



Neighborhood Character in the Northeast Neighborhood of Bozeman

compiled by Professor Susanne Cowan

Student Work by Architecture 452: Research Methods

Spring 2021



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Neighborhood Character in the Northeast Neighborhood of Bozeman

Student Work Compiled by Professor Susanne Cowan

Prepared for the City of Bozeman, Planning Department and the Northeast Neighborhood Association (NENA)

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Introduction

This study examines the changes occurring in the built environment and in the social character of Northeast Neighborhood of Bozeman. This project was initiated at the request of the Northeast Neighborhood Association (NENA) whose members are concerned that growth is negatively impacting the affordability, inclusive social character, and informal social interactions of their neighborhood. Working with the City of Bozeman and NENA this project aims to document the existing character of the neighborhood and the residents' perceptions of the social, economic and architectural changes.

As Bozeman has grown, the Northeast neighborhood, with its unique historic architecture and close proximity to downtown, has seen an increase in home values and land costs. According Census data, the median home value in the southwest quadrant of NENA has increased 47% between 2010 and 2019. Median rents in that area have also increased 21% during that period. This is making homes in the Northeast neighborhood much less affordable.

Tax assessments show that for many homes in the Northeast neighborhood the land is more valuable than the small historic homes built on it. This has led recent home-buyers to demolish or extensively renovate historic homes. The new buildings maximize zoning code allowances, leading to much larger and more expensive homes. These larger homes also have smaller yards. In this project we will question how these demographic and physical changes are impacting the inclusiveness and social connectivity of the Northeast neighborhood.

Data Collection Methods

The work for this project has been conducted by three MSU faculty, Susanne Cowan from Architecture, Sarah Church from Earth Sciences, and Nick Fox Land Resources and Environmental Sciences. The project uses interdisciplinary approaches from urban planning, social science, and geographic information systems to document and map the social and spatial character of the North East Neighborhood. As part of Architecture 452 we used the following methods for documenting neighborhood character:

Neighborhood Inventory: Using ArcGIS Survey 123 we collected data on 342 of the existing homes and yards in the neighborhood. This tool helps us map the physical characteristics of the neighborhood, such as porches and Accessory Dwelling Units. This data was gathered by the students standing in front of the homes using smart phones.

Block Counts: Students collected data on the social use of open spaces including sidewalks, yards, and alleyways. They walked around each block for about 15 to 30 minutes on several occasions, marking the location, activity and age of the people they saw.

Survey: Students also used data from an online survey of 148 residents with multiple choice and open ended questions about social interactions and perceptions of change. This data was collected from November 2020 to March 2021 from volunteers recruited through the NENA listserv, Facebook page, Nextdoor, and through word of mouth.

Interviews: Students also conducted individual interviews with residents to gather more detailed information about their social interactions and perceptions of change.

Data Analysis and Additional Sources

Students formed groups of two to four people and chose a block area to focus on. These areas were spread into three of the four quadrants of NENA. The areas chosen for this project were those that were primarily residential rather than areas with mix-use or commercial buildings. We also focused more on blocks with primarily older homes rather than those with many recently built homes.

In addition the primary source data we gathered from the Inventory, Survey, and Interviews, students also used existing data from the following sources:

U.S. Census data as published by Social Explorer: Students looked at demographic data, such as age and income, percentage of owners and renters, and home value data. This data helped students understand the economic and social changes taking place in the Northeast neighborhood compared to other areas of Bozeman.

Montana Cadastral: Students gathered data on the age and size of homes and the tax assessments of property values. This data helped students analyze changes in the size and value of newer versus older homes.

Sanborn Maps: Students used insurance maps from the early 20th century to identify the historic building patterns on their blocks, and where infill and tear-down construction had taken place.

Disclaimer for Work in Progress

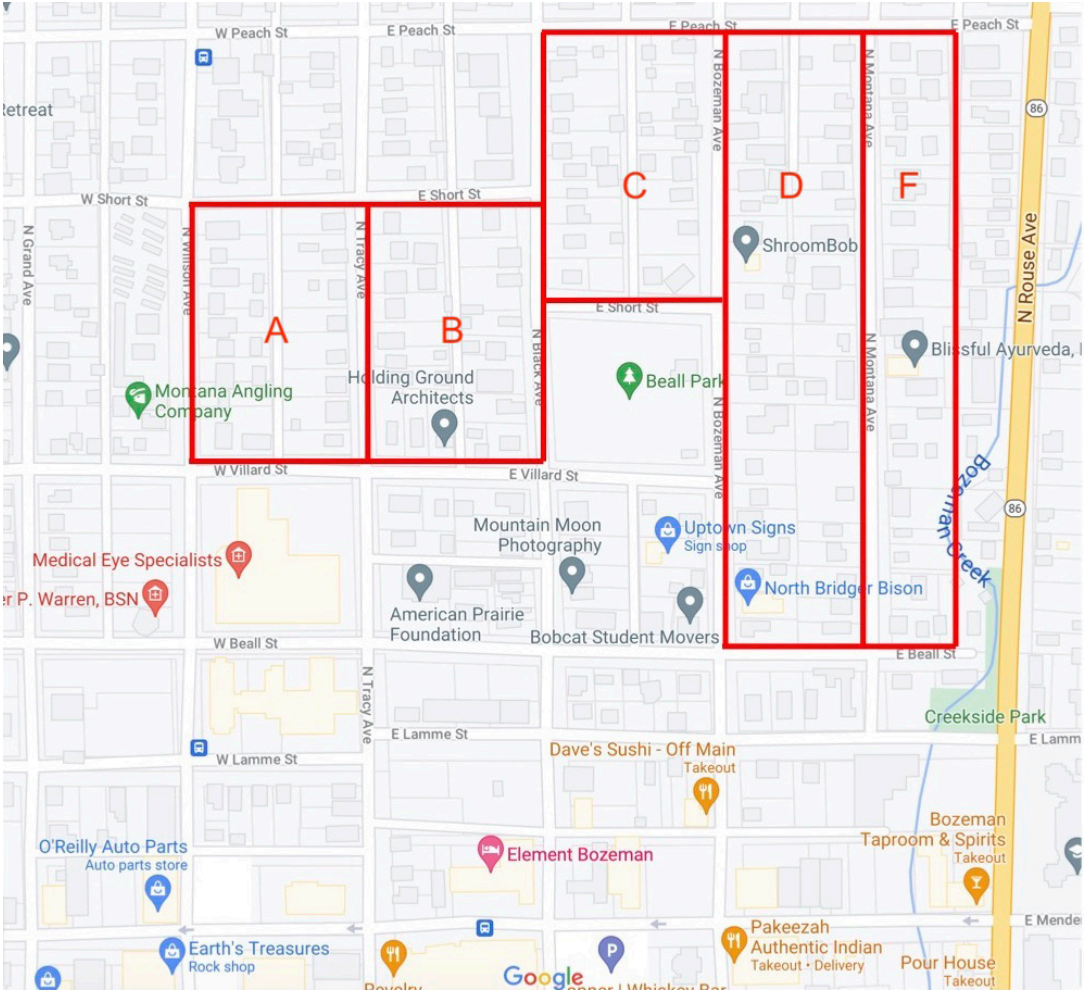
The work in this book is part of a larger two year project, so this book is only an interim report on our progress.

Additional data: Currently the data in this book represents the findings from 14 interviews, 148 surveys, and inventories of 342 homes. This is less than half of the homes in the Northeast neighborhood. MSU faculty will continue to work with future classes and NENA residents over the next year to complete the inventory for the remaining homes. We also plan to include additional interviews and focus groups to gather data from a larger set of the NENA residents. We plan to publish additional reports as our work progresses. We hope to have a complete report by July 2022.

Interpretation: The students have developed their own research questions and arguments for this project. There are many ways this data can be interpreted. The hypotheses the students propose in these projects are their own, and do not represent the views of Montana State University, the MSU faculty, NENA, or the City of Bozeman staff. These arguments and interpretations can be used as a jumping off point to ask more questions. The final report will interpret data using rigorous academic methodologies and will give stronger evidence to support claims about the results.

Accuracy: This is student work completed by undergraduate Seniors in the School of Architecture. Students completed several drafts of this work, and received feedback to increase the accuracy and clarity of their presentation. Nonetheless, their diagrams still may contain minor inaccuracies due to unclear source information, incomplete keys, typos, or misinterpretation of data. This student work has not been edited after completion, and has not been fact checked. Please do not quote this data as a definitive fact in the media or in reports.

Southwest Quadrant of the Northeast Neighborhood of Bozeman



The Southwest Quadrant is North of Mendenhall and South of Peach, East of Grand and West of Rouse.

This class focused on the areas North of Beall and East of Wilson.

Southwest Quadrant of the Northeast Neighborhood of Bozeman

Group A:	“Development in the NE Neighborhood” Diego Ruiz Diaz, Gabriel Christiansen, and Nikolas Malick	10
Group B:	“Engagement and Perspective on the Community” Leah Davis, Garrett Summerlin, Brendan Latimer	19
Group C:	“NENA Neighborhood Analysis” Samantha Gilk, Sydney McCord, Alyssa Salazar	25
Group D:	“How do the residents of the Northeast Neighborhood perceive character?” Kaija Hudacek, Krista Hunton, Chris Kearns, and Rachel Macklin	39
Group F:	“Capital Changes in the Northeast Neighborhood” Grace Brooks, Caithlyn Ekberg, and Shannon Payne	49

Development in the NE Neighborhood

DIEGO RUIZ DIAZ, GABRIEL
CHRISTENSEN, & NIKOLAS
MALICK



NE Area Map

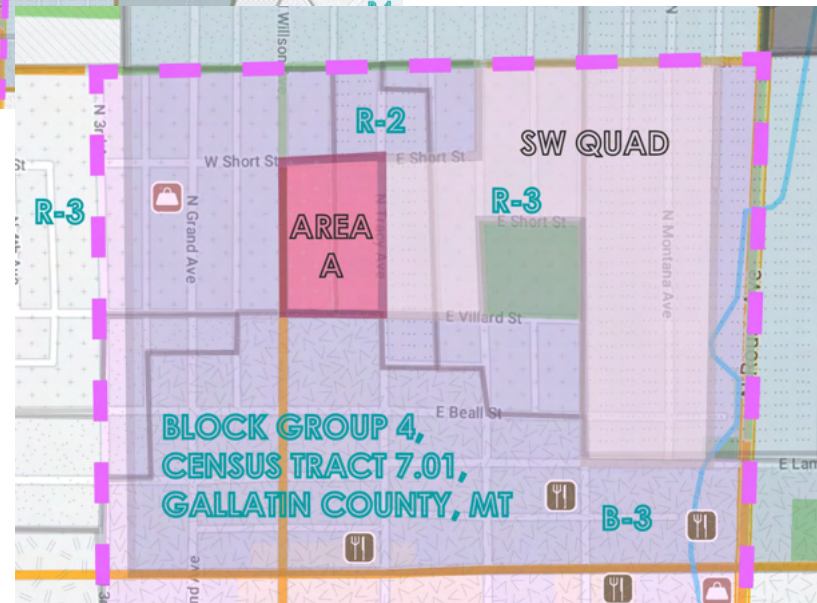
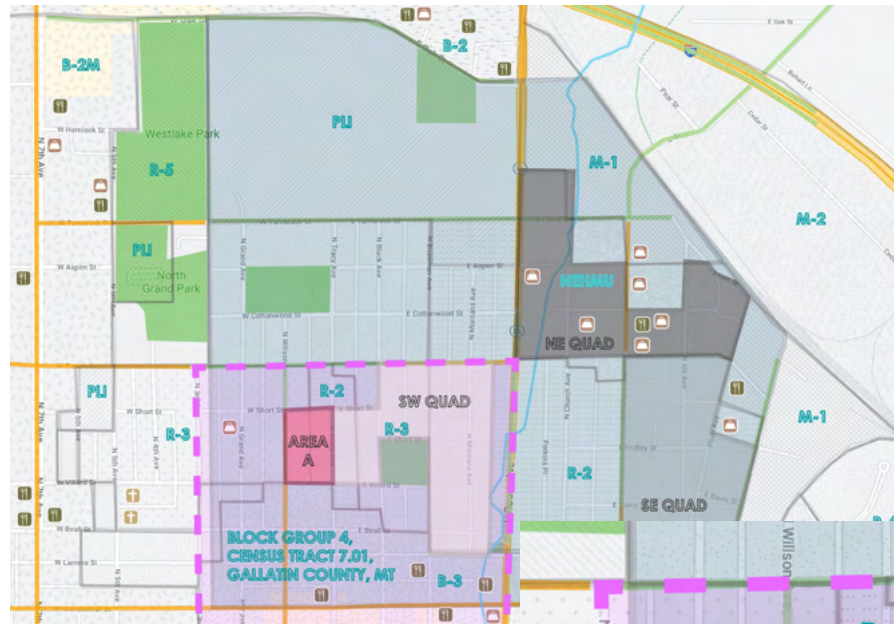
- Area A is bisected by two zone classifications (R-2, R-3)
- Multiple parks near Area A
- Closest area to downtown

R-2: Residential Moderate Density

"The intent of the R-2 residential moderate density district is to provide for one- and two-household residential development at urban densities within the city in areas that present few or no development constraints"

R-3: Residential Medium Density

"The intent of the R-3 residential medium density district is to provide for the development of one- to five-household residential structures near service facilities within the city"



Contextual Research

Gary Pivo – “How Do You Define Community Character?” (1992)

- Proposes a model for understanding community character based on previously accepted models for impact analyses
- Synthesizes multiple layers of information to define community character through physical characteristics and public opinion

NE Neighborhood RUDAT study (2017)

- NE neighborhood wants to “maintain its unique character, evidence of its history, and sustain its vitality and LIVABILITY”
- Residents want it to remain a “place for everyone”



Image source: Regional Urban Design Team (RUDAT), <https://www.bozemanrudat.com/>





In what ways has development in the NE neighborhood directly affected current residents and how can the city intervene?

Interview Results

- Our interview yielded many insights into how some residents feel about the changes occurring in the neighborhood
- Our resident was primarily concerned with:
 - Dwindling open space
 - Higher traffic levels
 - Public safety
 - Noise and community

When you moved here, what appealed to you about the NE neighborhood? Why did you choose to live in this neighborhood?

“It was the undeveloped part of town, so there was a lot of open space”

“A lot of walking areas not a lot of traffic, not a lot of people”

How would you now describe the NE neighborhood?

“Over utilized, high traffic”

“Used to be that the NE side was the slower side of Bozeman”

“Now the open spaces are being developed”

“Increasing our traffic and our noise”

Area A Map/Physical Inventory

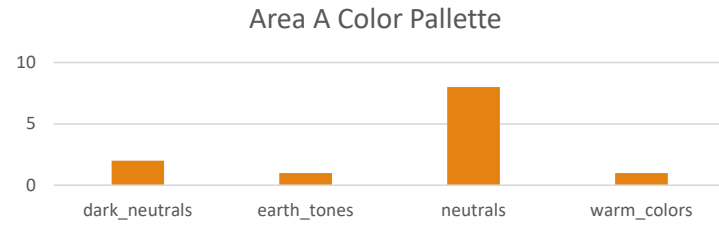
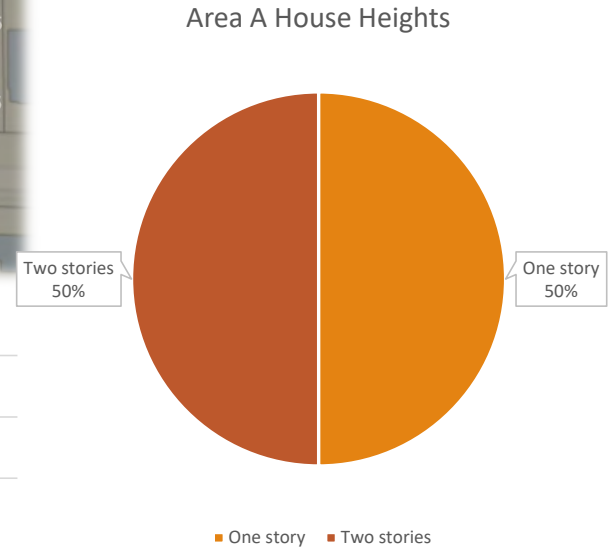
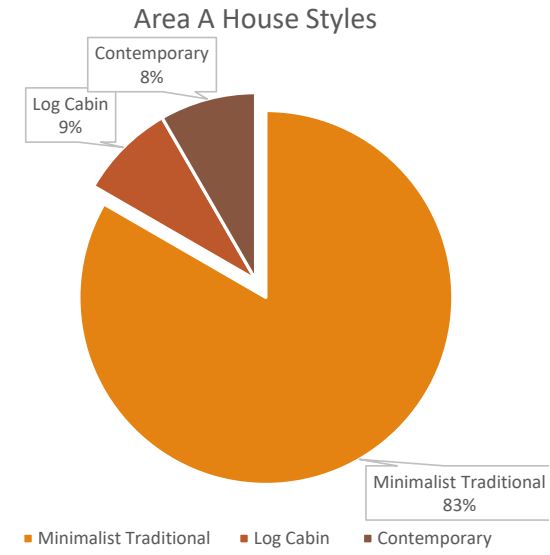
- The area is comprised of 17 lots with residential units and apartment buildings
- 3/17 residences are for renters while the rest are permanent residents
- Each side of the block has consistent character

R-2: Residential Moderate Density

- Max lot coverage: 40%
- Setbacks: yes

R-3: Residential Medium Density

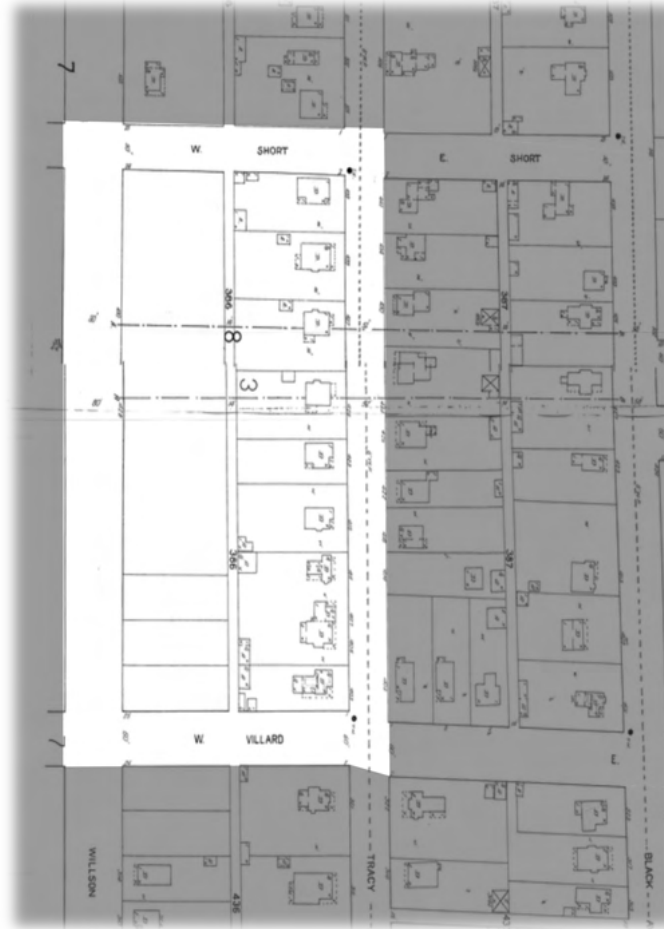
- Max lot coverage: 40%
- Setbacks: yes



Area A Over Time

- Due to the code requirements of R-2/R-3 the pattern of development is consistent with the NE neighborhood values on our block
- However, just across Willson the new development directly contrasts our block with one large townhome complex that nearly takes up the entire lot.

1927 Sandborn Map





Present Day Map

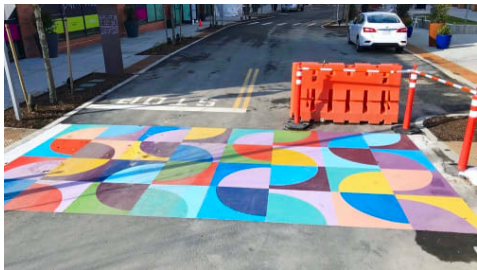




**SLOW
DOWN** 

Drive like you live here

seattle.gov/visionzero  



Traffic Mitigation Suggestions

- Roundabouts, Crosswalk Painting, and Signage
- These suggestions range in scope and scale as options for the city to select or for individual blocks/residents to pursue
- Each option has potential to bring neighbors together and add to the “funky” nature of the neighborhood

Conclusion

While our assigned block is architecturally stable in terms of character, the development adjacent to our block is evidence of a change in neighborhood character that is observable across Bozeman.

There is no consensus in the neighborhood regarding the specific changes to character. However, residents are upset by the effects of development on their day to day. This primarily manifests as increases in traffic speeds and volume. Since development is nearly unstoppable for a town growing in popularity like Bozeman, it is our suggestion that NENA and the city look to make it as smooth a transition as possible by addressing these effects of development.



Engagement and Perspective on the Community

Leah Davis, Garrett Summerlin,
Brendan Latimer



Our Location



Our group is located within Census Block Group 4 between the streets N Tracy Ave, N Black Ave, West Villard Street, and West Short Street.

How does neighborhood involvement and living conditions affect the interaction and satisfaction of the people?

Community Member Interview

Kathy France, a long-term member of the North-East neighborhood, felt the area contains a strong, interactive community that is dwindling with development

- New housing types
- Influx of outlanders
- Lack of parking development
- Allowing for developers to buy out of code requirements
- Too much development from non-locals

"It needs to be a work in progress, as opposed to "let's see what the city will let them get away with"."

"I don't think we're unique in the fact that we have such a great neighborhood. But I, I don't know that there's a lot of places other than the south side where people have stayed so long in that neighborhood."



Housing Typology

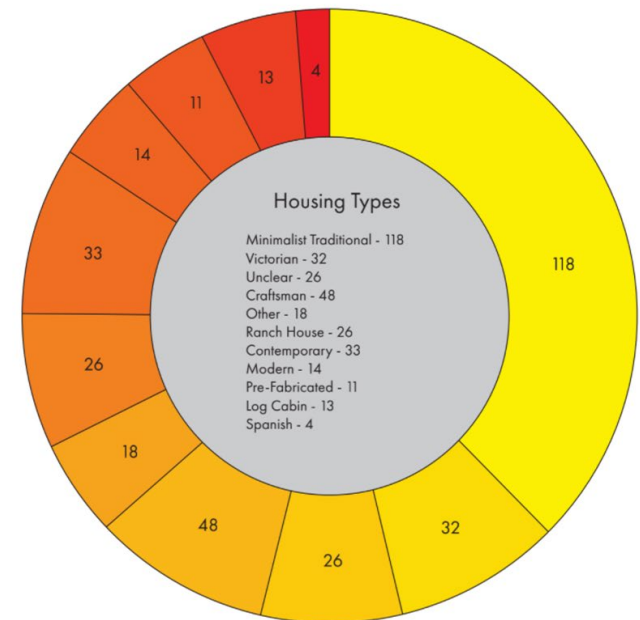
New housing types are growing and clashing with existing

- Styles such as contemporary, modern, and spanish do not blend with the existing styles and stand out in the neighborhood
- Homes with long term residence are long-lasting and well maintained
- New residence are ignoring the community and creating opposing home types

Housing types in this area are a strong testament to the age of the neighborhood and income level at the time of construction.

Housing Types of the NorthEast Neighborhood

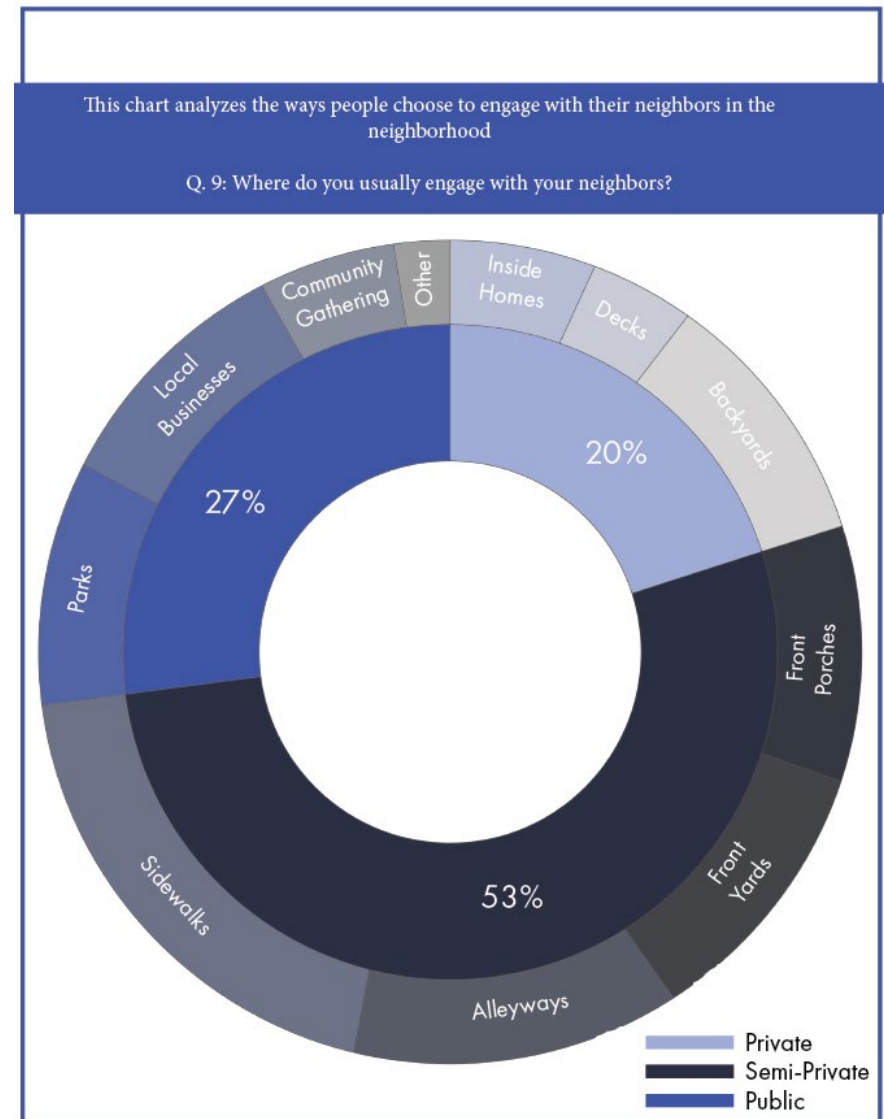
This infographic is showing the variety of housing types across the NorthEast neighborhood. It is evident that there are mostly minimalist traditional homes while the least common is spanish style.



Places of Engagement

Where residents choose to engage with their neighbors helps give an understanding of influential areas for the community

- Zones where people can interact simply by encounter rather than planned meetings are desirable
- Private zones where people would need to coordinate meeting are least utilized
- Engagement can be found in spaces designed for the community's benefit



NENA Neighborhood Analysis

Group C: Samantha Gilk, Sydney McCord, Alyssa Salazar



Our block is bordered on the North and South by Peach Street and Short Street and bordered on the East and West by Bozeman Avenue and Black Avenue.

