



A detailed historical map of Butte, Montana, from the early 20th century. The map shows the city's layout with streets like Montana, House, and St. James. Industrial areas with smokestacks and factories are visible, along with a large railway yard. The background features the Butte Mountains, with labels 'NORTHERN PACIFIC' and 'ADDITION' on the slopes. The title 'PhotoVoicesNE: A Case Study' is overlaid in the center.

PhotoVoicesNE: A Case Study

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Context

- 2005: NURD
- 21.95% growth since 2010
- 72.11% increase in home values since 2005
- 2017: R/UDAT
- 2019: PhotoVoicesNE



Image: City of Bozeman GIS
Title Slide Image: NENA

PhotoVoicesNE

"Through this project we hope to share with the City how our neighborhood defines its character." -NENA News, Spring 2019



"It became obvious that we needed a way to make sense out of all the input we received from the neighborhood." -NENA News, Spring 2020

Image: Mark Egge

City Plans



BOZEMAN^{MT}

COMMUNITY PLAN

PLANNING BOARD DRAFT 10 AUGUST 2020

Chapter 38 - UNIFIED DEVELOPMENT CODE

Methodology

- Qualitative Coding Framework
- 8 Broad Codes; 28 Total Subcodes
- Inductive

Nodes				
	Name	Files	References	C
[-]	Community Assets		0	0
	CA_Alleys		3	20
	CA_Future Desires		1	7
	CA_Gardens		3	24
	CA_Gathering Places		4	14
	CA_Landmarks		2	15
	CA_Local Businesses		3	8
	CA_Parks Rec		4	30
	CA_Public Art		4	13
	CA_Trees		2	17
	CA_View		1	9
	CA_Waterways		4	11

Agreement: Gathering Places

PhotoVoicesNE: "Community gathering spots matter. All year, community happens!"

Unified Development Code: "To provide a neighborhood focal point, all residential subdivisions or planned unit developments that are ten net acres in size or greater, must have a neighborhood center..."



Agreement: Public Art

PhotoVoicesNE: "...the NE neighborhood was one of the spots I used as inspiration while an art student at MSU"

Strategic Plan: "Encourage and support partnerships for public art and other arts and cultural initiatives in the city."



Agreement: Interconnected Trails

PhotoVoicesNE: "Really important to connect trails!"

Community Plan: "Increase connectivity between parks and neighborhoods through continued trail and sidewalk development. Prioritize closing gaps within the network."



Agreement: Mixed Uses

PhotoVoicesNE: "...commerce and housing intermingle like kith and kin."

Unified Development Code: "Mixed use. Planned unit developments in mixed-use areas (REMU, UMU, and NEHMU zoning districts) may include commercial, light industrial, residential and mixes of various primary and accessory uses"



Agreement: Housing Diversity

PhotoVoicesNE: "This image is of a very modest multi-unit development. It was chosen as an example of the housing diversity that exists in our neighborhood."

Unified Development Code: "...does it include a variety of housing types and urban styles designed to address community-wide issues of affordability and diversity of housing stock? "



Agreement: ADUs

PhotoVoicesNE: "ADUs are an important element to address our housing/rentals shortage."

Community Plan: "Promote development of accessory dwelling units (ADUs)"



Agreement: Scale

PhotoVoicesNE: "Scale: Houses are built over many years... However, they harmonize because they have pitched roofs and are relatively modest in scale"

Community Plan: "Support compact neighborhoods, small lot sizes, and small floor plans..."



Agreement: Infill

PhotoVoicesNE: "These photos illustrate how the option to create new parcels from under-utilized yard space can make renovation of existing... structures financially possible, while creating sensitive infill and elegant density."

Community Plan: "Coordinate infrastructure construction, maintenance, and upgrades to support infill development..."



Disagreement: Infill & Density

"'Infill' means tearing down historic/old buildings for non-affordable multi-unit projects."

"...more people leads to unlikeable living conditions for everybody!"

"Montana is about horses/mules/cows, crops, wild spaces not too far away. Keep Bozeman that way. Low density all around."

Missing: Alleys

"Our treasured northeast neighborhood alleys provide safe travel and places for kids to play year round"



Missing: Viewshed Preservation

"Keep the view across the meadow.
Don't lose our mountains to walls."



