



# NENA NEWS

October 2018

## BOZEMAN COMMUNITY PLAN PHASE 1: FOUNDATION | OUTREACH SUMMARY

From a summary by [Logan Simpson](#) consultants, available at [www.bozeman.net/Home/ShowDocument?id=8328](http://www.bozeman.net/Home/ShowDocument?id=8328)

Imagine what Bozeman will look and feel like in twenty years. How will the community accept a large increase of residents? How will transportation be addressed? Will we grow upward or outward in relation to density? What will Bozeman be known for?

The Community Plan guides future growth and development—specifically land-use planning decisions—within the City over the next 10-20 years. In updating the Plan, the City is asking the public to help define a shared vision for Bozeman's future.

Phase 1 of that citizen engagement process took place August 6-9 with multiple events held throughout the city.

### Key Takeaways from Phase 1

Bozeman residents are very passionate about their home and take pride in the small town feel and outdoor lifestyle that Bozeman provides. They consider Bozeman family-friendly, offering a high quality of life with a great trail network for outdoor enthusiasts and every day travel.

Concerns centered on the efficiency of the current transit system; housing affordability; the long-term preservation of open space; the workforce; and the need to address city boundaries.

In 2040, residents imagined Bozeman to be much larger, but with a multimodal transportation system, diverse, and affordable while maintaining the small-town feel that it has today. Some participants noted concern that the City

would become too congested, unfriendly, and sprawled out.

While each of these takeaways reflect community strengths, weaknesses, and vision for the future as discussed by the community, it is important to consider that the City has complete jurisdiction over only select elements. Key to the success of this Community Plan will be to identify the City's role as an implementing, influencing or partnering with other municipalities to address these improvements.

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**PHASE 2 will be held October 15-17. For information about public events during that week, visit [bozeman.net/city-projects/bozeman-community-plan-update](http://bozeman.net/city-projects/bozeman-community-plan-update)**



## Public Safety Center Q&A at NENA Fall Meeting

Commissioner Terry Cunningham, Fire Chief Josh Waldo, and other City representatives will present the Bozeman Public Safety Center and answer questions. The BPSC is a 4-in-1 solution for increased emergency services needs for our fast-growing community. It includes space for the Police Department, Fire Station #1, Municipal Courts, and Victim Services and be located on property already owned by the City on the corner of Oak/Rouse. The proposed project would be funded by a \$36.9 million bond that Bozeman residents will vote on in November. Come learn more and ask your questions!

**THIS NEWSLETTER IS AVAILABLE ONLINE ONLY. IF YOU HAVE A NEIGHBOR WITHOUT ACCESS TO A COMPUTER, PLEASE PRINT THIS OUT AND SHARE WITH THEM. THANK YOU!**

Please come to the  
**NENA FALL MEETING**  
**TUES., OCT. 16, 7–9 PM**  
 at the new  
**Story Mill Community Center**  
**600 Bridger Drive**

## Fall Meeting AGENDA

1. **Meet your neighbors** – 10 minutes
2. **\*Vote on NENA boundaries** – 10 minutes
3. **Bozeman Public Safety Center** – 15 minutes
4. **Updates on NCOD, Community Plan, and Downtown Plan** – 30 minutes
5. **Quiet RR Crossings** – 10 minutes
6. **Trails Update** – 10 minutes
7. **New Development Projects** – 10 minutes
8. **Seat at the Table event** – 10 minutes
9. **Open Mike/Other Issues** – 15 minutes

### \* **VOTE ON EXPANDING NENA BOUNDARIES**

Several residents who live on N. 3rd requested to be included in NENA. Their section of N. 3rd, north of W. Peach, is disconnected from the rest of the street, with a field (N. Grand Park) all along the west side of the street. They feel part of NENA and would like to be officially recognized as such.

