



# NENA NEWS



For more information visit [NENABozeaman.org/NEWS](http://NENABozeaman.org/NEWS)

## IDAHO POLE SUPERFUND SITE UPDATE

In May 2022, the U.S. Environmental Protection Agency (EPA) proposed a “prospective purchaser settlement agreement” with Scout DAC LLC, the prospective purchaser of the Idaho Pole property just north of the railroad and east of L St. This agreement ([semspub.epa.gov/work/08/100011701.pdf](http://semspub.epa.gov/work/08/100011701.pdf)) “outlines what work the purchaser plans to perform onsite and what liability protections EPA and the Montana Department of Environmental Quality plan to provide. The project is expected to enhance the protectiveness of the remedy during development and future use of the property.” A public comment period ended June 13.

Chandler Dayton and Amy Kelley Hoitsma submitted comments. In general, they felt the document was a “well constructed, good faith document with solid regulatory provisions.” They did pose several questions and concerns about the potential release of dangerous airborne contaminants that could drift into the neighborhood during construction at the site. They also requested that specific provisions for informing the public as the work progresses be written into the document. Read their comments at [nenabozeaman.org/objectives/idaho-pole](http://nenabozeaman.org/objectives/idaho-pole)

Casey Tippens—the prospective purchaser and developer—will attend the NENA Meeting on July 21. He will give a brief presentation about where things stand now, the vision for the property, and will address questions and concerns.



## We thank TinworksArt.org for sponsoring this issue of NENA News

Now in their fourth year serving the Bozeman community, local nonprofit **Tinworks Art** returns to where it began, at the former Tin Works Inc. on north Ida. The old industrial complex is now the permanent home of Tinworks Art: a place where artists create and show work, and community comes together for immersive, contemporary art experiences throughout the summer.

In spirit of the move to the industrial site, this year’s local and national participants are creating work within the theme **Montana: Culture Industry**. The artists and designers were selected for their notable innovation and entrepreneurialism.

Events will be held at **Tinworks Art, 719 N. Ida**. Tickets are required in some cases. Visit [tinworksart.org](http://tinworksart.org) for more information.

### SAVE THE DATE:

**July 8:** Mural unveiling by Louis Still Smoking (Blackfeet)

**July 9:** Native fashion show by Gina Still Smoking (Lakota from Kul Wicasa Oyate)

**July 14-16:** The Caucasian Chalk Circle, adapted by Nervous Theatre

**July 22:** Daughter of a Lost Bird film screening and discussion

**July 23:** Writing workshop on origin stories with Kendra Potter (Lummi)

**July 23:** Evening violin concert by Laura Ortman (White Mountain Apache)

**August 5-20:** Art and design exposition with ceramic artists and lighting designers

**MORE EVENTS AND INFO AT:**  
**TinworksArt.org**

# NENA SUBCOMMITTEE REPORTS

## Vision NE

By Karen Fillipovich ([karen\\_filipovich@hotmail.com](mailto:karen_filipovich@hotmail.com))

The NE neighborhood has the most mixed zoning in Bozeman. Several residential zones, a special mixed-use district and a business district all lie within its boundaries, often on the same block. As Bozeman grows and redevelopment occurs, the implications of this zoning district diversity and associated building code (UDC) become clearer.

The most obvious break in districts is between the B-3 zoning district and an assortment of residential zoning districts. Currently, B-3 buildings can reach a height of seventy feet if they are across a street or alley from residential districts and have significant rise with a 45-degree step back up to seventy feet. Examples of how these newer height limits transition to residential districts can be seen in the North Central complex in what used to be the old hospital, Medical Arts building, and the parking lot across from the Medical Arts building.

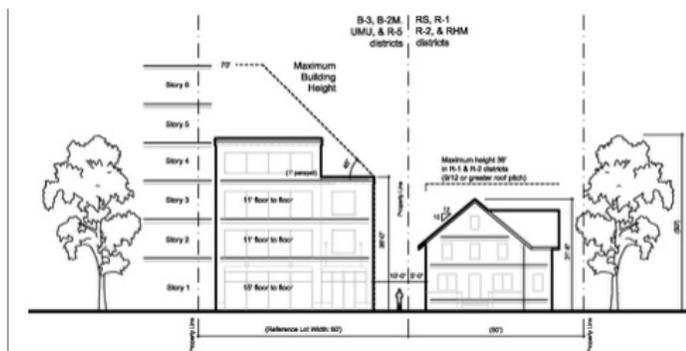


Figure 38.320.060.  
45 degree angle stepback rule for certain zone edge development.