Bozeman City GIS

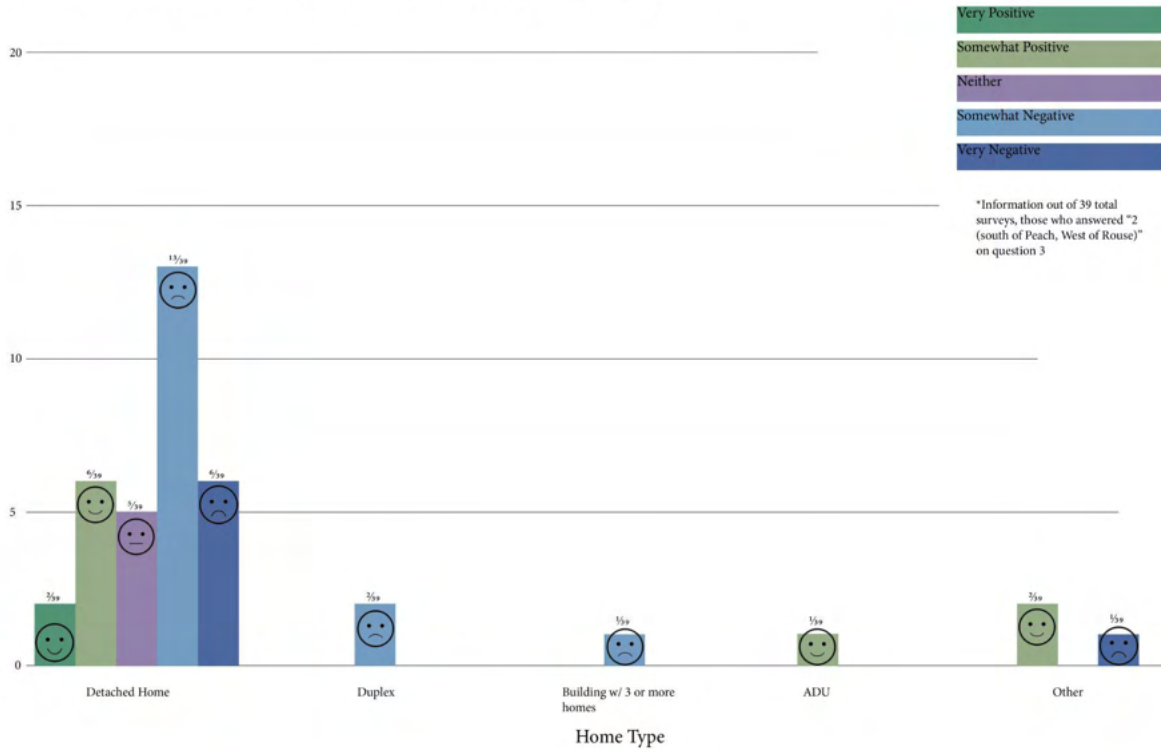
Intro + Context

As we were compiling different data from the housing inventories and survey responses we kept coming back to one thing and this was made especially clear during our interview; **a neighborhood is defined by the people who live there.**

In this presentation we began to look at how this is evident in our block area of the southwest quadrant of Bozeman and why it is important.

Argument Formation

Is there a correlation between house type and feelings towards changes happening in the area?



Home Type and Feelings

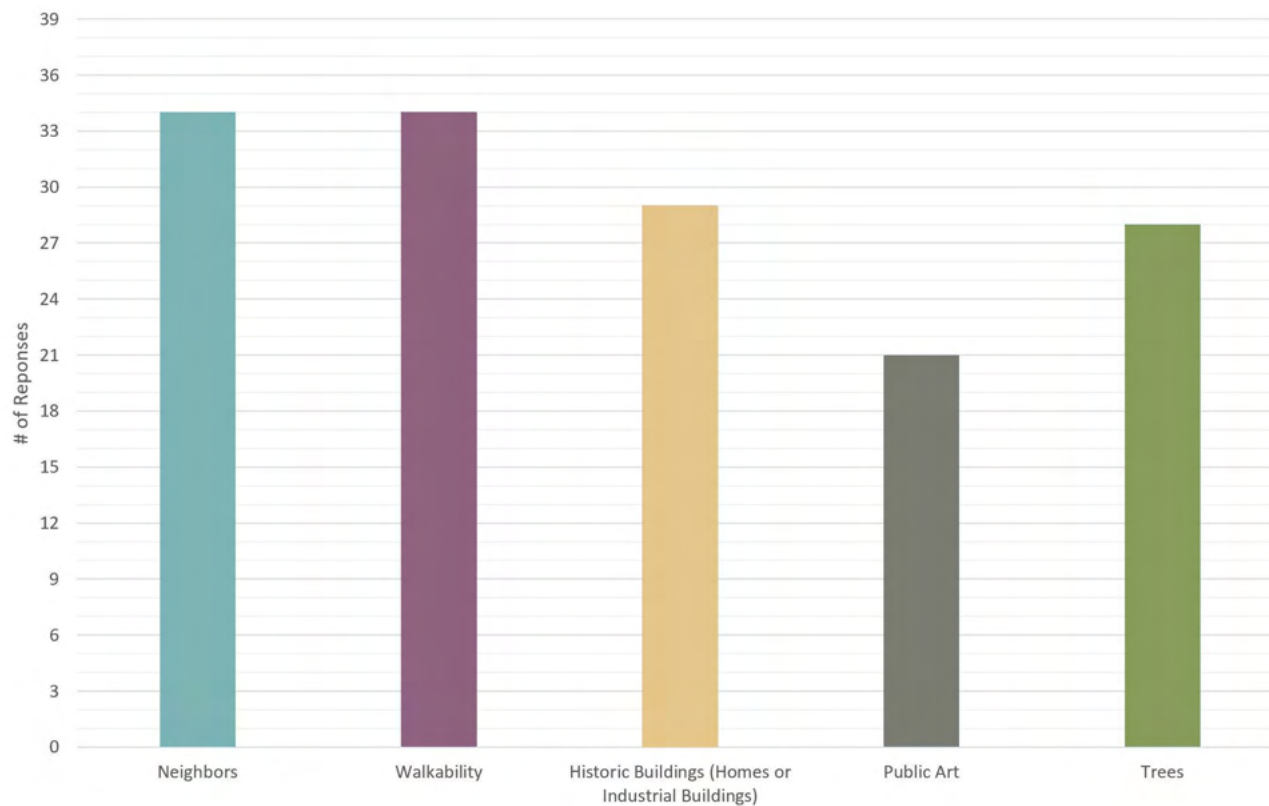
This is interesting is because there really seems to be a sense of community in the Northeast area of Bozeman, and that seems to be of higher importance to those in detached homes. After conducting our interview and getting the opinion of those who live in the area and in a detached home, it was clear to see that the biggest thing people were afraid of was losing the sense of community and neighborliness. After talking to our interviewees, it was clear that having a detached home came with growing a garden, using the yards often, and sitting on the front porch - which in turn meant engaging with your neighbors and passersby. Those who have experienced this sense of community are more likely to not want that to change.

Data from survey submitted by residents

How do you imagine the Northeast neighborhood in 10 years?

“... because of the zoning, we are protected unless there's a city commissioner or something that makes an effort to change the zoning of at risk neighborhoods... If they do that **the whole sense of community and neighborhoodness and that sort of thing will be gone**. It's just the truth of it. It'll just be gone. If the zoning does protect us and they do pay attention to the work you guys are doing and the reports you give, and if they pay attention to NENA and neighborhood associations that are desperately trying to protect neighborhoods and the community that we're talking about... maybe we'll get lucky and maybe the tall buildings will stop out here and maybe it'll just be on the margins of these established neighborhoods.”

Feelings on change



This is just a sampling of the possible answers that survey takers had to choose from. These answers begin to show what attributes are most important to NENA residents. Out of 39 people located in group 2 (SW quadrant), 87% of respondents marked Neighbors and Walkability. While only just over half the respondents (53%) marked Public Art.

What do you like most about your neighborhood?

Data from survey submitted by residents

Is there anything you think NENA should be focused on for the next couple years as a community initiative?

So when we get together, yes, protect the neighborhood character, protect the parking, protect against the incursion of big development that destroys **the sense of community** that we have and we've enjoyed all these years.

Attributes to keep



Dates and Times
 Thursday, 3/25, 4:30pm
 Saturday, 3/27, 9:30am
 10:30am
 7:30pm
 Sunday, 3/28, 8:00am
 Tuesday, 3/30, 12:15pm
 Wednesday, 3/31, 4:00pm

- Stationary activity
- Walking
- - - Biking
- Adult
- Child
- Car driving
- Working in yard
- △ Child being carried

We identified Beal Park as a node within the SW quadrant that provided people with a space to meet which is illustrated in our block count as a majority of the pedestrian traffic was moving to and/or from the park.

Block Activity

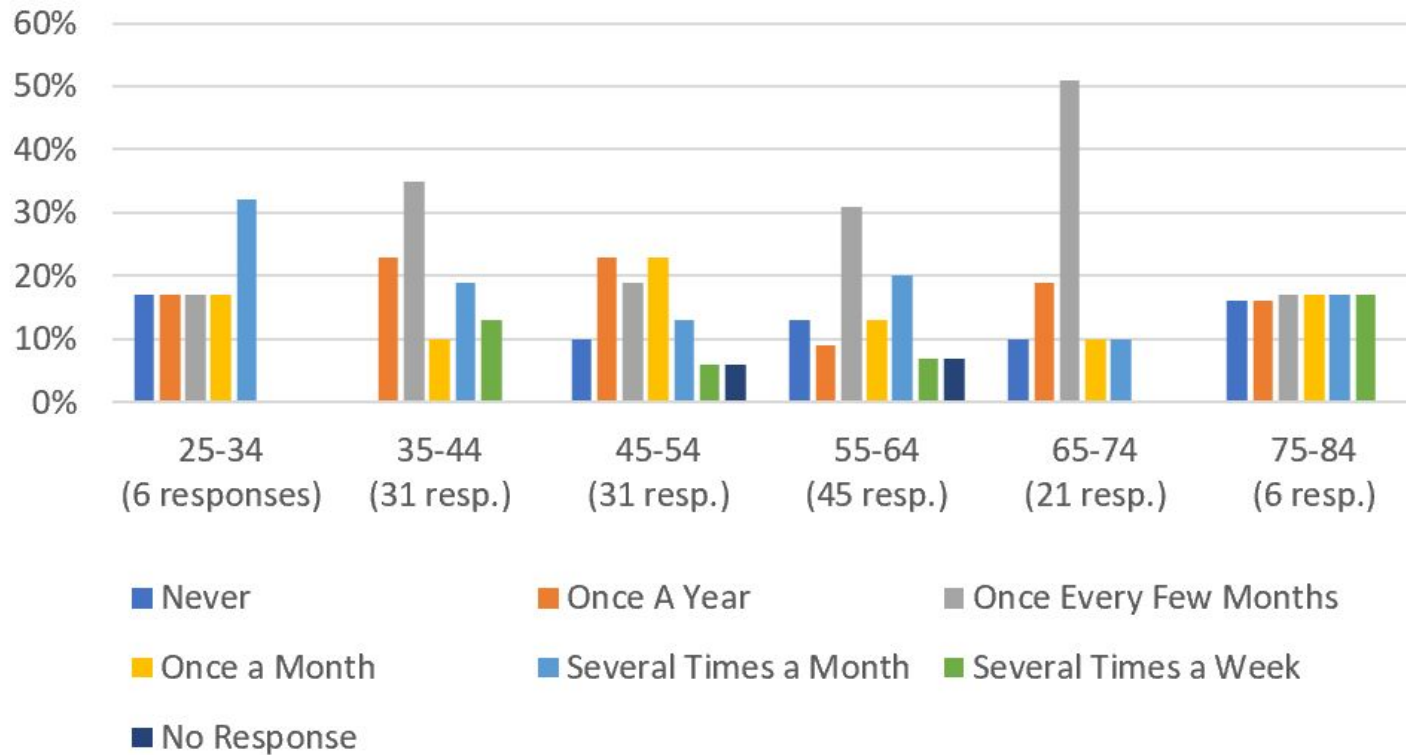
Data collected by students

Are there open spaces in the neighborhood that people gather or something like you would say is a landmark? Or like a specific community area everybody knows about?

“The kids around here, my grandchildren, the boys go just right down here to Beall Park to play basketball. It’s just right across the way, it’s right over here. A lot of the young adults used to go down there to play basketball, and probably still do. I haven’t seen them in a while since I don’t have any hops left. For years I used to go over there in my 60’s and my early 70’s and shoot baskets. A lot of the young guys would come out and shoot baskets. There’s a lot of neighborhood people that spend time in that park over there with their little kids. They’ve got play things and that sort of thing. Frisbee and all that. That’s kind of a cool, common place because it’s so centrally located and is so handy.”

Neighborhood Nodes

How often do you get together with your neighbors?



In a comparison of age and neighbor interactions, each age group varies in how often they meet with neighbors. The most common response is once every few months. The age group with the highest percentage that never meet with their neighbors are the 25-34 age bracket and 75-84.

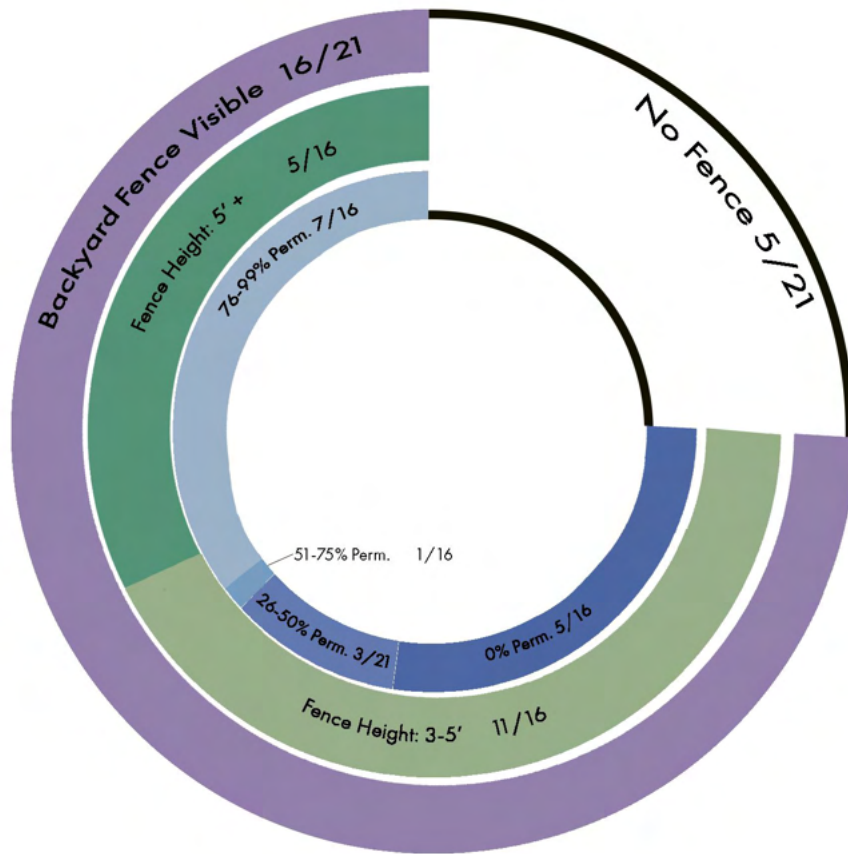
Age and Neighbor Interactions

How would you describe the people in the Northeast neighborhood?

“Friends”

“First of all, **multi-generational**. We have a good friend on the corner who is 92 years old. We have a couple that lives two houses down, and they have a baby who is two years old. So from 2 to 92, and everything in between.”

Neighbor Age Relationships



A breakdown of the fences in Block C in terms of having a fence, fence heights, and permeability.

76% of houses have a backyard fence.

Of those 76%, 68% have a 3-5' fence; while 32% have a fence height of 5' or higher.

Permeability ranges with the majority of fences being 76-99% permeable.

Hypothesis:
Does fence height and permeability relate to neighbor interactions?

Block C Fence Inventory

Does your fence/hedge in the backyard hinder your neighbor interactions across the alley?

“Oh no, no. They’ve figured out how to unlock my gate. Even though they’re almost too short [Neighbor name] can pull himself up, reach over, and come in the backyard when I’m working back there. **Yeah so we interact quite a lot.**”

Relationship of fences and neighbor interactions

The biggest thing we gathered from our research, investigating, and interviewing is that **NENA wouldn't be NENA if it weren't for the tight knit communities of homeowners determined to maintain the special characteristics of the northeast region of Bozeman.**

Our advice to those who aren't sure of the purpose of the North East Neighborhood Association is to take a walk in the area. Start a conversation with the neighborhood locals and learn their story. That's all it will take to drive passion to keep the area as it is:

fun friendly livable peaceful neighborly unique
eclectic comfortable home

Conclusion

How do the residents of the Northeast Neighborhood perceive character?

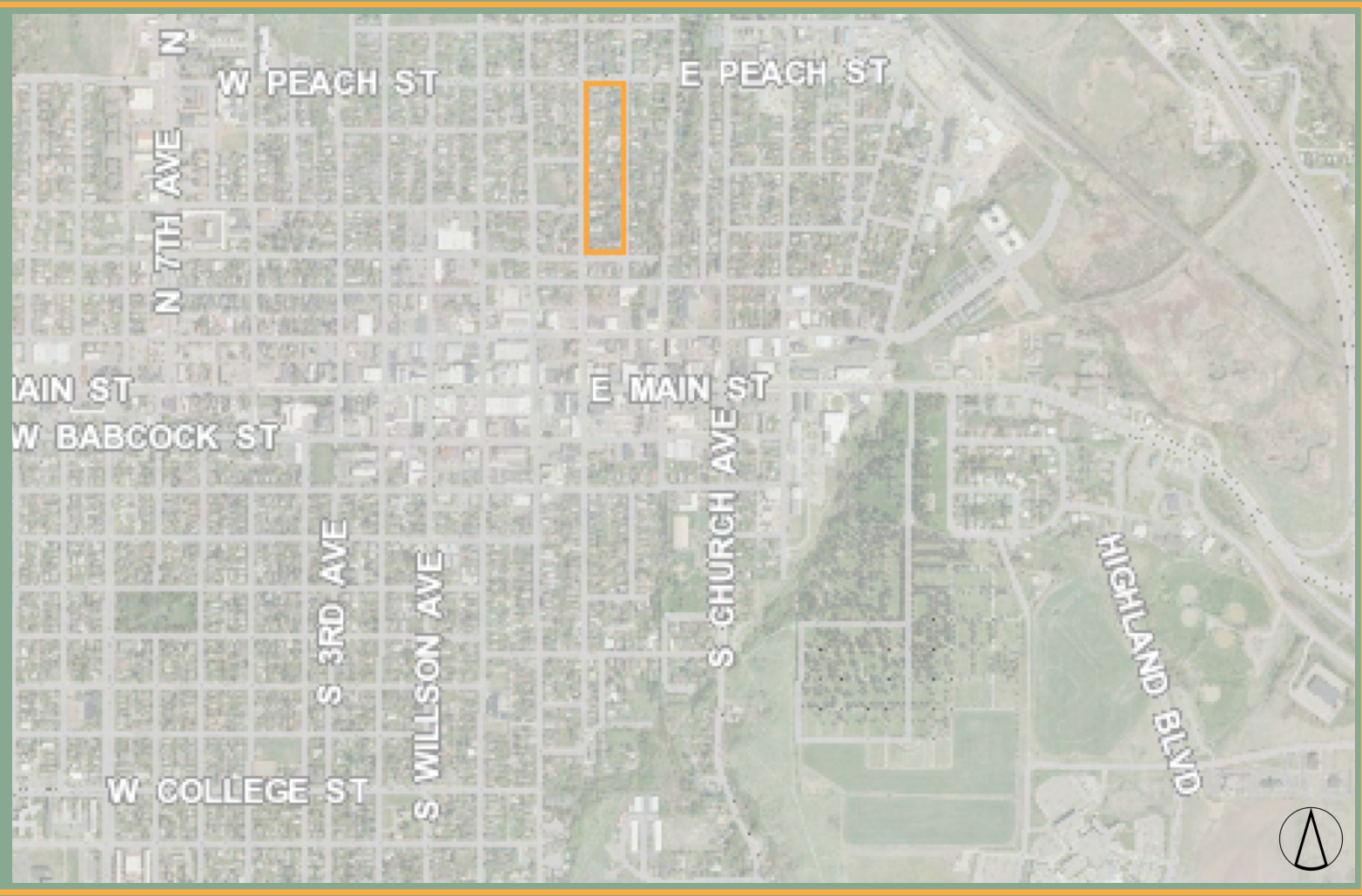
NENA SW Quadrant Group D

Kaija Hudacek, Krista Hunton, Chris Kearns, & Rachel Macklin

Architecture 452: Research Methods
Professor Susanne Cowan
Montana State University
Spring 2021

Group D in
the SW
Quadrant
of NENA

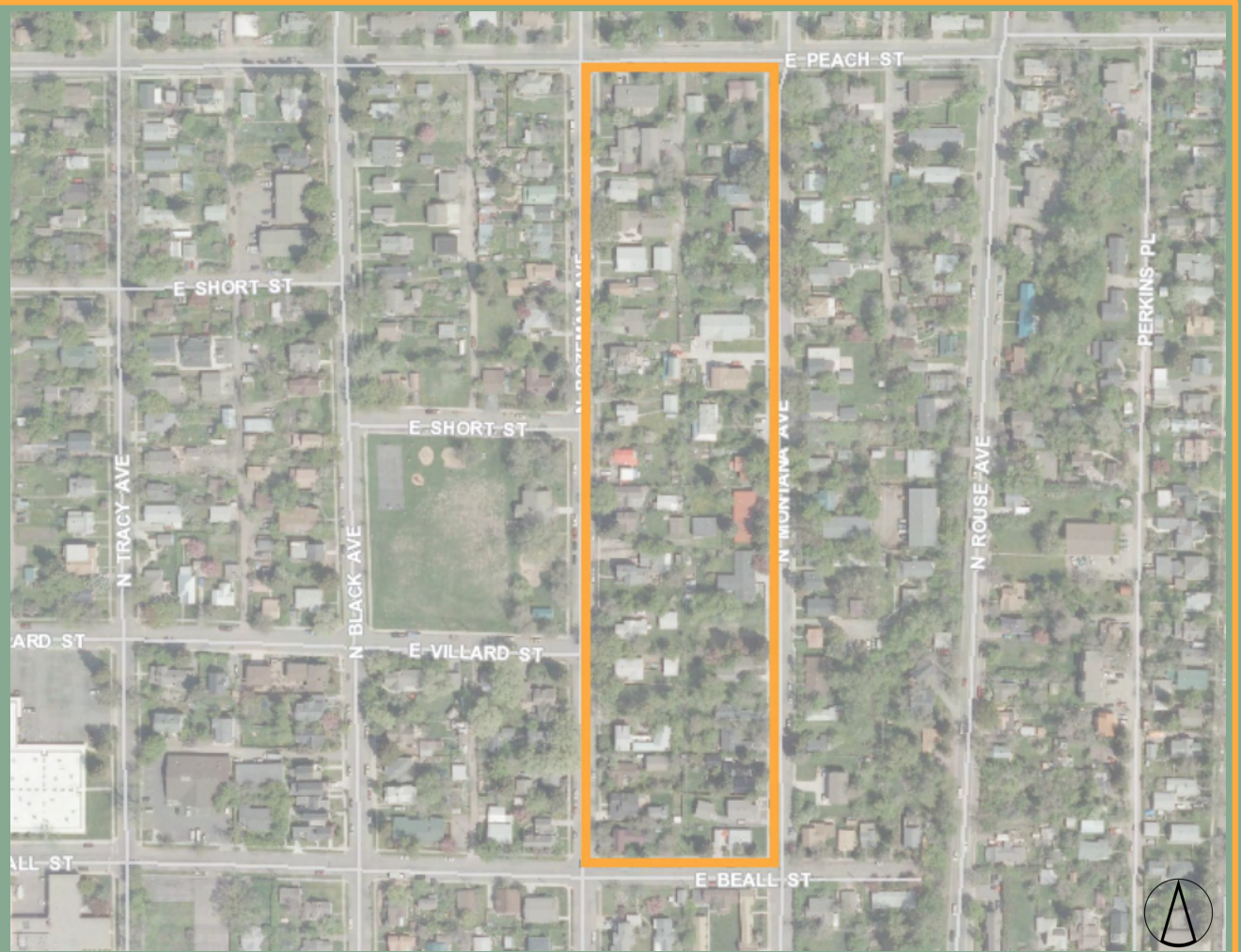
City of Bozeman
Context Map



Group D in the SW Quadrant of NENA

E/W Bozeman Ave. and
Montana Ave.

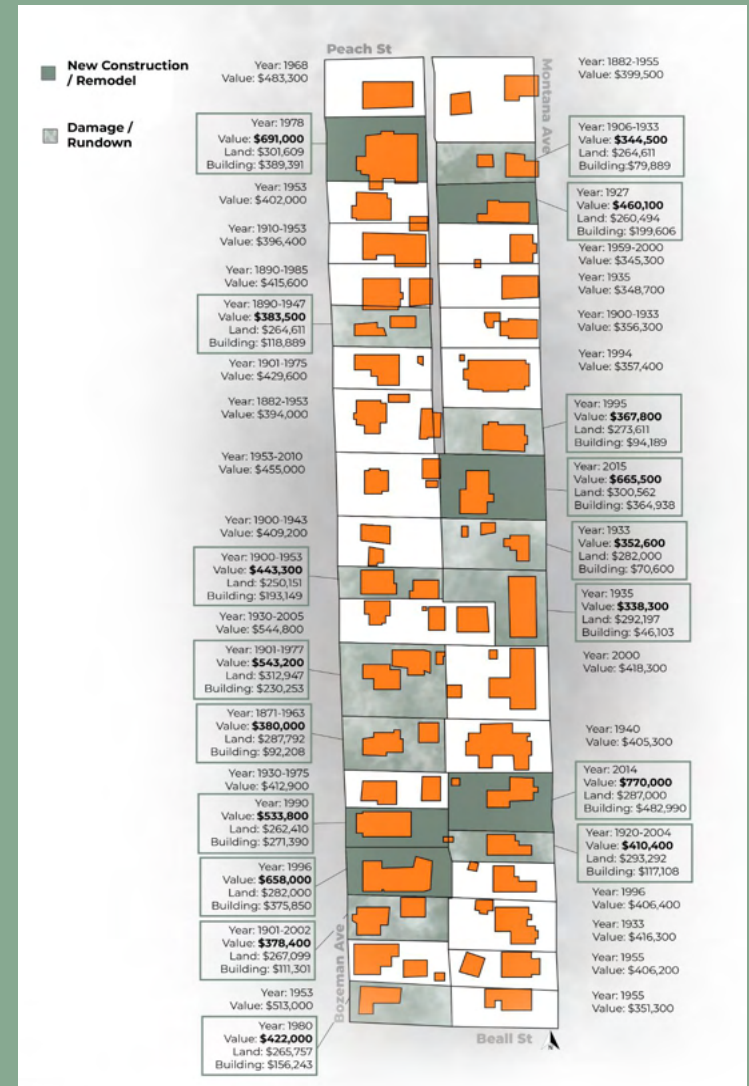
N/S East Peach St. and East
Beall St.



Block D: House Value and Maintenance

- Solid green represents houses that have new construction or visible signs of continual upkeep.
- Light green indicates houses that are run down and do not have noticeable signs of upkeep.
- There is a direct correlation to value and maintenance of properties. When houses are maintained, community character is maintained.

Source: <http://svc.mt.gov/msl/mtcadastral/>



Block D: Houses with a porch

- Green lots have a porch large enough for seating. (Most of these houses had patio furniture)
- Noted from interviewee 2: NENA neighbors have many bbq's, coffee, and dinners outside on patios.
- Friendly physical characteristic of NENA.
- Houses that have porches facilitate both neighborhood physical characteristic as well as social integration of the NENA community.



