



NEN A NEWS

SPRING
2021

For more information visit NENABozeaman.org/NEWS

MAJOR NEW DEVELOPMENTS PROPOSED IN THE HOOD

Wild Crumb Building Proposed to be Greatly Expanded

Project Narrative written by 45 Architecture

The Wildlands is a placemaking development that focuses on how to create expansion and diversity, while taking cues from the renowned northside neighborhood. The development is a planned renovation and expansion of the existing Brown Building, located on the northeast corner of Peach St. and Wallace Ave. The renovation will add community and social retail spaces and single-family residences.

The proposed project pulls precedent from the past and present of the unique historic brewery district. With the historic mills, manufacturing, distributing, and railroad, paired with single family neighborhoods; this is an area of an industrial nature coupled with high creativity and adaptation engrained in its culture.

From the primary corner, the proposed building wraps the existing Brown building, so that the proximity and scale are relative to the existing building. Breaking up the mass of the new building helps minimize the height, and using brick relates the materials back to a neighborhood scale of textures.

Pulling from distinctive characters of the neighborhood, art and a sense of storytelling is the focus for the node at the center of the project. This centerpiece is a partially covered public plaza and fireplace along Peach Street, that allows for

interaction between the improved public walkways and the existing business patrons and proposed residences. It is this node that allows for a sense of community and art to interact that increases the livability of the neighborhood. The fireplace, like in most homes is the heart of the residence, as is the intent for this storied block in Bozeman.

Special care is being taken not to impact the vibrant public spaces around the existing site. The intent is to only improve on them and enhance current establishments' opportunities and provide the community with more engaging spaces.

To find out more and ask questions about this development proposal—as well as what is envisioned for the **Broken's Distributing** property (at E. Peach and Ida) come to the **VIRTUAL TOWN HALL** on **Thurs, May 20, 6:00–7:00 PM**

Go to NENABozeaman.org/upcoming-events for links to participate in the virtual town hall.

Tinworks & Lehrkind Brewery Site Development Projects

To learn more about the Cottonwood/Ida (now referred to as Tinworks) and Lerhkind Brewery Development Projects, go to NENABozeaman.org and click on **NEWS**. If you have any questions, please contact Erik Nelson at erik@thinktankarchitects.com



MAJOR NEW DEVELOPMENTS PROPOSED IN THE HOOD (cont.)

The North Central Master Plan

Narrative by HomeBase Partners

Recently, after years of planning and meeting with community stakeholders, we submitted to the City a new vision for the four-block area just north of Main Street. It is bounded by Villard, Grand, Lamme, and Tracy streets.

What's there now is an incongruous mix of underutilized or vacant spaces, residential and commercial lots, a half-empty medical building, and oversized asphalt parking lots. It possesses little of that Main Street charm just a block or two away.

Our vision for North Central is a reinvigorated residential, office, retail, restaurant, hotel and innovation hub. It represents a once-in-a-generation investment in community, urban vitality, and sustainability instead of sprawl.

Covering 5 acres, the North Central Master Plan calls for a welcoming, walkable, bikeable, energized neighborhood that is flawlessly woven into the fabric of downtown Bozeman.

North Central will feature up to 11 buildings with the potential for:

- Up to 450 residential units for lease and sale, with a wide range of prices, sizes, and amenities.
- Up to 400,000 sq. ft. of Class A office space
- 36,000 sq. ft. of restaurant and retail space
- 100-room boutique hotel with a full-service spa, restaurants, meeting space, and outdoor areas
- 541 off-street (concealed) parking spaces
- Abundant green areas and pocket parks, pedestrian walkways, and dynamic spaces for public art and events.



Learn more at hbpartners.com/project/north-central-bozeman. Or email marketing@hbpartners.com

NOTE: This narrative has been abbreviated. For a full version, visit [NENABozeaman.org](https://nenabozeaman.org) and click on **NEWS**.

