Week 12: Thursday, April 1, 2021
Inventory presentation day!
GPHY 365
Neighborhood character inventory project
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Neighborhood character inventory project

Collaborators

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Northeast Neighborhood Association (NENA)

NENA members
GPHY 365
Neighborhood character inventory project

Survey
GPHY 365
Neighborhood character inventory project
GIS
Outcomes

• Context summary (map, zoning, demographics)
• Mapped data (I hope)
• Summary narrative of each half block
• Analysis of each half blocks as related to course readings (place making, urban design, housing, mobility, etc.)
• Analysis of each half block to 1 section of the Bozeman Community Plan
• Analysis of each half block with 1 section in Article 5 of the Unified Development Code
• Conclusions and at least 1 recommendation about how to incorporate neighborhood character into future plans or policies (could ask them to look at specific ordinances, plans, or programs that other places have done)
GPHY 365 neighborhood character inventory project

presentations!
NW13
Aiden McCahill
• Home types:
  ○ 3 craftsmen
  ○ 1 Modern
  ○ 1 singlewide
  ○ 1 ranch style

• Colors:
  ○ Mostly earth tones, pastels, and woods
  ○ 1 very colorful property

• % of lot covered by buildings:
  ○ Most homes leave majority of lot uncovered
  ○ 2 lots with large amount of coverage by

• ADUs:
  ○ 3 ADUs
    ■ 1 above garage
    ■ 2 smaller buildings accompanying main home

• Foliage:
  ○ Trees and leafy bushes in most yards

• Fences:
  ○ Wood
    ■ White or natural wood color
  ○ chainlink
NENA Inventory Presentation

By Taylor Padden
NENA Student Map

Bozeman GIS, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | The data were made possible by a public/private partnership including the U.S. Bureau of Land Management, several state agencies, local governments, The Montana Power Company, Montana/Dakota Utilities, and Burlington Northern Santa Fe Railroad. Most data are being maintained by staff of the Montana Department of Revenue (DOR).
Neighborhood Identity

- Characterized by modern traditional building style, good diversity between colors entryways

- Gardening in the backyard is a common theme
Neighborhood Flow

- Current construction project in the middle of block affecting sidewalk flow

- Boulevard and sidewalks make for easy walking access throughout the neighborhood
Alleyway!

- Unpaved, utility lines

- Most used portion of the neighborhood. Most of the parking happens back here
Questions??
NW11 - N. Black Ave
By: Aidan Marts
Context map and key points

- Block: N. Black Ave. between E. Cottonwood St. and E Peach St.
- Total plots: 7
- Total ADUs: 2
- Main house style: 2 story minimalist traditional with neutral colored siding
- Barriers between houses: Mostly medium height wood fences
- Almost all houses had front doors that open onto N. Black
- All houses on N. Black had a boulevard with grass separating the sidewalk from the street
- Houses all had similar form and scale, with no real outliers
- Back alleyway use was universal between all properties that had access to it
- Average combined value $\approx$ $524,000
Standout features

- Apartment building at 105 E. Peach
- New construction on 624 N. Black
- 2 story ADU on alley side of 606 N. Black
NENA Project

NW10

By Scott Parry
**NW10**

**R4 Zoning district**

Residential high-density district

Variety of housing types permitted (Fraternity and sorority houses, Extended stay lodgings, and Bed and breakfasts)

Some office use is permitted as secondary use and garages as accessory use
Demographic

Census Tract 6, Gallatin County

As of 2018, the median age for census tract 6 is 36.4 years.

The median age for the city of Bozeman is 28 years.

“This could indicate a lower proportion of college students residing in this area…”

(2020, J. Peoria et al)
People on the Block Count

Tuesday 3/23/21, 6pm-7pm, Light Snow, 40 degrees

E Peach St has a high volume of vehicle traffic creating a barrier

E Cottonwood St and N Black Ave are used by residents

<table>
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<tr>
<th></th>
<th>Toddler Age 0-4</th>
<th>Young Adult 15-24</th>
<th>Adult Age 25-64</th>
<th>Senior Age 65+</th>
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<td>II</td>
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</tr>
<tr>
<td>Biking</td>
<td></td>
<td></td>
<td>I</td>
<td></td>
</tr>
</tbody>
</table>
Analysis

Median income for tact 6 is $21,500 per the census and the median household income of Bozeman is $55,569.

