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Visit [NENABozeman.org/blog/category/NEWS](http://NENABozeman.org/blog/category/NEWS) to find the un-abbreviated versions of the articles in this newsletter (with links for even more information) as well as articles about:

- An update on the construction of the City's new Safety Center
- The future plan for Parks, Recreation & Trails
- A thoughtful piece by Timothy Tate on Development and Livability
- The NOW-OPEN Front Street Trail

**NOTE: ALL OF THE ARTICLES IN THIS NEWSLETTER HAVE BEEN EDITED TO FIT THIS SPACE. Apologies and a big Thank you to the authors!**

**NENA MEETING NOTICE**  
 The NENA Fall/Winter meeting will take place **January 6, 2022 from 6:00-7:30**  
 We will notify Active Members via email.  
 For up-to-date information go to:  
[NENABozeman.org/upcoming-events](http://NENABozeman.org/upcoming-events)

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 724 N Bozeman Ave.  
 Bozeman, MT 59715  
[www.NENABozeman.com](http://www.NENABozeman.com)

**You can DONATE at NENABozeman.org**

**“N. Church Pocket Park”** There may be an opportunity to preserve and enjoy a section of Bozeman Creek's west bank north of Tamarack St. where Church Street continues north and intersects with Juniper Street. The City owns the majority of the land that used to be a Brewery Spur Rail Line. Kenyon Noble owns a sliver of land immediately adjacent to the creek on its west shore. This space is maintained as an unofficial Pocket Park. The park features mature willow trees, large stones, hand cut benches, and Bozeman Creek. NENA is communicating with adjacent landowners, the City of Bozeman, GVT, Upper Missouri Water Keeper, and the Gallatin Watershed Council about making this an official neighborhood park.

**NENA Trees.** Trees provide our neighborhood cleaner air, shade and quieter streets, and aesthetic beauty. Trees contribute to civic pride and commitment to the future. NENA is hoping to inspire community members to plant, nurture and celebrate trees through a new program called **NENA TREES**. We will present the **NENA TREES initiative** at the January meeting. Let's help keep NENA the Last Best Neighborhood well into the future!

**NEW INITIATIVES IN THE HOOD**

**Construction Noise Ordinance**  
 by Jason Delmuc, NENA Active Member

The City is considering a Code change to address construction noise. The draft new code section would establish quiet hours from 8:00 PM-7:00 AM. The draft new code section would also set an objective limit of 60 dB as the sound level which may not be exceeded during “quiet hours.” A City code enforcement officer, specifically trained to use sound-measuring equipment, would take sound readings from a complainant's property.



**NENA NEWS**

**FALL/WINTER 2021**

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

**IDAHO POLE SUPERFUND SITE UPDATE**

by Beth Archer, EPA Community Involvement Coordinator

**E**PA, in cooperation with the Montana Department of Environmental Quality (DEQ), is continuing to address the Idaho Pole Superfund Site (Site). The portion of the Site that presents the greatest potential for redevelopment is 35.5-acres located south of I-90, north of the railroad tracks, and east of L Street. These parcels are zoned manufacturing and industrial.

In August 2021, the Environmental Protection Agency (EPA) issued a “comfort letter” to provide a prospective purchaser with the information EPA has about the current status of the property, concerns raised by the community, EPA's intentions, and potential liability protections. EPA and DEQ have also approved a sampling and analysis plan to collect multiple samples throughout the 35 acres for analysis of contaminants of concern, including dioxin, pentachlorophenol, and polycyclic aromatic hydrocarbons.

In addition, EPA and DEQ submitted comments on the draft groundwater Focused Feasibility Study (FFS) to Idaho Pole. The agencies expect to receive a revised Focused Feasibility Study in 2021. The agencies anticipate releasing a Proposed Plan in early 2022 that identifies how they intend to clean up remaining groundwater contamination. When the Proposed Plan is released for a 30-day public

**MARK YOUR CALENDARS**

NENA will host a 90-minute **TOWN HALL** with the potential developers of the Idaho Pole Site on **January 20, 2021**. Click on **UPCOMING EVENTS** at [NENABozeman.org](http://NENABozeman.org) for updates. Plans from the developer have not been submitted to the city at this time.

comment period, the agencies will hold a public meeting to discuss the plan and solicit feedback from the community. The Proposed Plan will culminate in EPA's issuance of a written Record of Decision selecting a modified groundwater remedy for the Site.