Should NENA change ARTICLE III of the bylaws to include the residents that live on North 3rd (and associated street extensions) between West Peach and West Tamarack? The new proposed bylaw would be:

“NENA neighborhood boundaries: the east boundary is North Broadway Street; the west boundary is North Grand Avenue to the south of West Peach Street and North 3rd to the north of West Peach Street; the south boundary is East Mendenhall Street; and the north boundary is North Oak Street.”

**If you can't come to the Fall Meeting,  
REGISTER AT [NENABozeman.org](http://NENABozeman.org) TO  
VOTE ONLINE.**



## Affordable Housing Program Update

*NOTE: The Affordable Housing Manager, Matt Madsen, has stepped down from the position. He will remain a part time, temporary employee to help transition the program to a new person, and to keep projects moving forward. Here is his update on the program.*

The definition of Affordable is not spending more than 1/3 of your monthly income on housing. For many, this is not possible. As Bozeman continues to grow, the City is working to develop a long-term plan to meet the housing needs of all of its residents. This plan will spur the creation and development of an Affordable Housing Work Plan. The newly created Affordable Housing Program is a division of the Community Development Department.

Eight homes have come through the inclusionary zoning ordinance so far. We are working with developers to advance additional projects and help them meet the requirements of the inclusionary zoning ordinance. The citizen advisory board, CAHAB, has been restructured to better address the current needs of the program. A housing needs assessment for our community is planned to start in the Fall of 2018. The outcome of that needs assessment will inform the development of a 5-year housing work plan to advance the city's goals around affordable housing. Community participation in the needs assessment process will be crucial. Stay tuned for those opportunities as they are planned.

Find out more about the City's Affordable Housing Program at [www.bozeman.net/government/community-development/affordable-housing](http://www.bozeman.net/government/community-development/affordable-housing)

# 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. For more information on any of these proposals, contact the City [Community Development Department](#).

## One 11 Lofts

A five-story building with 55 residential units (a mixture of studio and 1-, 2-, and 3-bedroom units) proposed for the corner of Lamme and Willson, across the street from the old Deaconess Hospital building. A project of Andy Holloran’s Homebase Partners, it is under preliminary review by the City. The building will be constructed of brick, corrugated metal, and wood siding. The first floor is an enclosed parking garage. The project is scheduled to commence construction early 2019.

*The One 11 Lofts*



## 5 East

A 6-story building proposed for the corner of Tracy and Mendenhall (the current site of Straightaway Motors) with a mix of retail, office, and residential spaces (48,000 square feet of commercial space in addition to 32 residential units for sale). This project has been placed on hold by the developer, Andy Holloran of Homebase Partners.

## Willson 16

Eight duplex-style townhouses with duplex-style garage with ADUs above are being proposed along the west side of



North Willson Avenue/south side of Short Street (formerly the site of several trailer homes and rental units). The architect held an open house for the neighborhood in early September. The project has been reviewed by the Design Review Board and is currently making changes in response to that review.

## Cottonwood/Ida Mixed-Use Development

*(update by Erik Nelson, ThinkTank):* In January 2018, members of the Northeast Neighborhood Association gathered in Beall Community Center to discuss a planned unit development project proposed at the intersection of Cottonwood and Ida streets. With the community’s feedback and the results of a 2017 R/UDAT study in mind, the project has proceeded into initial planning work, and a preliminary proposal will be submitted to the City of Bozeman in the coming months. Our hope would be to start construction in the late spring of 2019 and have the units available by 2020.

The goals and intentions of the project has remained the same from prior presentations. The proposed project includes for-sale and rental units as well as commercial lease space and outdoor, community-accessible open space. A primary focus of the project is to incorporate affordable and attainable housing options for residents in Bozeman’s northeast neighborhood. The project has also incorporated the distinct look and feel of the northeast neighborhood into the design and potential uses of the property, including elements such as maker’s spaces and public open space.