Missing: Self-Expression Through Homes

"Each house is unique. If you live here,
you can express your uniqueness."



Missing: Nonconformity

"NENA = Freedom to be creative!! Lack of uniformity!!"

"Hooray for randomness, one of our neighborhood's greatest charms!"



Discussion: Does the code fit?

"Because it fits the code does not make it fit the 'hood."

"City code needs to recognize the non-conformity of our homes & stop acting as if it's new construction."

"Much of the charm of the Northeast Neighborhood is in its variety and unexpected juxtapositions—a vibrancy incompatible with labyrinthine regulations designed to enforce uniformity"

Discussion: What does fit?

R/UDAT: "The team did not find a community in the Northeast Neighborhood that is anti-development or "NIMBY" (Not-In-My-Back-Yard)"

"These photos depict what I think are NENA values of creativity, variety, infill, and non-conformity."



Discussion: Remain true to scale

"Small live-work: Yes!
Huge live-work: No!"

"4800 SF house on a 7,000 SF
lot and for only two occupants!
Yikes!!"



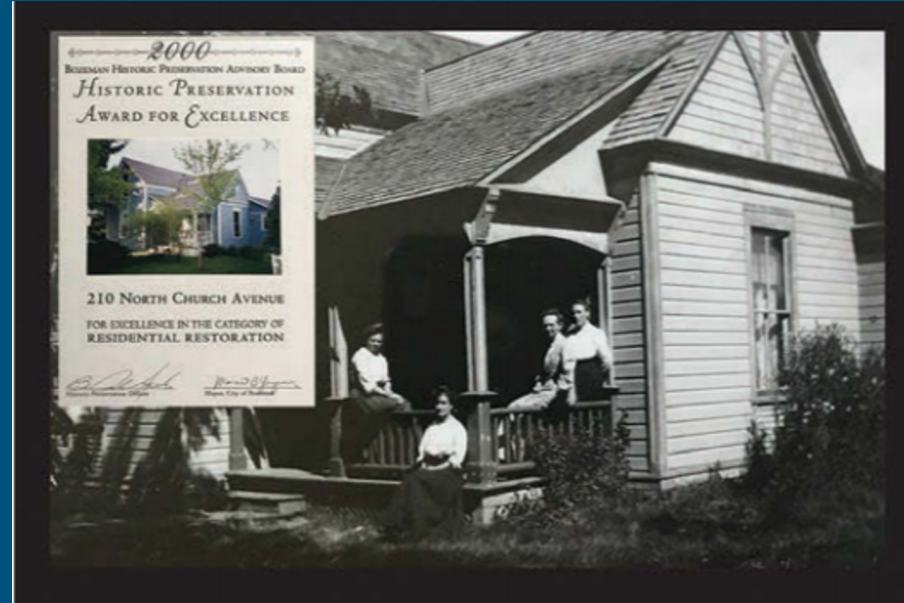
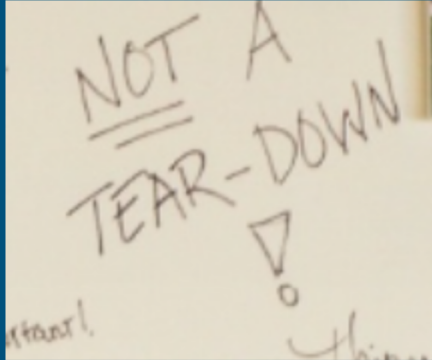
Discussion: Take cues from existing buildings

"Houses are built over many years (in this case, the house on the right is at least 40 years younger than the house on the left). However, they harmonize because they have pitched roofs and are relatively modest in scale"



Discussion: Preserve what exists

"No more Brewery wall fiascos.
Preserve and don't let deep pockets
swindle our city."



Recommendations

1. Encourage Developers to Match Neighborhood Context

- Alternative to form-based zoning
- Encourage creativity
- Points system?

