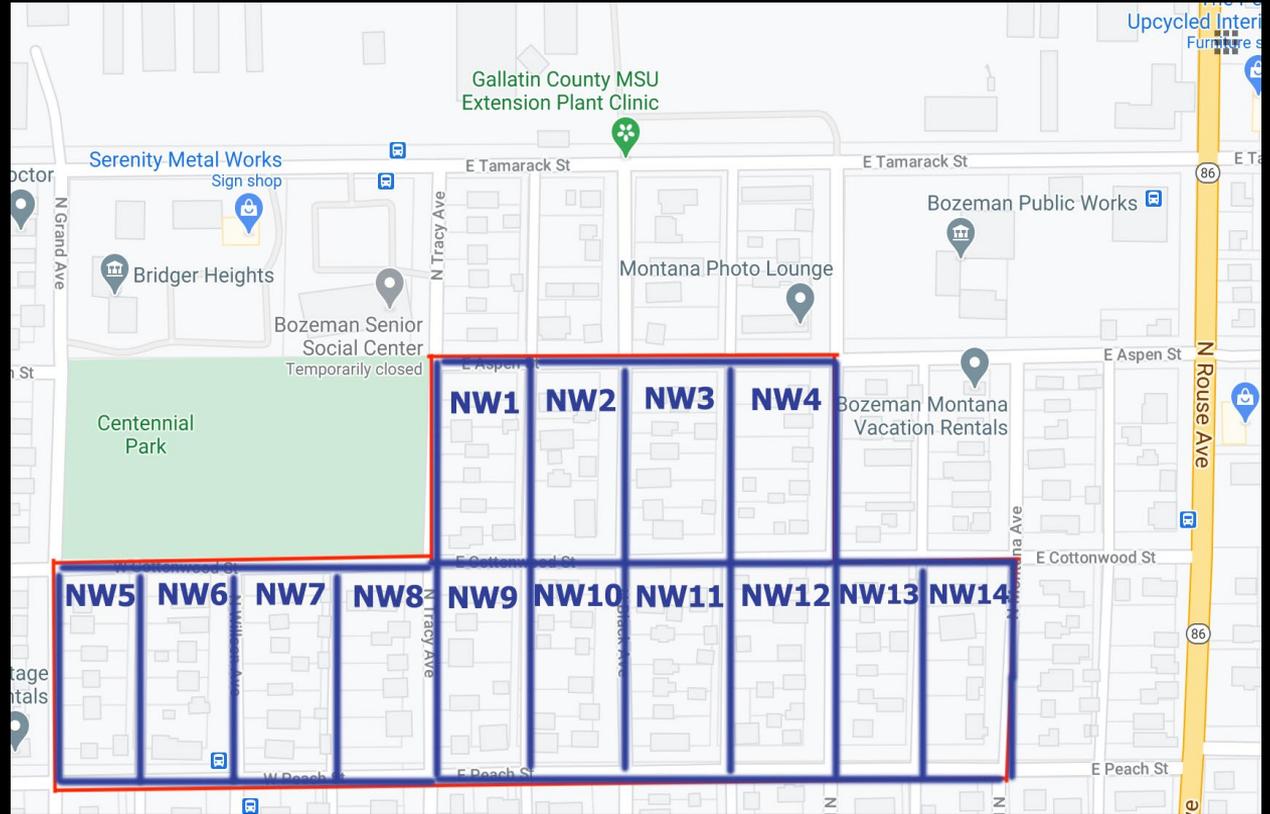


GPHY 365
Neighborhood
character
inventory project



GPHY 365
Neighborhood
character
inventory project

Collaborators



Dr. Susanne Cowan
School of Architecture

Professor Nick Fox
Department of Land Resources and Environmental Sciences

Kylie
Independent study student

Sarah Rosenberg
City of Bozeman

Karen Filipovich
Northeast Neighborhood Association (NENA)

NENA members

GPHY 365 Neighborhood character inventory project

Survey



Neighborhood Character Inventory

Front Yard

Include the location of the house by dropping a point when you are in front of the house:

45°40'N 110°59'W ± 6.1 m

What is the address of the home?

What is the Property ID Number?

What is the block designation: (NE1, SW8, NW5, etc.)

What is the name of the person conducting the inventory?

Is the person taking the inventory:

- Enrolled in Architecture 452
- Enrolled in Architecture 523
- Enrolled in Geography 365
- A NENA Member
- An MSU Faculty Member
- A City of Bozeman Staff Member

Neighborhood Character Inventory

Plastic

Shrub/hedge

Other

What is the typical height of the barrier around the front of the yard?

- None, there is no barrier in the front yard
- Unclear
- Short, 3 feet or less
- Medium, 3-5 feet
- Tall, 5 or more feet

What is the typical permeability of the barrier around the front yard?

- None, there is no barrier in the front yard
- Unclear
- 0% visually permeable (completely visually blocked)
- 1-25% visually permeable
- 26-50% visually permeable
- 51-75% visually permeable
- 76-99% visually permeable (mostly open)

Other notes on the front façade or front yard:

Include a picture of the front of the house:

GPHY 365 Neighborhood character inventory project

GIS

(1 of 5)

Neighborhood_Character_Inventory: 5

What is the address of the home?	502 n grand
What is the Property ID Number?	641551
What is the block designation: (NE1, SW8, NW5, etc.)	SW1
What is the name of the person	Susanne Cowan

[Zoom to](#) [Edit](#)

(1 of 3)

Gallatin

FID	18619
PARCELID	06079907244230000
COUNTYCD	6
CountyName	Gallatin
CountyAbbr	GA
GISAcres	0.14233222
TaxYear	2021
PropertyID	641551
Assessment	000RGH1810
Township	02 S
Range	06 E
Section	07

[Zoom to](#)

(1 of 3)

72362

FID	11938
OBJECTID	72362
Ftype	Residential Building
Building_N	
Height	5.32316221
Shape_Area	121.870361328125
Shape_Length	47.727832175359545

[Zoom to](#)

ArcGIS v NENA Student Map

[Details](#) | [Edit](#) | [Basemap](#)

[About](#) | [Content](#) | [Legend](#)

Contents

- Join Features to Parcels (Land Ownership MSL)
- Neighborhood Character Inventory - CopyA
- Neighborhood Character Inventory - CopyB
- Neighborhood Character Inventory
- Bozeman City Limits (COB GIS)
- Buildings (COB GIS)
- Parcels (Land Ownership MSL)



GPHY 365
neighborhood
character
inventory project

full reports due April 8

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!

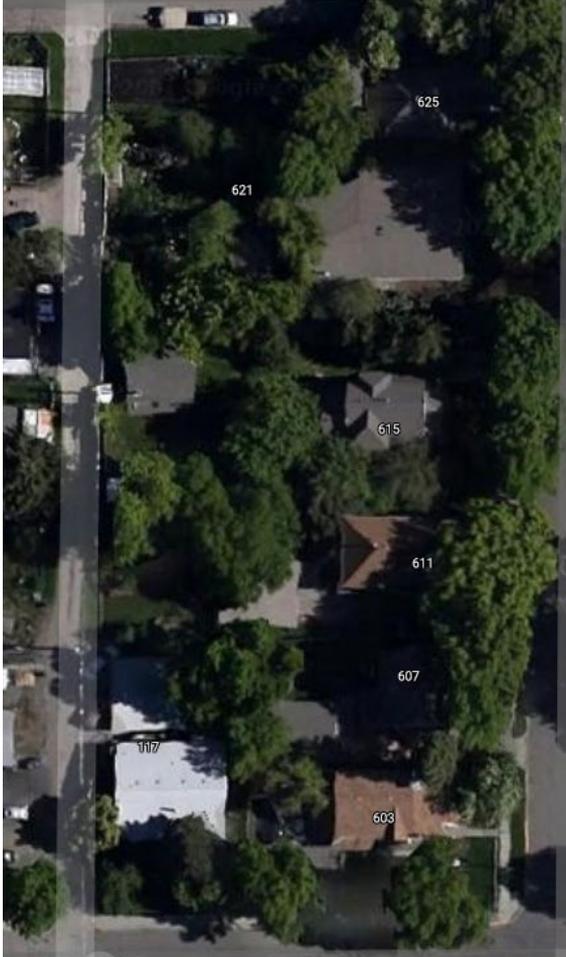


NW13

Aiden McCahill



E Cottonwood St



N Bozeman Ave

N Bozeman Ave

E Cottonwood St



E Cottonwood St



E Peach St

E Peach St

E Peach St



- 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



NW12 East Peach Street and North Bozeman Avenue

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 Sante Fe Railroad. Most data are being maintained by staff of the Montana Department of Revenue (DOR).