Under the leadership of Bozeman-based architecture firm, Think Tank Design Group, the project is committed to addressing the critical shortage of affordable housing, while upholding the values and character of the northeast neighborhood. More updates will be provided as the project develops. For questions or concerns don’t hesitate to contact Erik Nelson at Thinktank [erik@thinktankarchitects.com](mailto:erik@thinktankarchitects.com)

## The Merin

Originally proposed as a four-story building with commercial space on the ground floor and 12 residential units proposed for the lot across N. Bozeman Avenue from Dave’s Sushi, the project has been placed on hold by the developer, Andy Holloran of Homebase Partners.





## Downtown Bozeman Improvement Plan Update

by Chris Naumann, Downtown Bozeman Partnership

**T**he 2009 Downtown Bozeman Improvement Plan paved the way for many recent improvements over the past nine years—from building façade renovations to street tree plantings to the addition of dozens of new units of downtown housing. Now, it's time to update the plan and chart a new path for the next decade. Join us over the next five months to shape the future of your Downtown.

### Engagement Week August 13-17, 2018

Four and a half days of community outreach efforts included four public workshops plus a table at the Bogert Farmer's Market.

- 123 on-line survey responses
- 165+ participants in four community workshops
- 227 in-person written comments
- 68 stakeholder interviews

### Weekly On-Line Topic Surveys Ongoing

A series of weekly on-line surveys asking the community to provide feedback on specific topics. 3 of 5 surveys have been released.

- Street Network (328 submitted)
- Open Spaces (267 submitted)
- Shopping & Dining (249 submitted)

All of the surveys are still “live” at:

[www.downtownbozeman.org/plan](http://www.downtownbozeman.org/plan) and  
[www.bozeman.net/city-projects/downtown-plan-update](http://www.bozeman.net/city-projects/downtown-plan-update)

### Draft Framework Presentations

**October 29-31, 2018**

The consulting team will be presenting the draft plan framework and concepts during multiple community events. *More detail to be announced soon.*

**For more information:** [www.downtownbozeman.org/plan](http://www.downtownbozeman.org/plan) | [www.bozeman.net/city-projects/downtown-plan-update](http://www.bozeman.net/city-projects/downtown-plan-update)

## NCOD Under Review

**T**he Neighborhood Conservation Overlay District (NCOD) is one of the best tools we have to protect the character of neighborhoods as Bozeman grows. The NCOD is currently under review, and we need to ensure that any proposed changes support our neighborhood.

The first round of public input took place in July with consultants BendonAdams engaging over 150 participants through 11 public input meetings.

BendonAdams will return in November for another round of public input and will present a draft of recommendations. Visit the project webpage for up-to-date information, public input results, and scheduled events: [www.bozeman.net/city-projects/ncod-review](http://www.bozeman.net/city-projects/ncod-review)

**For more information contact:**

**Phillipe Gonzalez, City of Bozeman**  
**Historic Preservation Specialist**  
[pgonzalez@bozeman.net](mailto:pgonzalez@bozeman.net)



# Story Mill Community Park Update

by Maddy Pope, Project Manager, The Trust for Public Land

If you have walked the Story Mill Spur Trail or driven along Bridger Drive recently, you will have seen that The Trust for Public Land (TPL) began construction of Story Mill Community Park in the spring and it is now well underway. The recreation staff of the City Parks Department moved into the new Park Community Center (formerly the Boys & Girls Club) this summer, hosting camps and activities.

Meanwhile, across the 60-acres, park construction continues apace. Before winter arrives we will have completed grading and infrastructure, the entrance parking lot, fencing, pathways and trails, the off-leash dog park, climbing boulder and natural amphitheater, five

picnic pavilions of varying sizes, the restroom, pedestrian bridge and East Griffin Drive road work. Next spring, construction will continue with the installation of the adventure playground, landscaping, the learning garden and edible food forest, and interpretive signage.

