



NENA NEWS

May 2019

Bozeman's Affordable Housing Issue: A Sober Assessment

by City Commissioner Terry Cunningham

The City has completed the first step in developing a comprehensive affordable housing action plan: a community-wide housing needs assessment (bozeman.net/city-projects/community-housing-needs-assessment). The report indicates that there is significant stress along the entire housing continuum. Housing prices have increased at a much higher rate than wages. More Bozeman citizens are experiencing homelessness. There is an 18-month wait list for subsidized housing units. A significant portion of Bozeman renters spend over 50% of their income on housing. Renters are being forced to add roommates to share housing costs.

There is also a shortage of “starter homes”—including townhomes and condos. Currently, home ownership is essentially out of reach for Bozeman residents who make less than 125% of the Area Median Income. It is estimated that over half of homes sold in 2018 were to those who relocated to Bozeman from outside the market.



The housing shortage impacts Bozeman's economy: 75% of area employers report that the availability of affordable housing is either a serious problem or the most critical problem their employees face. To meet the needs of area employers, Bozeman will need to add 5,405–6,340 housing units (rental and ownership) by 2025, with 60% of those units priced below market.

The next step is to develop a community-wide action plan. A 20-person Affordable Housing Working Group has been formed and will begin this work soon; a report from the Working Group is expected this fall.

NCOD Update

by Sara Adams, BendonAdams

Over the past year, BendonAdams and Orion Planning + Design have been working closely with the Bozeman community through various community outreach methods to reevaluate the use of the **Neighborhood Conservation Overlay District (NCOD)** and where and how it is applied, and to recommend improvements to the historic preservation program.

Over 400 participants provided feedback that informed draft recommendations and alternatives. We had participants “vote” on those recommendations to gauge community support. We then presented the draft report and work program to review boards. The draft report, work program, review board recommendations, and community input were presented to the Bozeman City Commission in March 2019.

Highlights of the direction from the Commission:

- Retain the NCOD and remove N. 7th from the NCOD.
- Conduct a survey before any major boundary changes.
- Create Design Guidelines and Standards for 3 areas: North of Downtown, South of Downtown, and Downtown. (These apply to non-historic properties and areas outside of historic districts.)
- Phase in a local historic preservation program and require HPAB input on specific projects.
- Create Design Guidelines and Standards specific to historic landmarks and historic districts.
- Address transitions, mass and scale between B-3 zone and surrounding zones as a mid- or long-term goal.
- Improve project communication with neighborhoods and neighbors before a decision is made.

A final report and final work program is expected to be released to the community in early June. For more info: bozeman.net/city-projects/ncod-review

What is NENA to YOU? Submit a photo!



VisionNE (a NENA committee) invites you to participate in a photo project to help us better define **WHAT IS UNIQUE ABOUT NENA?** It is part of a larger effort to ensure that the Northeast Neighborhood continues to be a place that people want to visit, patronize, live, and work as new developments come our way.

Why this project? The City voted in April to accept recommendations regarding an update of the Neighborhood Conservation Overlay District (NCOD)—a locally-adopted zoning district that prioritizes conservation of neighborhood character and preservation of historic properties, initially based on the City's 1957 census boundary (see *article page 1*). One of the recommendations was to create "neighborhood character" design standards and guidelines. Through this project we hope to share with the City how our neighborhood defines its character.

How will it work? NENA neighbors will take pictures that show what we value/love/want to preserve in our neighborhood as well as what concerns us. The photo must be submitted with a short paragraph telling a story about the photo. Later this summer we will hold a community event—maybe at the **Tinworks Art Show** (see below)!—to view the images and how we might translate these ideas into a larger text about what our neighborhood character is.