Per Zillow the median house price in NW10 is $564,500.

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

- Community Plan (pg. 30)
Conclusion

My one recommendation for the community is to incentivize affordable housing in the form of ADUs.

An affordable ADU on a property can create a healthy co-op between the main structure and the ADU.
• https://www.nenabozeman.org/
• 2020 by Joseph D. Peoria and Dr. Sarah P. Church
  Integrating Neighborhood Voice into Policies, Plans, and Regulations: A Synthesis of Bozeman’s
  Northeast Neighborhood Vision and City Policy
• The 2020 US Census Bureau
• R4 Zoning
  https://www.bozeman.net/Home/ShowDocument?id=2976
• Zillow
Key Takeaways:
- All detached homes
- Range of color pallets (warm, earth tones, neutrals)
- Mainly Minimalist Traditional, One Contemporary/Modern, One Ranch Style
- 3/6 contain ADU’s - 1/6 bigger than main unit
- Potential for high activity
  - Park
  - Cold the day I visited
  - 3 people (2 walking/working, 1 biking)
NE8 NEIGHBORHOOD

Brian McDonald
NE8 Context Map

South of Centennial Park
North of Main Street

Adjacent Streets:
- N Tracy Ave
- W Cottonwood St
- W Peach St

- 6 Houses in Total
House 1 - 623 N Tracy Ave

- Two stories
- Separate Garage facing W Cottonwood
- Vegetation cutting off a lot view of Front
House 2 - 617 N Tracy Ave

- Two stories
- Front garage and driveway
- Empty backyard
House 3 – 613 N Tracy Ave

- Two Stories
- Tree house in backyard
- Stonework in front yard
House 4 – 611 N Tracy Ave

- Two stories
- No front yard vegetation
- Unable to see backyard, blocked by shrubs
House 5 – 605 N Tracy Ave

- Two stories
- Two sheds in backyard
- Port-a-potty in front yard
House 6 – 601 N Tracy Ave

- Two stories
- Detached garage?
- Chicken coop
Overall, each property feels like its own unique entity and is different in their own way despite being mostly similar in structure.

A lot of trees and obstructed views on the block itself

Alleyway had electrical poles going through it, adding to view obstruction

I didn’t find anyone that wasn’t walking around or doing something with other people, it seemed difficult to find a place to be social on this block.
NW7 Block

N Wilson & Cottonwood

By Lucas Jepsen
Context Map of the Neighborhood
Key Results

• This neighborhood consistently provided an open feel, featured multiple dwellings on almost every property and lacked invasive fencing
• The Wilson facing aspect of the houses typically did not have a driveway or garage
• The alleyway contained parking space (either garage or open space) for the majority of the property owners vehicles
• The neighborhood had an earthy visual appeal, with the exception of a couple modern buildings
Social Aspect of the Neighborhood

- After 30 minutes of collecting data in the neighborhood, I took note of the same woman walking her dog twice
- The weather was cold and there were snow flurries
- Only three cars passed by on N Wilson
References

https://www.google.com/maps/@45.6948339,-111.0864509,2226m/data=!3m1!1e3


Survey123
Neighborhood Character Inventory – NW6
NW6 Neighborhood Zoning

**R-4: Residential high-density district**

- High-density residential development by variety of housing types
- Primarily single and multi-household dwellings
- Allows office use as secondary use

**Adjacent Zones**

- PLI to the North/East
- R-5 to the West
- R-3 to the South
- R-2 to the South/East
NW6 Block Character

Houses
- Minimalist Traditional
  - All one story
  - Neutral, Earth Tones
    - Exception of green house (left)
- One Ranch House (Bottom right)

Siding
- Shrubbery
  - Semi-dense, permeable
- Chain-link
NW6 Block Character cont.