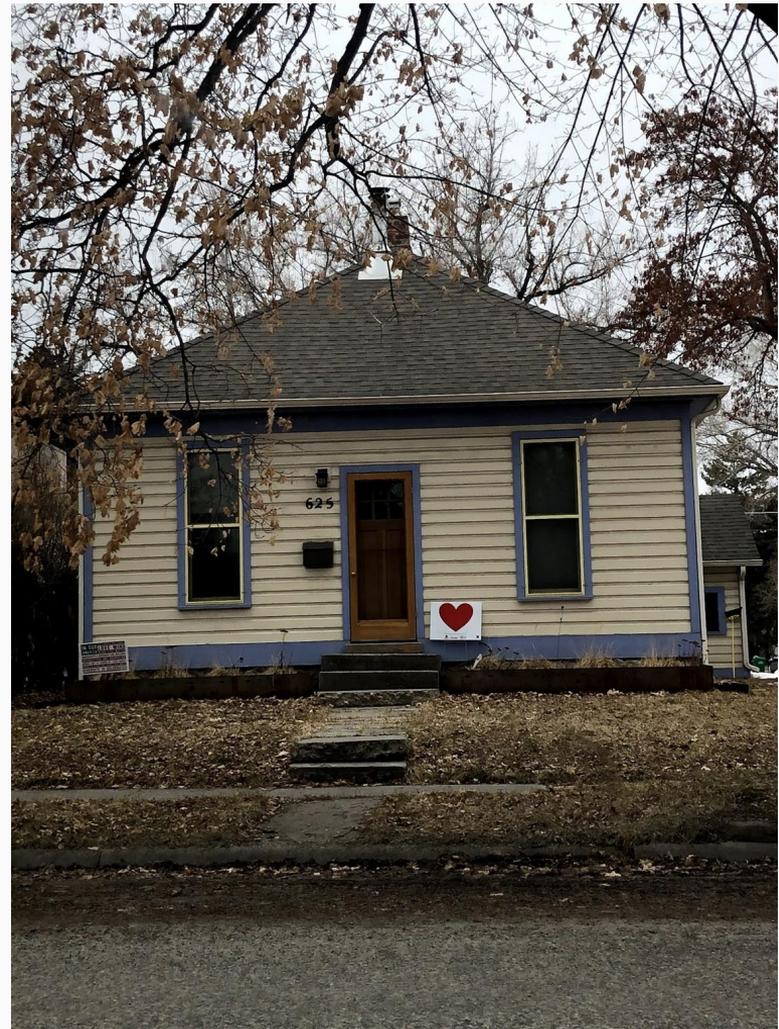
Nena Map



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 Sante 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 \cong \$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



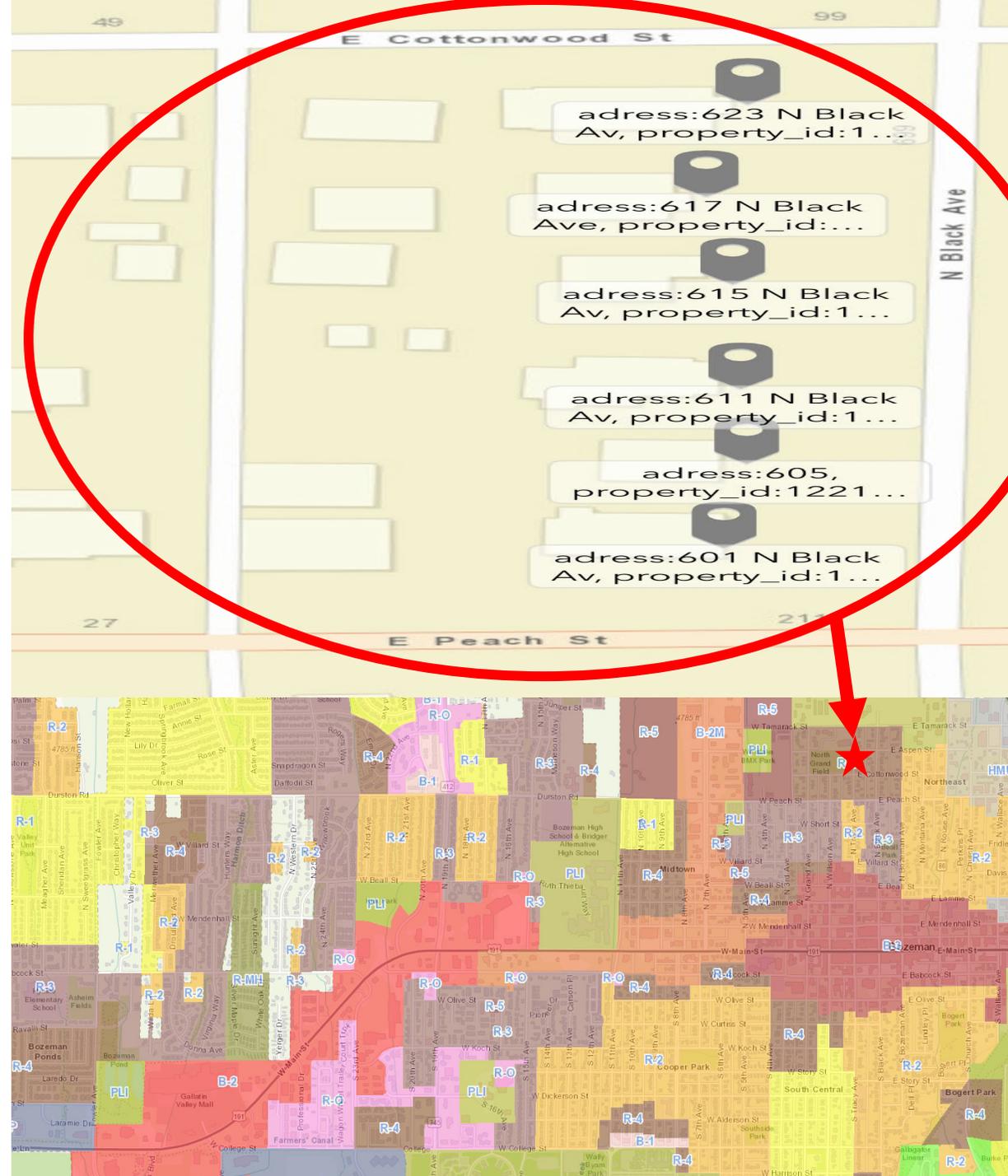
NW10

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)

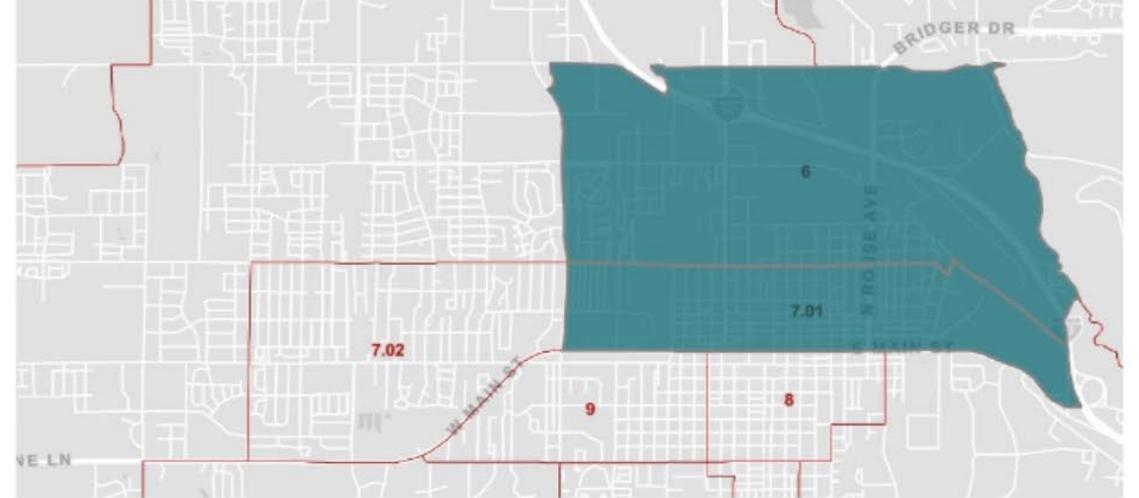


Figure 2: The two U.S. Census tracts which combined encompass the entirety of the Northeast Neighborhood.