Interviewee 1

“There is **no one in a majority of the houses full time**, NENA will **continue to lose character** with an increase of building that will remain unoccupied most of the year.”

“Walking home at night, I see **black holes** in the neighborhood (empty standing houses).”

“Bozeman overall is **developer driven** which we can understand, but with **no one occupying the buildings** or houses it is really not good. **Pushing against** the empty standing buildings, that is worthwhile”

Gathered from Interviewee 1
Social interaction and the mere presence of neighbors is the definition of character



Interviewee 2

“It's a little **eclectic.**”

“I'd say it's somewhat of a **mini-metropolitan**”

“I can **walk** and get coffee. There are great **restaurants.**”

“Yeah, so we barbecue up there. We have a barbecue and a hot tub. But I also have a pretty **good front porch** that we'll sit out on and read and drink coffee or you know, read the paper during coffee in the morning.”

Gathered from Interviewee 2 -

The idea of proximity, walkability and access are positive factors for interviewee 2, could lead to ideals of character to be embedded in walkability and proximity. This shows that growth and gentrification are not viewed as an issue or even recognized.



Perception of NENA and Trajectory of Interviewees

Interviewee 1

- Not associated with NENA
- Thinks neighborhood will remain quiet and welcoming
- Immediate street that is occupied will not be affected by gentrification/growth
- Views large dark houses as 'black holes' of NENA, not occupying people diminishes character of neighborhood
- Inevitable that NENA will continue to grow due to demand for housing in Bozeman

Interviewee 2

- Wants the neighborhood to remain 'eclectic'
- Wants the height restriction to remain in place
- Has knowledge of growth, believes there should be better parking, biking and walking areas to accommodate for growth.
- Construction is loud
- Amenities will expand creating a mini metropolitan area
- Enjoys walkability and amenities
- Wants affordable housing

Similarities in the perception of social character

Interviewee 1

Interviewee 2

- *Character is defined by interaction with neighbors not the physical appearance of the homes themselves*
- Traditional style homes
- Would like to see permanent residents rather than part time residents

- Trendy
- Walkability
- Access to Public Parks
- Family Oriented
- Proximity to Downtown
- BBQ, yard games, friendly neighbors

- *Character is defined by eclectic nature of the homes themselves*
- Higher density style homes (while maintaining height restrictions)
- Community garden for neighborhood

Differences

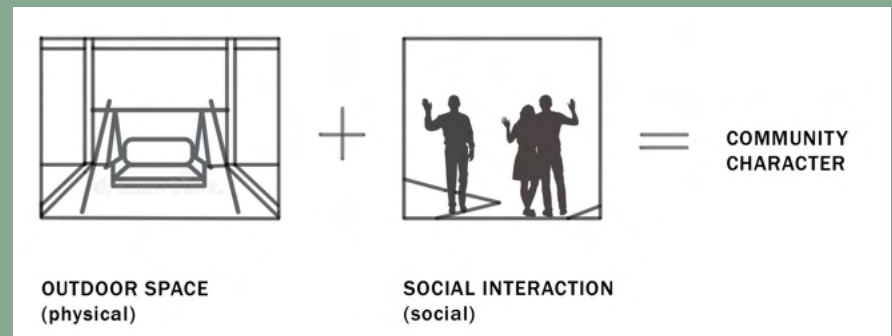
Similarities

Differences

Conclusion

The North East Neighborhood is not only defined by the houses and physical characteristics of the area, but also the social integration of the community. While it is clear that there is a direct relationship between value and maintenance, specific aspects of a home foster community relationships, such as porches and other outdoor spaces. Porches are visible gathering spaces where neighbors can foster relationships and uphold a neighborly presence. The North East Neighborhood is an area that draws both local and out-of-state families to its proximity to downtown, schools, and culture. After analysing the interviews, the members of the North East Neighborhood value the social community aspect of the area in tandem to the historic characteristics. There is no doubt that North East Neighborhood is growing and changing, but what members value is the essence of the neighborhoods and it's social connections.

NENA can use these conclusions by taking into account the presence of social interaction (character). How can NENA foster human interaction and neighborly presence? Can social interaction and human relationships overpower the inevitable actions of gentrification and urban growth?

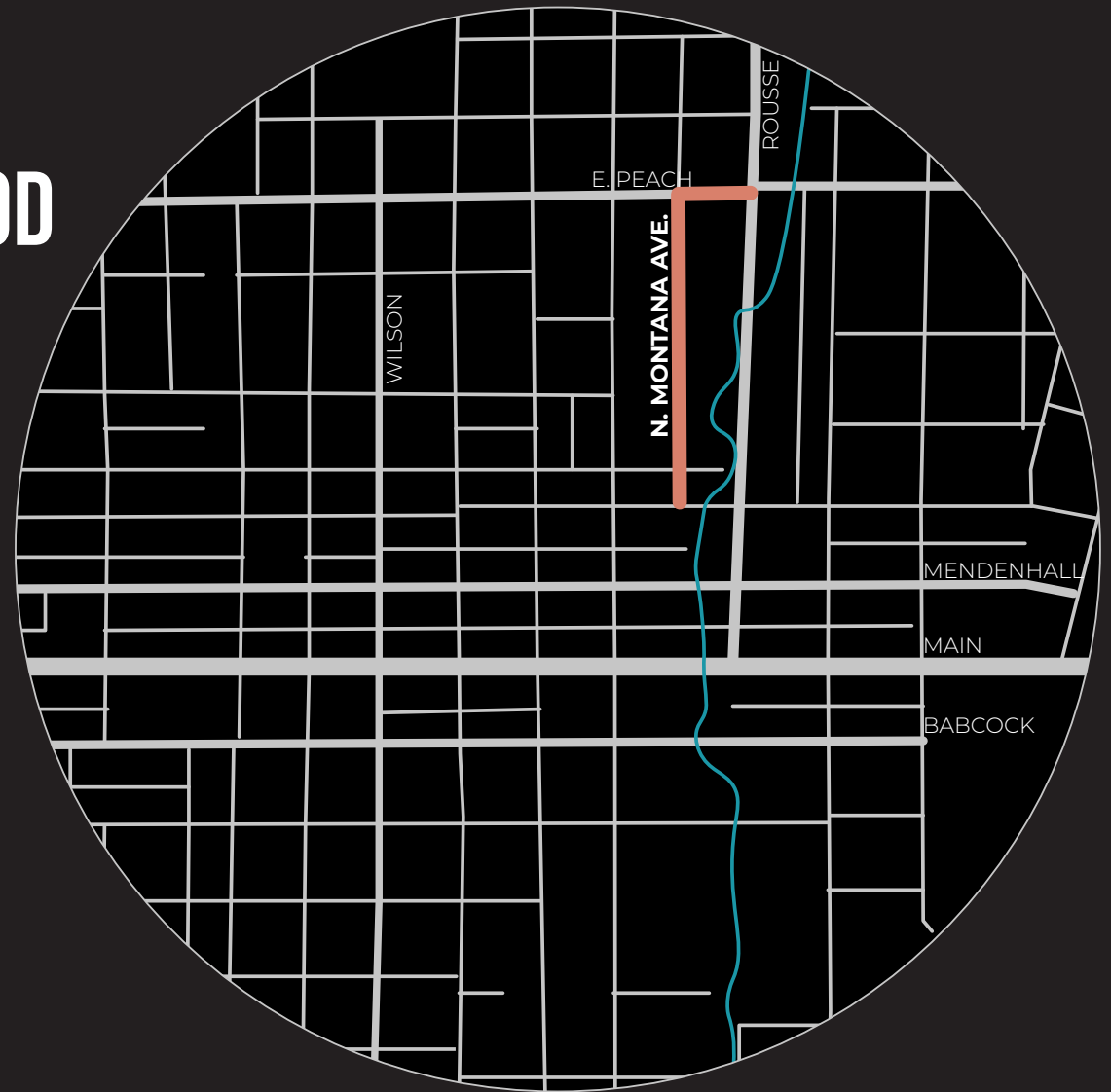


CAPITAL CHANGES IN THE NORTHEAST NEIGHBORHOOD

HOW HAS THE INFLUX OF WEALTH
IMPACTED THE CHARACTER OF THE
NORTHEAST NEIGHBORHOOD?

GROUP F
SOUTH WEST QUADRANT

GRACE BROOKS
CAITLYN EKBERG
SHANNON PAYNE



MAPS

HISTORIC FOOTPRINTS
(lots & buildings)

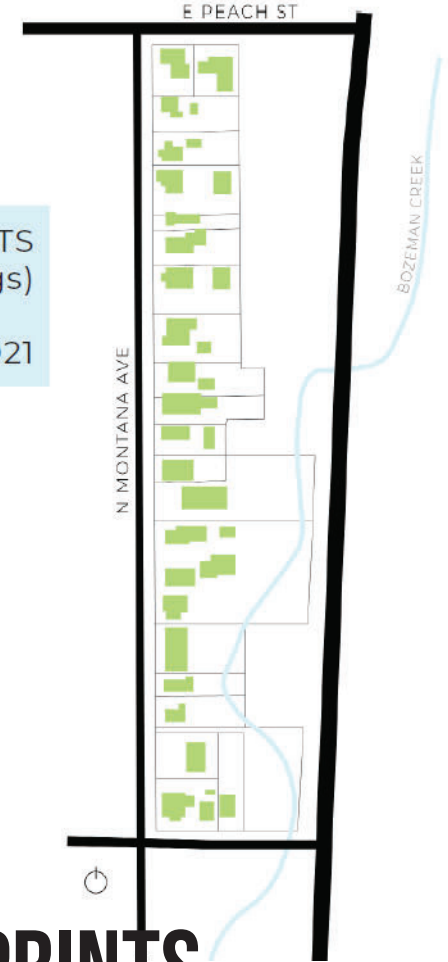
Sanborn Maps - 1927

Larger lots and building sizes are larger investments with more value. The increase in lot sizes and growing or additional building footprints from the last one hundred years demonstrates an influx of wealth and residents to this area of NENA.



CURRENT FOOTPRINTS
(lots & buildings)

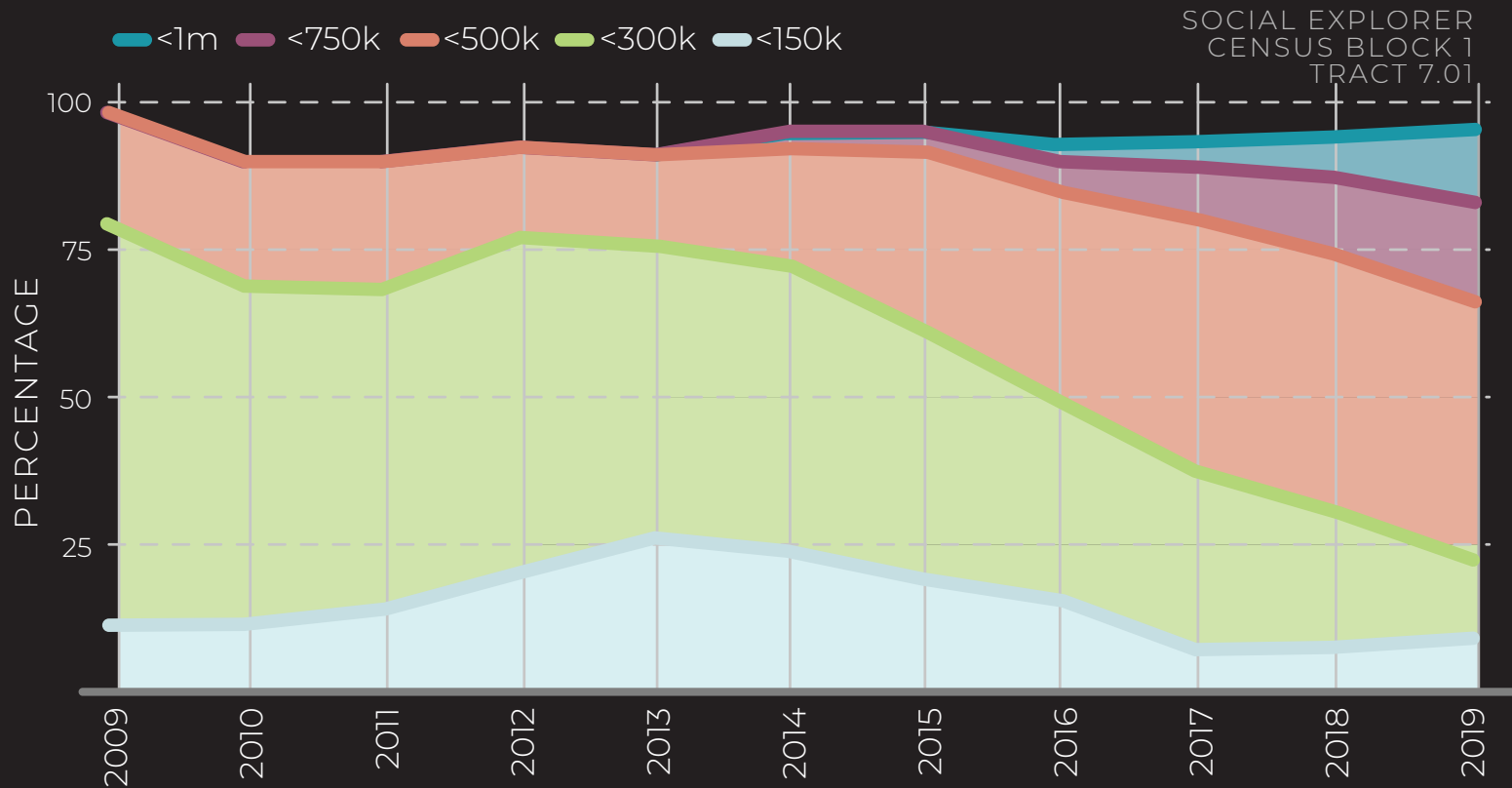
ArcGIS - 2021



HISTORIC FOOTPRINTS

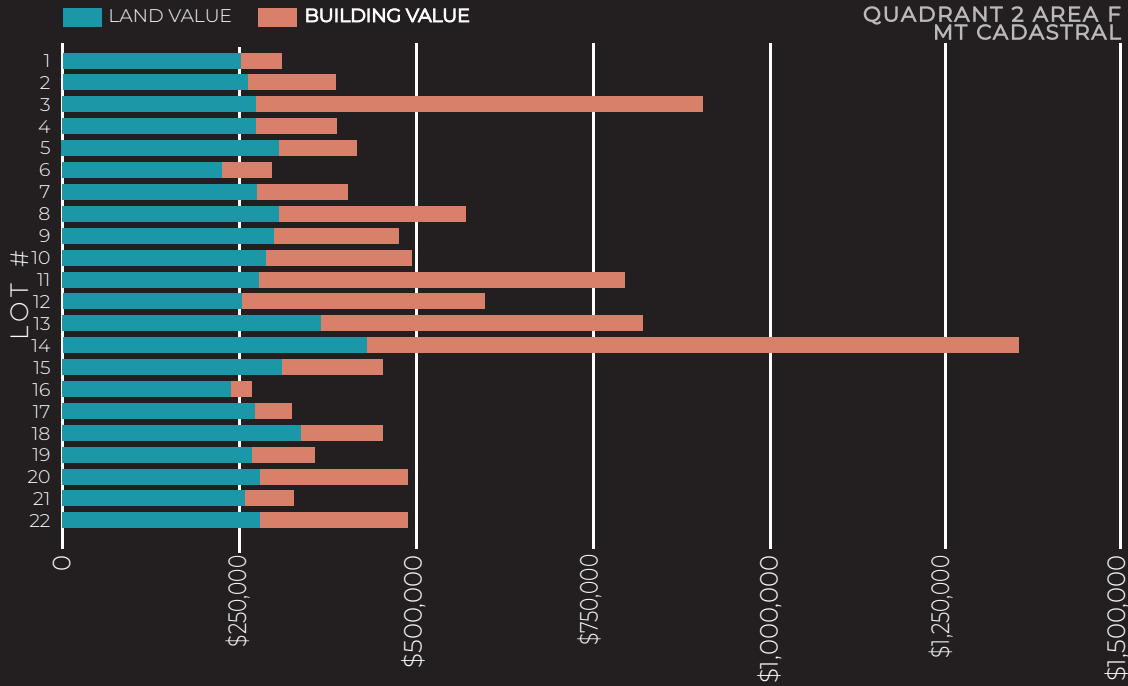
CURRENT FOOTPRINTS

HOUSE VALUE OVER TIME - OVERALL



The value of homes in the greater NENA neighborhood have significantly increased since 2013.

PROPERTY VALUES ON THE BLOCK



When looking at the properties on N. Montana Ave., land value is relatively steady across the block, while the trend of increasing building value with new construction is apparent.

APPEARANCE OF NEW CONSTRUCTION OR TEAR DOWNS

NENA Survey Report
03.29.2021



“WHAT IS YOUR PERCEPTION OF CHANGE WITHIN THE NORTHEAST NEIGHBORHOOD?”



10% **VERY
NEGATIVE**



37% **SOMEWHAT
NEGATIVE**



12% **NEUTRAL**



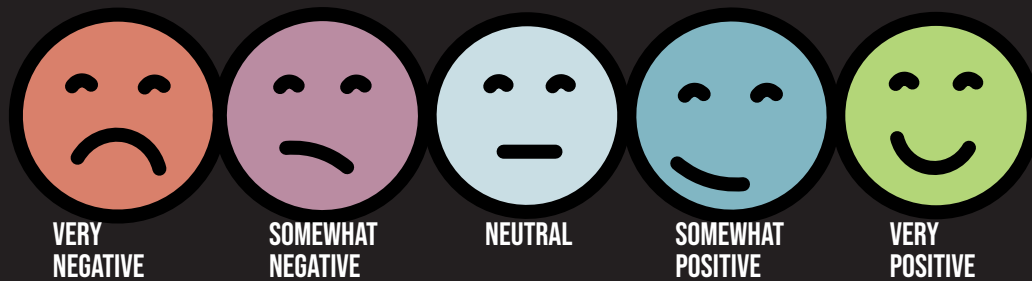
36% **SOMEWHAT
POSITIVE**



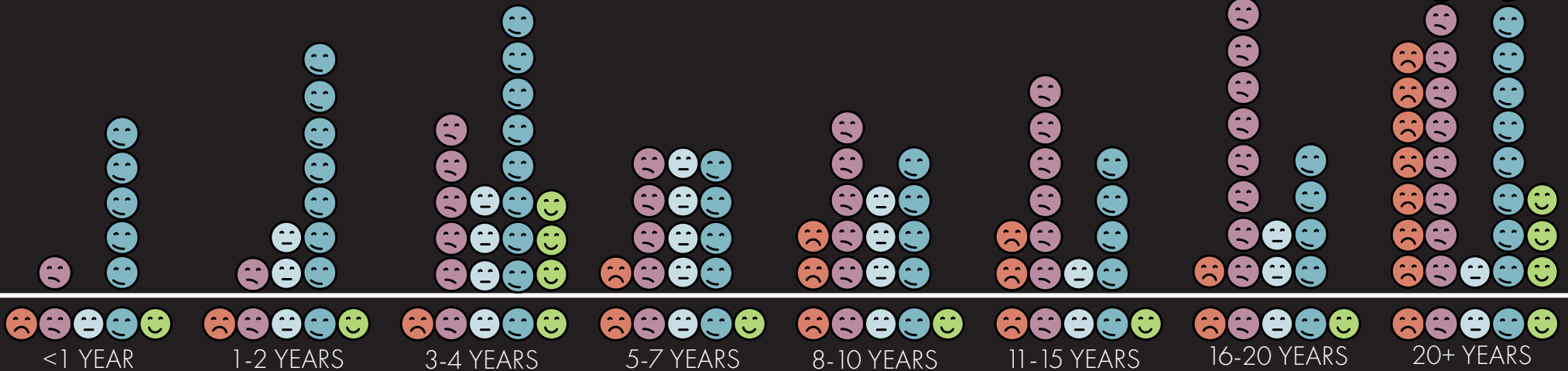
5% **VERY
POSITIVE**

Of 142 respondents, the residents feelings about changes to NENA are overwhelmingly, and almost equally, somewhat negative or somewhat positive, which shows a divide in attitudes among residents about the changes occurring in the neighborhood.

RELATIONSHIP BETWEEN PERCEPTION OF CHANGE & TIME SPENT IN NENA



Residents who have lived in NENA in the last 5 years have more positive feelings about the changes in the neighborhood, while residents who have been in NENA for over a decade report more negative feelings about the changes occurring in the neighborhood.



“PLEASE EXPLAIN YOUR REASONING BEHIND YOUR PERCEPTION OF CHANGE”



In their own words, residents were asked to explain their response to Q12 about their feelings on the changes taking place in the neighborhood. The larger words/phrases represent the more responses associated with that word/phrase.

INTERVIEW WITH SOMEONE ON THE BLOCK

Wide variety of houses - 7 new houses on the block since they moved there in 2013

Convinced it wasn't going to be gentrified, but now there are two million dollar lots

Great location: close to many amenities, schools, recreation, and downtown

Fabulously engaged (because of the nearby school) but also brand new construction is emptying out the neighborhood

Not as worried about new construction but worries that there are buildings with no one in it

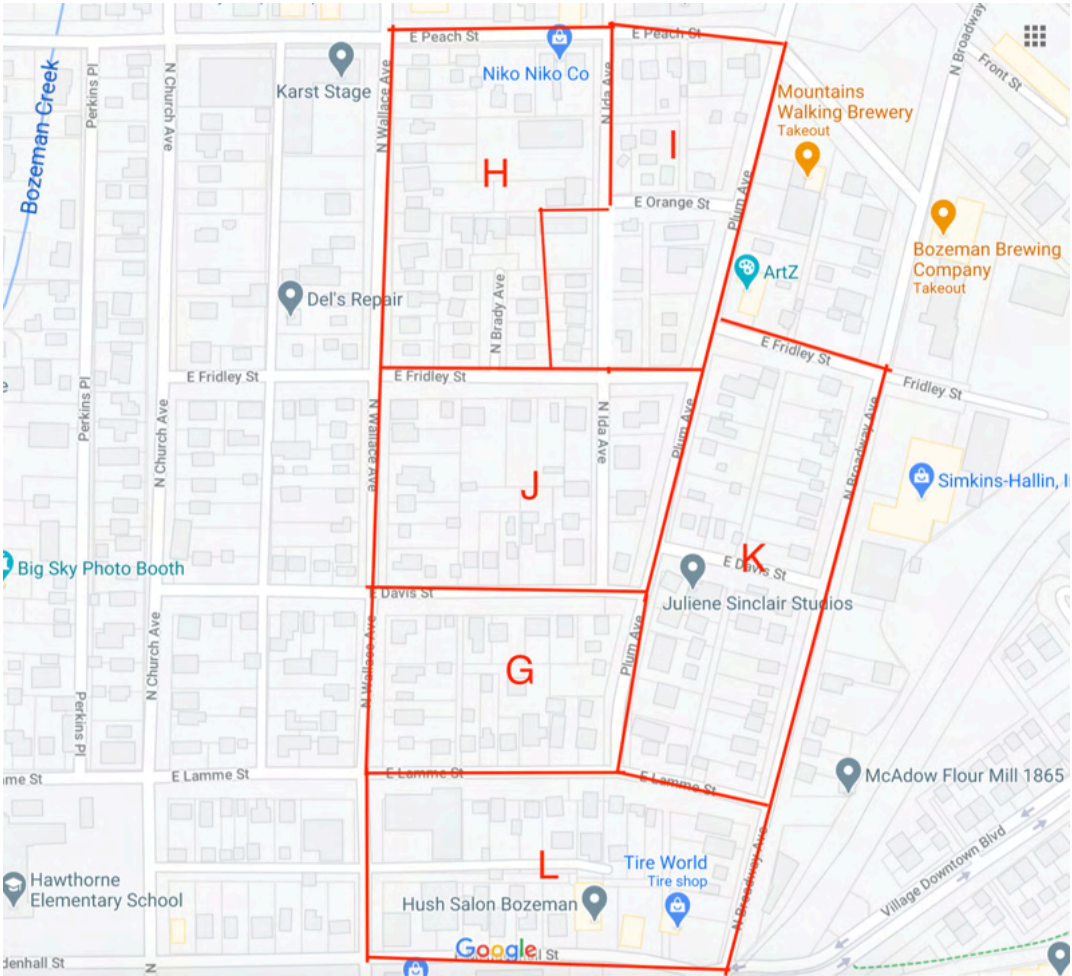
"Neighborhoods work because of people, if there's no people then you lose the neighborhood"

"Participation makes character"

CONCLUSION

In conclusion, the Northeast Neighborhood has been experiencing heightened property values due to new construction and an influx of wealth. This change is typically not being received well by those who have lived in the neighborhood for multiple decades. Newcomers to the area are contributing to the spike in house prices and are replacing existing residents. Further study could include the effect of local business and their contribution to the capital changes in the neighborhood.

Southeast Quadrant of the North East Neighborhood of Bozeman



The Southeast quadrant includes areas North of Mendehall and South of Peach.

We have focused on the areas between Wallace and Broadway.