To learn more, visit: [www.epa.gov/superfund/idaho-pole](http://www.epa.gov/superfund/idaho-pole). Contact Beth Archer <[archer.elizabeth@epa.gov](mailto:archer.elizabeth@epa.gov)> with questions. [Visit [NENABozeman.org/blog/category/news](http://NENABozeman.org/blog/category/news) for an unabbreviated version of this story.]

**NEIGHBORHOOD NOTE:** 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.” Although a presentation was discussed last year, the EPA has yet to address the human health risks of dioxin particles blowing into our neighborhood during a multi-year construction project at the Idaho Pole site.

**City Adopts New Parking Ordinance**

by Mark Egge, NENA Active Member <[mark@eateggs.com](mailto:mark@eateggs.com)>

In September 2020 the City formally adopted the **Parking Benefit Zone** policy covering areas adjacent to downtown. The program is intended to empower residents to limit the impact of spillover parking from nearby development by establishing parking permit districts. The eligible neighborhoods are those roughly between Mountains Walking, The Elm, Cooper Park and Bogert Park.

While the statutory elements for the program are in place, the actual rules enabling residents to create or dissolve

districts were never adopted. For the time being, desiring residents can approach the Transportation Board directly with requests for district establishment.

In the event that the Transportation Board initiates the creation of a parking permit district, residents within the proposed district will be notified (both by mail and posted signs). City code prevents the establishment of a district over the objection of a 60% majority of residents.

As development continues in the areas surrounding the Northeast Neighborhood, the City's Parking Benefit Zones are a new tool for minimizing or mitigating the impact of new development on existing residents.



**Thank you Mountains Walking Brewery for sponsoring this edition of NENA NEWS**

## North Central projects receive considerable public comment

The North Central Master Plan is a proposed mixed-use development encompassing a 4-block area to be built in 4 phases over 5-7 years. HomeBase Partners is the developer.



It includes “One 11 2.0”: a 6-story apartment with 67 rental units; Block 3.4 (aka “The Henry”): a 6-story apartment building with 44 for-sale condo units; and Block 4 (aka “the Ives”): a 6-story mixed-use building with 4-story residential over 2-story parking/retail plus 1 level below-grade parking.

Public comment on the Master Plan and the Ives closed on December 3rd. More than 70 comments were submitted regarding the Ives. Two were in favor, citing the need for more housing. The remaining comments expressed concern or strong opposition, citing inappropriate mass and scale of the building and the abrupt transition between the 6-story building and the existing single-family residences on N. Grand and surrounding area. Many opposed the cash in lieu of parkland. For public safety

reasons, several opposed a variance that would allow the parking garage entrance to be 20 ft closer to the alley than is normally required by Code.

In 2020, members of VisionNE (a NENA subcommittee) attended “visioning workshops” held by HomeBase and partners to help “shape the future” of what was then a 2-block parcel known as “Block 3.” The developers shared a commitment to several design principals including “*design for human scale*” and “*establish a unique and authentic identity.*” [“**Visioning Group Summary**” documents are part of the **Application 21029** documents.] The majority of VisionNE members do not feel these principles are being followed and do not support the Ives as currently proposed.

We are hopeful that, during final permitting conditions, City staff will address managing construction parking and traffic, as well as options for permanent traffic calming at key intersections throughout the adjacent neighborhood.

### Interim Parking for Marriott AC Hotel

Eighty off-site parking spaces for the AC Hotel (under construction on N. Tracy and E. Mendenhall) will be accommodated within the North Central plan. Currently, the hotel uses the surface parking lot that will be Block 4 (the “Ives”) to meet that requirement. During Block 4 construction, temporary shared parking will be provided on the Mountain View East site at N. Tracy and E. Lamme. Once complete, the AC Hotel off-site parking is to be provided within the basement of the Block 4 building.

### Interstate Noise

In an effort to reduce noise pollution, NENA will be seeking consensus to request a reduction in the speed limit on I-90 near the NE Neighborhood. Although speed limits are set by the Transportation Commission, the Montana Department of Transportation (MDT) plays a key role by conducting the speed study, which the Commission reviews in conjunction with local comments. Speed studies must start at the local level and are requested by local governments.

We can approach the Gallatin County Commissioners if we have a consensus. They can then submit a request to MDT, who would conduct the study (which involves gathering and analyzing speed and crash data, as well as considering the rural/urban/suburban context and adjacent land uses).