Source: U.S. Census Bureau, 2020

<u>Demographic</u>	<u>Bozeman City</u>	<u>Tract 6</u>	<u>Tract 7.01</u>
Median Age	28.0 years	36.4 years	31.2 years
Residents Over 65	9.0%	16.7%	9.2%
Residents Under 18	15.2%	13.4%	16.6%
Mean Household Size	2.24	1.9	2.08
Race	92.4% White	86.6% White	89.1% White
Median Household Income	\$51,896	\$42,292	\$48,125
Residents (25+) with a Bachelor's Degree or Higher	54.6%	47.3%	62.5%

Table 1: Selected demographics of the Northeast Neighborhood compared with the City of Bozeman as a whole.

Source: U.S. Census Bureau, 2018

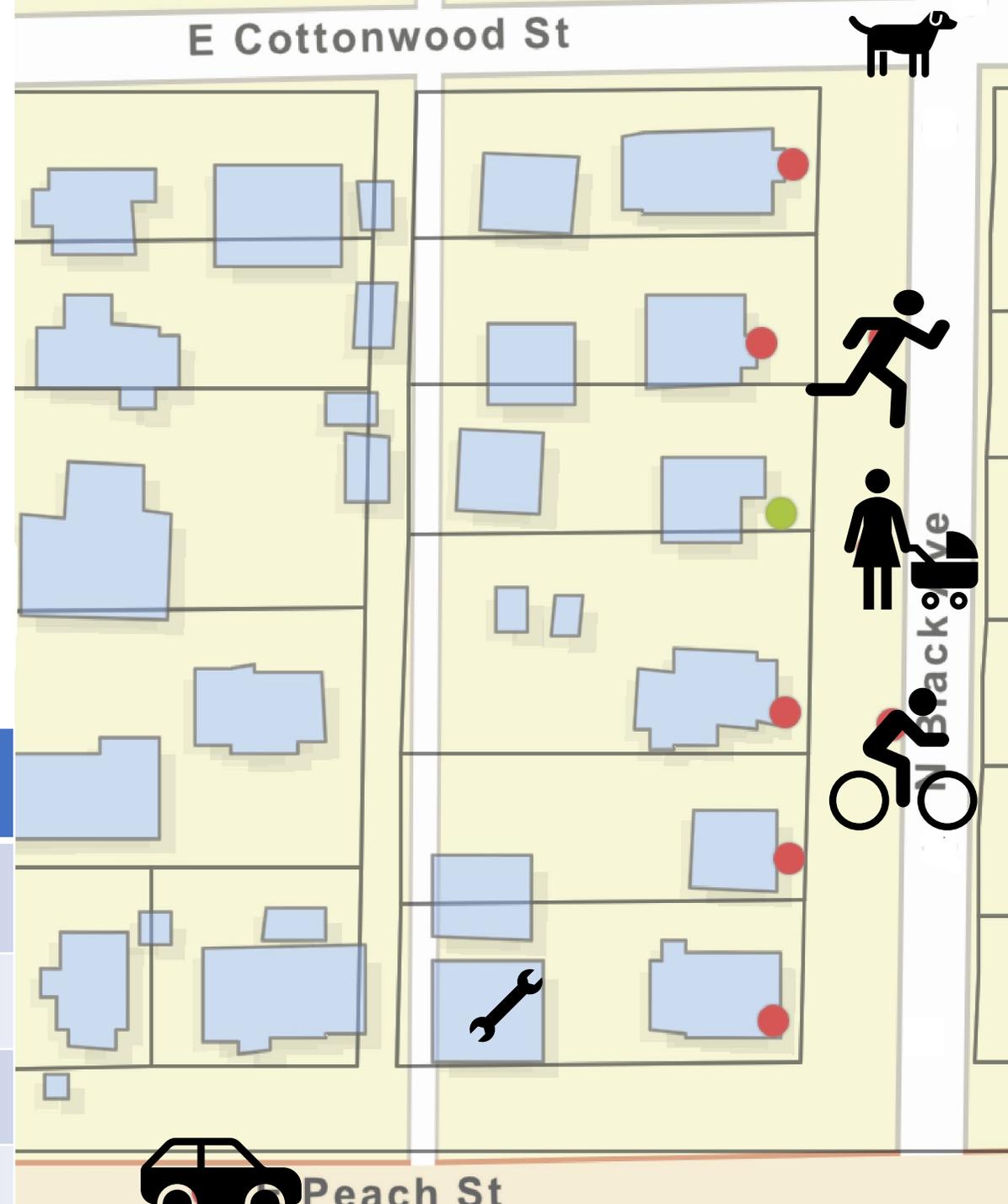
People on the Block Count

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

	Toddler Age 0-4	Young Adult 15-24	Adult Age 25-64	Senior Age 65+
Working on Chores				I
Walking	I		IIII I	II
Running			II	
Biking			I	





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

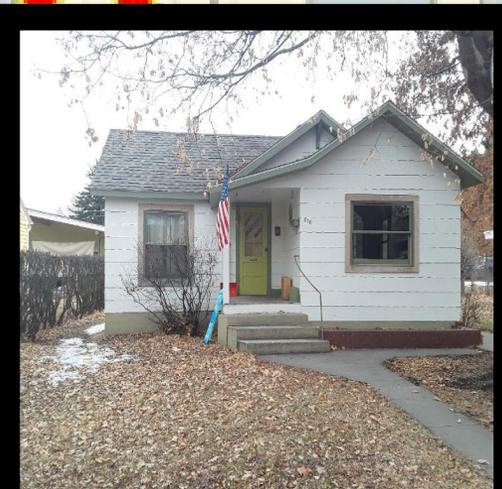
My one recommendation for the community is to incentivize affordable housing in the form of ADUs.

An affordable ADU on a property can create a healthy co-op between the main structure and the ADU.

Citation

- <https://www.nenabozeaman.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
[https://data.census.gov/cedsci/table?q=Bozeman,%
20Montana&g=1400000US30031000600%201600000U
S3008950&tid=ACST5Y2019.S0601&hidePreview=f
alse](https://data.census.gov/cedsci/table?q=Bozeman,%20Montana&g=1400000US30031000600%201600000US3008950&tid=ACST5Y2019.S0601&hidePreview=false)
- R4 Zoning
[https://www.bozeaman.net/Home/ShowDocument?i
d=2976](https://www.bozeaman.net/Home/ShowDocument?id=2976)
- Zillow

Northeast Neighborhood Inventory: Block NW9



Key Takeaways:

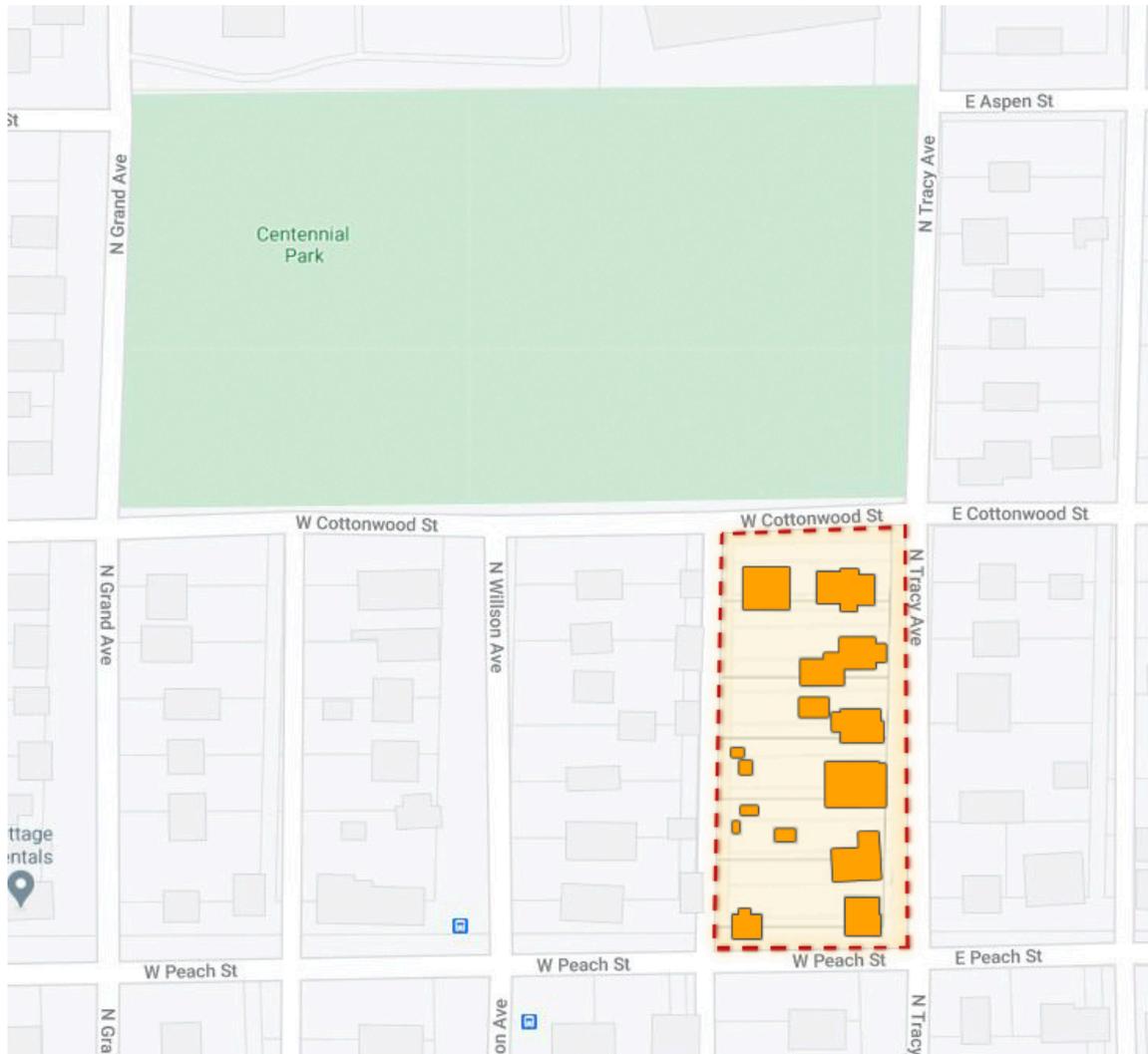
- All detached homes
- Range of color palettes (warm, earth tones, neutrals)
- Mainly Minimalist Traditional, One Contemporary/Modern, One Ranch Style
- 3/6 contain ADU's- 1/6 bigger than main unit
- Potential for high activity
 - Park
 - Cold the day I visited
 - 3 people (2 walking/working, 1 biking)



NE8 NEIGHBORHOOD

Brian McDonald

NE8 Context Map



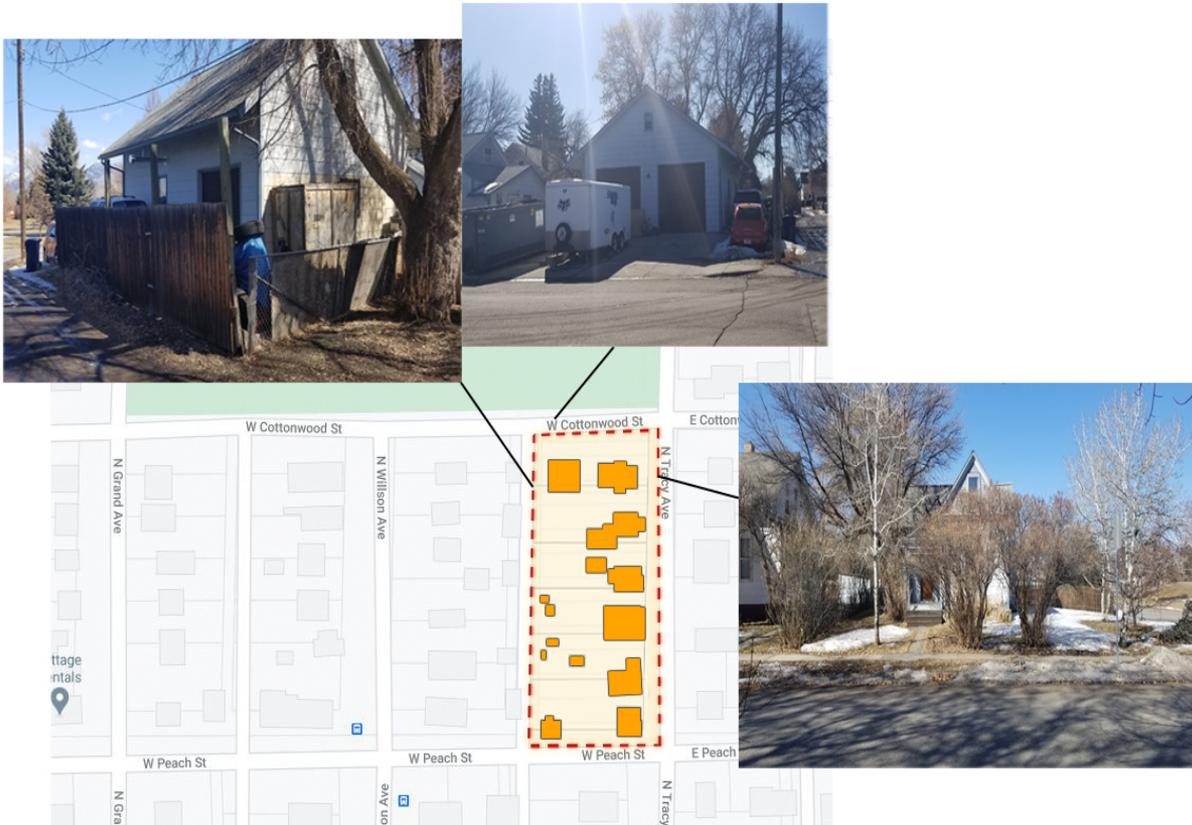
South of Centennial
Park
North of Main
Street

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



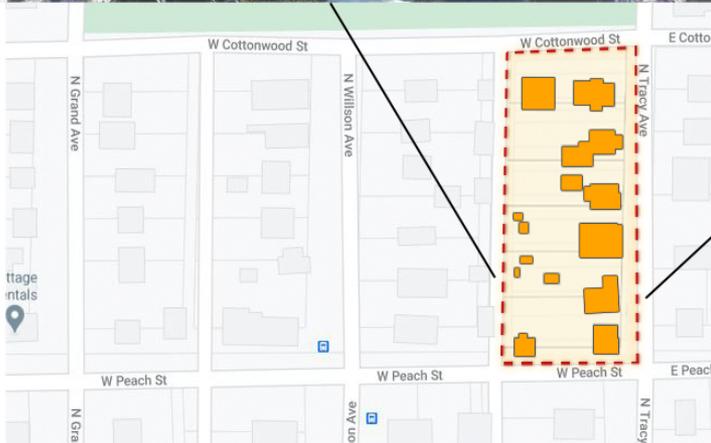
- Two Stories
- Tree house in backyard
- Stonework in front yard