Southeast Quadrant of the Northeast Neighborhood of Bozeman

Group G:	“Gentrification in the Northeast Neighborhood” Britton Andrews, Cal Tompkins, and Aaron Wood	60
Group H:	“North East Neighborhood” Parker LaCasse and Emma Anderberg	68
Group I:	“Sidewalks and Community Engagement” Julia Nielson, Hannah Bogar, and Derek Rodich	78
Group J:	“Bozeman’s Northeast Neighborhood and the Importance of Social Conditions” Alex Fife, Kayla Johnson, and Colin Habeck	87
Group K:	“The Sense, The Status Quo and Why Everyone Wants to Go” Michael Behm, Cullen Malzo, and Davis Walker	97
Group L:	“NENA Neighborhood” McKelvey Davidson and Madeleine Doak	109

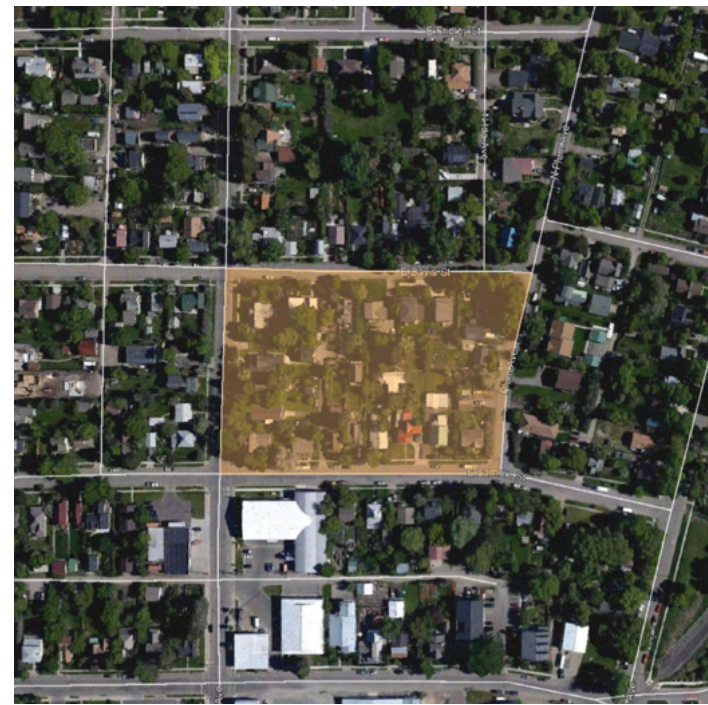
Gentrification in the North East Neighborhood

—— Brit Andrews, Aaron Wood, Cal Tompkins ——

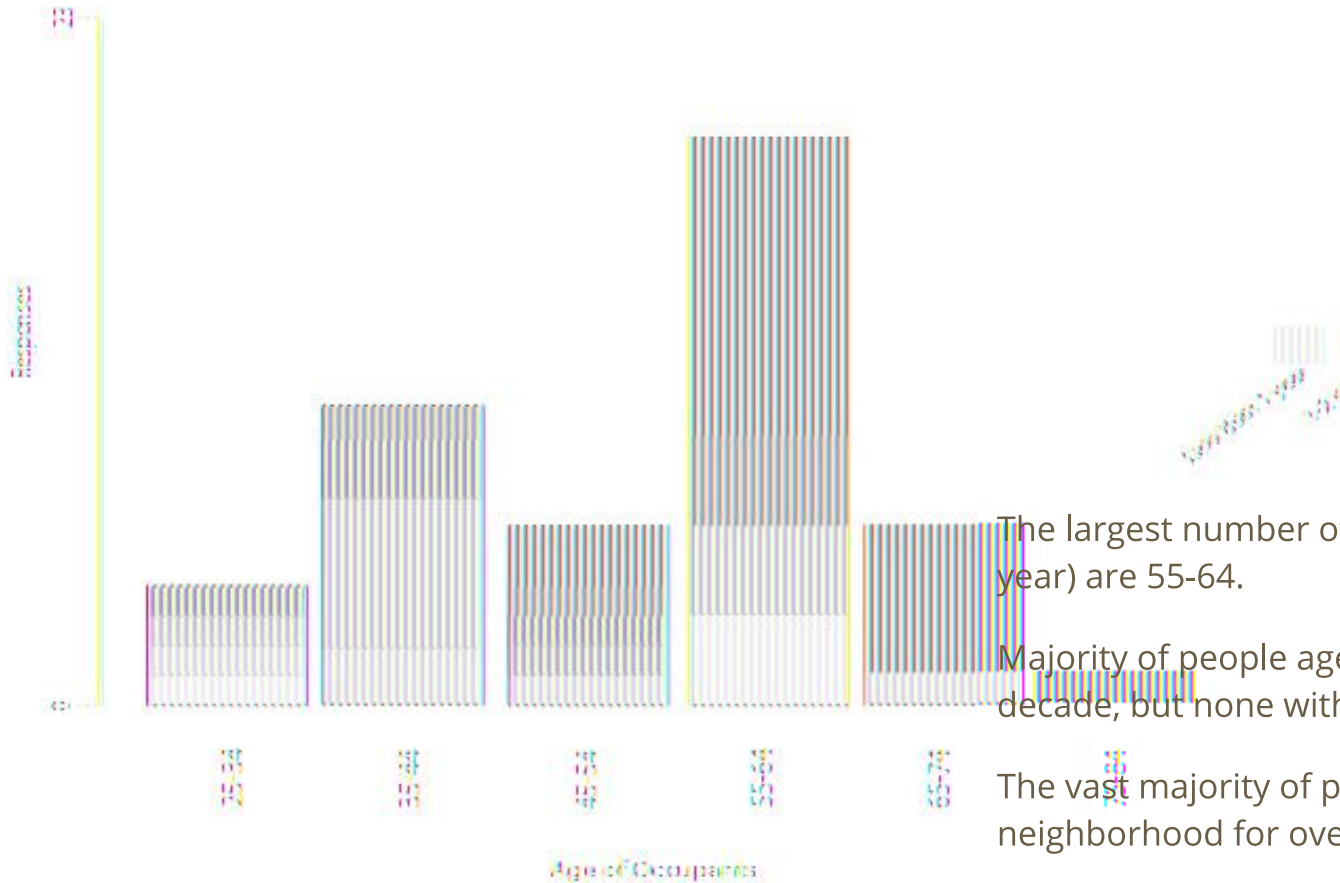
Thesis

The North East Neighborhood has noticed an increasing trend of incoming retirement-aged residents from out of state in the past several years, attracted to the neighborhood for its proximity to Main street, public space, affordability compared to other areas of Bozeman, and overall character. This has resulted in increased property value, which could deter future residents of the same demographic, and force current residents to move out of the neighborhood.

Location



Age and Time-Lived in SE Quadrant of NENA

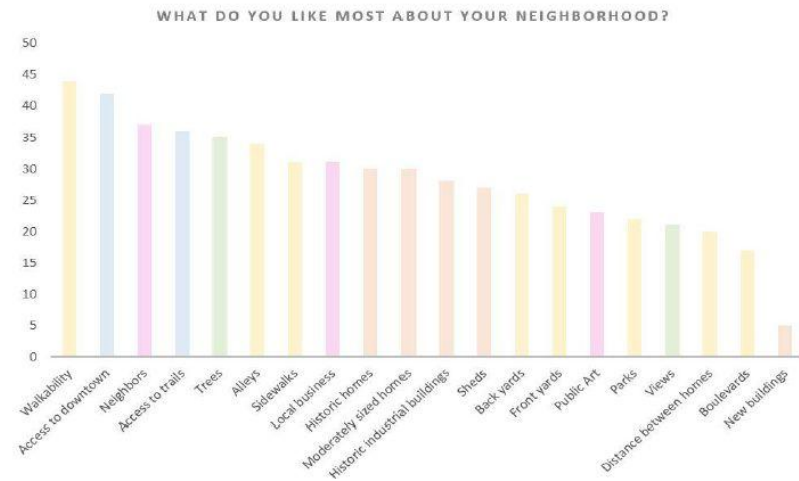
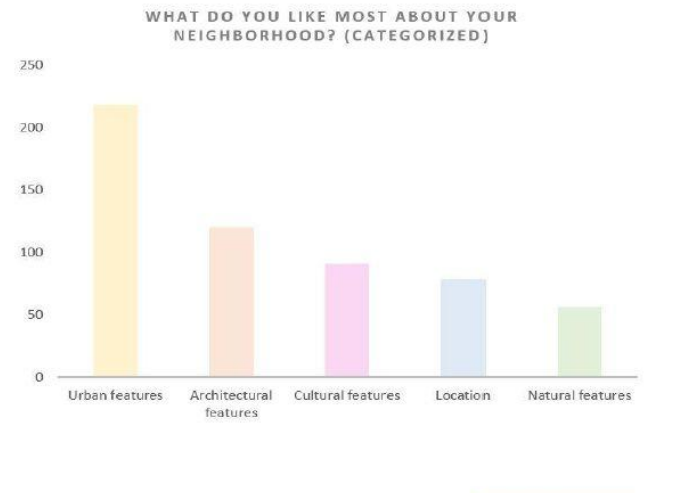


The largest number of new residents (moved in within the last year) are 55-64.

Majority of people aged 35-44 have moved in within the last decade, but none within the last 3 years.

The vast majority of people aged 65+ have lived in the neighborhood for over 20 years.

What residents like about the NE Neighborhood

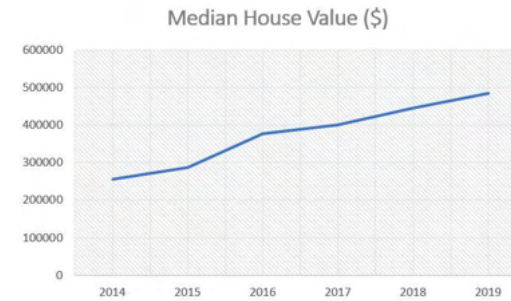
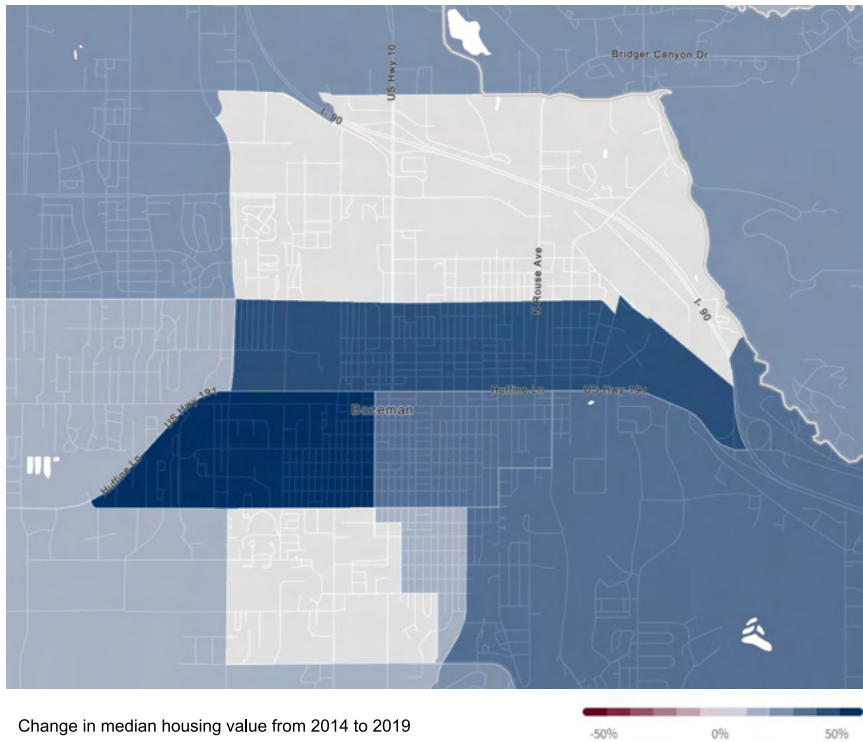


The survey indicated that residents highly valued the walkability and location of the NE Neighborhood, while new buildings remain the lowest priority. This suggests that most residents prefer the the current character of the NE Neighborhood.

Architectural Character of Block G



Property Value in the NE Neighborhood



NENA has witnessed a massive increase in housing value in its census tract over the past 5 years without a corresponding increase in median income

Findings

Our findings indicate that retirement-aged residents of the North East Neighborhood who were attracted to the neighborhood for its character and affordability may find themselves living in an expensive neighborhood with a different character in the near future.

“My wife and I wanted to retreat from Colorado, wanted to retire in Bozeman.”

“We were attracted to the character of the neighborhood. The mix of all the houses, new houses, businesses interspersed in the neighborhoods.”

“The house has gone up probably 30% since bought it four years ago.”

-NE Neighborhood resident.

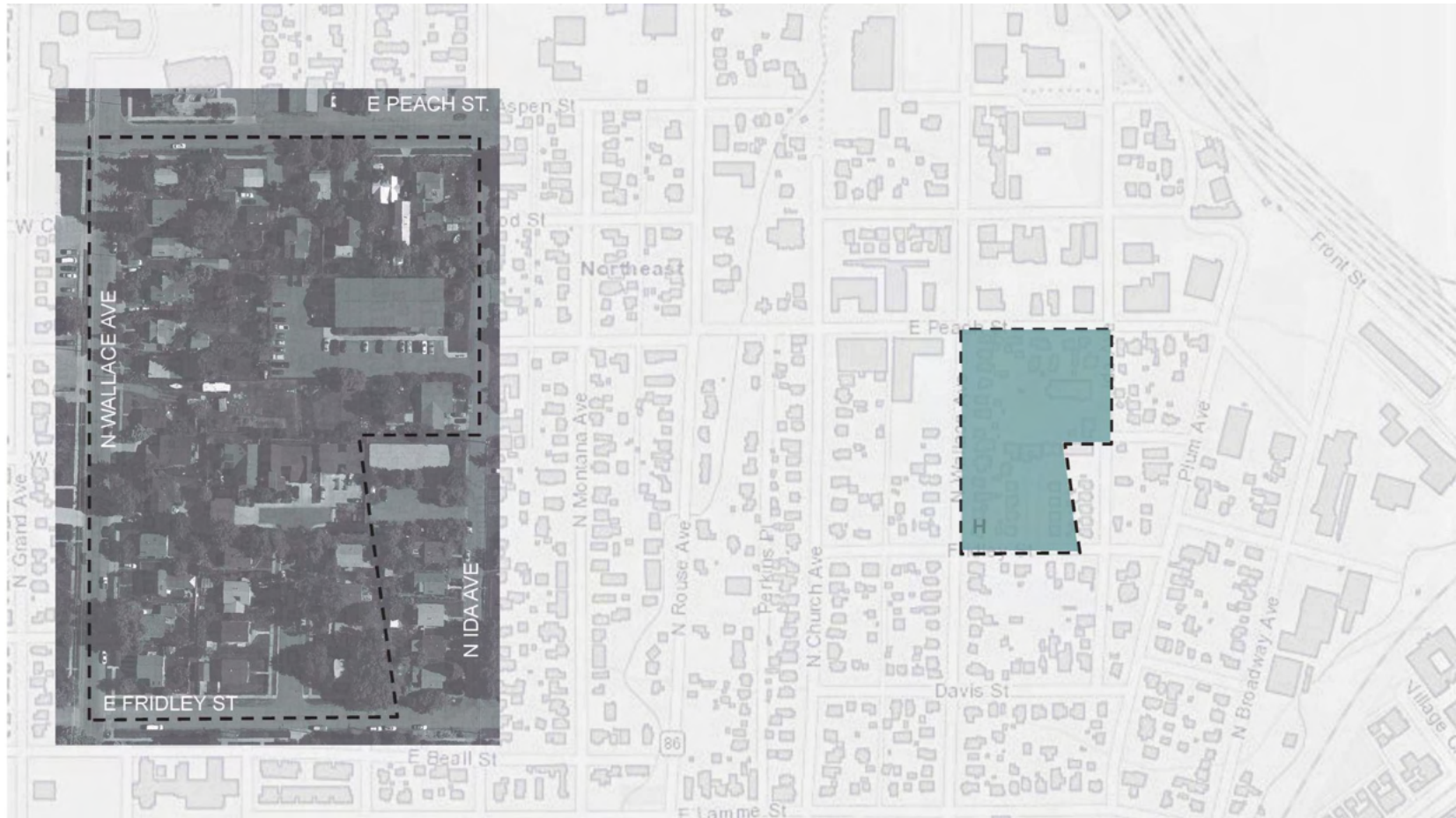
Northeast Neighborhood

SOUTH EAST QUADRANT- area H

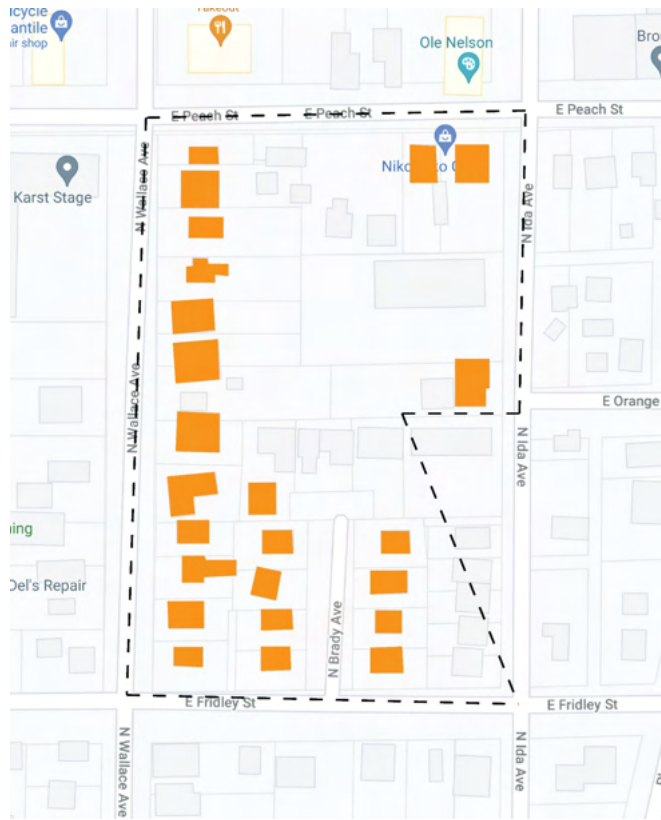
Parker LaCasse & Emma Anderberg
Architecture 452 - Research Methods
Professor Susanne Cowan
Spring 2021

AREA H - SOUTHEAST QUADRANT

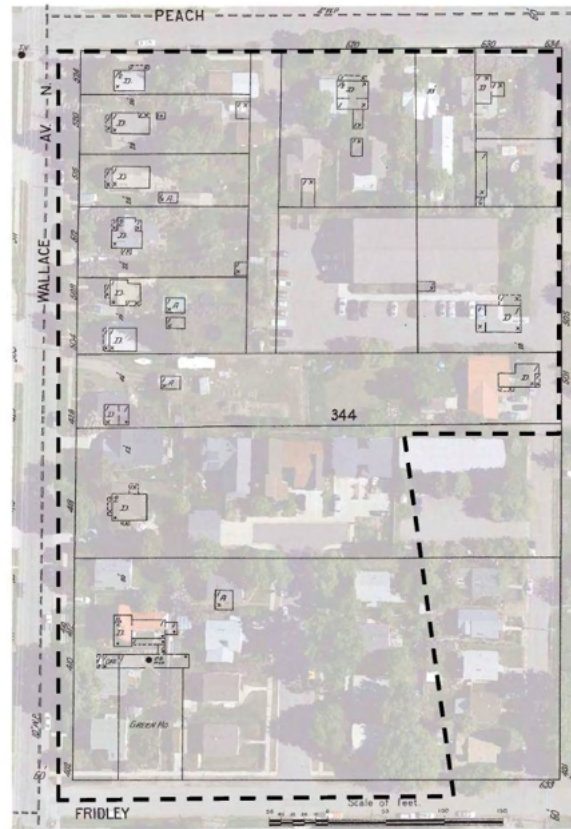
E Peach to Fridley St - N Wallace Ave to N Ida Ave



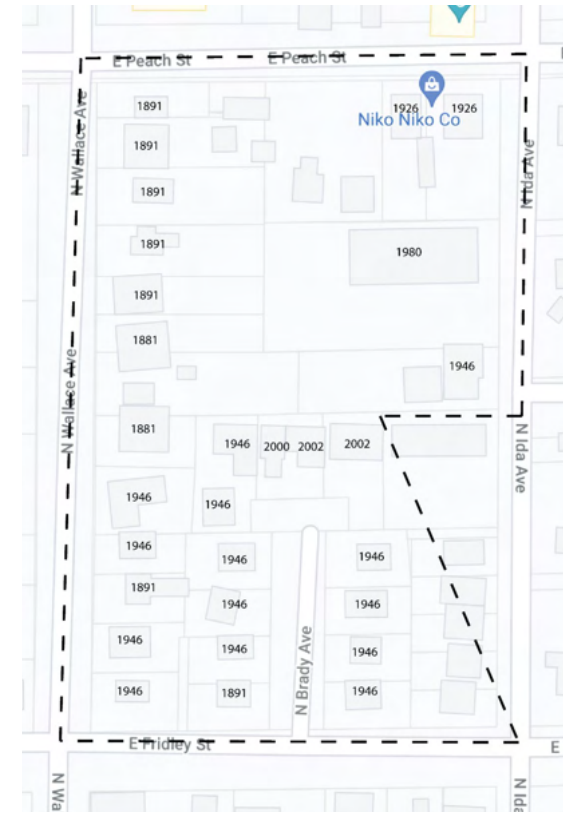
HISTORIC NEIGHBORHOOD



83% of homes are historic which shows the relative stability of the block. (*sanborn map*)



1927 Sanborn Map



This block has been relatively stable and not affected by the growth compared to the rest of NENA. This is due to the stricter zoning regulations. (*sanborn map*)

HISTORIC NEIGHBORHOOD

What style best describes the homes?

AREA H



Most homes built before 1946 are minimalist traditional in area H. Some built before 1891 are a log cabin style. (NENA Inventory Survey)

SOUTHEAST QUADRANT

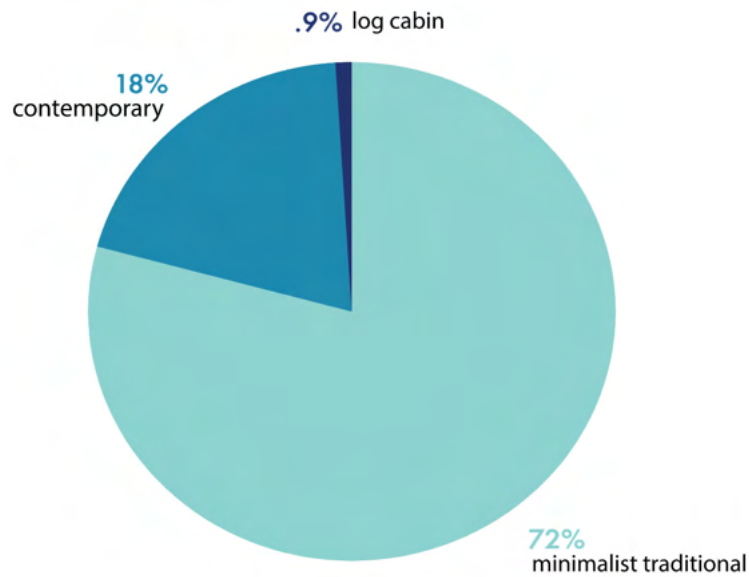


Comparing area H and the southeast quadrant there are more varieties of home styles but still contribute to the historical character of the neighborhood. (NENA Inventory Survey)

HISTORIC NEIGHBORHOOD

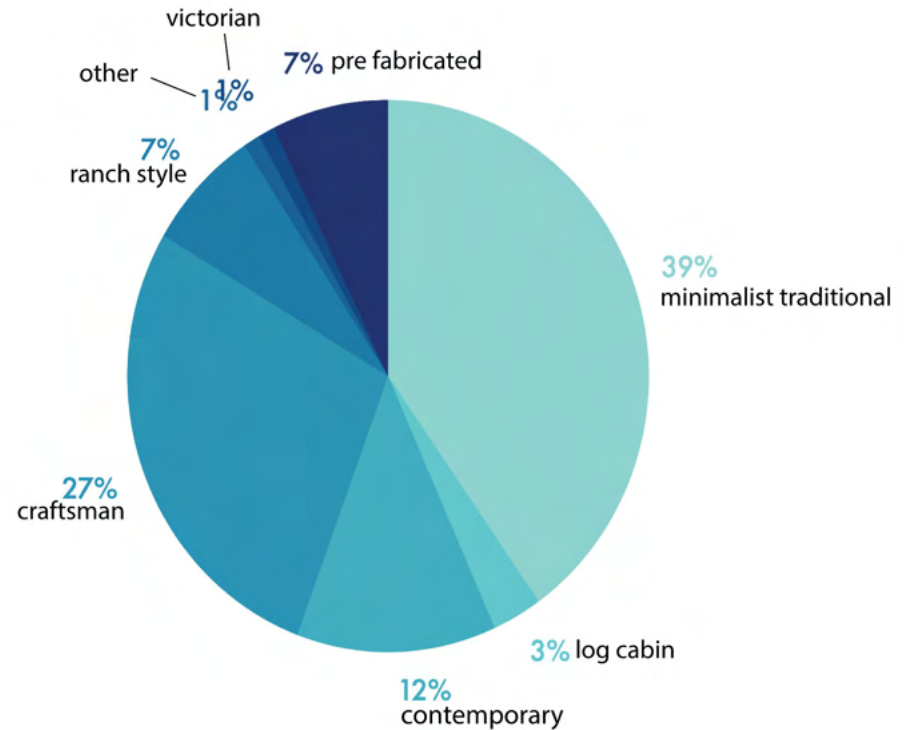
Which areas of NENA have maintained historic characteristics?

AREA H



Compared to the rest of the rest of the south east quadrant Area H has mostly minimalist traditional homes, which enhance the historical character. (NENA Inventory Survey)

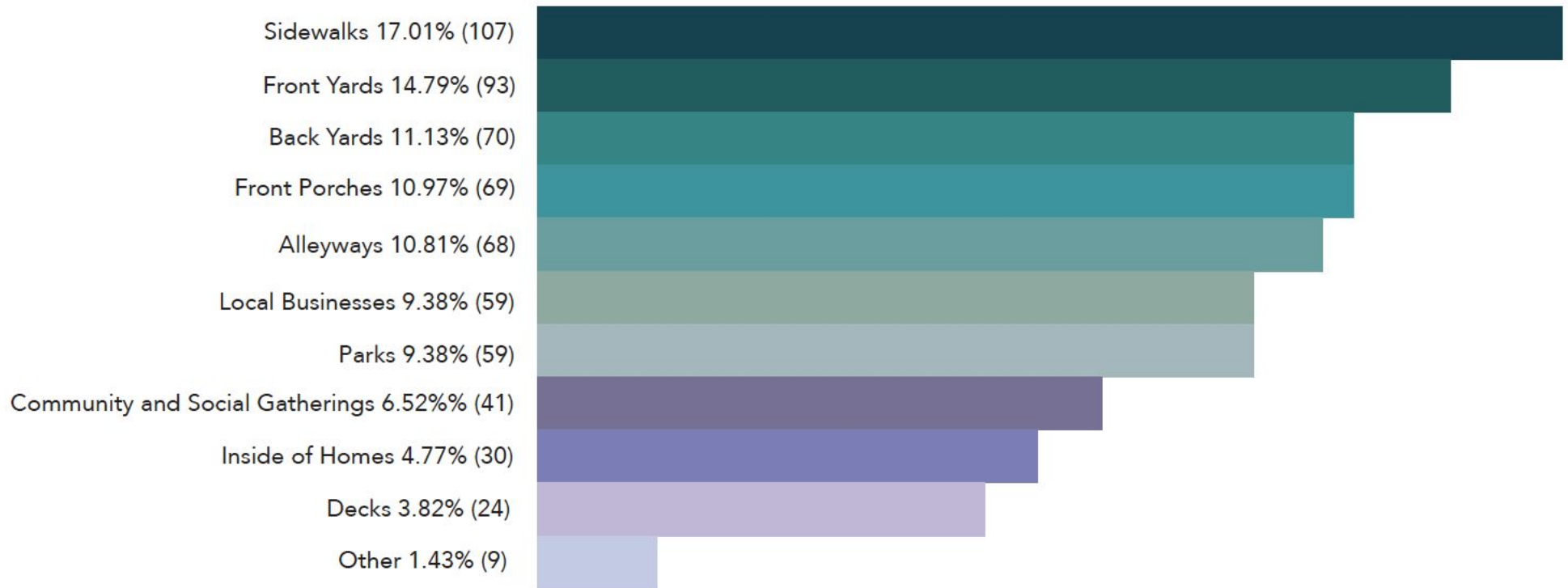
SOUTHEAST QUADRANT



The South East quadrant has more of a variety of homes with a majority of minimalistic traditional and craftsman homes due to the zoning requirements limiting new buildings. These zoning requirements help preserve the historical character of the neighborhood. (NENA Inventory Survey)

COMMUNITY INTERACTION

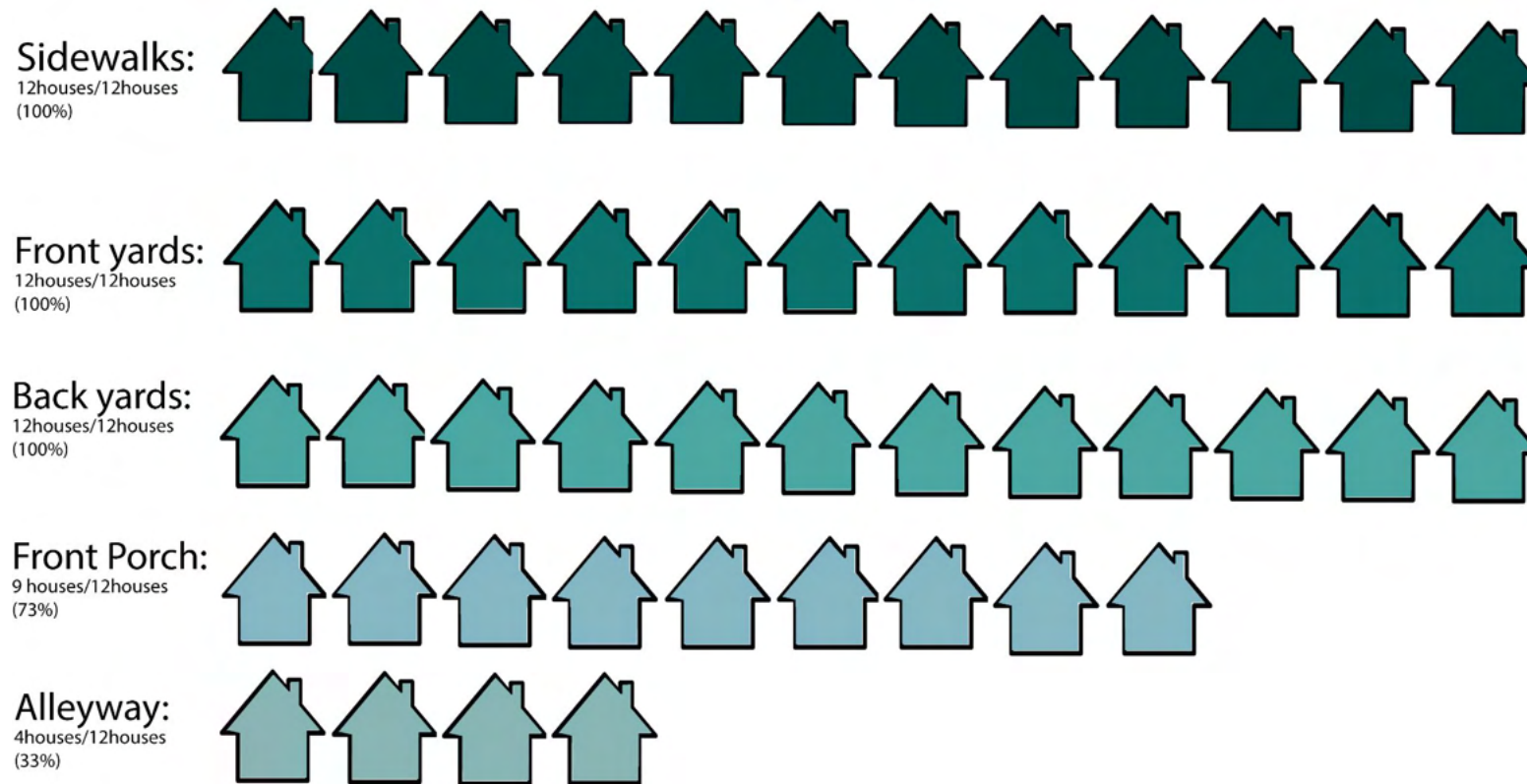
Where do you usually engage with your neighbors?



