



NENA NEWS

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City Re-Starts Unified Development Code Update

by Amy Hoitsma

After a one-year hiatus, the City has once again opened the process for updating the **Unified Development Code** (UDC). These are the standards and regulations that determine what kinds of development can occur in which areas throughout the City.

“Key aspects of UDC-based regulations include zoning (which regulates things like building height, shape & size, transitions, parking requirements, and land uses), the subdivision of land, the building permitting process, and certain aspects of the public realm, like new sidewalks.” (City website).

This process is the only guaranteed opportunity for public comment on future development in the City. The State Legislature passed a law in 2023 that will eliminate public comment on most individual development proposals once the UDC is finalized. Public comment (only in writing) will be allowed if a proposed development may result in new or significantly increased potential impacts that have not been previously identified and considered in adoption of the land-use plan or zoning regulations.

The UDC update was put on hold in 2023 when citizens made clear that they wanted more time and engagement in the process.



UDC OPEN HOUSE dates/locations:

- 12/2:** 12-2 PM | MSU SUB Ballroom B, 751 W Grant St.
- 12/4:** 6-8 PM | Gallatin High School, 4455 Annie St.
- 12/5:** 6-8 PM | Hope Lutheran Church, 2152 W Graf St.
- 12/9:** noon | Online; register at engage.bozeaman.net
- 12/11:** 6-8 PM | Gallatin Co. Fairgrounds, 901 N Black
- 12/12:** 6-8 PM | Sacajawea Middle School, 3525 S 3rd Ave.

The City announced **six public open houses** (see schedule above) for citizens to review the draft code and provide comment. The City’s goal is to “consult the community on how to improve usability of the UDC and how the regulations in the UDC can help us accommodate growth while meeting community goals” in various city plans.

HOW YOU CAN ENGAGE

There are several things you can do **IN ADVANCE OF ATTENDING AN OPEN HOUSE** to make sure you get the most out of it and are able to clearly communicate your ideas to City staff.

- Subscribe to Project Updates** at <https://engage.bozeaman.net/udc>
- Know your Zone.** From the website above, click on “**Updated Draft zoning map.**” You can toggle the center bar back and forth to view the existing zoning (right side of map) and the proposed zoning (left side).
- Read the UDC Draft Text for your zone.** From the above website, click on “**Updated Draft Text**” and scroll down to Section 2-6 (Residential Districts). Not all of NENA is Residential; those in NEHMU (Northeast Historic Mixed Use) will need to scroll down to 2-38.
- Write down your questions and concerns** and bring them with you to an Open House.
- Attend an Open House** and share your thoughts!

Stay tuned for e-mails with more information and opportunities! Sign up at [NENABozeaman.org](https://nenabozeaman.org)

Proposed Changes to the Unified Development Code

Northeast Historic Mixed Use (NEHMU) Zoning District

by Cathy Costakis and Jason Delmue

As you may have read in the previous *NENA News*, there is a need to update the NEHMU zoning district to create a more functional zone for the needs of the neighborhood today and into the future. The effort to better understand the needs of this area, engage with residents, and help shape development, has been going on for a very long time.

In 2005 a **Northeast Urban Renewal District** was formed (we will hear more about this at the NENA Fall Meeting on November 21st). In 2017, the American Institute of Architects (AIA) came to Bozeman and engaged hundreds of people in what was called the **Bozeman R/UDAT** and compiled a report called “*A Vision for the Northeast Neighborhood*” (you can Google it). We did a **PhotoVoicesNE** project at Tinworks where over 400 people attended and made comments about what they love about the neighborhood. We engaged with MSU students over a period of two years to do an architectural review, interview residents, and compile a report for us called **Investigating Neighborhood Character in the Northeast Neighborhood**, Bozeman, MT. A NENA subcommittee was formed, **VisionNE**, to interact with area developers and begin the work of understanding how the NEHMU zone could be changed to better reflect today’s needs.

One of the most significant limitations in the City code regarding the NEHMU district was recently changed. Prior to the change, a mixed-use building (part commercial and part residential) could be no more than 50% residential. Given the City’s need for more housing, this was widely perceived to be a counterproductive limitation. In order to remedy this situation, the developers of the Wallace Works project applied for a change in the NEHMU zone that would allow residential units (apartments) on the second and higher floors of a building and in basements. Ground floors would continue not to allow residential uses, except for lobby space for residential units. The main change was to switch “apartments” from an accessory use to a primary use (although “apartment buildings” remains a use that is not allowed). This application was unanimously recommended by the Community Development Board and unanimously approved by the City Commission.