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



Block Description

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

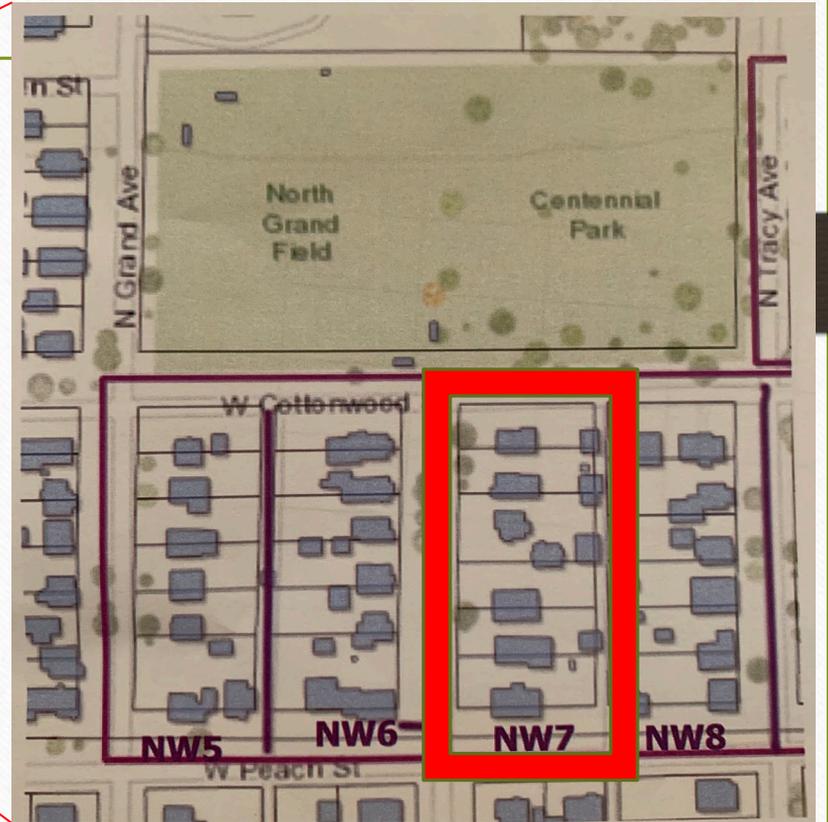
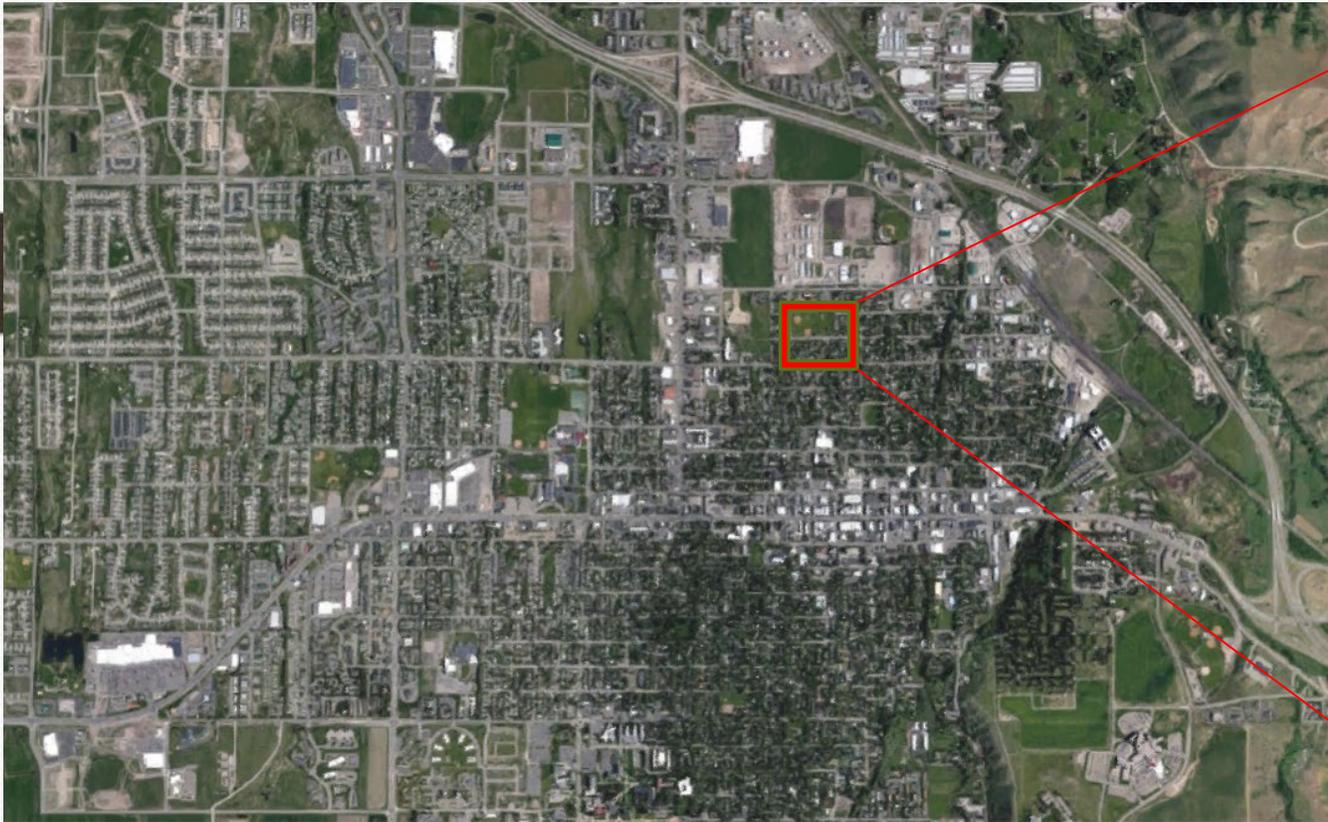
I didn't find anyone that wasn't walking around or doing something with other people, it seemed difficult to find a place to be social on this block.

NW7 Block

N Wilson & Cottonwood

By Lucas Jepsen

Context Map of the Neighborhood

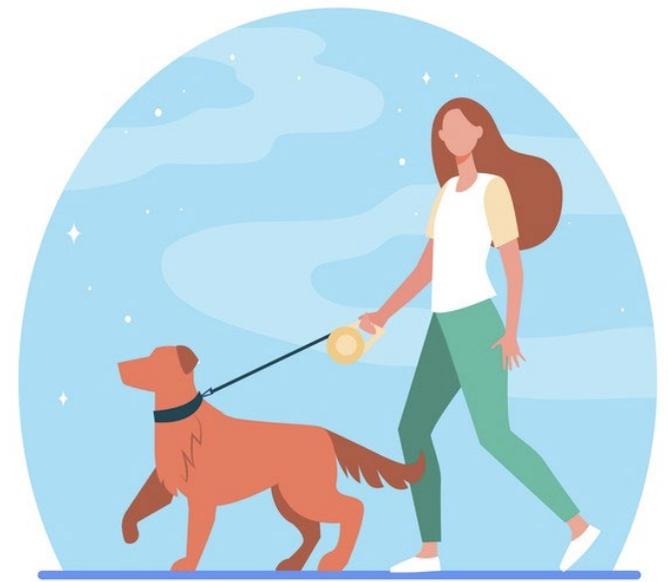


Key Results

- 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

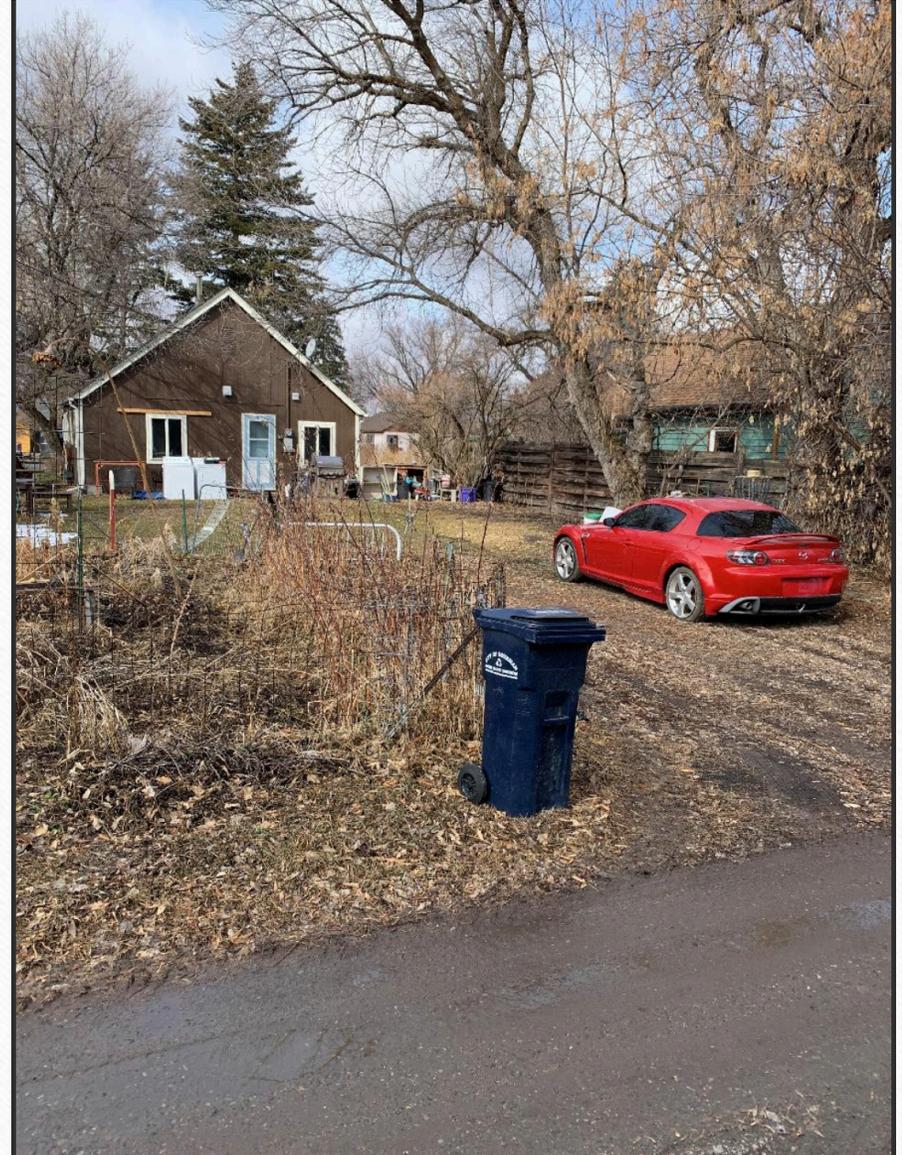


Photos









References

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

https://www.freepik.com/free-vector/young-woman-walking-dog-leash-girl-leading-pet-park-flat-illustration_11236131.htm