Most interaction in the neighborhood occurs on sidewalks, front yards, backyards and front porches. *(Data comes from NENA neighborhood survey)*

COMMUNITY INTERACTION

How does architecture in area H help facilitate community interaction in NENA?

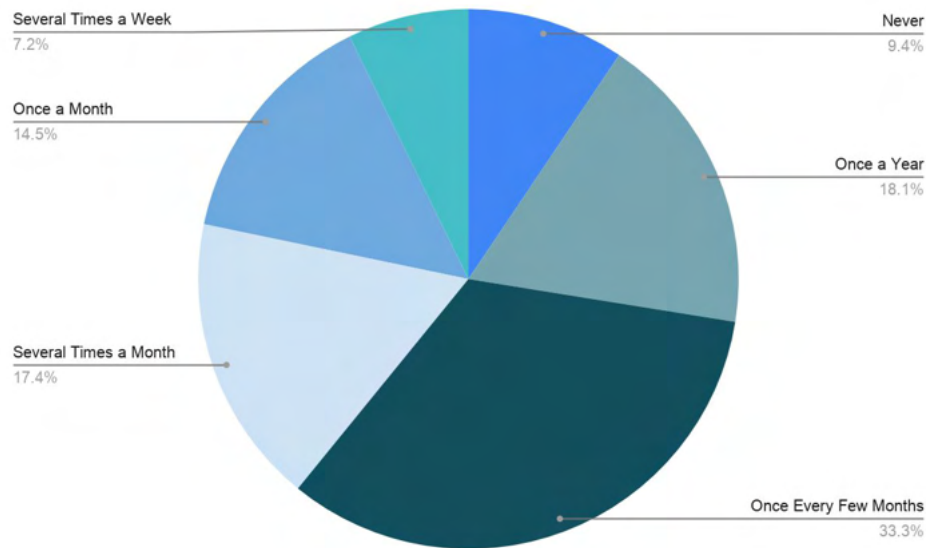


Architecture helps facilitate community interaction with 100% of the homes in area H having a front and back yard. 100% of the homes also have a sidewalk and 73% have a front porch. (Data from NENA inventory survey)

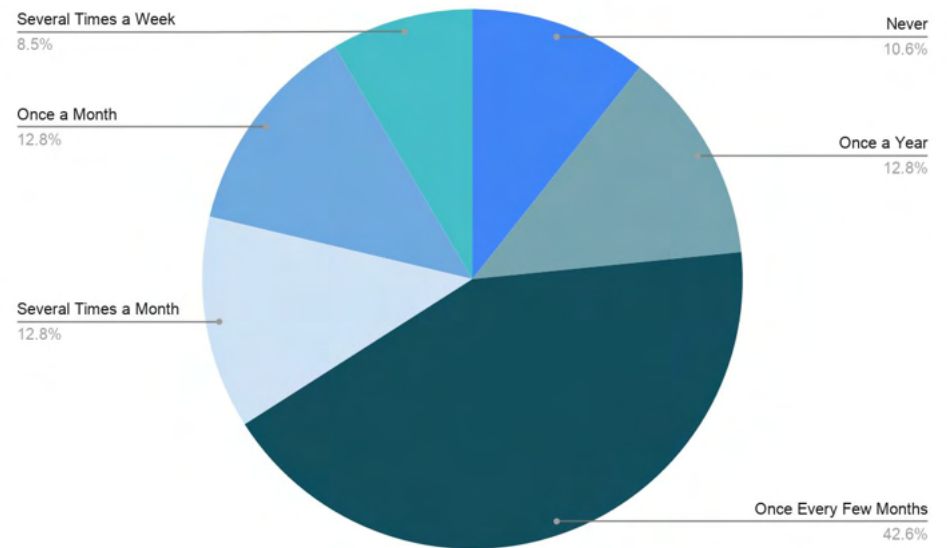
COMMUNITY INTERACTION

In a typical 12 month period, approximately how often do you have get-togethers with neighbors?

NENA



SOUTHEAST QUADRANT



NENA is an active community with approximately 40% of neighbors get together every month, and approximately 70% of residents hang out at least every few months. Within the Southeast quadrant around 35% of residents get together every month, and approximately 80% hang out every few months. The community of NENA is active and those relationships are facilitated by architecture. *(Data from NENA inventory survey)*

R-2 ZONING

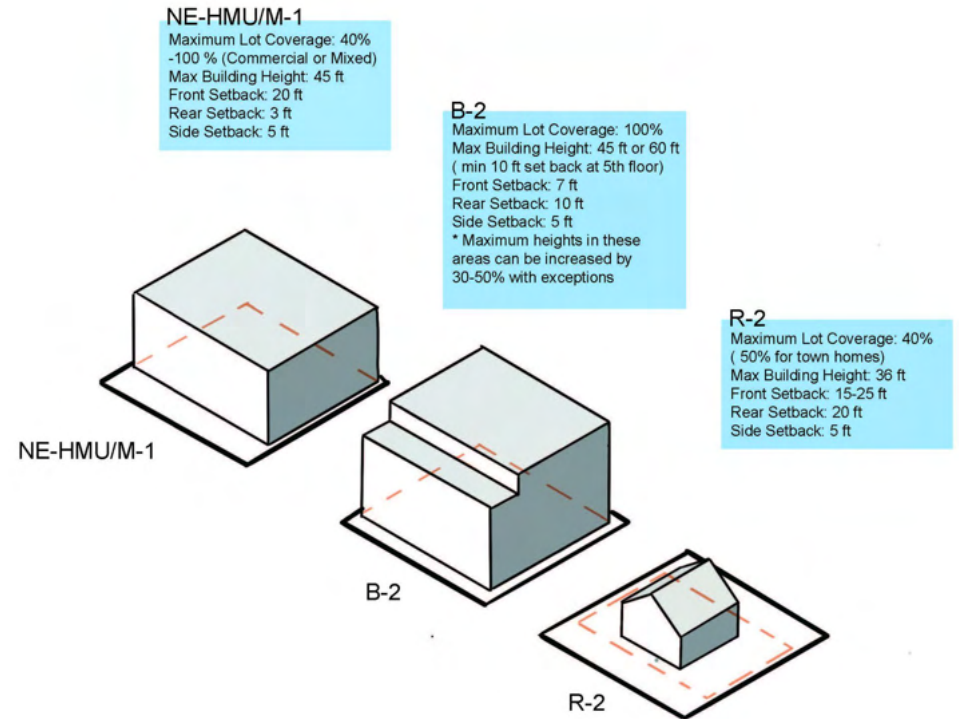
What policy or architectural feature is helping facilitate and maintain the neighborhood character?

LOT COVERAGE IN R-2 ZONING



Existing Building Lot Coverage

ZONING IN NENA



There is a variety of zoning within the NENA, and area H is within the most restrictive R-2. This has helped preserve the front and backyards of the site where much of the community interaction occurs. In combination with the thorough sidewalks in the neighborhood this facilitates the active community in area H. (GIS)

CONCLUSION

A large part of the Northeast Neighborhoods character is the active community that is facilitated by sidewalks, front and backyards. Compared to other quadrants of the northeast neighborhood area H has not experienced the drastic change of character. One of the factors that has helped preserve this character and interaction is the zoning regulations that R-2 requires. All of the homes in area H provide places for residents to gather and the R-2 zoning could serve as one variable in a potential solution to help maintain the character and community of NENA.



(Image taken from Bozeman RUDAT)

NENA BLOCK I : SIDEWALKS & COMMUNITY ENGAGEMENT

Julia Nielson, Hannah Bogar, Derek Rodich



The lack of sidewalks in SE Quadrant “I” may have an impact on how frequently neighbors engage with each other.



Illustration source: Bozeman, MT R/UDAT Report



EXISTING NEIGHBORHOOD SIDEWALKS

- Only sidewalks in Quadrant I are on Peach St (a collector street)
- Existing sidewalks are adjacent to collector and local streets
- No apparent pattern as to why Quadrant I is the only section without sufficient sidewalks



Image taken in quadrant I demonstrating tight street conditions for parked cars, oncoming traffic, and pedestrians.



EXISTING SIDEWALKS: QUADRANT I

- While most other blocks have sidewalks along their local streets, Quadrant I lacks sidewalks along Orange St, Fridley St, Ida Ave, and Plum Ave.
- The only sidewalk is located on Peach St. (a collector street)



Image taken of a vehicle and bike sign in NENA.

- The lack of sidewalks:
 - Forces cars/bikes/ pedestrians together
 - Encourages vehicular transportation over walking, jogging, biking, etc.
 - Creates an unsafe street condition for neighbors to gather

“How has the lack of sidewalks in quadrant I impacted neighborhood engagement?”

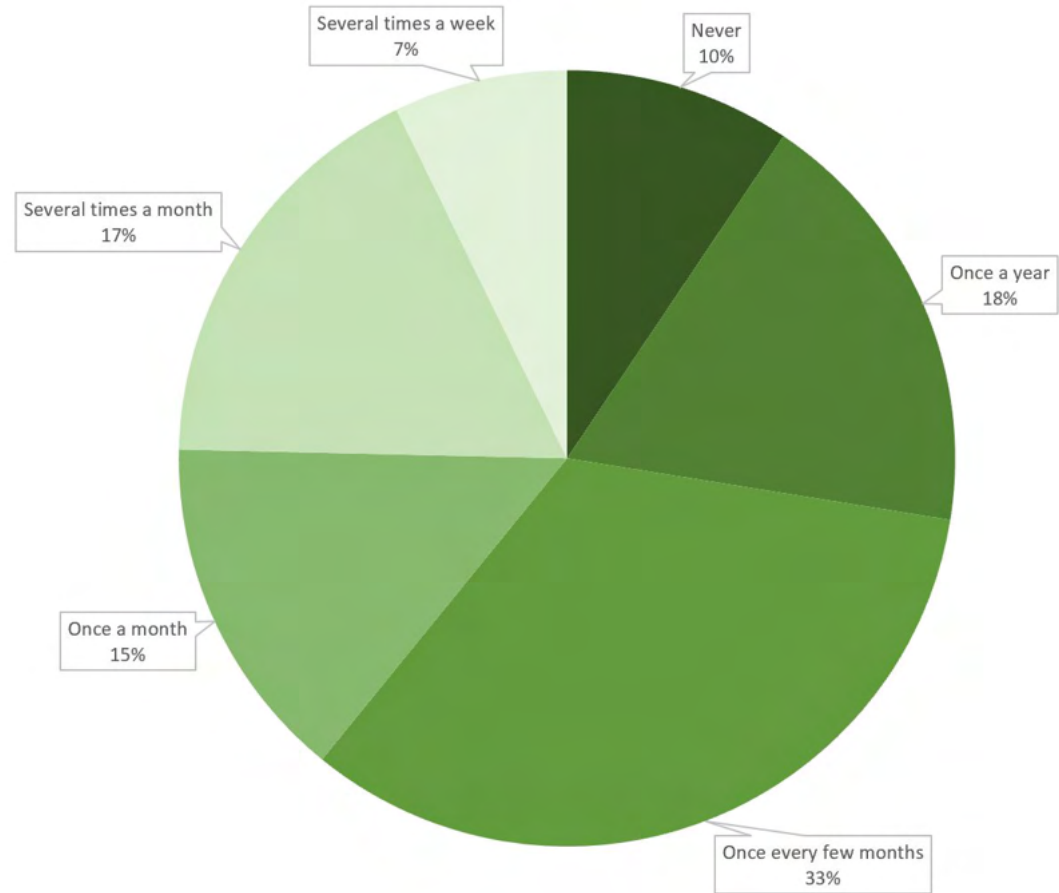


Illustration source: Bozeman, MT R/UDAT Report

FREQUENCY

“In a typical 12 month period, approximately, how often do you have get together with your neighbors?”

- A majority (61%) of neighbors gather once every few months or less
- Only 7% gather several times a week



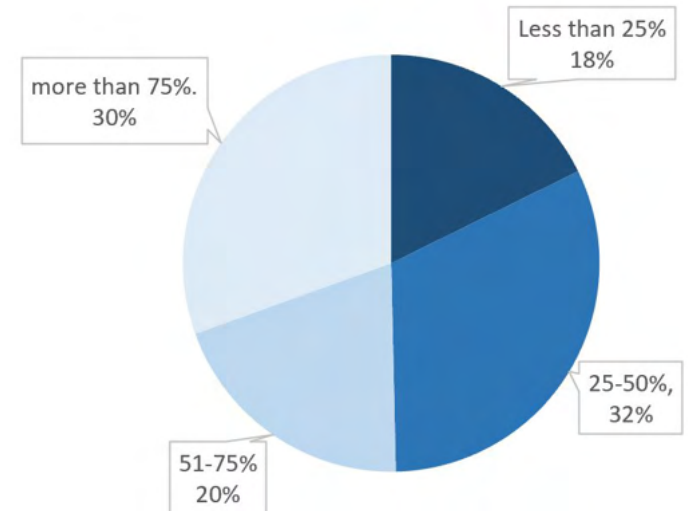
Graph source: NENA SE I Quadrant community responses

FAMILIARITY

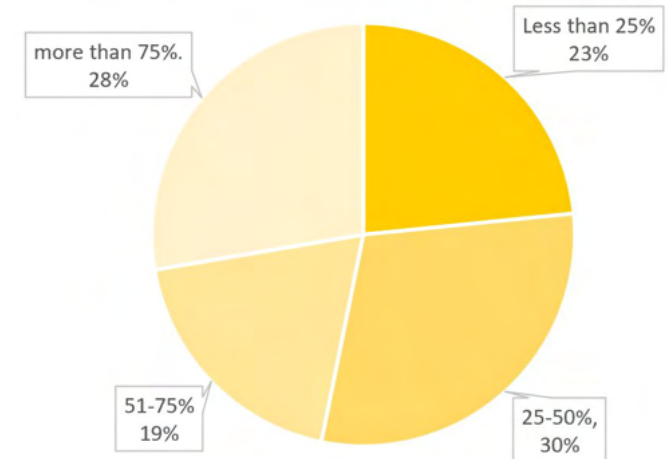
“How many of your neighbors, on your block, do you know by name and/or sight”

- 23% (almost 1 in 4) of SE quadrant members do not recognize 75% of their neighbors
 - This is greater than the NENA neighborhood average of 18%
- This demonstrates a relatively low familiarity of neighbors & neighbor engagement, when compared to NENA.

Graph source: NENA community responses



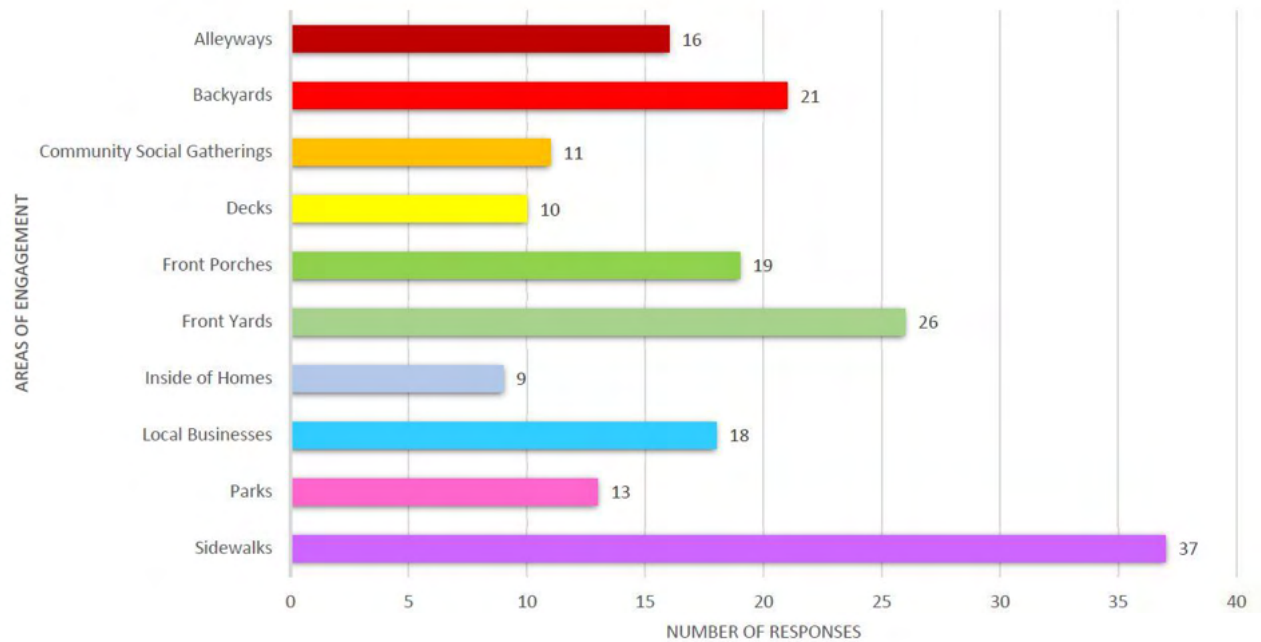
Graph source: SE Quadrant “I” responses



LOCATION

“Where do you usually engage with your neighbors?”

- By far, the most popular place to gather is SIDEWALKS
- This presents a large deficiency for the neighbors in Quadrant “I” who don’t have a sidewalk to gather on



Graph source: NENA SE Quadrant community responses

PROPOSED NEIGHBORHOOD SIDEWALK CONDITIONS

The lack of sidewalks in SE Quadrant "I" can create a disconnect between neighbors. It may affect the location, frequency, and familiarity of where, how often, and who neighbors engage with.

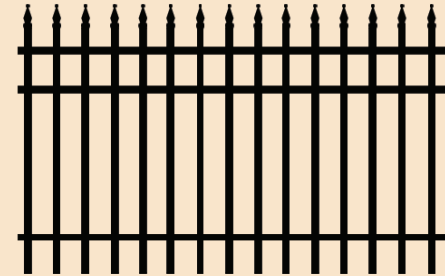
Implementing sidewalks throughout Quadrant I has the potential to:

- Create a safe space for neighbors to gather
- Protect buses/vehicles from pedestrian traffic
- Encourage alternative modes of transportation (walking, biking, jogging, skateboarding, etc.)

Images sourced from Pinterest



Bozeman's northeast neighborhood and the importance of social conditions



Alex Fife, Kayla Johnson, & Colin Habeck

While reviewing the North East Neighborhood Survey we were intrigued by these questions:

- *Q12 - How do you feel about the changes taking place in the North East neighborhood?*
- *Q13 - Please explain your reasoning for the response you entered above about changes in the North East neighborhood.*
- *Q15 - What is a problem or concern you would like to see addressed in the North East Neighborhood?*
- *Q14 - What would you like to stay the same in the North East Neighborhood?*
- *Q9 - Where do you usually engage with your neighbors?*
- *Q10 - In a typical 12 month period, approximately how often do you have get-togethers with neighbors?*

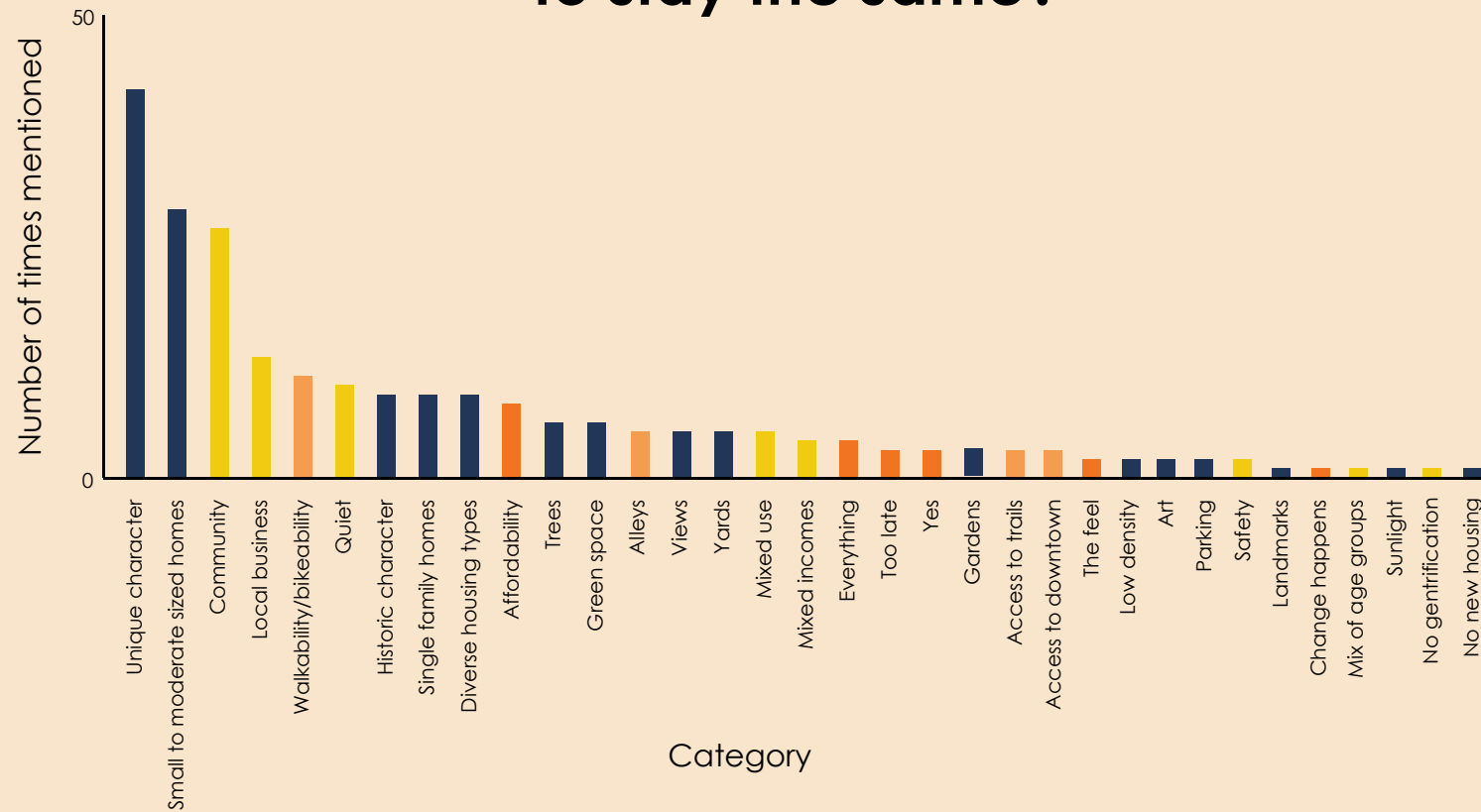
The data we gathered from these questions revealed a concern for the changes taking place in the North East Neighborhood, and a desire to keep the spirit of the neighborhood alive and unchanged.

Q12 - How do you feel about the changes taking place in the Northeast Neighborhood?

A majority of the survey participants answered this question in the negative category. We decided to use this fact to dive deeper into the NENA neighborhood survey and give CONTEXT to the infographics we'd produce and the key takeaways from those infographics.

Trying to answer the questions “why do they feel this way?”, and “how can NENA utilize this to move forward?”

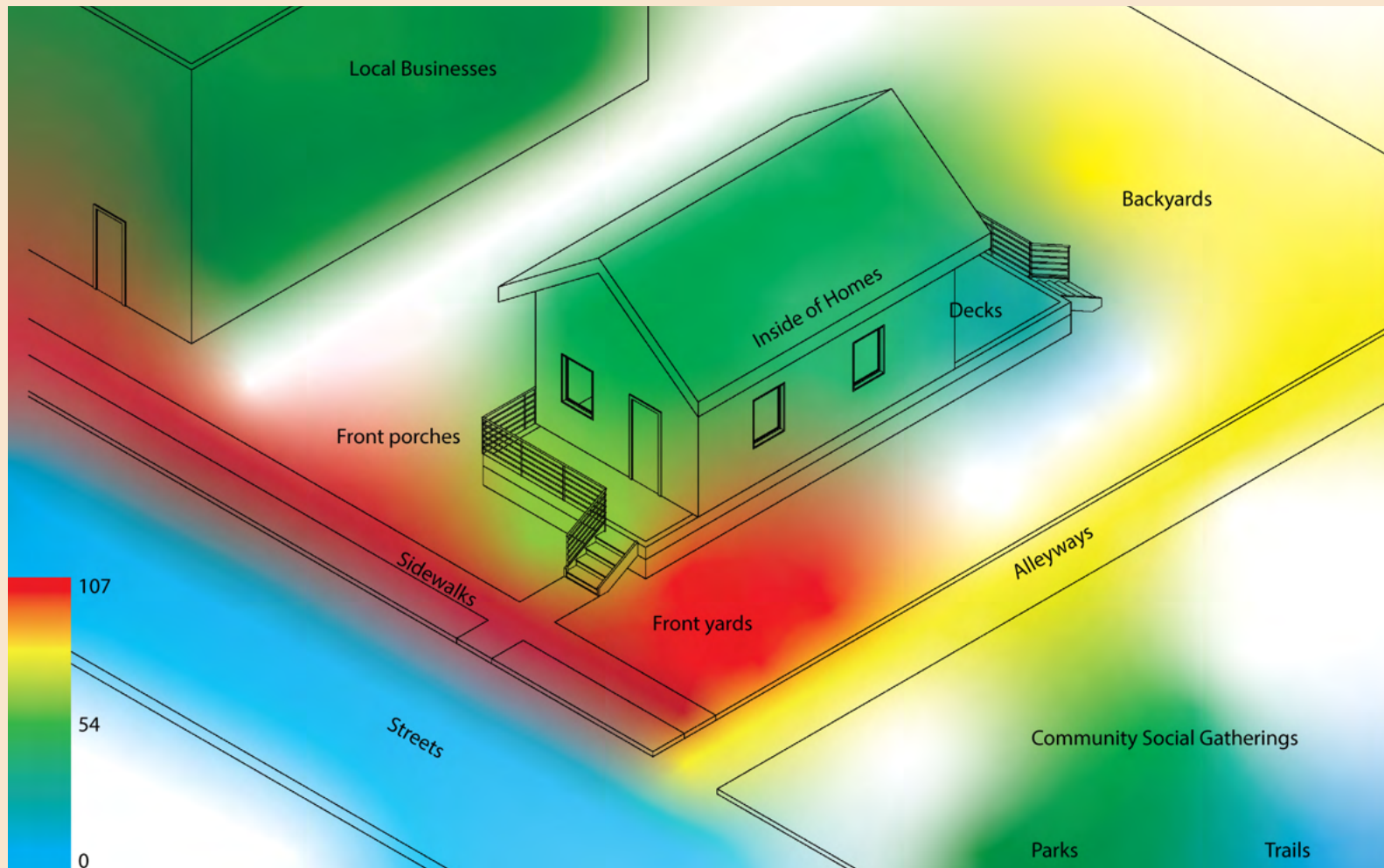
What does the North East Neighborhood want to stay the same?