Residents
- Small-family or single-residents
- No ADUs presents in the block
- Between 4pm -5pm on a Monday – little activity

Ornamentation
- Minimal, but present
  - Garden beds both in front and back
- Recreation
  - Bikes
  - Trailers, campers
The picture to the left is of NW5 which is right along N Grand Ave.

There are seven houses on the block.

When I was observing there was very little foot traffic, and also light car traffic as well.

Even though N Peach St was quite busy, there was not too much noise pollution.

There also seemed to be adequate space between the houses except for the two houses closest to N Peach St.
DEMOGRAPHICS AND ZONING

NW5 Zoning District: R-4, Residential High Density District
This means residential housing with a multitude of housing types

NW5
Demographics:
Age: 36.4 yrs
Race: 86.6% White
Median Income: $42,292
Residents Over 65: 16.7%

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Age: 36.4 yrs
Race: 86.6% White
Median Income: $42,292
Residents Over 65: 16.7%
COMMUNITY

- The people of the neighborhood generally had one story, detached, Victorian houses but new developments were two stories.
- There was no obvious new developments but there might be more on the alley side because of the room that the backyards provide, but the Bozeman citizens might not want to give up their space.
- All the houses were made of wood siding and poured concrete, there also weren’t any crazy color.
- Garages and carports weren’t an emphasis on this neighborhood, a lot of cars were parked on the street.
- The backyards in the alley had fences but the fronts of houses didn’t have any barriers except for maybe two.
SOURCES

- Municode Library, library.municode.com/mt/bozeman/codes/code_of_ordinances?nodeId=PTIICOOR_CH38UNDECO_ART3ZODILAUS_DIV38.300ZOMADE_PT2ZODIINPUST_S38.300.100REZODINTPU%5C.


- Brightspace LE Login - Brightspace by D2L, ecat.montana.edu/d2l/le/content/633885/viewContent/5478065/View.
NENA NW 01 ANALYSIS & SUMMARY

COLLEEN MAY
RESULTS

- Mixed Housing Uses
- Fairly Busy and Social
- Mixed Housing Styles
- Very Walkable
- Well-Used Alley
- ADU’s
MIXED HOUSING USES & STYLES

• Even mix of duplexes, triplexes, and single family.

• Eclectic styles including Modern, Minimalist Traditional, and one Modern and Spanish style hybrid.
ALLEYS AND ADU’S

- The Ski Fence
- Gardens
- Two Livable ADU’s
NENA Inventory Presentation

Caleb Battersby
Block Location (NW2)
<table>
<thead>
<tr>
<th>Block Characteristics</th>
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<tbody>
<tr>
<td>Quiet</td>
</tr>
<tr>
<td>Not much traffic</td>
</tr>
<tr>
<td>Variety in housing styles</td>
</tr>
<tr>
<td>Visually interesting</td>
</tr>
<tr>
<td>Walkable</td>
</tr>
<tr>
<td>Well shaded</td>
</tr>
</tbody>
</table>
• Not included: Small house at 719 N Black Ave.
QUESTIONS
NW03 Block Inventory

Adam Creitz
The Block (social)

- Dog walkers
- Children playing
- Runners
- Mother and child walking
- Was approached while surveying
- Overcast day (might have affected results)
The Block (Physical)

- Collected data from seven houses
- Noticed construction on other blocks
- Houses were well kept without any noticeable repairs needed
- Shrubs and wire/wood fences used for privacy
- Big, quiet alley
- Noticed diverse license plates on cars (Nebraska, North Dakota, etc.)
- Most houses were Victorian or Contemporary, diverse in style
- One and two story houses
Pictures

Victorian (view from alley)

Another Victorian (from street)

Contemporary (from alley)
Pictures (cont.)
NW4
LOCATION

BOZEMAN & ASPEN TO
BOZEMAN & COTTONWOOD

LOCATION
QUESTIONS?