Any NENA resident of any age may participate. Please email photos and text to: Suzanne Held (sznbzn@gmail.com), Cathy Costakis (costakisce@gmail.com) or Amy Hoitsma (aok@mcn.net). **2 pictures maximum per person.**

CALLING ALL ARTISTS: Cottonwood & Ida – Tinworks Art

A pop-up art event in Bozeman's northeast neighborhood in Summer 2019

Tinworks Art will utilize the interior and exterior spaces of the former Tinworks warehouse to create a dynamic, thought-provoking art experience. **Tinworks Art is currently accepting artist proposals.** More information is available online at tinworksart.org.



Please come to the
NENA SPRING MEETING
SUN., MAY 19, 6–8 PM

Beall Park Ctr, 415 N. Bozeman

DRINKS & SNACKS PROVIDED!*

**Come at 5:30 to exchange
your old showerhead!**



Be sure to bring your old showerhead with you. *Must be connected to City of Bozeman water to qualify.*

AGENDA

1. **NENA Elections** (Secretary and Treasurer)—10 min
2. **Police Report**—10 min
3. **Park/Trail Updates**—15 min
4. **Update on City Planning Documents** (NCOD, Downtown, Community Plan, Affordable Housing, Public Safety Center)—30 min
5. **Wetlands Update**—10 min
6. **NURB Report**—10 min
7. **VisionNE Committee Report**—5 min
8. **Photo Voices Project**—10 min
9. **Parade of Sheds**—5 min

*** Please bring drinks or snacks to share if you're so inclined!**

**Consider running to be the next
NENA Secretary or Treasurer!**

New Developments in the Neighborhood

The Northeast Neighborhood has become one of the more desirable places to build in Bozeman, as it is one of the last vestiges of “Old Bozeman” with developable land. While it’s hard to keep up with all of the new proposals, and while projects can change dramatically over the course of the City review process, here is a summary of some of the projects in the works—**several of which have City approval**. For more information, contact the [Community Development Department](#).



One 11 Lofts

(from [HomeBase Partners’ website](#)):

“At the corner of Wilson Ave. and Lamme St., the One 11 Lofts

will provide 54 residential apartments...[and] numerous amenities including a 3,000 square foot deck, fitness center, resident lounge, secure parking, and bike storage. The project is scheduled to commence construction early 2019.”

AC Hotel Bozeman

A 143 guest room hotel including a lounge and 6th floor terrace at the corner of Tracy and Mendenhall (the current site of Straightaway Motors) being proposed by Andy Holloran of Homebase Partners. **The project is under initial review with the Planning Department.**



Willson 16

Sixteen 3-bedroom townhomes with guest quarters above a detached conditioned garage and carport along the west side of North Willson Avenue/south side of Short Street (formerly the site of several trailer homes and rental units). The project has been approved, the site has been cleared of all structures, and it looks like construction will begin soon.

Cottonwood & Ida Development Project

(by Erik Nelson, ThinkTank): In late March, the City Commission approved plans for a mixed-use development at the intersection of Cottonwood and N. Ida. The team is working through the final design and permitting elements and hopes to begin construction late fall or early spring ‘20. The current design—which includes for-sale and rental units; commercial lease space; and outdoor, community-accessible open space— reflects more than two years of community engagement and input. Thank



you to all who participated in the 2017 R/UDAT process and subsequent conversations; your participation was invaluable and helped bring a project to fruition that honors neighborhood character while bringing office space and additional housing to the neighborhood.

The Merin

This project has been placed on hold by HomeBase Partners.

In December they presented to the Design Review Board a proposal for a 5-story mixed-use building occupying two lots at N. Bozeman and Lamme (across from Dave’s Sushi). Several requests by VisionNE to meet with HomeBase have not been answered.



BG Mill (at Broadway and Mendenhall)

(From [xome.com](#)) For sale for \$2.8 million: “5 story mixed use building inclusive of 10 luxury residential units with over 7000 square feet of private and shared outdoor living including rooftop, 18000 square feet of Class A office space, 1291 square feet of ground floor commercial space, and two floors of parking... includes full architectural plans from...Pearson Design Group, all permitting required by the City (final demo and construction approvals are forthcoming within weeks)... complete construction bid from Dick Anderson Construction, structural and mechanical evaluations, and the real property.”