- Physical appearance
- Social aspects
- Circulation
- Other

142 residents of Bozeman's northeast neighborhood responded to the question, "What would you like to stay the same in the North East Neighborhood?" Their answers could be broadened into generally 3 overarching categories: physical appearance, social aspects, and circulation. Although the North East Neighborhood greatly values the physical appearance of the area, there are opportunities within the values of social aspects and circulation.

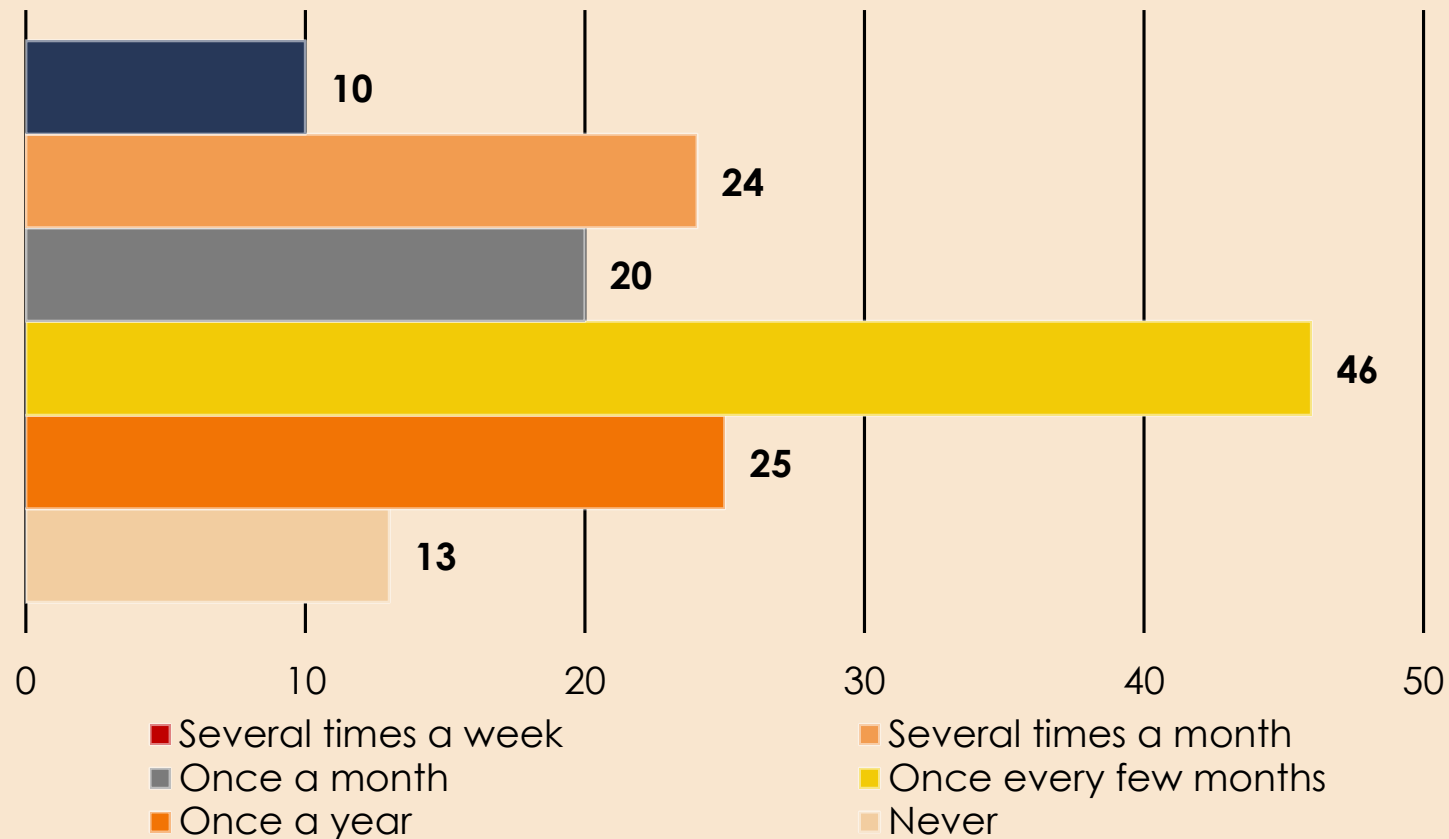
Q9 - Where do you usually engage with your neighbors?



629 Responses out of 142 Surveys

We learned from question 9 that by far, the most frequent places that neighbors interact with each other is on the sidewalks or in front yards. This shows that the community engagement of North East Neighborhood residents is at the street side meaning they have the opportunity to converse with many people, and therefore increase the potential of forming or maintaining strong, tight knit relationships by occupying their front yards.

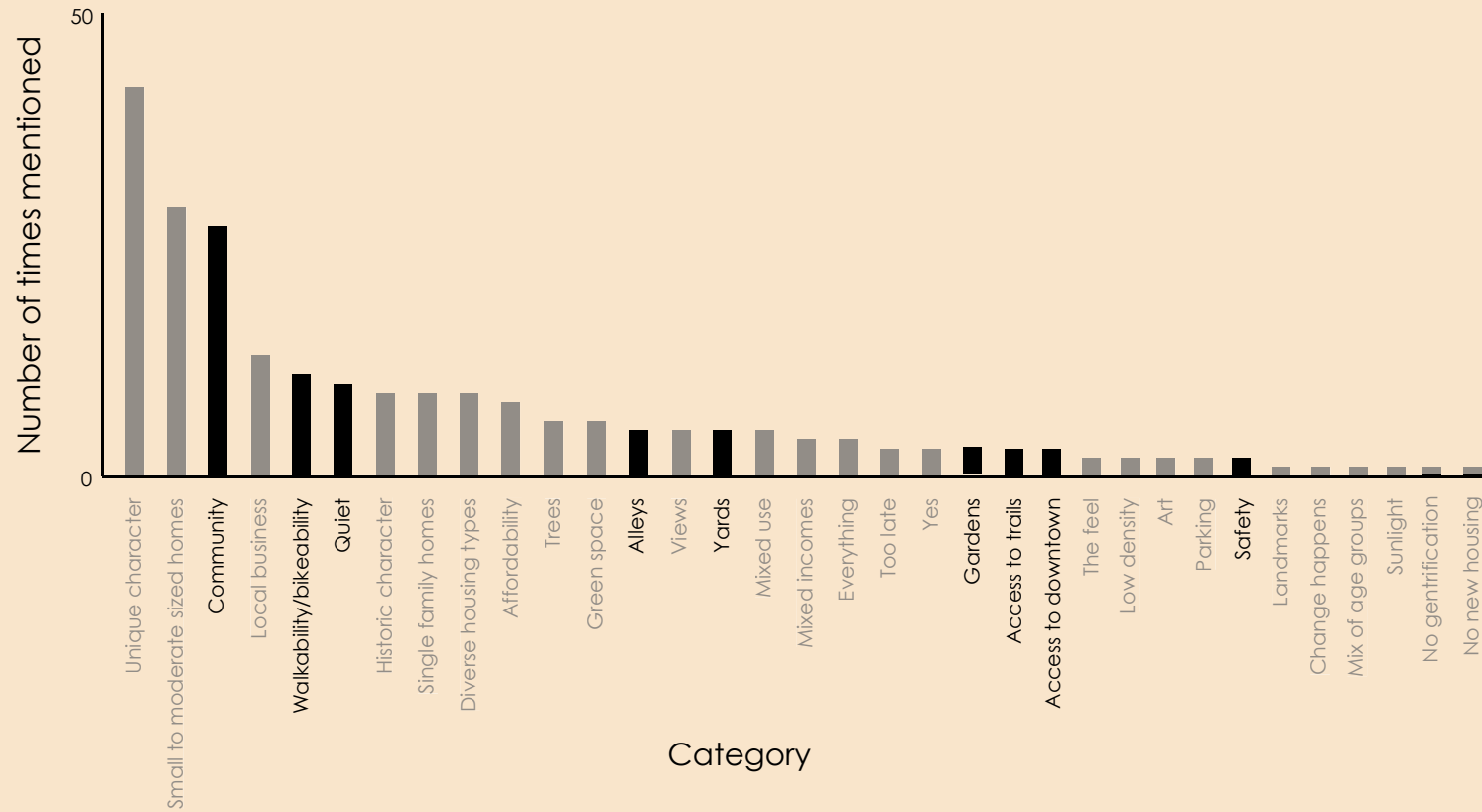
Q10 - In a typical 12-month period, approximately how often do you have get-togethers with neighbors?



138 Responses out of 142 Surveys

Analyzing question 9 we noticed that people reported meeting neighbors on the sidewalk and front yards a lot, so we then analyzed how often neighbors actually had planned get-togethers. Question 10 showed us that while there a few people who meet consistently every week, most people have get-togethers every few months. We believe that how often neighbors can get together can help with the completeness of the community and a start to that would be focusing on front yard and sidewalk experience in the NEN.

Areas of opportunity



■ Opportunity

From the graph, "What does the North East Neighborhood want to stay the same?", these are some opportunities found within our research that could be expanded upon in order to maintain the essence of the North East Neighborhood while the area continues to grow and change.

Conclusion and Key Takeaways

- *North East Neighborhood residents are generally displeased with the changes occurring in the neighborhood.*
- *Their concerns included new development, expansion of downtown, preserving the neighborhood's character, increasing density and traffic, and the people moving into or leaving the neighborhood.*
- *The biggest problems they would like to see addressed include traffic, parking, streets, new developments, affordability, zoning, and neighborhood character.*
- *They also report interacting with neighbors frequently on sidewalks and in front yards, which is important to the spirit of the neighborhood being tight knit and friendly. They have a unique opportunity to keep the character of their neighborhood by opening their front yards to the changes they are facing.*



The Sense, The Status Quo and Why Everyone Wants to Go



MICHAEL BEHM, CULLEN MALZO, DAVIS WALKER

FRIDLEY ST. - E. LAMME ST. PLUM AVE. - N. BROADWAY AVE.

There is a sense that the increase in the ratio of renters to owners is changing the close neighborhood feel.

“...Often people who live in those, you know, they don't, they're not here like that. I have a house right across the street from me... **I don't know who lives there anymore. I mean, every time I turn around, it's different cars.**”

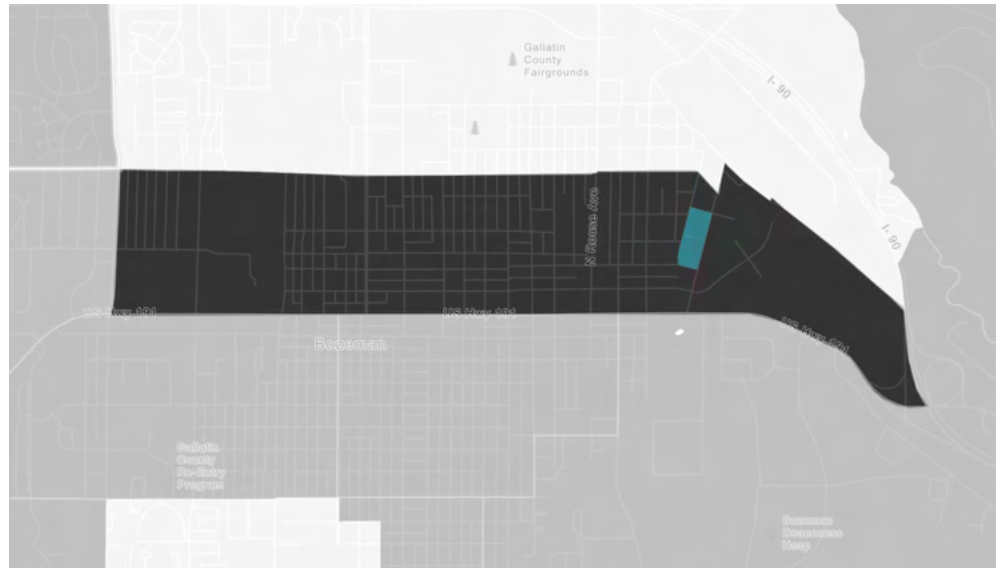
It's all people in their 20s and 30s. You know, it's all the kind of group that probably knows each other **but come and they go and so I don't know any of them.** Once I think I start to know them then they're not there anymore.”

“...There was a time not long ago, where you could absolutely count on, if you needed help for anything, someone would assist you. There was a time when **you could walk downtown, and you're going to meet somebody you know,** and now it's not that town anymore.”

“... My block is a mixture of owner residents and rentals. And I must say, **the renters turnover fast.**”

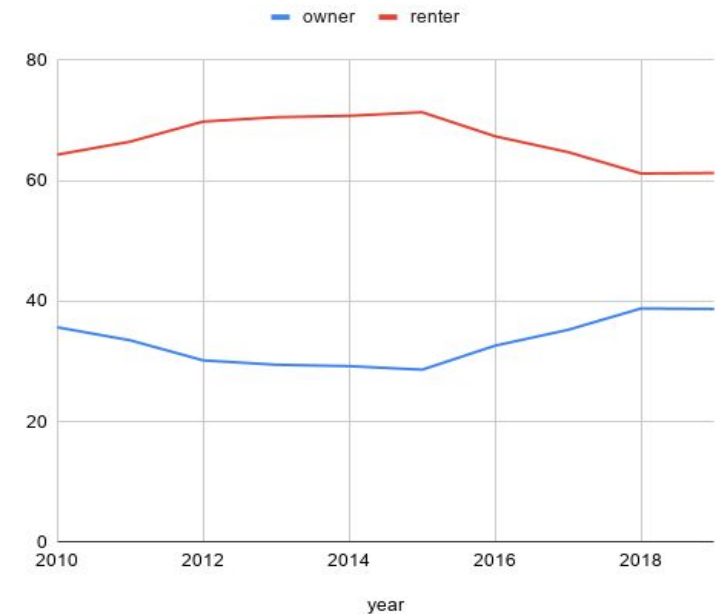
The Status Quo

To check this sense of the neighborhood against data, we compared the ratio of renters vs. owners, and median income and median house values. Data came from 2010-2019 censuses from Social Explorer.



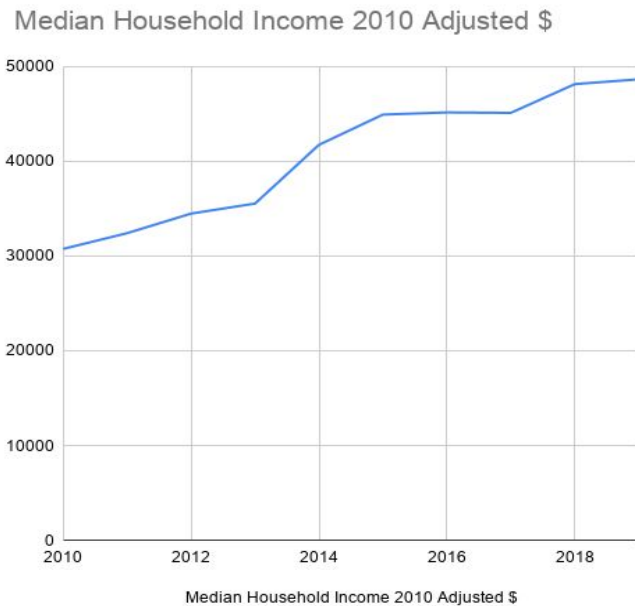
The ratio of renters to owners did increase up until 2015. The increase of owners since then is most likely new owners.

Rent/Own ratio 2010-019

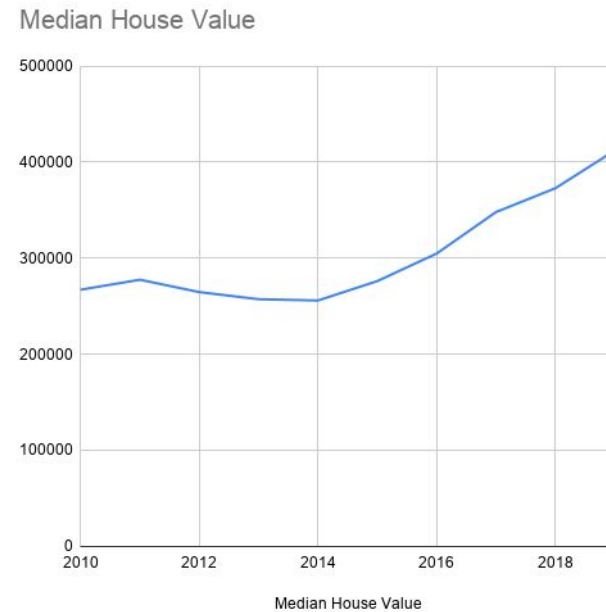


The Status Quo

Along with the increase in owners, there has been a steady increase in the median household income.



Along with the increase in income, there has been a steady increase in median house value.



Why everyone wants to go

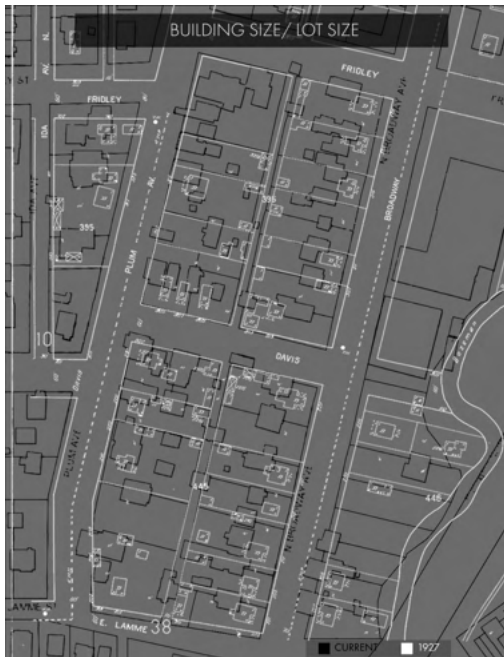
We believe the increase in home ownership and increase in average income from 2015 indicates that the new owners are high earners and raising the average incomes and average house values.

From the increases in median house values and household incomes we hypothesized that there would be an increase in property taxes. We also wanted to see if the increases were proportional to residents incomes and if they would place pressure on lower income residents to leave the neighborhood.

“...what I value about here is the neighborhood quality. And, you know, **if you have people using your neighborhood as a hotel**, it's something entirely different”

“...I understand the affordable housing issue is a really big deal. But the truth is the people who have been living here are getting taxed out of their homes. **You know, even my brother has to raise my rent just because of taxes.** So, the myth that the myth that growth provides more revenue for community, I haven't seen that here.”

Why everyone wants to go



Major changes that have occurred over the last 100 years consist of...

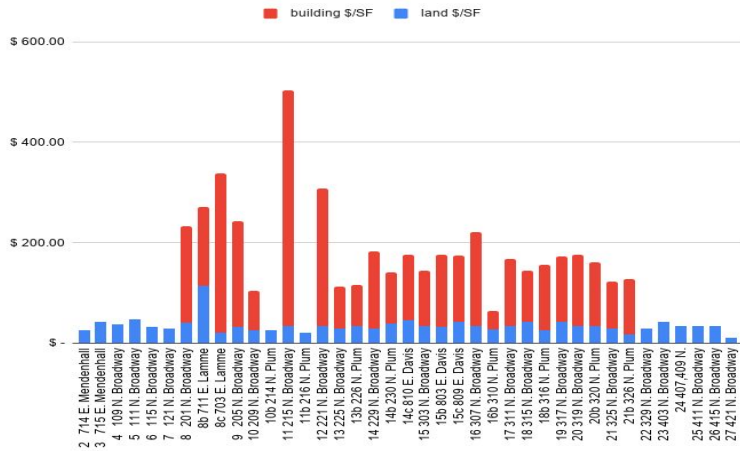
- Increased building density
- Increased building size

An increase in building size and neighborhood development will understandably increase appraised value and taxes, but is the current trend of tax increase above this growth?

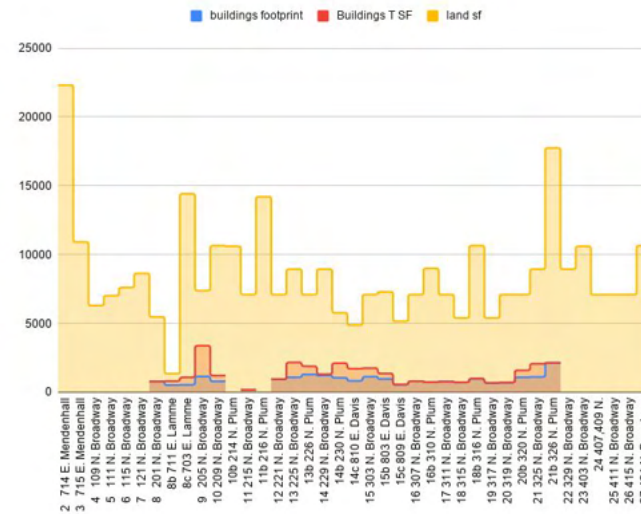
Base information for the next slides was pulled from Montana Cadastral: Address | year built | land sf | land value | building footprint (1st floor area) | building area (1st floor area + basements and additional floors) | and building value.

-Commercial building areas were not given.

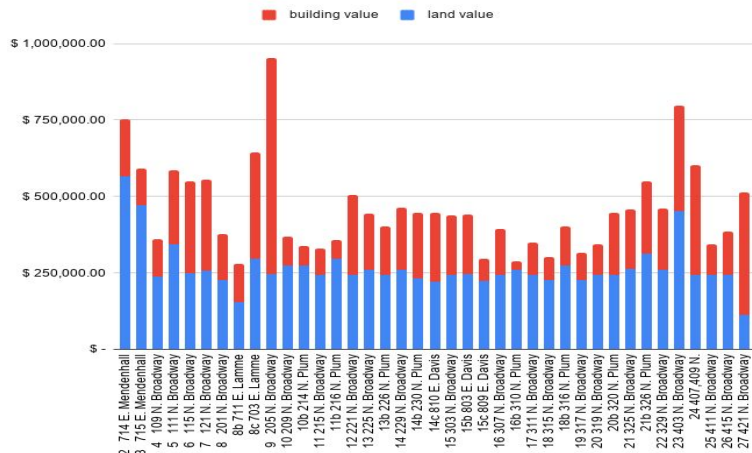
-Extrapolated data: Land \$/square feet | building area/land area | building \$/square foot | building value/land value | total retail value (building value + land value) | building \$/sf + land \$/sf.



Building dollars per square foot vs. land dollars per square foot

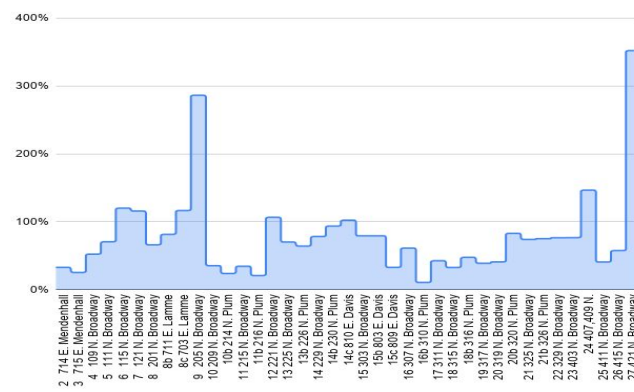


Land square footage compared to the first floor area and the addition of a basement and additional floors.



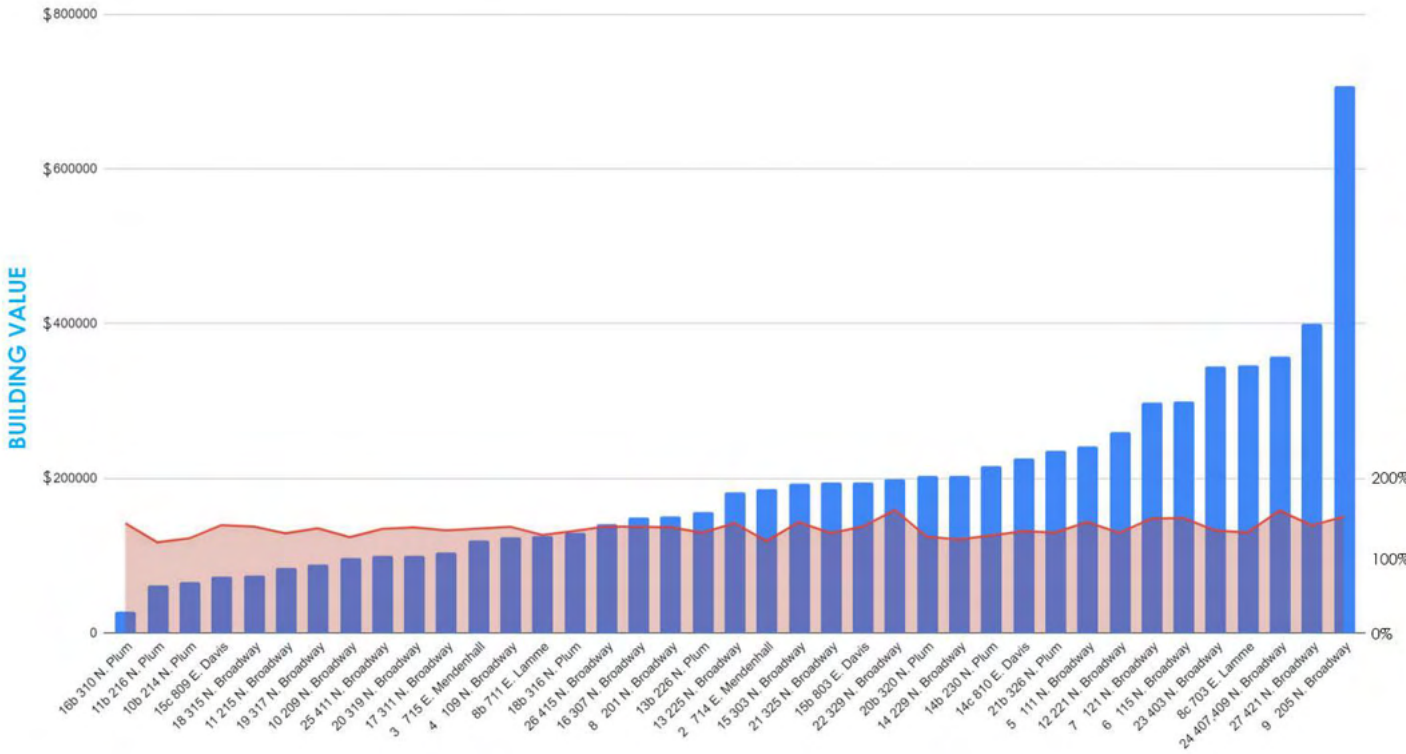
Total appraised value of both the land and the building.