Recently, we have been looking into creating an **Arts and Cultural District** for NENA to preserve our unique

history and ideally support affordability and the growing arts community. We are studying other Arts and Cultural Districts across the country to better understand how this might work in NENA and the NEHMU zone in particular. We will talk more about this at the Fall Meeting. We hope you come and join the ongoing conversation.



Centennial Park Neighbors Seek Your Support

by Angie Kociolek and Beth MacFawn

The City of Bozeman’s Unified Development Code (UDC) update is poised to upzone most, if not all, residential zones. Upzoning refers to increasing the amount of development intensity or density allowed on a given lot (see details at [engage.bozeman.net](https://www.bozeman.net)).

The Centennial Park neighborhood (N side of Peach to S side of Tamarack; W side of N Bozeman to E side of N 3rd)—a sub-area of NENA—is currently designated R-4 “Residential High Density District.” The City proposes to change the description to “Medium Density” but allow four stories and up to 24 dwelling units in a building.

The Centennial Park sub-area of NENA currently enjoys a mix of housing types including single family homes, rentals, duplexes, ADUs, and multi-unit apartment buildings. It feels built at the human scale and contains many examples of what is called “invisible infill” and the “missing middle.” In addition, it includes some of the earliest homes built in Bozeman, mature trees, and other historic attributes.

To protect the existing character of this beloved and emulated neighborhood, some Centennial Park neighbors have started organizing and request your support. To learn more and/or to sign their petition to the City Commission, please e-mail centennialparkneighbors@gmail.com.

Black Avenue Bike Boulevard



by Jason Delmue

The City Transportation Engineering Department installed a pilot seasonal bike boulevard along Black Avenue from Tamarack Street to Mendenhall Street. It is believed it will be re-installed every year during the warmer months.

The idea is to make it better and safer for people riding bikes, which includes making

it less amenable to high(er)-speed motor vehicle traffic.

To allow those using pedal power to keep their momentum (other than crossing Peach Street, which is a collector-level street), flow on Black Avenue was given the priority versus the cross streets. Stop and Yield signs were added for cross traffic. Two roundabouts were added to discourage motor vehicles from using the priority flow on Black to speed. Center-line high-visibility crosswalk markers were added crossing Tamarack and Peach.



New Aspen Street Bridge

Northeast Bozeman has a new pedestrian bridge across Bozeman Creek, located on E. Aspen Street along the Church Street trail between E. Cottonwood and Tamarack Streets. For over two decades this bridge location has been in discussion to increase pedestrian connectivity to the *Main Street to the Mountains* trail system. It now provides a new way for pedestrians and bicycles to cross from the east to the west side of Rouse Ave. A wonderful suspension bridge design was submitted by northeast neighborhood architect Kenneth VanDeWalle, but the City decided to purchase a pre-fabricated bridge, which measures 46 ft long, 11.5 ft wide and weighs 14,200 lbs.



NENA Potlucks

by Suzanne Held

Our neighborhood has continued to have potluck dinners every other month. We have had them at Tinworks during nice weather and at Live From the Divide when it is colder. The potlucks are a time for us to build community and get to know our neighbors and to learn about happenings in our neighborhood and the city. The food is always fantastic as well! At the potlucks, we have learned about a variety of topics—from bears in the city and what we can do to keep them safe, to the Black Avenue Bike Boulevard Pilot Project. Potlucks are generally held the third Thursday of every other month and we send out notices through Nextdoor and our email listserv. Come join in!

2024 Parade of Sheds!

by Kevin Montano

The 2024 parade of Sheds was another great success for NENA! Blessed again with wonderful weather, neighbors came together to celebrate our unique history, charm, and community spirit that embodies the neighborhood. Special thanks to all who contributed this year and we hope that even more will take part in years to come. Together our voices can be heard in helping shape and develop this special part of Bozeman.



NENA Fall 2024 Meeting & Potluck: Thursday, Nov. 21 at Live from the Divide (627 E. Peach)

Potluck at 5:30 | Meeting at 6 PM

TENTATIVE AGENDA:

- Voting on amendments to NENA Bylaws (to allow for ONLINE VOTING)*
- NE Urban Renewal District update
- UDC Engagement Process
- City Transportation Planning (and neighborhood specifics)

We need a quorum of 45 in order to vote, so PLEASE ATTEND and bring a dish to share (and a plate/utensils if you can)!

*** Text of amended bylaws proposal can be found at NENABozeman.org**



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