The park will open next July 2019 with plans for a community celebration, but we hope to have a 'soft opening' of the nature sanctuary trails on the southern portion of the park this winter. TPL is so grateful for the support of so many NENA families over the past six years and look forward to sharing Story Mill Community Park for years to come!

For more information visit [www.tpl.org/our-work/story-mill-community-park#sm.00002mjihfvk5czy6g1jpbg5htz](http://www.tpl.org/our-work/story-mill-community-park#sm.00002mjihfvk5czy6g1jpbg5htz)



Aerial of Story Mill Community Park northern section ongoing construction, September 2018. Photo credit: Zakara Photography for The Trust for Public Land.

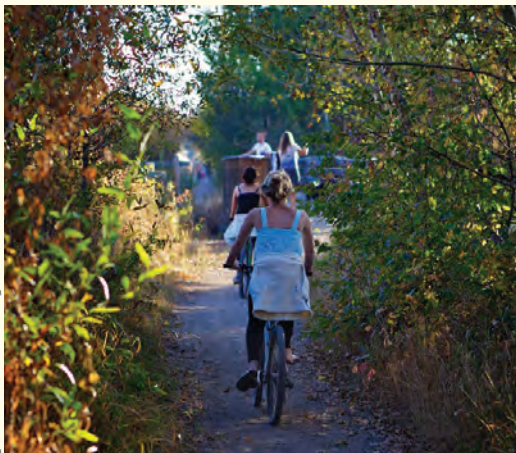


photo: Kristi Cooper Kuhn

## Walk to a Park Day October 10

Attention neighbors! Wednesday, October 10th is National Walk to a Park Day and our friends at The Trust for Public Land are organizing a morning walk through the neighborhood to celebrate and share a "sneak peek" of the new Story Mill Community Park. Register for the walk and learn more details on when and where to meet at:

[eventbrite.com/e/national-walk-to-a-park-day-registration-50788971180](http://eventbrite.com/e/national-walk-to-a-park-day-registration-50788971180)



# Creating a Railroad Quiet Zone in Bozeman

**T**he railroad and the noise from the railroad horns have been part of Bozeman since they implemented safety standards that required trains to give warning. Various alternative methods of providing safety precautions have been approved by the FRA (Federal Railroad Administration), but any changes can only be implemented by a community that follows FRA guidelines. The process can be long and expensive, but several Montana communities, Billings, Helena, Shelby, and Missoula have already successfully implemented quiet zones.

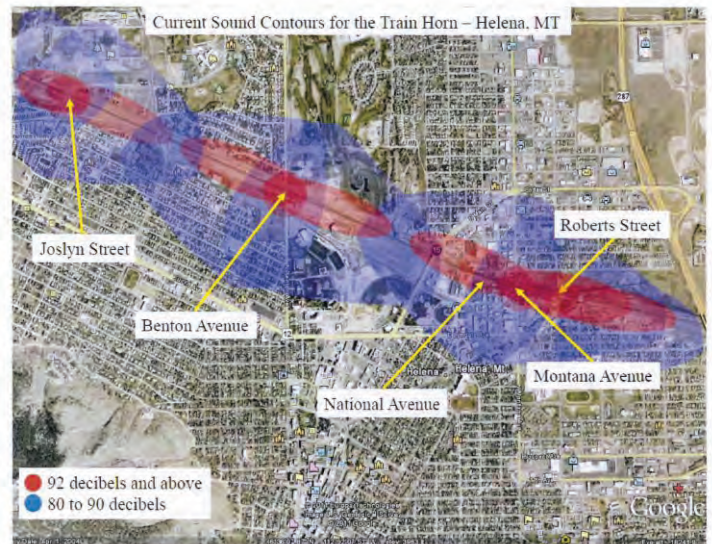
The NUERB (Northeast Urban Renewal District) has started the process of seeing whether a Quiet Zone can be established in Bozeman, which would not only benefit the neighbors immediately next to the track but also along the entire corridor along the NE edge of Bozeman. The two images below show the decibel level before and after the client zone recently completed in Helena.