Building Value / Land Value



This is the ratio of how much the building is valued compared to the land it is on. Most of the buildings are worth less than the land they are on.

ARE TAXES BEING EVENLY DISTRIBUTED?

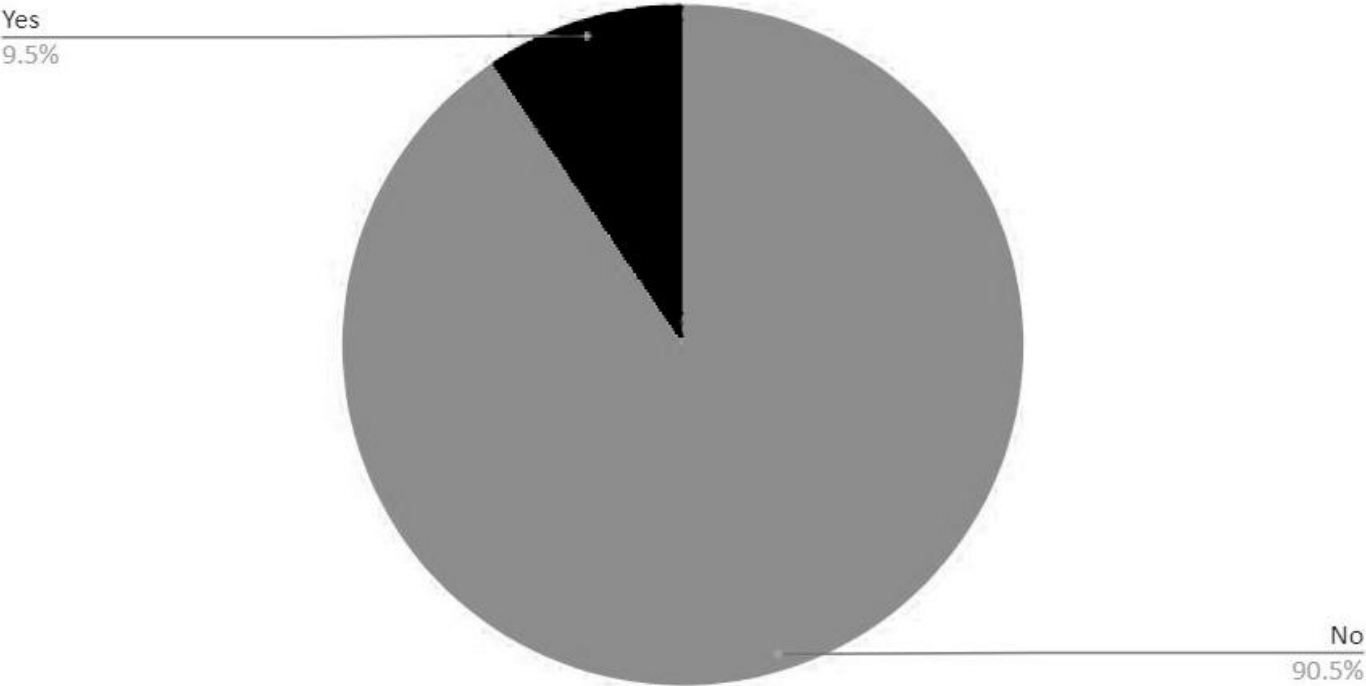


TAX INCREASE % FROM 2018-2019

Graph depicting a comparison of building value/land values (blue) and the difference in tax value change from 2018 to 2019 (Red).

We hypothesized a correlation between building value and land value. However, the resulting data comparison showed no correlation and that the overall tax increase was a common theme among all properties no matter the value.

Count of From the street can you see signs of construction for repairs, renovation, or new construction?



Even with the increase in taxes there is only 9.5% of homes that have visual signs of improvement that would boost the life, safety, and welfare of the residents. This does not seem to fully explain a roughly 150% increase in taxable value across the neighborhood.

Data from a block inventory of Block K by Davis, Michael, and Cullen.

CONCLUSION

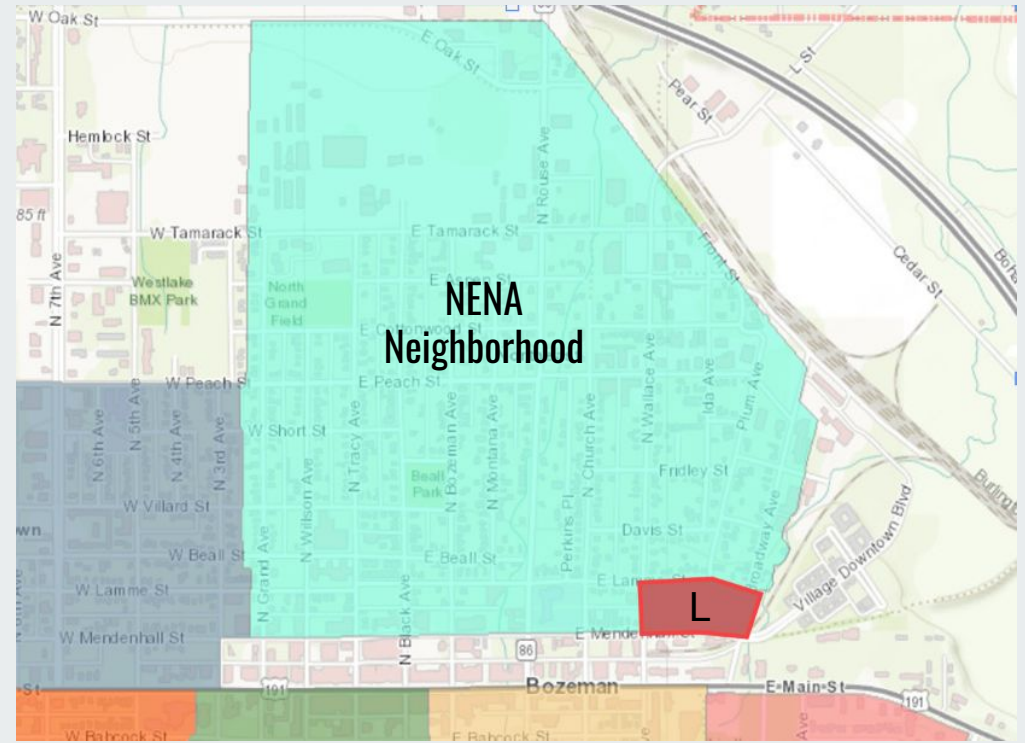
This research shows that current tax appraisal process increases property tax by increasing the land appraised value. This raise in taxes is correlated to a hypothetical marketplace value based on *if* the resident sold their home, and not any real improvement in their life, safety, or welfare while they live there.

This seems to affect the residents solely as an incentive or driver to sell their homes to make way for new, higher income residents. Which through our interview shows a change in neighbor character with a greater turnover in neighbors.



Block L

McKelvey Davidson and Madeleine Doak



Block L

KEY:

- LIGHT MANUFACTURING
- SINGLE HOUSEHOLD RESIDENTIAL
- COMMERCIAL RETAIL SALES, SERVICES, BANKS
- DUPLEX/ TRIPLEX RESIDENTIAL
- MIXED USE
- COMMERCIAL AUTO SALES, RENTAL, PARTS, STORAGE, GAS, SERVICE



Distinctive Characteristics of Block L Discovered in Initial Research:

M-1 Zoning

Density of Commercial Buildings

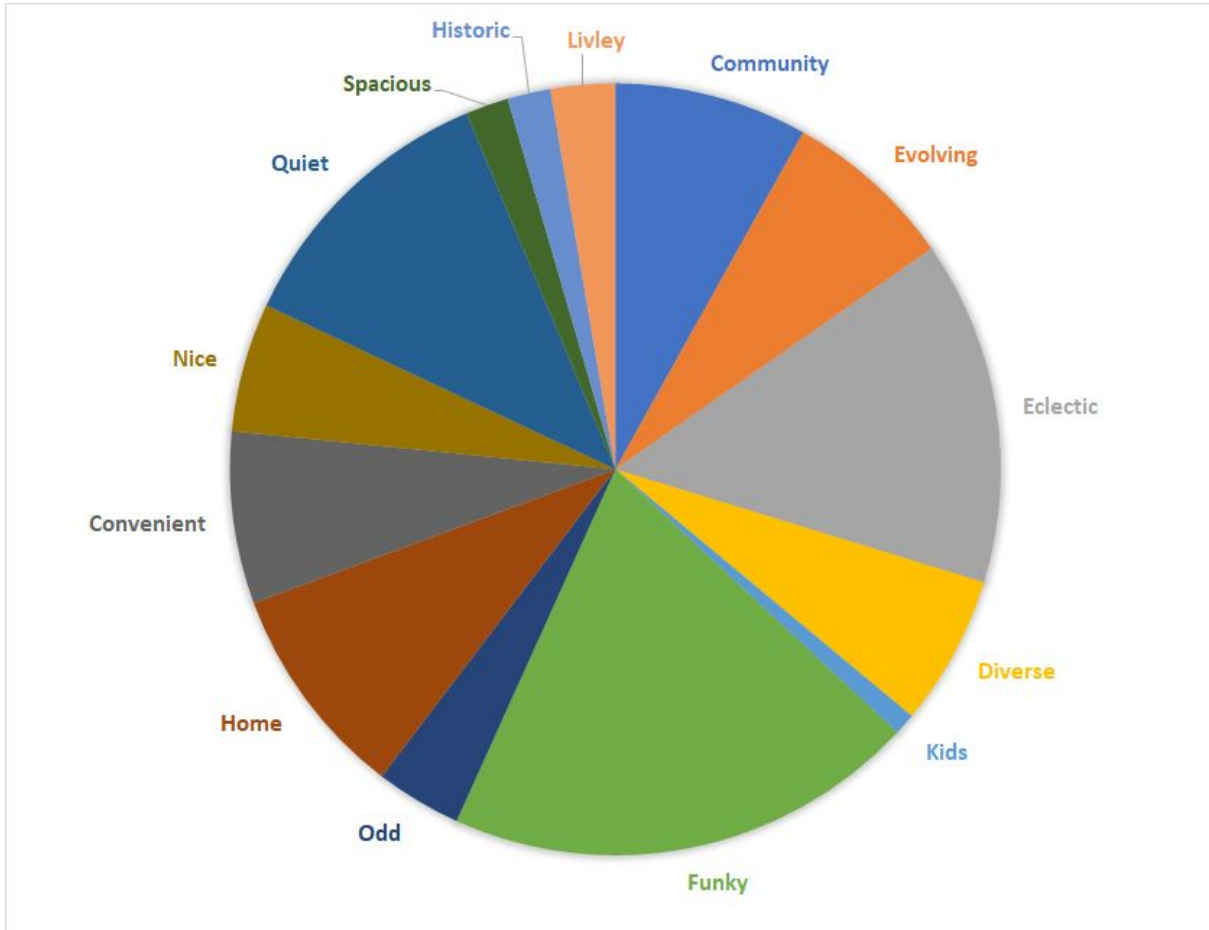
Unique opportunity for future use

Does Block L fit the Characteristics of the rest of the Southeast Quadrant of NENA?

How people describe NENA

Block L Housing styles

Neighborhood Housing Styles



What is one word you would use to describe NENA?

FUNKY

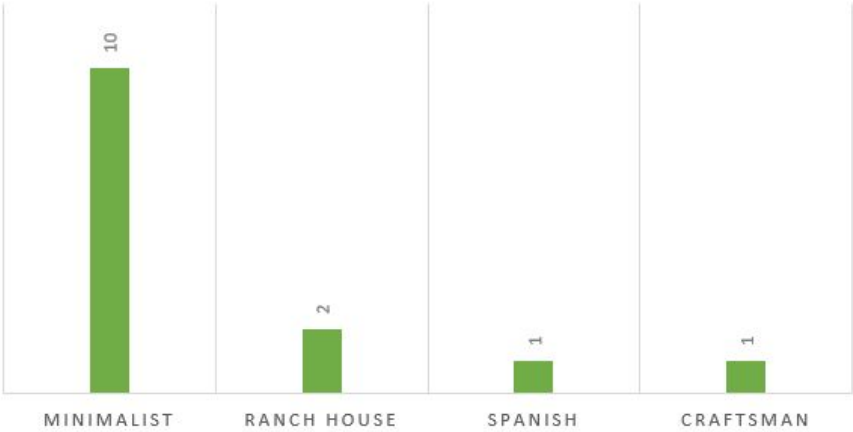
ECLECTIC

Words were combined for having similar definitions:

- Neighboring and Community and Local and Friendly
- Mixed and Diverse and Divergent and Variety
- Home and Cozy and Comfortable
- Close and Convenient and Walkable and Liveable
- Awesome and Nice
- Funky and Vibrant and Unique
- Quaint and Quiet and Peaceful and Low-key
- Spacious and Laid Back
- Evolving and Growing and up-and-coming and transition
- Odd and Quirky
- Lively and Loud and Busy

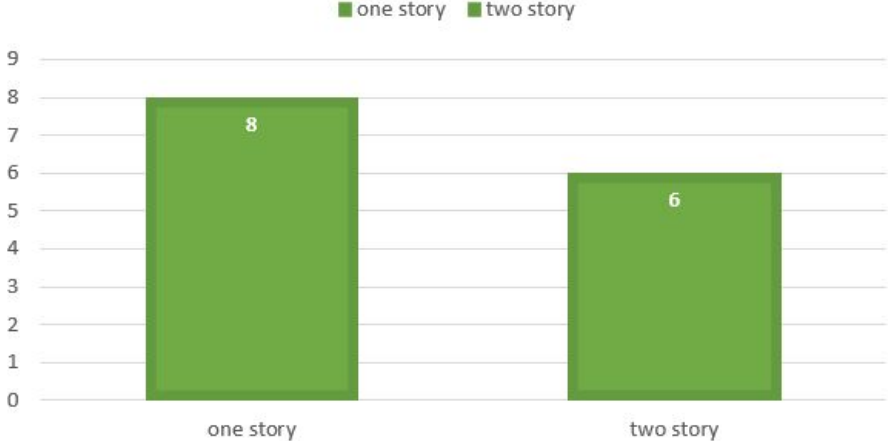
Block L Housing Styles

HOUSE TYPES IN BLOCK L



Minimalist Traditional is the dominating house type on Block L

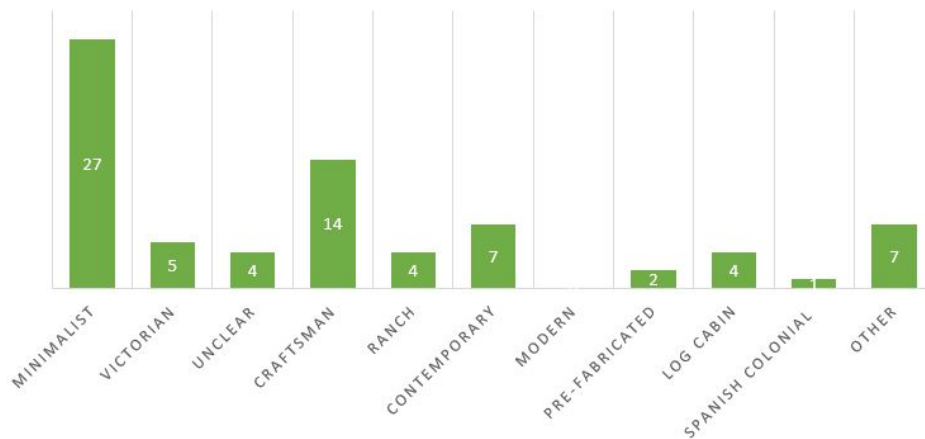
1 STORY VS. 2 STORY HOUSES IN BLOCK L



Block L has a fairly even ratio of one story to two story houses

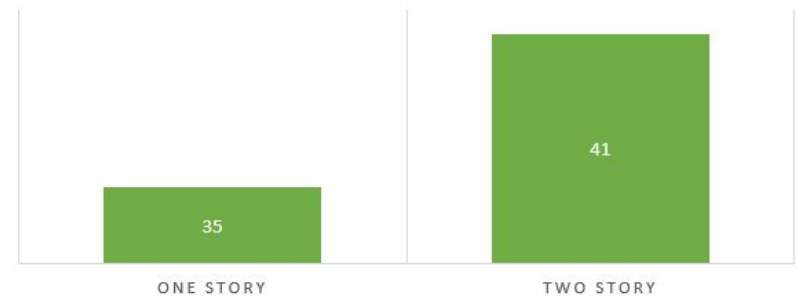
Housings Styles of Southeast Quadrant

HOUSE TYPES IN SOUTHEAST QUADRANT



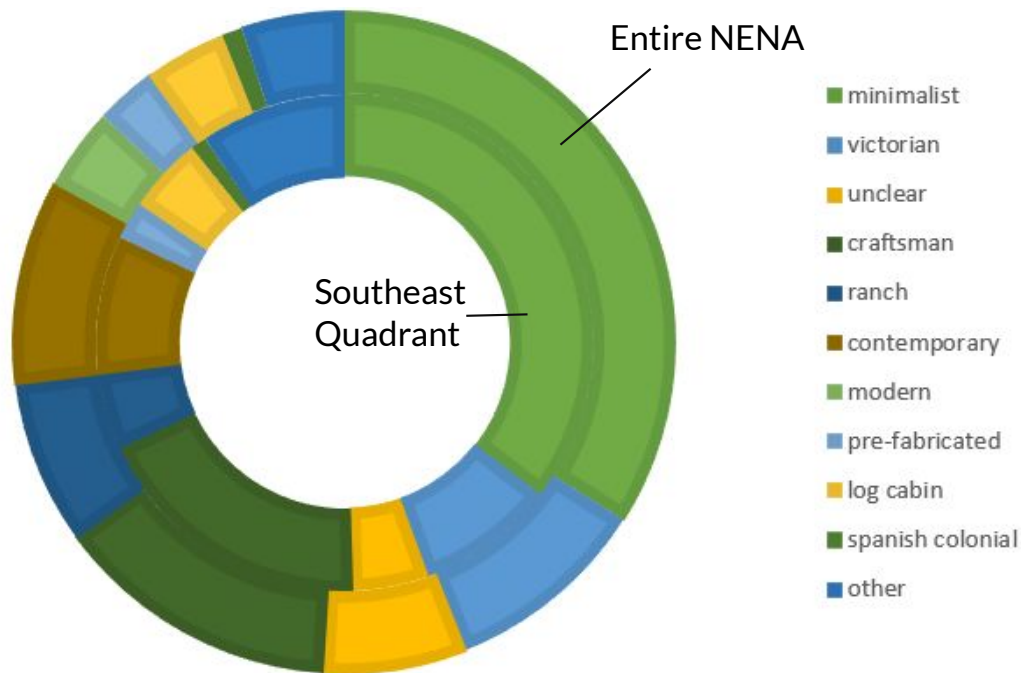
The SE Quadrant is dominated by Minimalist Traditional houses, but has a wide range of housing types. This relates to the NENA members description of NENA as “funky” and “eclectic”

1 STORY VS. 2 STORY HOUSES IN SOUTHEAST QUADRANT



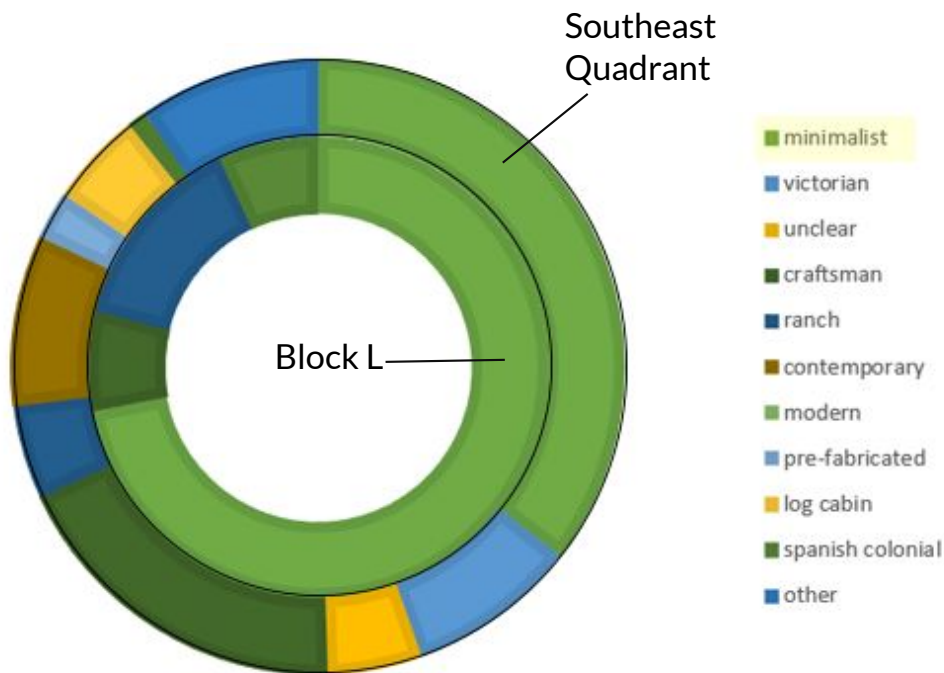
The Southeast Quadrant is mostly comprised of two story houses, but there isn't a large gap between the variance in stories

Can findings from the Southeast Neighborhood represent NENA as a whole?



Southeast Quadrant directly relates to full NENA because of similar ratio of house types

Housing type in Block L vs Southeast Quadrant



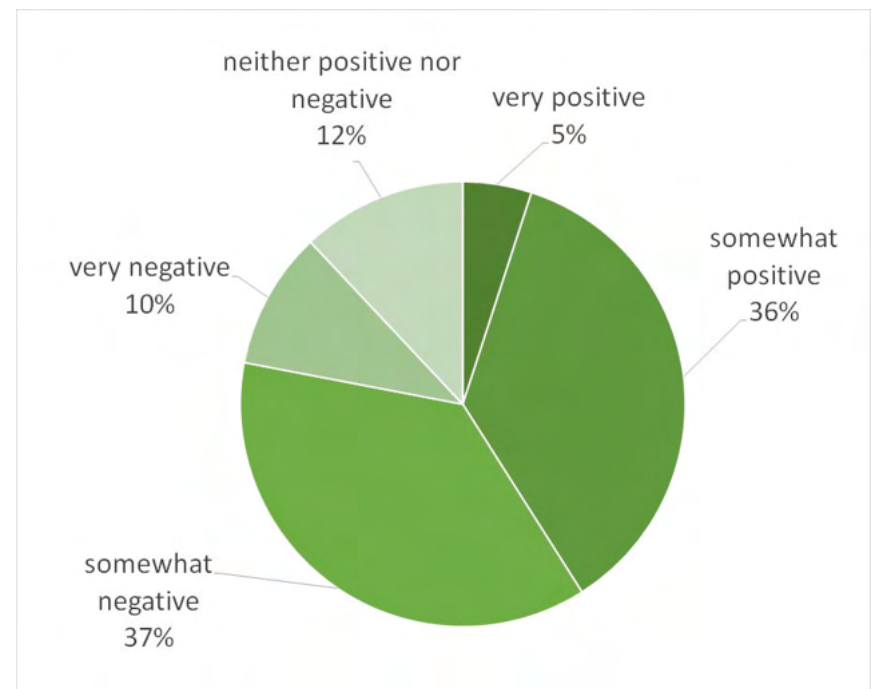
Both Block L and the overall Southeast Quadrant of NENA share a commonality of Minimalist Traditional being the dominating house type.

Is Block L “Funky and “Eclectic” as the rest of the Southeast Neighborhood?

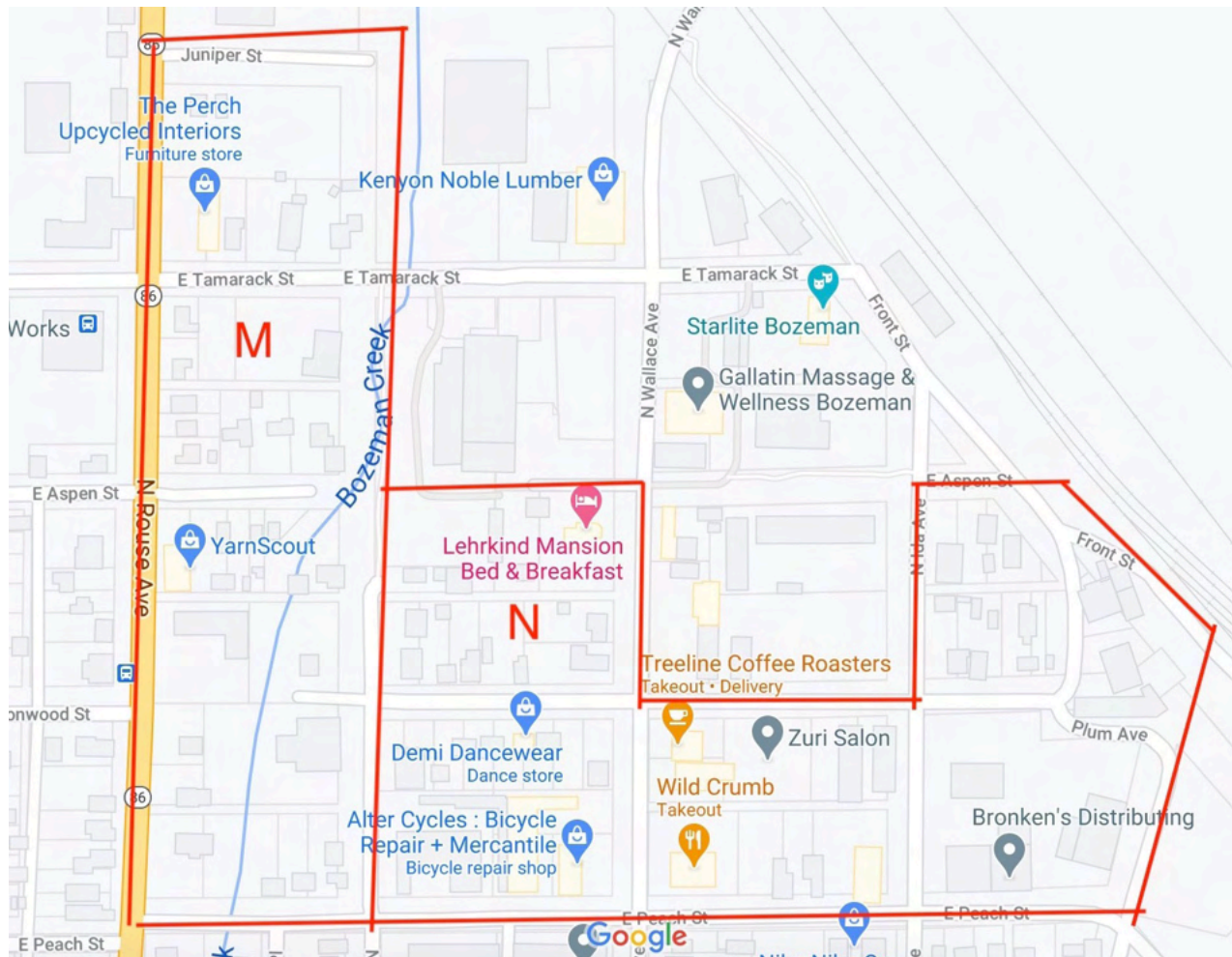
Conclusion

As Block L begins to change it should further reflect the “Funky” and “Eclectic” nature that people love about NENA.