Study recommendations are then presented to the local government for a 60-day review and comment period. After addressing any comments from the local government, MDT places the speed limit proposal on the Transportation Commission’s agenda for a final decision.

### Wildlands development to begin early 2022

by *Outlaw Real Estate Partners*

The Wildlands infill development project is proposed to yield 12 apartments and three new commercial areas, a new patio area for Wild Crumb Bakery and Fink’s Delicatessen, and a roof deck. The architecture will utilize brick and wood, and make a significant investment in acoustics and maximize access to the surrounding views and natural light. The design emphasizes gathering areas for those who live, work and shop in the neighborhood. Construction is scheduled to begin in early 2022 with a projected move-in of mid-2023.

**NEIGHBORHOOD NOTE:** Neighbors submitted public comment on this project, primarily concerned about parking. The plans submitted to the City proposes to provide 32 parking spaces, including three that currently exist on Wallace. That is actually one fewer space than is currently available, despite adding 28 bedrooms of resident space.

## NENA SUBCOMMITTEE REPORTS



### Quiet Railroad Crossings

With the generous support of donors, the City of Bozeman has engaged Sanderson Stewart to complete design of quiet crossing improvements for the Wallace Ave. and Rouse Ave. crossings. The effort will allow the City to have a shovel-ready project in the event that City can identify any public or private sources of funds to complete the project. At this point, the City has not identified sources of funds to complete the project, but believes that having a well-defined project places us in the best position to obtain funding.

“Tame the Train” by *Outlaw Real Estate Partners*

Local partners in NE Bozeman are launching a “Tame the Train Campaign” to raise \$800,000 for upgrades to the railroad crossings, which would effectively eliminate the

conductor’s need to blow the horn at multiple crossings. Already, developers have invested around \$100,000 in the research, development and engineering that must take place prior to any construction of safe and quiet rail crossings. [Visit [NENABozeaman.org/blog/category/NEWS](https://www.nenabozeaman.org/blog/category/NEWS) for the full version of this and other articles.]

NENA will obtain a consensus on a **Safe & Quiet Rail Crossings Initiative** either via a digital survey or a show of hands at the NENA meeting in January. A fundraiser supported by volunteer donations would allow those who see a potential benefit to Safe & Quiet Crossings to take part. There may be federal dollars available as well. Contact [NENABozeaman@gmail.com](mailto:NENABozeaman@gmail.com) with questions or comments.

### Envisioning NENA’s Future

By *Karen Phillipovich*

NENA’s **Vision NE Committee** has been working to develop a common vision and actions to keep our neighborhood recognizably itself—even as changes wash over Bozeman.

For the last two years, MSU professors Sarah Church and Susanne Cowan and their planning and architecture students have been working to characterize the neighborhood through an extensive housing inventory, interviews, and survey. Students also worked to match the 2019 **PhotoVoices** project priorities to existing code and planning priorities, as well as developing infographics and outreach methods to help residents engage in development processes. These projects are helping identify and quantify the factors that we can use to propose code changes and planning priorities to help preserve our unique neighborhood.

### Zoning Transitions

The City will soon be reviewing the section of Municipal Code that deals with **Zone Edge Transitions**, including minimum side and rear setbacks and height transitions between residential districts and other zoning districts such as downtown’s B-3 district. Vision NE is learning about transitions and what other towns and cities have done in order to provide input and suggestions to the city.

Vision NE invites more residents to take action to ensure that NENA stays funky, fosters our friendly community, and supports diverse housing needs. We are expanding our efforts to track developments and offer constructive changes to planning and code.

If you’d like to get involved, go to [NENABozeaman.org/register](https://www.nenabozeaman.org/register) and sign up for the **Vision NE committee** on the form. If you have questions, please contact Karen at [karen\\_filipovich@hotmail.com](mailto:karen_filipovich@hotmail.com)

### E. Aspen Bridge

The Northeast Urban Renewal Board selected the construction of a bridge from the trail along Bozeman Creek to Aspen Street as their next project. KLJ is providing engineering on the project and Ken VanDeWalle, an architect and resident of the area, is providing architectural design for the project. Once design is finished, the goal is to complete construction before the end of the 2022 construction season. To provide comment on the project, please contact David Fine, Economic Development Program Manager, at [dfine@bozeman.net](mailto:dfine@bozeman.net).

For more information including a “Neighborhood Note” from a NENA Active Member who lives near the E. Aspen St. bridge site go to [NENABozeaman.org](https://www.nenabozeaman.org) and click on **NEWS**.