Several NENA neighbors have indicated to that they are interested in helping on this project as well. **We will be having a kick-off informational meeting the last week of October.** If you are interested in getting involved, please contact Bobbi Clem, [bbiclem@gmail.com](mailto:bbiclem@gmail.com).

## How much difference would a quiet zone make?

Currently, the train must sound a horn located on the locomotive, 1/4 mile, 15-20 seconds prior to the train arriving at a crossing. When a quiet zone is implemented other safety features are installed, we might be allowed to have the train mounted whistle to be reduced to a wayside horn. This not only greatly decreases the noise level greatly, but keeps the noise concentrated to just the immediate crossing area. These two images show the same area of Helena before and after the Quiet Zone. As you can see there is a dramatic reduction in noise levels. Wayside horns, shown on the right impact less than 10% of the area impacted by a conventional horn.

## BEFORE



## AFTER



## Bozeman Police Department Neighborhood Report

through 9/30/18

Total number of police calls for service for the City for perspective:	38,568
Total calls for service for your Neighborhood:	1,569
Thefts:	29
Thefts from Motor Vehicle:	2
Burglary:	3
Disturbances:	17

Loud Parties:	1
Domestic Disputes:	25
Animal Complaints:	77
Criminal Mischief:	17
Motor Vehicle Crashes:	36
Traffic Stops:	187
Subject Stops:	48



## October 25, 2018

In communities across the region, thousands of Gallatin County residents will come together in small groups on Thursday, October 25th to break bread or share a cup of coffee to discuss how to collaboratively build and maintain strong, safe and dynamic communities. This imaginative public square called **A Seat at the Table**, an initiative of the Bozeman Area Community Foundation and Future West, is designed to generate new ideas, inspire bold solutions, and cultivate relationships for the betterment of communities county-wide.

The goal is to have more than 1,000 people of all ages, from all walks of life and socio-economic circumstances, participate in over 100 substantive conversations throughout Gallatin County on October 25th. The topics, issues and ideas discussed during each of the A Seat at the Table conversations will be guided by three simple questions and driven by the interests and perspectives of the participants and the opportunities and challenges in their community that are most important to them.

### This is how A Seat at the Table will work:

**Step 1:** Community members sign up to be a host or a “Super Host” at [www.atthetablegv.org](http://www.atthetablegv.org). For those community members who would like to attend a table and not host, we will have Super Host public tables listed on our website for October 25th where anyone is welcome to join the conversation.

**Step 2:** To support our hosts we scheduled an optional information session and training with Leadership Montana called Gracious Space. This training will provide an overview of A Seat at the Table initiative, keys to holding safe conversation space and how we will collect what we hear.

- **Option 1.** Wednesday, October 3, 2018 from 5:30-7:00pm Barnard Hall, Montana State University. Food and drink provided.
- **Option 2.** If you can't be there in person – you can view the LIVE WEBINAR, details to follow on our website.
- **Option 3.** If you are unable to attend on October 3rd, we will have the training taped and available on our website [www.atthetablegv.org](http://www.atthetablegv.org) to view at your convenience.

**Step 3:** The host then invites 8-10 friends, colleagues, neighbors, organization members or family to a conversation. The conversation can take place anywhere; in your home, at work, on a park bench, at a coffee shop over a meal or a cup of tea. A Seat at the Table discussions use three conversation prompts on October 25th:

1. What do you love most about your community?
2. What are the most pressing challenges in your community?
3. What are your ideas to make your community better?

**Step 4:** After our conversations on October 25th, hosts are asked to submit summaries of the conversation and encourage guests to fill out a short survey online. This feedback will be compiled and synthesized by partners at MSU. A report will then be publically available to all community members, local governments, local media, businesses and nonprofit partners.

**For more information visit**  
[www.atthetablegv.org](http://www.atthetablegv.org)