How NENA members feel about change in the Neighborhood?



Northeast Quadrant of the Northeast Neighborhood of Bozeman



The Northwest Quadrant includes areas North of Peach between Wallace and Front Street.

Northeast Quadrant of the Northeast Neighborhood of Bozeman

Group M: “Housing Types and their Residents in the Northeast Quadrant”	120
Jerry Schmit, Corbin Lyman, Anna Weithas	
Group N: “Zoning and Use”	130
Austin Coon, Joe Waits, Chase Wyman, and Jackson Wynne,	

Northeast Quadrant of the Northeast Neighborhood of Bozeman

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Housing Types and Their Residents in the Northeast Quadrant

Quadrant 4, Section M
Block 1 Tract 6
HMU Zone District

Heroes Park at
Legion Field

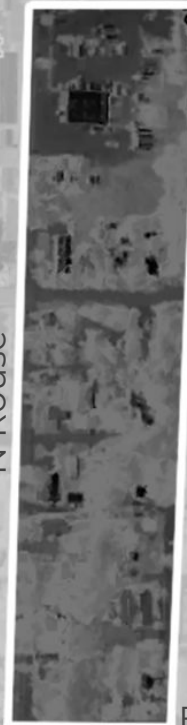
Centennial
Park

N Rouse

N Church

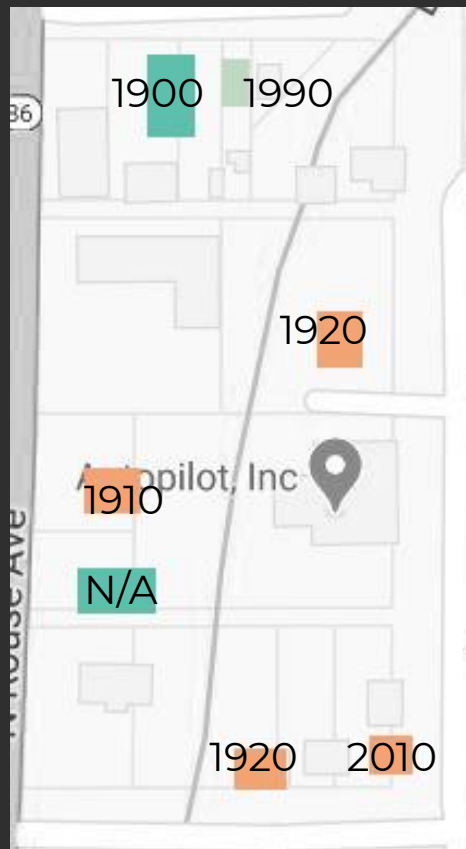
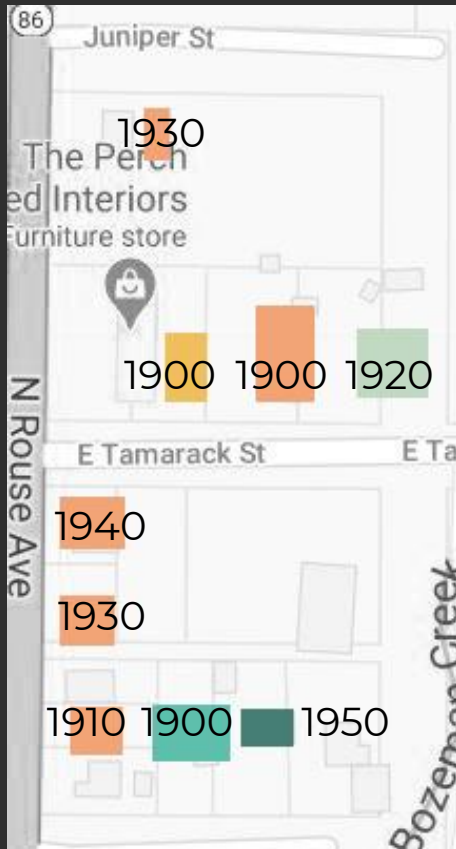
E Peach

Juniper



How does building diversity affect density?
How does this level of density contribute to
neighborhood relations?

Housing Typologies and Construction Years

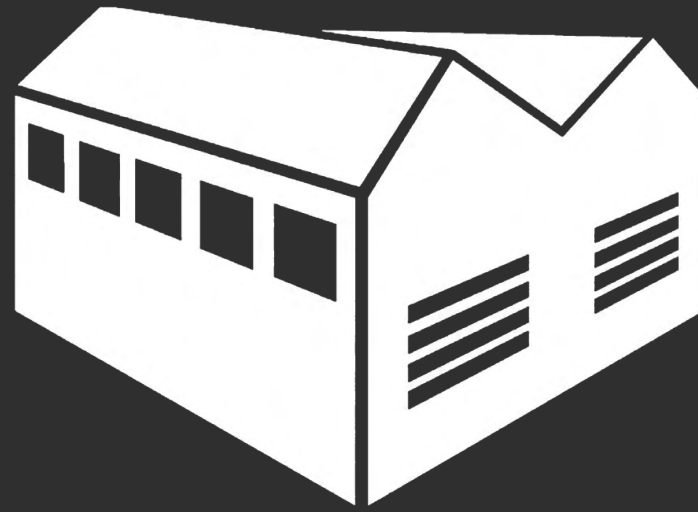


Residential vs Commercial: How this Affects Density

Most homes in area M are single family homes. Combined with 26% of buildings here being for commercial use, the population density is currently low and has also been low historically.



76%



24%

Number of Stories: 1 vs 2+

The number of stories of the residential homes also indicates low density, with most single family homes having a smaller footprint and only 38% of homes being over 1 story.

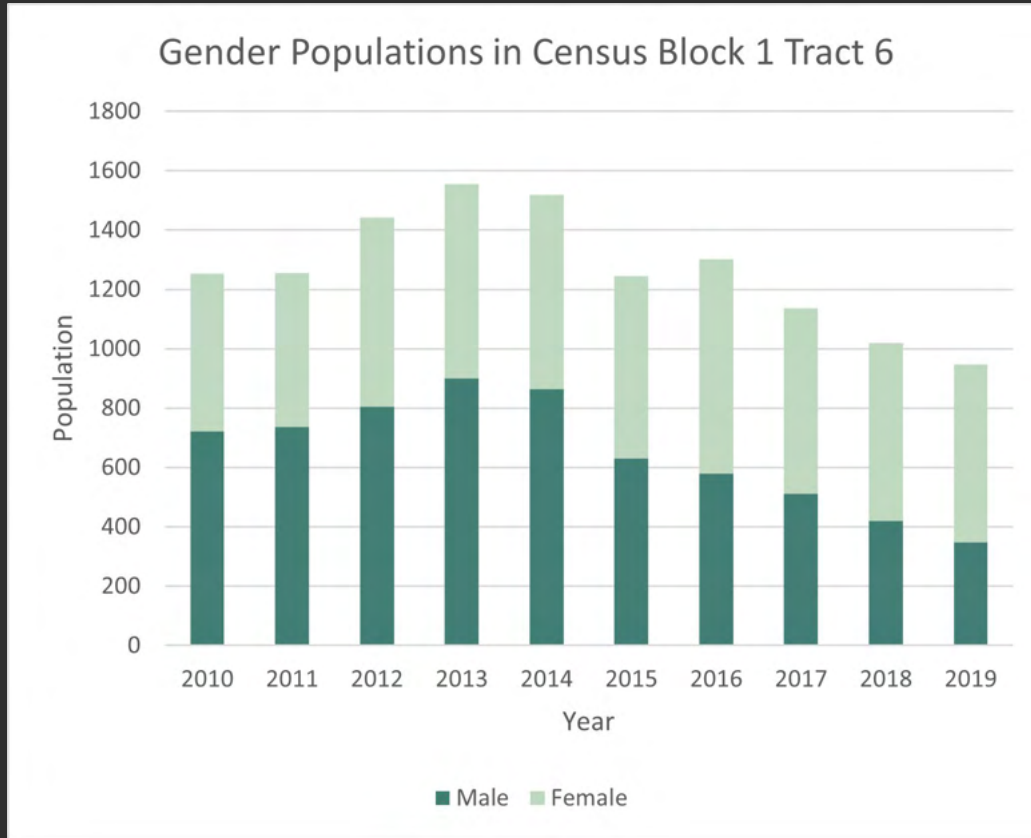


62%



38%

Population Decline from 2010 to 2019



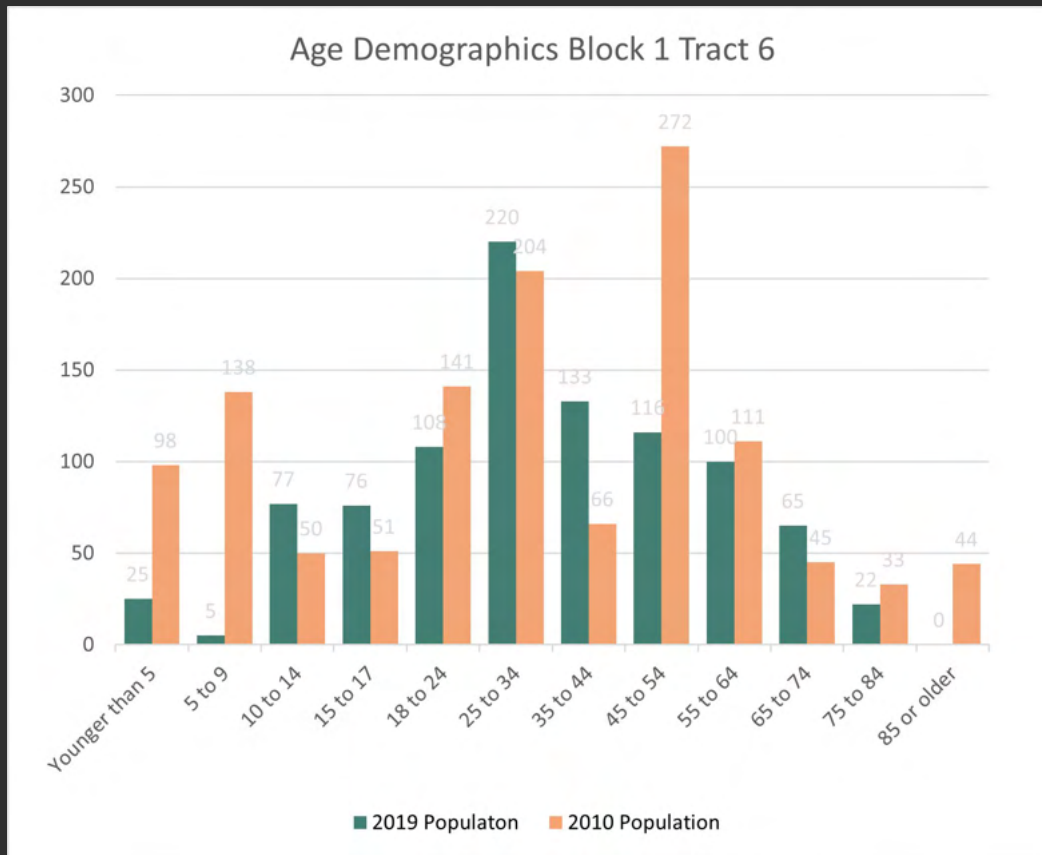
Overall population has decreased 32%

Male population has decreased 108%

Female population has increased 11%

US Census Data via Social Explorer <https://www.socialexplorer.com/a9676d974c/explore>

Age Demographics 2010 to 2019



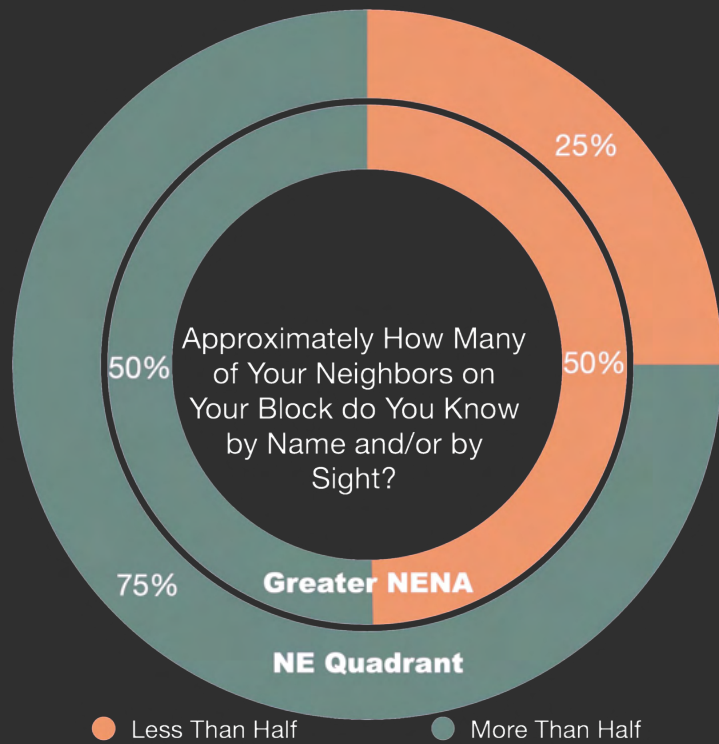
2019 reveals a younger population in general peaking in the 25-34 age group

There is also an increase in children in the area indicating families are choosing to raise their children in NENA

US Census Data via Social Explorer <https://www.sociaexplorer.com/a9676d974c/explore>

Neighborhood Relations

- NE Quadrant displays greater overall familiarity than NENA as a whole



“I like to call it the forgotten block of Bozeman, the meat shop used to be on the [street] corner ...

We interact with each other in the yards and on this street quite a bit because it is such a small block that no one ever drives here.”

Conclusions:

- Existing single family low density housing
- Eclectic new commercial, retail, and industrial infill
- Steady population decline
- Opportunities for mixed commercial and residential infills.
- Preserve the character of the neighborhood
- Higher density
- Affordable housing



NENA Resident:

“Change is inevitable.
Your participation [is important] in guiding
that change to maintain Community values ”

-NENA Resident



Arch 452, Spring 2021

Zoning and Use: Quadrant N



Jackson, Joe, Chase, Austin



How has the lack of zoning restrictions affected the development of the North-East Neighborhood (NEN)?

How has the development influenced the activity in the neighborhood?

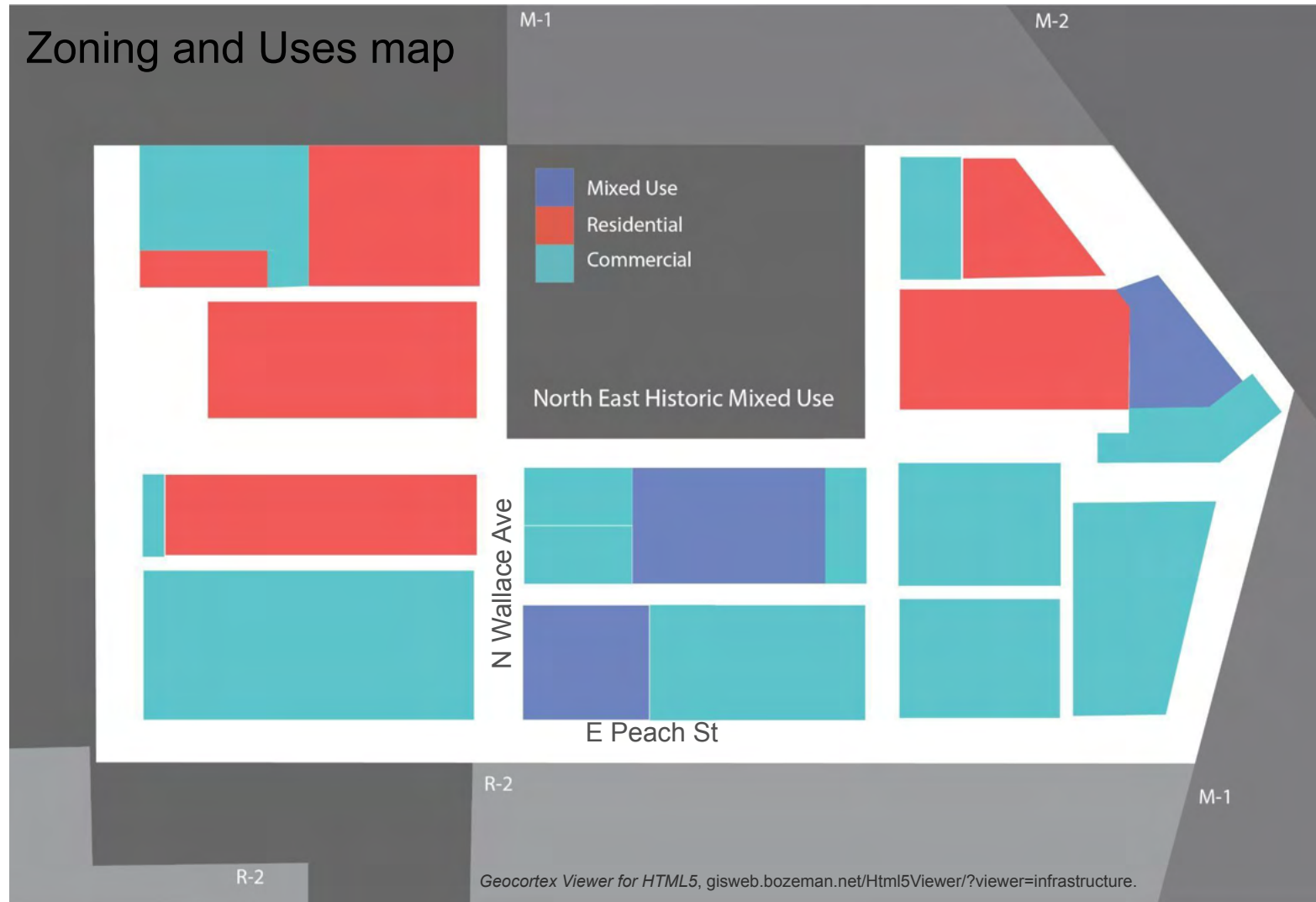
- Zoning
- Built Environment
- Neighborhood Activity
- Concerns
- Conclusion



Zoning and Uses map

NEHMU Zoning (white)

- Allows mixed use in area with single family homes
- Allows taller, denser development in area with single family homes



Construction Dates

- The area is diverse in the date of original construction
- Area along cottonwood street stands out with new construction
- This is the area contains commercial and denser construction



Building Height and Lot Coverage

- Contrast between single family homes and dense housing complexes.
- Homes along cottonwood are very large and maximize zoning allowances
- Newer developments are rarely one story
- Most historic homes are one story
- How has the large development affected NEN?



NEN Building Height



One Story



Two Story



Three + Story

Current building typology with no zoning in Block N

• Two stories	14
• One story	6
• Three or more stories	6

Total North East Neighborhood Data

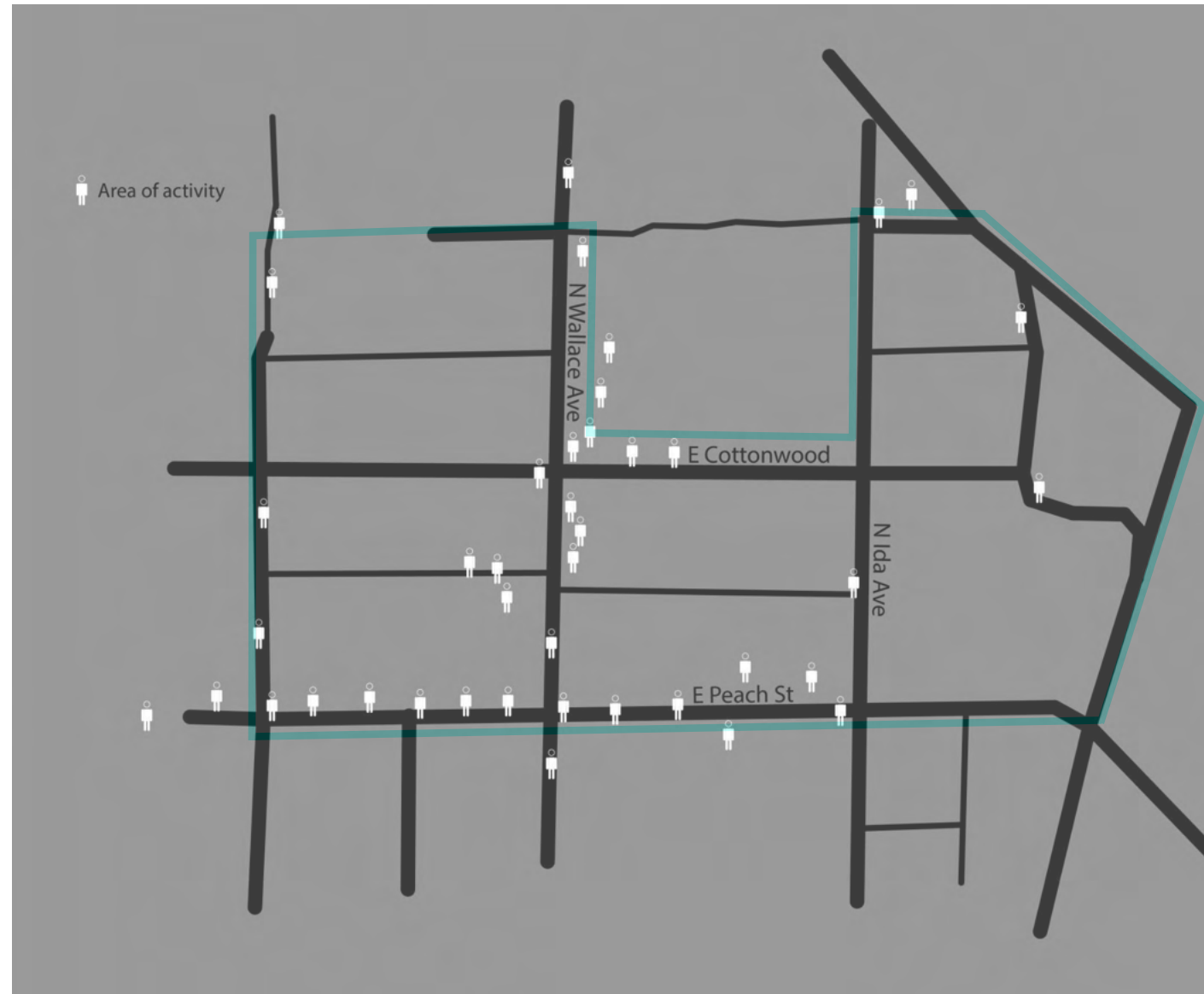
• Two stories	165
• One story	155
• Three or more stories	10

NEN Areas of Activity

Block activity reveals that most activity is along routes of newer commercial development.

We observed a variety of activity types such as walking, sitting, biking and running. These were evenly distributed among the routes of highest activity

Most used areas were trails, roads and sidewalks along commercial outlets. Little to no activity in areas that promote a longer stay in the block, areas such as parks or yards.

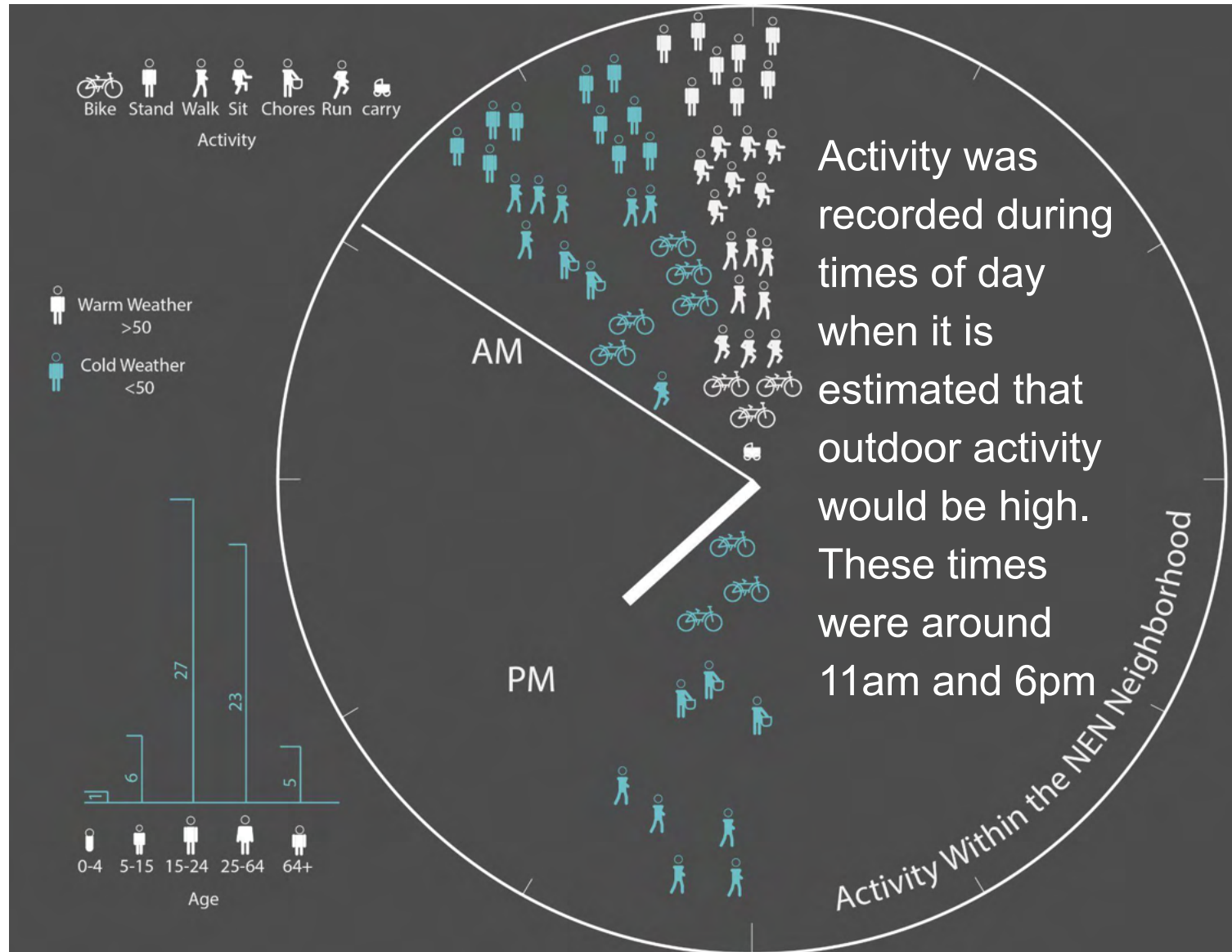


Block Count

Activity remains high at similar times despite weather conditions making our site very active compared to other NENA block areas.

Our site's significantly higher activity suggests that it attracts people external to our quadrant.

With so many visitors to our site, any changes made would also affect them.



Growing Concerns

- Housing prices and neighborhood traffic are most common complaints
- This could be due to commercial development in small typically single family housing areas



Conclusion

The rapid commercial and residential development has revealed a need for NEN to...

- Provide accommodation for increased vehicle use
 - facilitate commercial
 - preserve neighborhood safety
- Establish more restrictive boundaries between residential and commercial areas
 - Propose new development to contain businesses or public areas
 - Serves community specifically vs. overall city of Bozeman
 - Opportunity for residents to determine the future course





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