Factsheet #	LOW IMPACT DEVELOPMENT BMP	Quantity	LID Points
PC-101	Bio-Retention Facility (Rain Garden)	100sf	20
PC-102	Catch Basin Inserts	1ea	10
PC-103	Cistern / Dry Well	1ea	10
PC-104	Constructed Wetland	100sf	20
PC-105	Dry Extended Detention Basins	100sf	20
PC-106	Infiltration Basin	100sf	10
PC-107	Infiltration Trench	100sf	10
PC-108	Media Filtration	1ea	10
PC-109	Storm Drain Inserts/ Hydrocarbon Filter	1ea	10
PC-110	Vegetated Filter Strips	100sf	10
PC-111	Vegetated Swales	100 linear ft.	10
PC-112	Wet Ponds / Retention Basins	100sf	20
LID-101	Pervious Pavement With Infiltration Bed	100sf	10
LID-102	Vegetated Roof	100sf	15
LID-103	Level Spreaders	100 linear ft	15
LID-104	Hydrodynamic Separator	1ea	50
LID-105	Two Stage Ditch	100 linear ft	15
LID-106	Riparian Buffer Restoration	100sf	5
LID-107	Wetland Restoration/Creation	100sf	20
LID-108	Cluster Design	1ac	10
LID-109	Open Space Conservation	100sf	10
LID-110	Sensitive Area Protection	100sf	10
LID-111	Design for LEED Certification	1ac	20
LID-112	Native Revegetation	100sf	10
LID-113	Storm Water Disconnectivity	1ea	5-commercial 1-residential
LID-114	Additional Tree Installation	1ea	5
LID-115	Soft Armoring	100sf	20
N/A	Emerging Technology	variable	variable

Recommendations

2. Consider Incentives for Historic Preservation

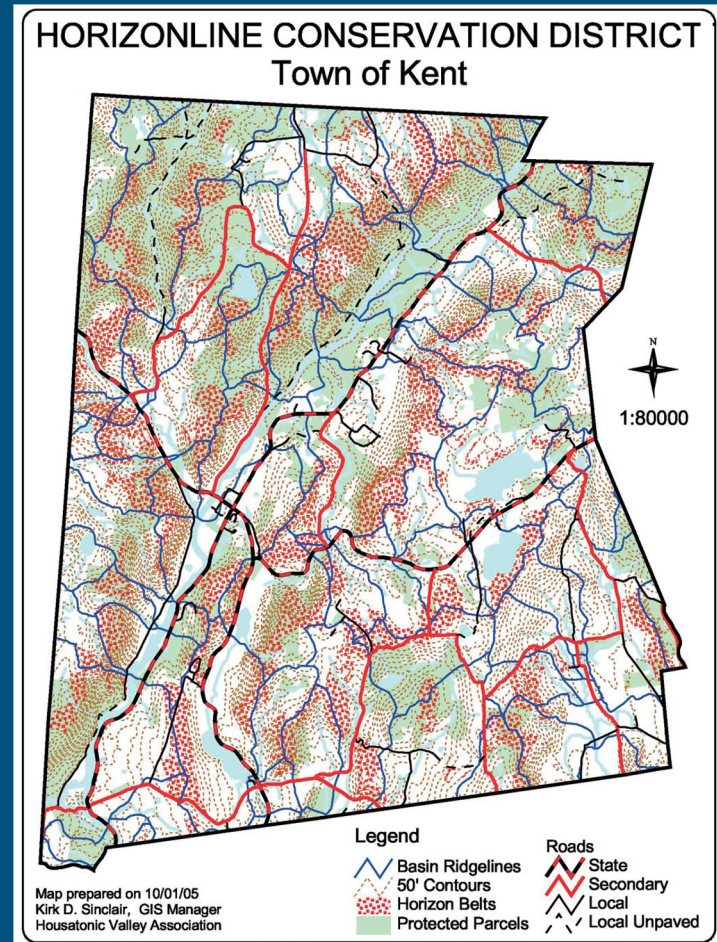
- Grants for preservation and improvement projects?



Recommendations

3. Create a Concrete Plan for Viewshed Preservation

- Utilize GIS to identify vulnerable viewsheds?
- Explore overlay district



Recommendations

4. Continue to Encourage Participatory Planning Throughout the Planning Process

- Continue to value community input
- Involve community earlier in the process



Thank You!

Questions?

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