Survey123

An aerial photograph of a suburban neighborhood. In the upper left, there is a large green field with two baseball diamonds. The rest of the image shows a dense residential area with numerous houses, many of which are surrounded by large, mature trees. A multi-lane road runs diagonally through the center of the neighborhood. The overall scene is bright and clear, suggesting a sunny day.

Neighborhood Character Inventory – NW6

KIPTON GIDDINGS



7th Ave.

19th Ave.

Main Street

North Grand Field
Centennial Park

W Cottonwood St

W Cottonwood St

E Cottonwood St

623 N Wilson Ave. Bozeman, MT 59715

619 N Wilson Ave. Bozeman, MT 59715

617 N Wilson Ave. Bozeman, MT 59715

611 N Wilson Ave. Bozeman, MT 59715

607 N Wilson Ave. Bozeman, MT 59715

601 N Wilson Ave. Bozeman, MT 59715

N 3rd Ave

W Peach St

N Grand Ave

W Peach St

W Peach St

N Wilson Ave

N Tracy Ave

N Tracy Ave

E Peach St

N Black Ave

N Black Ave

E Peach St

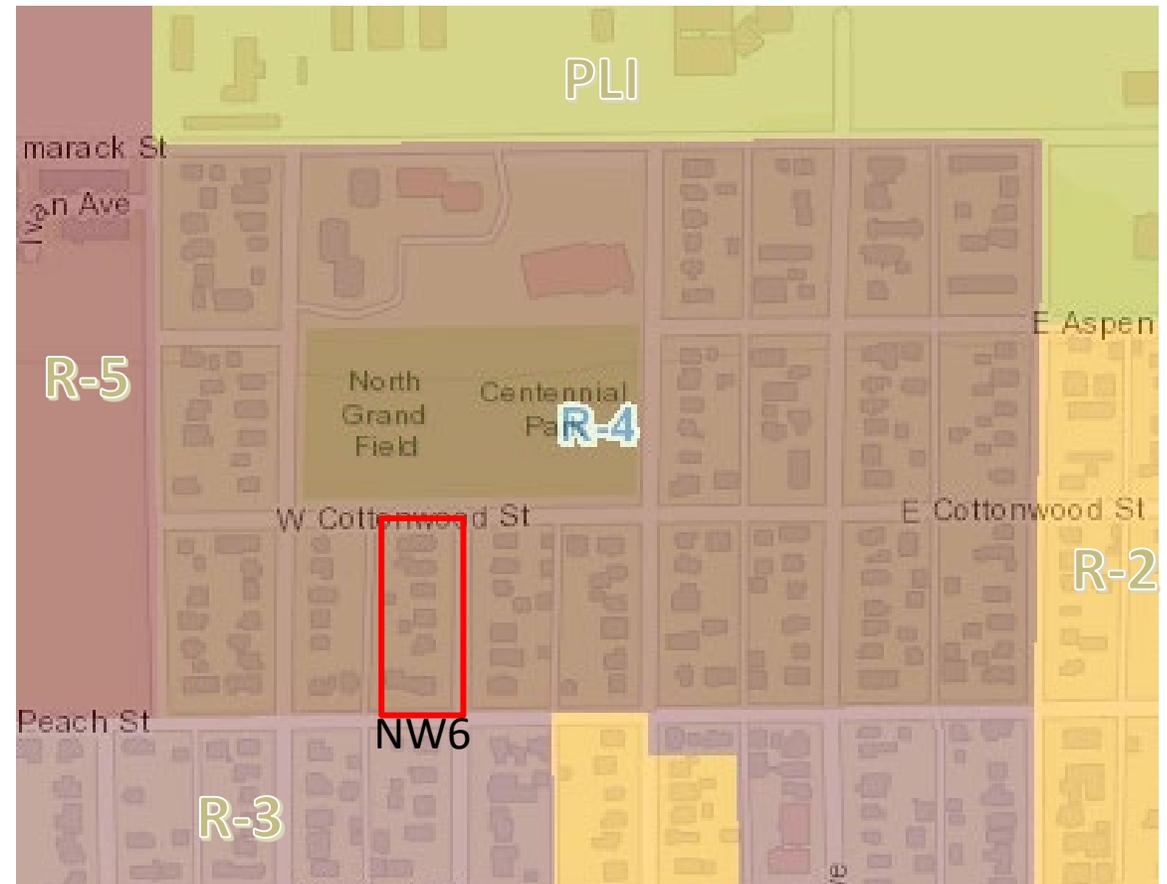
NW6 Neighborhood Zoning

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.