..... Neighborhood Park & Trail Updates

Story Mill Community Park

The Trust for Public Land has already completed a two-year restoration of the site's wetlands and wildlife habitat, and designs have been finalized for an accessible adventure playground, climbing boulder, river front access to the East Gallatin, teaching farm and edible food forest trail, natural amphitheater, and much more.



Residents can already begin to explore the southern portion of the new park from several points along the Story Mill Spur Trail. The northern portion of the park, where most of the built features are located, will remain closed for continuing construction this spring.

An all-day grand opening celebration of Story Mill Community Park will be hosted by The Trust for Public Land and the City of Bozeman on Saturday, July 20, 2019.

What's all the digging at Peet's Hill??

It's the **Sunset Hills Cemetery & Lindley Park Water Conservation Project**. Once completed, existing surface water from Bozeman Creek will be used instead of treated drinking water to irrigate the cemetery and Lindley Park. The project will save money, conserve drinking water and groundwater supplies, and support fish habitat.

A pressure pipeline to be installed under the north pathway up Peet's Hill will transport water from a pump at the bottom of the hill to the existing irrigation system at the cemetery. A conveyance pipeline to be installed underneath Gallagator Trail will convey water from a new automated headgate diversion structure on Bozeman Creek to Peet's Hill. There will be limited trail and road closures during construction. For more information visit bozeman.net/government/water-conservation/sunset-hills-cemetery-and-lindley-park-water-conservation-project.

Path to the M

Expected to be completed in September, the path will be a 2.16-mile separated path along Bridger Dr. from Story Mill Rd. (Story Mill Community Park) to the "M" and "Drinking Horse" trailheads (with an underpass between the two).

CK May Excavating is removing topsoil throughout the site and has begun roadway excavation and embankment in certain areas. Upcoming work will include culvert installation and aggregate placement.

For the duration of the project the existing portions of trail will be closed to pedestrians and bikes. The southwest half is estimated to be open some time in June. Later this summer there will be a 15-day closure of the Drinking Horse parking area and trail for the detour of traffic while the underpass is constructed.

Wetland Preservation Project (WPP)

Sacajawea Audubon Society initiated the WPP to protect and restore increasingly rare wetland habitat in the Northern Greater Yellowstone Ecosystem and to provide educational opportunities and enjoyment for generations to come.

Through the efforts and vision of Sacajawea Audubon and the cooperation and generosity of Ileana Indreland and Mike Delaney, nearly 40 acres have been secured and planning is underway for environmental restoration, design and installation of visitor improvements, and stewardship for on-going operations and maintenance of the **Indreland Audubon Wetland Preserve**.

Sacajawea Audubon Society board members Billy Burton and Chris Nixon will provide attendees an update on efforts to protect Bozeman's wetlands at the NENA Spring meeting.



B. View across wetland

PLEASE JOIN OUR WEBSITE: WWW.NENABOZEMAN.ORG

We will keep you up to date with email updates about happenings in the 'hood!

NORTHEAST URBAN RENEWAL DISTRICT UPDATE

by Bobbi Clem

The Northeast Urban Renewal district, which is from Peach to Tamarack and N. Church to Front Street was established as a tax increment finance district (TIF) in 2005. The mission/vision of the district is to ensure the vitality of a district with a diversity of housing, businesses and amenities, while maintaining the unique ambiance and historic character of the District. The original TIF was established in 2005, and has been able to complete a significant number of improvements as follows:

WORK COMPLETED THROUGH 2019

Street Improvements:

- Street improvements and stabilization of street base on N. Wallace, E Peach & E Tamarack
- New sidewalks on N Church E Peach, N Wallace & E Tamarack
- Pedestrian Bridges & sidewalks across Bozeman Creek at E Peach & E Tamarack
- Stormwater improvements, landscaping & curb & gutter E Peach, N Wallace & E Tamarack