This summer, the City of Bozeman is reevaluating the UDC, last updated in 2018. The Vision NE committee, a working group within NENA, is focusing on transitions between business and residential districts. Residents have been researching other community solutions and discussing options to make these transitions more effective in NENA and Bozeman. A group walk along the transition boundary is being planned for this summer along with some meetings to discuss the transition. If you are interested in the walk or in being a part of the working group, please contact Suzanne at [szbnzn@gmail.com](mailto:szbnzn@gmail.com).

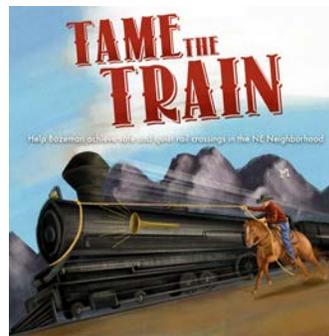
MSU has also continued its support of NENA through its work on community participation and an evaluation and forthcoming report on neighborhood character. The final report will be out soon and will be posted on the NENA website under Vision NE. This work will help residents suggest improvements to the UDC to ensure

future building continues to support the unique, funky characteristics that make this place home.

## Quiet Railroad Crossings

82% of the 220 Active Community Members who participated in the January 2022 NENA Survey support and endorse Safe and Quiet Rail Crossings at L St. and Rouse Ave.

David Fine, Economic Development, City Of Bozeman, ([Dfine@bozeman.net](mailto:Dfine@bozeman.net)) provided us with this update, “The quiet zone design is in process. Staff and the design team finally received comments from Montana Rail Link/ BNSF and from the Montana Department of Transportation (MDT). The MDT comments included a requirement for another submission and round of comment. The City expects that the next cycle of review will add another four months to the design timeline. We need to understand the final design and get approval from the railroad and the state before we can finalize costs and solicit sources of funding.”



Eric Ladd, Director of Outlaw Partners ([eric@theoutlawpartners.com](mailto:eric@theoutlawpartners.com)) is considering ways to make the rail crossings safe and quiet sooner rather than later. Once the City of Bozeman can present a budget to complete the work Outlaw Partners and other invested parties plan to launch a “Tame the Train” campaign to raise money to support the quiet zone design and execution process. They hope to help create a little more peace in the neighborhood in regards to the daily impact the train has on the NE neighborhood.

## Construction Noise

73% of NENA residents that participated in a Jan. 2022 Survey support and endorse a revised Construction Noise Ordinance.

The current ordinance states: “operating equipment or performing any construction or repair work as defined in section 16.06.060 will be authorized between the hours of 6:00 a.m. and 8:00 p.m. from October 1 through March 30 and between 6:00 a.m. and 10:00 p.m. from April 1 through September 30.”

NENA is requesting that construction noise be limited to between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends all year.

Helena, Billings, and Missoula have updated their

*continued on next page*

# New Developments in the NE Neighborhood



*There is a LOT of development now happening and proposed for the near future in the NE corner of the hood. The map shows the locations of the following project descriptions.*

## A. WALLACE WORKS

Formerly the site of the historic Lehrkind Brewery (Wallace and Tamarack), Wallace Works will provide 58 residential units along with market, office, and retail space and a public parking garage.

Erik Nelson, Dir. of Development for the project, says: “The origin of Wallace Works may be traced to nearly a decade ago when the Nest team acquired the abandoned Imperial 400 on Main Street. As the Lark, and subsequently the Rialto, emerged during Bozeman’s boom, many of our staff and their families and friends started to struggle amidst skyrocketing housing costs. Among other factors, this predicament prompted the team to imagine a relatively affordable, walkable, sustainable response to this housing crisis.”

“The proposed project takes its lead from some of the most progressive urban planning and design techniques in the



*Rendition of Wallace Works at Wallace and Tamarack.*

U.S. and abroad, to create livable, walkable, mixed-use communities focusing on the ‘missing middle’ and creating attainable housing.”

The public comment period for this project is expected late summer/early fall; construction is slated for spring of 2023. Questions or comments? Contact Erik Nelson: [erik@nest-partners.com](mailto:erik@nest-partners.com). For more information, visit [gisweb.bozeman.net/Html5Viewer/?viewer=planning](https://gisweb.bozeman.net/Html5Viewer/?viewer=planning) and click on the area shown as “A” in the map.