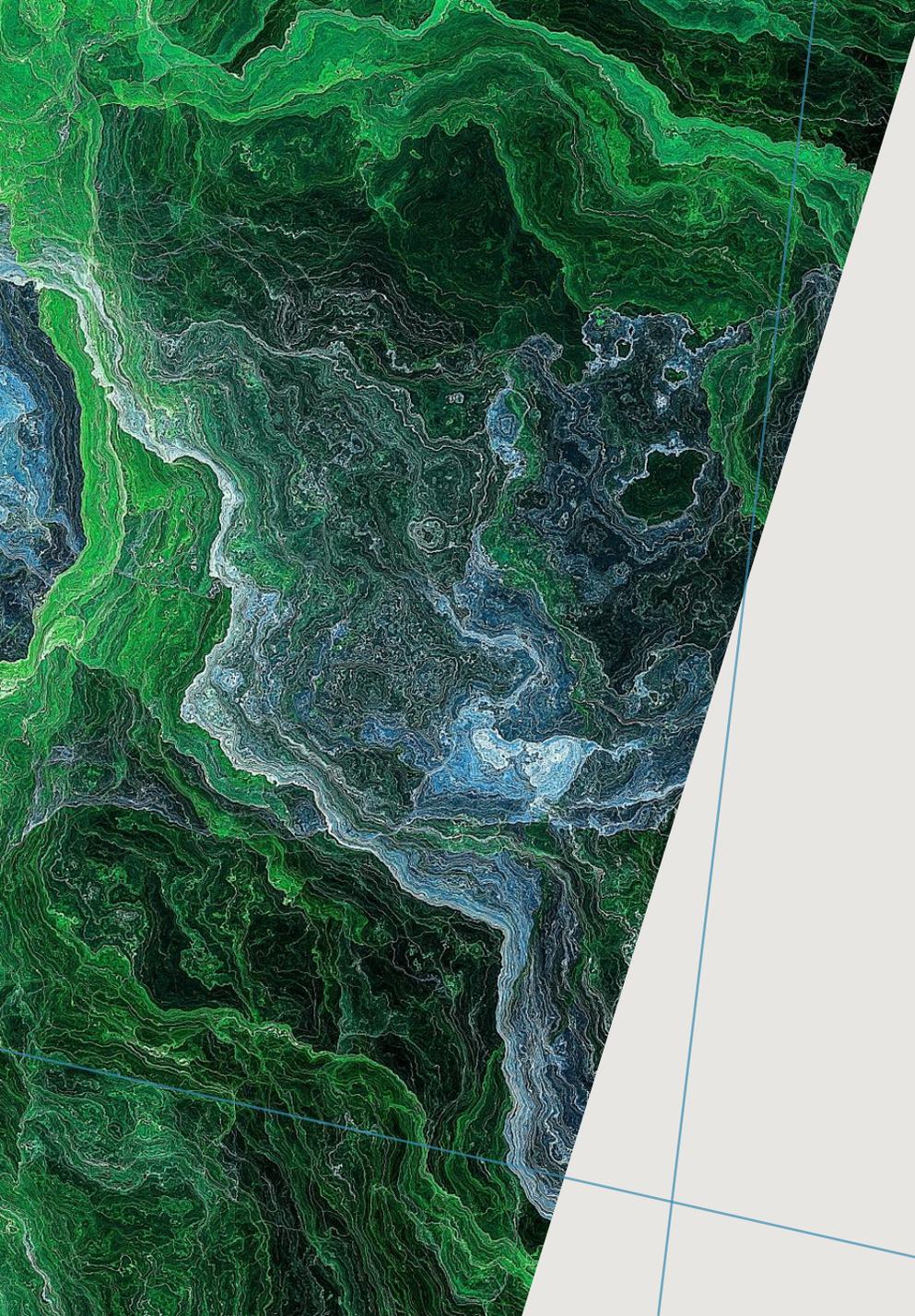
Residents

- 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

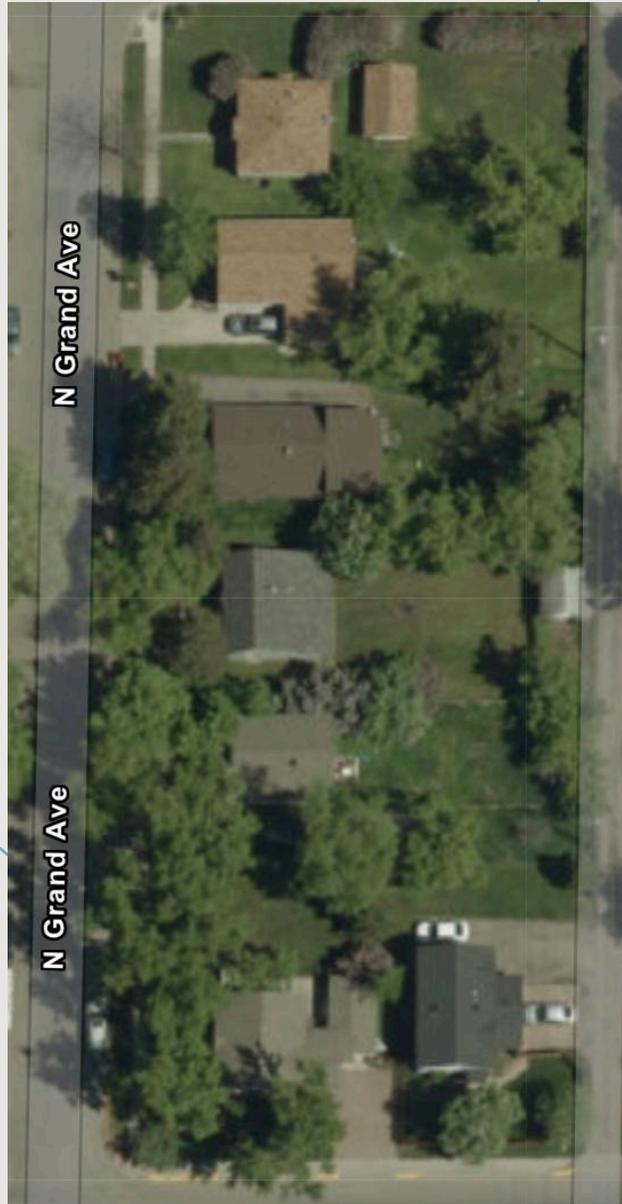




GWENDOLYN WRIGHT

NENA: NW5

CONTEXT MAP



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



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



This means
residential
housing with a
multitude of
housing types



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=PTIICOR_CH38UNDECO_ART3ZODILAU_DIV38.300ZOMADE_PT2ZODIINPUST_S38.300.100REZODINTPU%5C.
- *Arcgis.com*, www.arcgis.com/home/webmap/viewer.html?useExisting=1.
- *Brightspace LE Login - Brightspace by D2L*, ecat.montana.edu/d2l/le/content/633885/viewContent/5478065/View.

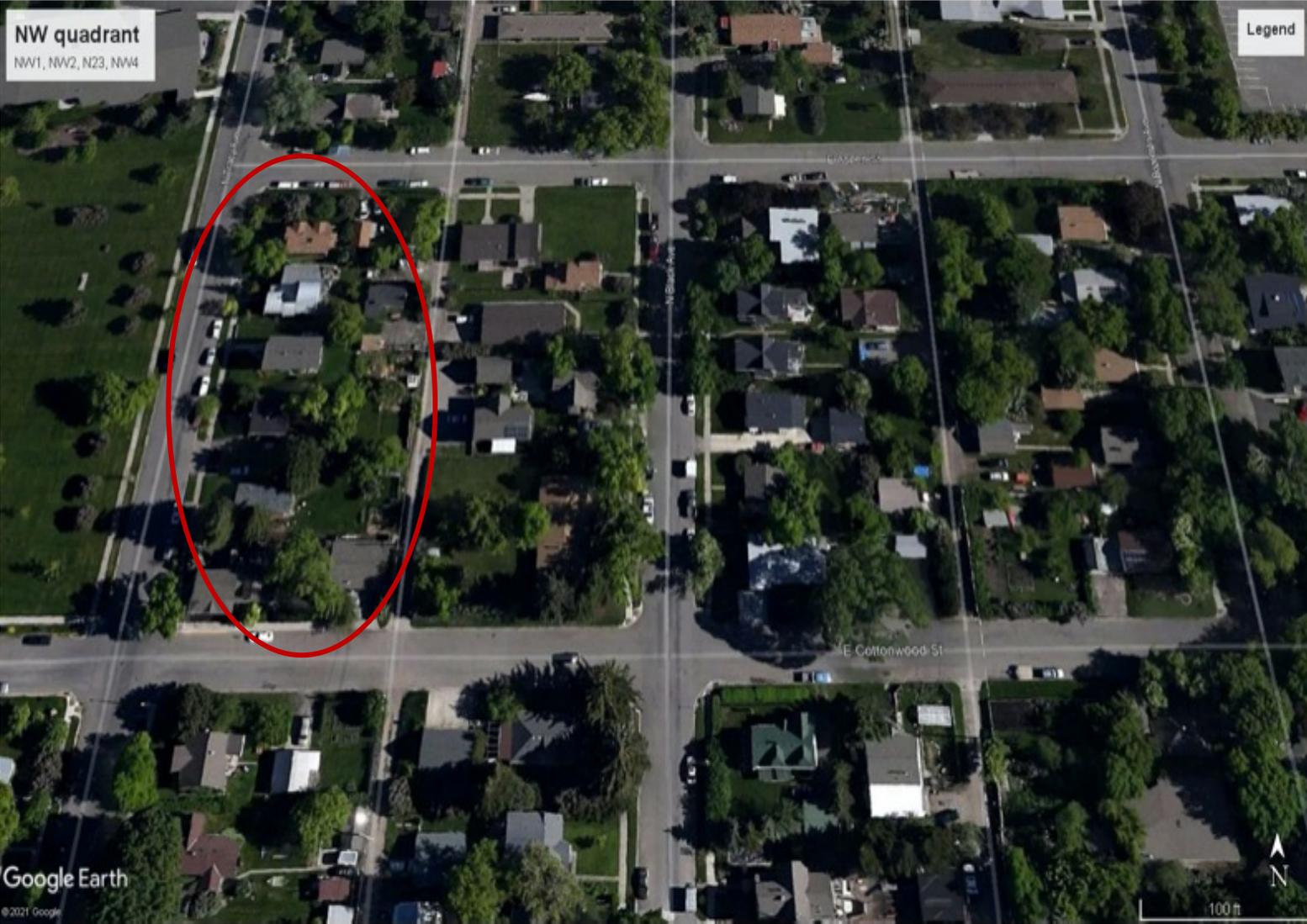


NENA NW 01 ANALYSIS & SUMMARY

COLLEEN MAY

CONTEXT MAP

NORTH TRACY AVENUE



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.