Trail, Park & Open Space Improvements

- Depot Park & Depot Trail
- Front Street shared use path & trail extension
- Aspen Street ROW open space
- N. Church Ave trail improvements
- Pedestrian RR Crossing upgrades
- Bike Lane on Tamarack to extend bike lane to L Street & Story Mill Park

Matching grants & studies for future work

- Preserve America matching grant for depot stabilization & partial rehabilitation
- Redevelopment Incentive Program
- Streambank Restoration
- Street light study
- Matching grants for R/UDAT (regional/urban design assistance team) American Institute of

- Architects study - which became the basis for Cottonwood + IDA Development
- Resolution supporting Cottonwood + IDA infill development
- Installation of fiber backbone for extending high speed fiber to the neighborhood

2019 PLANS AT-A-GLANCE

- Completion of E. Tamarack street project
- Coordination with Cottonwood + IDA Developers for infrastructure improvements to E. Cottonwood, E. Aspen and N. IDA (will be multi year project)
- Coordination with possible development on 3-4 large infill projects within the district plus several large parcels immediately adjoining the development
- Street Light Inventory & Recommendations (potential coordinating with city commissioners)
- Shuttle Service (potentially coordinating with city commissioners, Mid-town, Cannery District, and Downtown)
- Update estimates for instituting a pedestrian bridge across Bozeman Creek and a railroad quiet zone.
- Work with Vision NE and NENA to determine priorities for the balance of the TIF period.

NURB meetings are held monthly on the 2nd Tuesday of the month, 6:30 PM in the Alfred Stiff Bldg at 20 E Olive. The meetings are open to the public, so feel free to attend and add your voice!



photo by David Viciado



Downtown Plan Update *by Chris Naumann*

The 2019 Downtown Bozeman Improvement Plan was formally adopted by the City Commission on April 15. The Plan is now a neighborhood plan within the Bozeman Community Plan (also known as the growth policy) that lays out a clear vision and flexible framework for the next decade. Thanks to all the downtown stakeholders, neighbors, and community members that contributed to the planning process.

The Downtown Partnership is now working on an implementation matrix for the Plan that will prioritize the most important next steps. In May, a community implementation survey and the final adopted Plan documents will be posted at www.downtownplan.com/plan.

First Call for the 2019 Parade of Sheds!

This year we want to have the best Tour of Sheds ever, and you can be part of it! It's not too early to start planning for this September event! Please contact [Amy Kelley Hoitsma](#) if you want to join in the fun! You can choose to:

- help organize the event
- be one of the stops on the tour (see a previous tour map for ideas)
- participate in the parade (costumes and animals welcome!)

Previous stops on the tour have included:

- What the heck is a Speakeasy? Find out at "The Oiler" shed at Desperado Forge!
- A little bird told me...A shed that used to perch on the shore of Jenny Lake in Grand Teton Natl. Park came to roost at the Lehrkind Mansion! Sacajawea Audubon has nested here for the day to educate about invasive noxious weeds and give away native flower seeds. Tweet Tweet!
- Swedish Pancakes made by a Real Swede! Back by popular demand!
- Who's behind those Foster Grants? You never can tell at the Costume Shed! Alter your image and take a selfie for posterity.
- The Garden of Ida(n). Stroll through a perfectly lovely English cottage garden and see how many growing things can fit in a small space! Coffee and donuts are a lovely bonus!
- Ever wanted to be a Lumberjack? Here's your chance — try the roped tree climb to the top of one heck of a BIG pine tree!
- Sliders at Simkins! Stop by and see some of their equipment and grab a BBQ Slider.
- The Nano Office! 161 sq ft of super efficient, passive solar, free-standing, backyard flex-use space. Tour the structure, taste gourmet sun dried apples from the rooftop dehydrator, and view a town bike rental fleet.
- "SOME PIG!" Charlotte would agree! Meet Parade participant Winnie the Pig, tour some family gardens, and help the kids raise money for the Food Bank at their lemonade stand.
- Yes, there is an after life for license plates! The Bozeman License Plate Exhibit features over 265 license plates from around the world!

