



NENA NEWS



The Northeast Historic Mixed-Use Zoning District

by Cathy Costakis and Jason Delmue

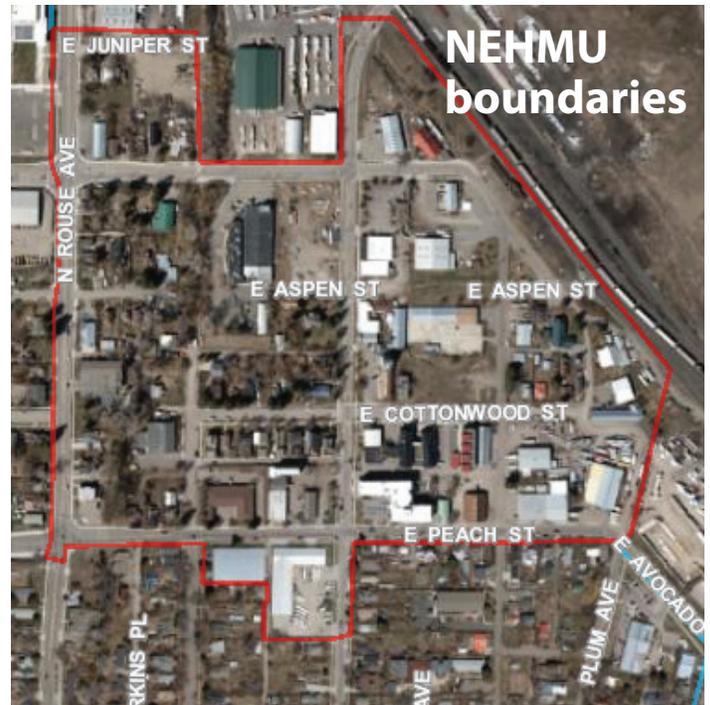
The core, mixed-use part of the NE neighborhood has its own zoning: **Northeast Historic Mixed-Use (NEHMU)**. This historic zoning is outdated and needs to be modernized to reflect the area's current and future needs. The City is in the process of updating the Unified Development Code (UDC); a NEHMU update can be part of that process. Adjacent to NEHMU and beyond are significant properties (Bozeman Brewing, Roly Poly, the Simkins and its rail yard properties) currently zoned M-1, but which will likely redevelop with different uses—perhaps requiring a change in zoning that could be NEHMU.

NEHMU was originally created to recognize the historic mix of affordable, single-family homes and industrial uses that grew up around the railroad, brewery and lumber businesses. It is a combination of the uses that existed at the time it was created: M-1 (light manufacturing) and R-2 (one- and two-household residential). The zoning rules memorialized then-existing conditions rather than trying to create rules for what was desired for the future: a vibrant, mixed-use neighborhood that respects historic uses, encourages appropriate and creative adaptive reuse of commercial/industrial spaces, and allows for a variety of housing types including multi-family residential.

Key examples of how the zoning district is outdated are: (1) for a mixed-use building, no more than 50% of the building can be residential; and (2) residential is not allowed on the ground floor. As a result, developers of parcels within NEHMU tend to ask the City to rezone their parcel to something else (usually B2-M, a potentially much more intense zone).

To date, public participation by NENA residents has succeeded in preventing such re-zoning. The 2023 City Commission expressed agreement with those residents that the NEHMU area is unique, should remain intact, and needs to be updated.

Four NENA residents (Chandler Dayton, Cathy Costakis, Jason Delmue, and Amy Hoitsma) studied the NEHMU zone text and tables, consulted with designers and planners who have worked in NEHMU, and worked to identify some



simple yet effective changes that could make NEHMU more current and useful—and hopefully stop developer re-zoning requests. An underlying premise was that the City Commission and planning staff have determined and consistently reaffirmed that infill development is needed throughout town in order to meet our housing needs. Some consensus ideas were:

- Allow more residential uses than are currently allowed: apartments, apartment buildings, ground-floor residential, cottage housing, tri- and fourplexes.
- Maintain the current height limit of 50 feet
- Increase the amount of residential allowed in mixed-use buildings from 50% to 80%
- Make retail a principal use (rather than accessory), retaining the existing 10,000 SF max size
- Make “Meeting Hall” a principal use

The path of the UDC Update process going forward is uncertain both as to scope/approach as well as to timing.