To find out more and ask questions about this plan, come to the **VIRTUAL TOWN HALL** on **Thurs., June 3rd, 6:00 to 7:00 PM**. Go to nenabozeaman.org/upcoming-events for links to join this virtual town hall.

Narratives by ThinkTank Design Group

Tinworks Development Project

Formerly known as Cottonwood & Ida, Tinworks was approved by the City Commission as a mixed-use development at the intersection of Cottonwood St. and North Ida Ave. in March 2019. The design team has further refined the vision to bring a broad mix of housing opportunities and unique commercial spaces centered around a public plaza. Construction is slated to begin in August of 2021 with completion in August of 2023. The latest design includes for-sale and rental units, commercial lease space, and a community-accessible open space to create a LEED certified neighborhood that complements the character of the existing urban fabric.

Brewery Site Development Project

The development team is also in the early stages of developing the former Lehrkind Brewery site. Guided by a number of neighborhood meetings and presentations to

the Northeast Urban Renewal Board, the design aims to draw from the ideals of the community to create a project that complements the Tinworks by creating pedestrian-oriented spaces in which people can live and work. The project design includes structured parking to contain the vehicular parking needs of its own inhabitants, as well as those of the broader neighborhood, while maximizing light, air, and views in the private and communal living spaces. The project seeks to provide over 160 parking spaces, create a mix of residential units to better serve the 'missing middle', and provide roughly 8,000 sf of commercial space along Wallace. Beginning construction in June 2022 and completing in August 2023, this project holds the overarching goal of creating a unique place where artists, tradesman, and entrepreneurs of all kinds can live and work while proudly celebrating its eclectic past and present.

If anyone has questions or comments please contact Erik at erik@thinktankarchitects.com

NENA SUBCOMMITTEE REPORTS

Idaho Pole Superfund Site Update

In December 2020 the City Commission approved the creation of an Urban Renewal District (URD) for more than 270 acres in northeast Bozeman that contains the partially-deslisted Idaho Pole Superfund site. Despite strong opposition by the neighborhood, area businesses, and the Board of Health, the Commission approved the URD by a 4-1 vote, with Commissioner I-Ho Pomeroy voting “no.”

Within the boundaries of a URD, Tax Increment Finance (TIF) funds may be reinvested in public infrastructure and used to incentivize private development.

While there is currently no official proposal before the City for redevelopment of this property, Scout DAC, LLC has made significant investments in a 3-phase development concept plan, which City staff reviewed and provided comment on.

The 87 acres owned by Idaho Pole was contaminated for many years before being placed on the Superfund National Priorities list in 1986. It was partially de-listed in early

2020, although it remains subject to land use restrictions required by the U.S. EPA. Earlier this year, EPA conducted a series of well received virtual public meetings to answer the neighborhood’s questions about possible future development of this area.

Questions remain about the dioxins left on site. According to EPA: “Dioxins are highly toxic and can cause cancer, reproductive and developmental problems, damage to the immune system, and can interfere with hormones.” **What are the human health risks of dioxin particles blowing into our neighborhood during a multi-year construction project at the Idaho Pole site?**

EPA is hoping to have another neighborhood meeting to address the dioxin issue in June or July. In the meantime, NENA has requested that the Technical Assistance Service for Communities Program research what has been done at other sites to manage dioxin, including best practices for dioxin dust mitigation.

Vision NE Committee: Defining Community Character

What makes a neighborhood what it is? It’s obvious that NE Bozeman is quite different from the Bozeman Creek or Flanders Pond neighborhoods, but what are the specific characteristics that make NENA special? Answering that question has become vital, since our neighborhood, one of Bozeman’s oldest and most established areas, is seeing unprecedented growth ranging from tear-downs of existing housing stock to large residential, commercial and mixed use developments along the edge of downtown and in the more industrial areas in the northeastern portion of the neighborhood.