## B. BLOCK 104 ZONE MAP AMENDMENT

by Rob Pertzborn ([rpertzborn@intrinsicarchitecture.com](mailto:rpertzborn@intrinsicarchitecture.com))

Block 104 is an area of land surrounded by East Aspen Street, North Ida Avenue, Front Street, East Tamarack Street, and North Wallace Avenue. The parcels include a variety of warehouse buildings and current mix of commercial uses. A Zone Map Amendment (ZMA) has been submitted to the City, requesting to change the zoning of Block 104 (five parcels with three unique owners) from M-1 (light manufacturing) to B-2M (Community Business District-Mixed). This application will remedy a non-conformity within the Community Commercial Mixed Use (CCMU) Future Land Use Map category.

During the 2020 Community Plan update, the future land use map changed to designate a wide area, including Block 104, as “Community Commercial Mixed Use.” This change will allow for more opportunities to further goals and policies of the adopted Community Plan. No changes in use, nor additional re-development, are proposed concurrent with this ZMA.

For more information, visit [gisweb.bozeman.net/Html5Viewer/?viewer=planning](https://gisweb.bozeman.net/Html5Viewer/?viewer=planning) and click on the area shown as “B” in the map above.

## C. TINWORKS ART See story on page 1.

### NENA Subcommittee Reports (continued from previous page)

Construction Noise Ordinances to something similar to what NENA is requesting. Denver’s Construction Noise Ordinance allows construction between 7 a.m. and 9 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends.

In response to our request, Chuck Winn, Assistant City Manager, provided the following response:

“We believe a compromise can be struck between competing interests but a robust public engagement process and the development and enforcement of new regulations takes time and resources. Resignations and

vacancies in the City departments doing this work and other priorities have impacted our ability to meaningfully engage the public and impacted industries to draft an enforceable ordinance in the timeframe we had hoped. Our desire is to pick up this effort later this fall and have a well thought out and enforceable ordinance presented to the City Commission to be in effect in early 2023.”

“We encourage all residents to let us know of their concerns of potential violations of the current rules. Please let me know if you have any questions ([CWinn@bozeman.net](mailto:CWinn@bozeman.net)).”

## MARK YOUR CALENDARS

Our bi-annual **Spring/Summer meeting** will take place on **Thursday, July 21**, from **6:00 to 7:30 pm** at the **Beall Park Center**. We hope you can join us! For up to date information go to [nenabozeaman.org/upcoming-events](http://nenabozeaman.org/upcoming-events).



## GET INVOLVED!

**NENA is accepting President and Vice-President nominations.** Elections will take place this fall. Email nominations to [NENABozeaman@gmail.com](mailto:NENABozeaman@gmail.com)

Donate \$5 or more to NENA and you will receive your very own **“Last Best Neighborhood” sticker**. Visit [NENABozeaman.org](http://NENABozeaman.org) and click on **Donate**.

For a thick lawn (and happy bees!), resist the urge to spray for dandelions in the spring. In fact, learn to love those dandelions and save your lawn stress for the noxious weeds. We can all do our part to make the Gallatin Valley a healthier ecosystem for people and pollinators alike. Learn more at: [mtparent.com/bee-friendly-and-weed-wise](http://mtparent.com/bee-friendly-and-weed-wise)



## NENA Trees!

*90% of the 220 Active Community Members who participated in the January 2022 NENA Survey supported the launch of the NENA Trees Program*

**N**ENA will plant two trees per year—at a minimum—if NENA has greater than \$500 in the bank. This year NENA and the City Of Bozeman planted four trees in Centennial Park. One tree was planted on the east boulevard of N. Grand southeast of the intersection with E. Aspen. Three others were planted south of the playground equipment. NENA also purchased two trees as a part of the **NENA Trees** program. One tree was planted on the boulevard at the SE corner of Beall Park on N. Black. The other was planted on the boulevard on the west side of Centennial Park on N. Grand. Trees are the answer!

*Sandro Jadin, Hazel Walsh, Henry Walsh, and Ezra Downs prepare to plant an Ohio buckeye.*

Get Involved and stay informed! Register for email updates! Click **SIGN UP** at [NENABozeaman.org](http://NENABozeaman.org)

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