NENA residents with input about NEHMU are encouraged to send comments to nenaborzeman@gmail.com

Developments in the NE Neighborhood

Wallace Works

By Erik Nelson



Wallace Works is located on the corner of Tamarack and Wallace, and is a new mixed-use development that received site plan approval in March of 2023. This project seeks to address an urgent and growing need for attainable housing in Bozeman while embracing the mixed-use and the diverse architectural character of the NEHMU district.

The project is moving toward a construction start in Fall of 2024. It will be split into two phases, allowing us the necessary time to make refinements to the North Phase of the project to better achieve our goals of attainable housing. The South Phase will be first, which includes a small mixed-use “Bodega” building with 4 co-living units above and 11 row houses that will be offered for sale. The North Phase is expected to follow roughly 4-6 months behind the South Phase.

With the Wallace Works project, we’re continuing our commitment to addressing community needs and understanding the impacts: affordable and attainable housing, live-work options, parking, and integrating with the existing design and identity of the neighborhood. The final project includes residential units, a neighborhood market, retail / office space, and on-site parking. The residential units offered at affordable, attainable, and market rates will be a range of 2-bedroom row homes, live/work units, 1 bedroom, and studio units, as well as co-housing options.

Our request to modify the approved site plan to allow for work to proceed in two phases is currently under review. The public comment period for our updates to the North Phase of this project are expected in June 2024.

Questions or comments? Please reach out to Erik Nelson, Director of Development: erik@nest-partners.com.

Block 104

Block 104 (placeholder title), is a proposed residential mixed-use project being planned for the east side of Block 104 (622 East Tamarack Street & 805 North Ida Avenue) across from the historic railroad depot.



The project currently consists of two 5-story buildings with a total of 62 for-sale housing units of various sizes underground parking, commercial/amenity spaces, and associated infrastructure (streets, sidewalks, public utilities) improvements, is planned to be built in two phases. A neighborhood presentation and discussion were held January 4th, and design development continues with a projected initial phase starting construction in early 2025.

Questions or comments? Please contact Rob Pertzborn at rpertzborn@intrinsikarchitecture.com

Keep Informed through Engage Bozeman

Engage Bozeman is a City website ([Engage.Bozeman.net](https://engage.bozeman.net)) that includes projects that the city is seeking to advertise and to get input from community members. You can register on the website and subscribe to receive updates on specific projects. The goal of Engage Bozeman is to provide a variety of inclusive and accessible ways for people to engage. At this time there are multiple projects to learn about: Historic Preservation Month, the Unified Development Code update, the Wetland Code update, and the Consolidated Housing Plan, which is conducting a [survey](#) to assess housing and community development challenges facing Bozeman residents. **The survey is open until May 10, 2024.**

The City's Comment Email is Changing!!

In an effort to increase efficiency and clarity for the public and City staff, the city's agenda@bozeman.net email address is going away. For public comments, the new email is: comments@bozeman.net

City Commission to Publicly Review “Guthrie” Development

By Amy Kelley Hoitsma

On April 16, the City Commission unanimously voted to reclaim (from the Community Development Director) review authority over “The Guthrie,” a 5-story, 111-unit apartment building HomeBase Partners is proposing to build on North 5th Avenue and Villard Street—the site of a former senior care center.

The Commission vote was not about the merits of the proposal; that will happen at a future Commission meeting, which will be publicly noticed and allow for public comment. Several Commissioners commented that reclaiming review of this project is important for public participation and transparency. It will also allow the Commission to discuss the affordable housing ordinance itself, and whether it serves the community as intended.