Change is here. Our goal in the Vision NE committee is to find ways to guide change to enhance the best aspects of our neighborhood. In 2019, our PhotoVoices NE exhibit encouraged residents to submit photos that reflect cherished aspects of the neighborhood, including small houses, big trees, social gatherings, alleys and the creative, funky neighborhood vibe. Hundreds of residents and visitors saw the photos and commented on them.

The committee is in the draft phase of developing a neighborhood charter with six to ten goals including: preserving the diversity and affordability of housing; walkability; and ability to support neighborhood interaction. The next step is to work with the City to identify potential tools available to meet these goals.

If you’d like to become more involved in NENA’s work on neighborhood character, please contact Karen at karen_filipovich@hotmail.com.

A message from MSU: Service Learning in NENA

This spring, Montana State University (MSU) Architecture and Geography students walked various blocks in the NE neighborhood conducting an inventory to better understand its physical and social character.

We have been working with NENA since 2020, when we were asked to help interpret the results of the PhotoVoices NE project. Since then, several classes of students have helped NENA to define neighborhood character and gather data we can share with the City of Bozeman.

With input from NENA and the City, we designed an inventory to collect information on NE neighborhood homes. We documented things like house type and size, fencing, sidewalks, accessory dwelling units, new construction, alleys, art, and landscaping. We also documented homes social aspects of the neighborhood, with students conducting interviews and analyzing the 148 survey responses from NENA Resident Members.

All of this work has been an invaluable learning experience for our students, collecting and analyzing data that may be used by the City and NENA to develop plans or policies for how development can fit within the Northeast neighborhood’s character.

Please reach out to us with questions: Dr. Sarah Church, Dept of Earth Sciences (sarah.church@montana.edu); Dr. Susanne Cowan, College of Architecture (susanne.cowan@montana.edu); Nicholas Fox, Land Resources and Environmental Sciences (nicholas.fox3@montana.edu)

Quiet & Safe Rail Crossings

The City Economic Development Department is managing a study, conducted by KLJ Engineering, to determine what enhanced safety features would need to be added to the Griffin, Rouse, and Wallace crossings in order for the Federal Railroad Administration to stop requiring trains to sound their horns at each crossing. These improvements have been built into the design for the Griffin Drive widening project, which is planned for summer and fall 2021. The Montana Department of Transportation (MDT) has indicated that improvements at all three crossings must be eliminated in order for them to allow establishment of a quiet zone. There is currently no dedicated funding source for the improvements to the Rouse and Wallace crossings. Preliminary engineering cost estimates for Rouse and Wallace crossings are \$550,000 and \$170,000, respectively,

plus the cost of railroad right-of-way acquisition, and engineering design of the improvements. Until funding is identified and the improvements are completed, a quiet zone cannot be established.

~ David Fine, Economic Development, City of Bozeman

Could NENA increase awareness, raise funds, work with developers and other sources for funding, and work with the City to make this happen sooner rather than later? Yes, our tax dollars already pay for improvements, but that list is long. It may take years for the City to allocate funding to Quiet Rail Crossings. The sooner there is a funding solution the sooner our quality of life—and sleep—will improve with Quiet Rail Crossings. Billings, Helena, Whitefish, and Glendive have established Quiet Zones. Will Bozeman be next? Email your thoughts to NENABozeman@gmail.org Subject: **Quiet Rails**. ~ Reno Walsh, NENA President

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

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Please attend the *VIRTUAL*
NENA SPRING MEETING
and election of Treasurer and Secretary
THURSDAY, MAY 13
6:00-7:30 PM

For the link to the virtual meeting, click on **UPCOMING EVENTS** at NENABozeman.org

Visit NENABozeman.org/NEWS to find full versions of the articles in this newsletter (with links for more information) as well as information about:

- Updates on the Tinworks and Brewery Site Development Projects
- The Aspen Street Pedestrian Bridge
- The Front Street Pathway Project
- Nominations for NENA Treasurer or Secretary
- A Summer Obstacle Course Fundraiser for affordable housing solutions
- Natural lawn care
- Tree care
- Gardening for pollinators

Sign Up at NENABozeman.org