Residents of the Midtown neighborhood—along with many others including NENA members—wrote letters and testified before the Commission multiple times, asking them to reclaim the review authority. This is the first time a developer is asking for the “deep incentives” provided in an affordable housing ordinance passed in 2022, in exchange for offering 50% of the units at “affordable” rates (currently defined as \$1,684/month for a 1-bedroom unit). The “deep incentives” would allow the Guthrie an additional two stories in building height, and would remove all parking requirements (although the proposal includes 30 on-site parking spaces at additional cost to residents).

Citizens raised concerns about the project itself in letters and in testimony, including: inadequate parking, increased traffic around Whittier school, impacts to neighborhood



character, month-to-month leases and furnished units representing temporary housing, small unit size (311–539 sq ft), and high rents per sq. foot. There are also questions as to whether short-term workforce housing should qualify under the affordable housing ordinance.

A bigger issue is whether the affordable housing ordinance’s 80% AMI affordability metric (based on someone earning 80% of the area median income spending 30% of their income on rent) is actually affordable. Perhaps that percentage should be lower, or affordability based on what a basket of actual local jobs actually pays.

Approval of the project would set a precedent for future developments throughout the city, including the Northeast neighborhood.

Neighbors will have the opportunity to comment on this application when it comes before the Commission. NENA will continue to follow this project and notify members when it is scheduled for the Commission agenda.

Tinworks Art!

By Angela Yonke

We’re busy at Tinworks Art remodeling our interior spaces and getting ready for our artists. Next month we need volunteers to help plant sunflowers and vegetables at the borders as well as reseed a few spots of artist Agnes Denes’s **Wheatfield – An Inspiration. The seed is in the ground.** You can sign up at TinworksArt.org

Denes also wants you to be a part of the art! Her work **Questionnaire** asks the community to respond to pressing issues facing humanity. A

link can be found on our website to participate. You are also invited to plant wheat in solidarity. Pick up your free KAMUT® wheat seed at our Give Big Gallatin Valley Donor Lounge at the Lark Hotel on May 3rd, 4–6pm.

Tinworks will soon finalize our programming, which will include free monthly workshops for adults and children, movie screenings, drop-in art activities, historical walking tours, and community events. Look forward to music, theater, dance, and poetry performances over the season. This summer is also our inaugural Summer Art Camp, which still has spots open for your creative youngsters, so register today!

Tinworks Art: In Conversation, On Food and Farming continues in May and June with informal talks from professionals in the fields of food systems, agriculture, indigenous sovereignty, and ecological art. The 2024 exhibition will run June 15 through October 19.



MARK YOUR CALENDARS

Our **Spring meeting AND POTLUCK** will take place on **Monday, May 13**, from **6:00 to 8:00 pm** at the **Beall Park Center**. We hope you can join us and bring something to share!



GET INVOLVED!

NENA is seeking a President and Vice-President. Currently both of these positions are vacant. Nominations can be made at NENABoeman.net or at the Spring Meeting on May 13, where we will also elect these positions.

WE NEED A QUORUM SO PLEASE COME!



Donate \$5 or more to NENA and you will receive your very own **"Last Best Neighborhood" sticker**. Visit NENABozeman.org and click on **Donate**.

Get Involved and stay informed! Register for email updates! Click **SIGN UP** at NENABozeman.org

Find us on  facebook.com/BozemanNENA and  instagram.com/NENABozeman/



NENA Potlucks!

NENA has been hosting potlucks for our neighborhood with the intention of building community and sharing information. We have had potlucks at the Beall Park Recreation Center, Live from the Divide, and in the summer at Tinworks. We plan to hold potlucks every other month for the rest of 2024: July, September, and November. Notices are sent out through the NENA listserv (subscribe by signing up for the NENA website at NENABozeman.org).

If you want to help plan a potluck or have an idea for a speaker, please contact Suzanne at sznbzn@gmail.com



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