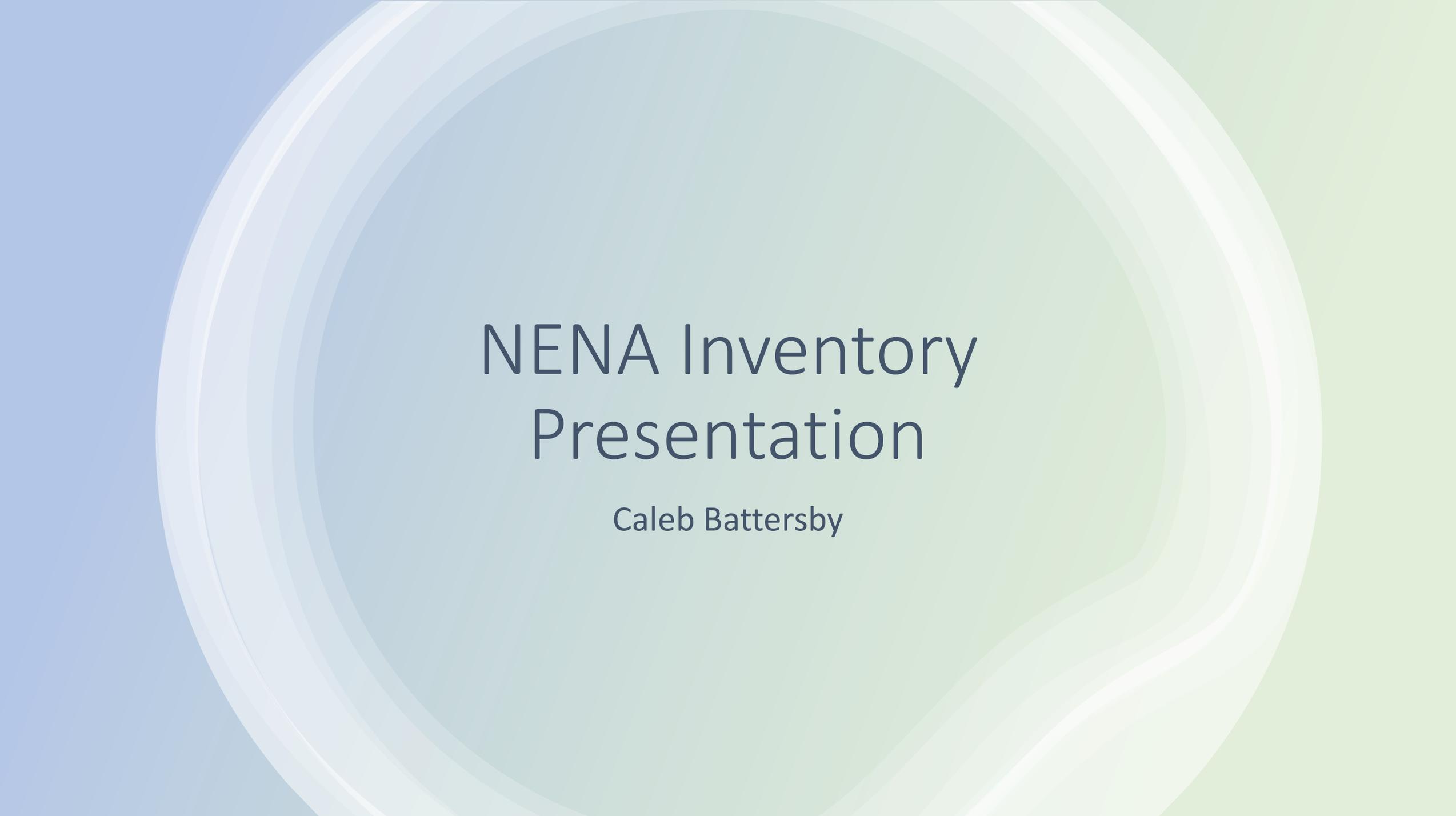




ALLEYS AND ADU'S

- The Ski Fence
- Gardens
- Two Livable ADU's

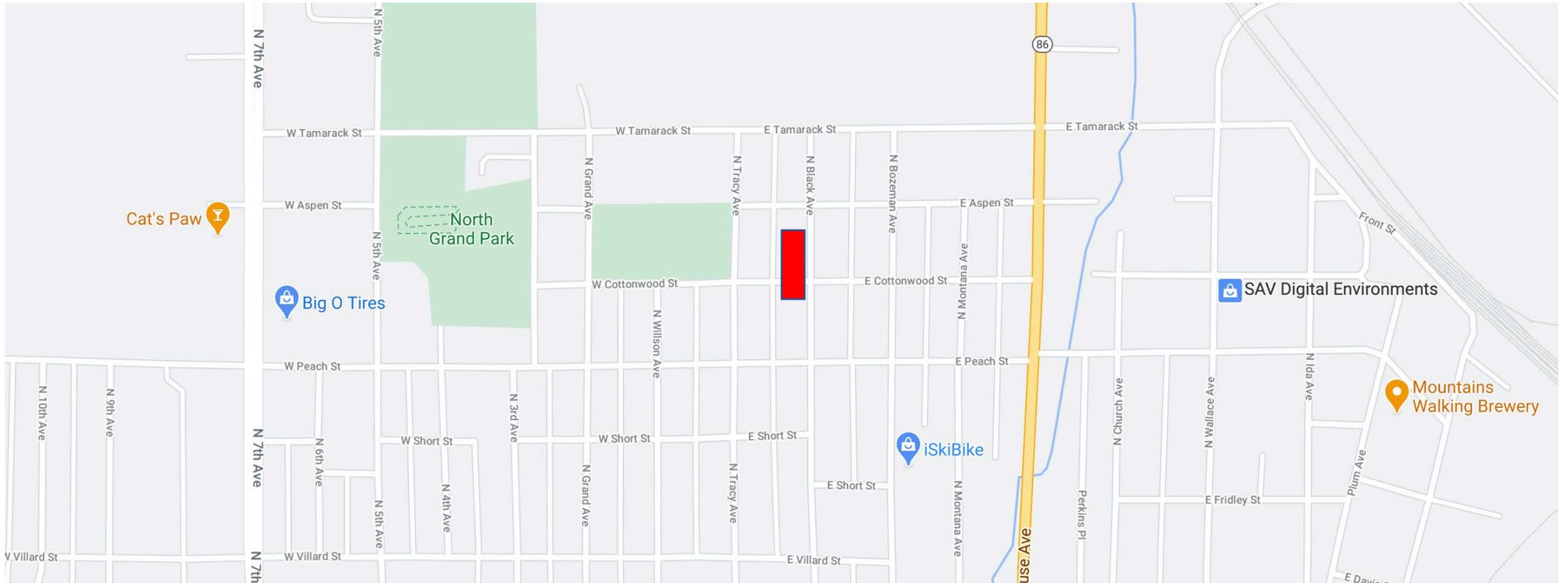




NENA Inventory Presentation

Caleb Battersby

Block Location (NW2)



Block
Characteristics

Quiet

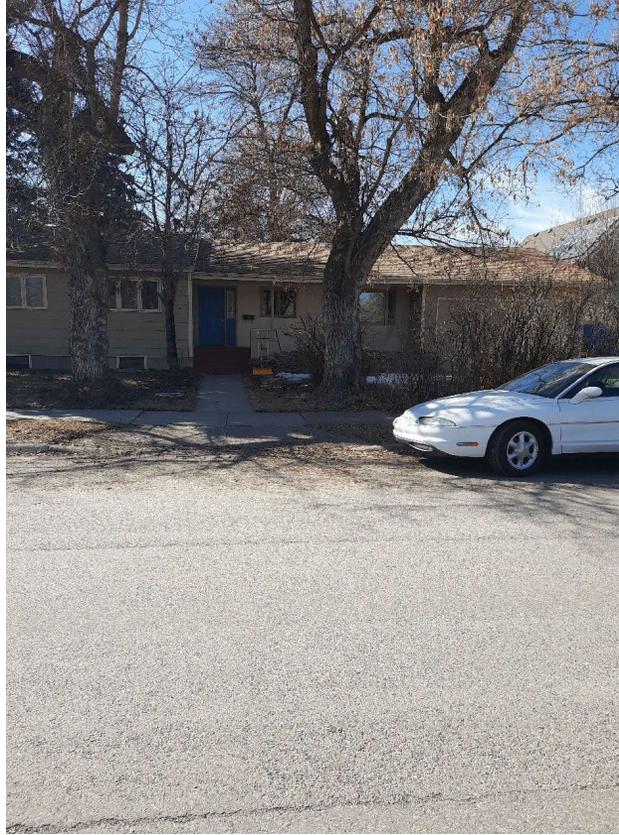
Not much traffic

Variety in housing styles

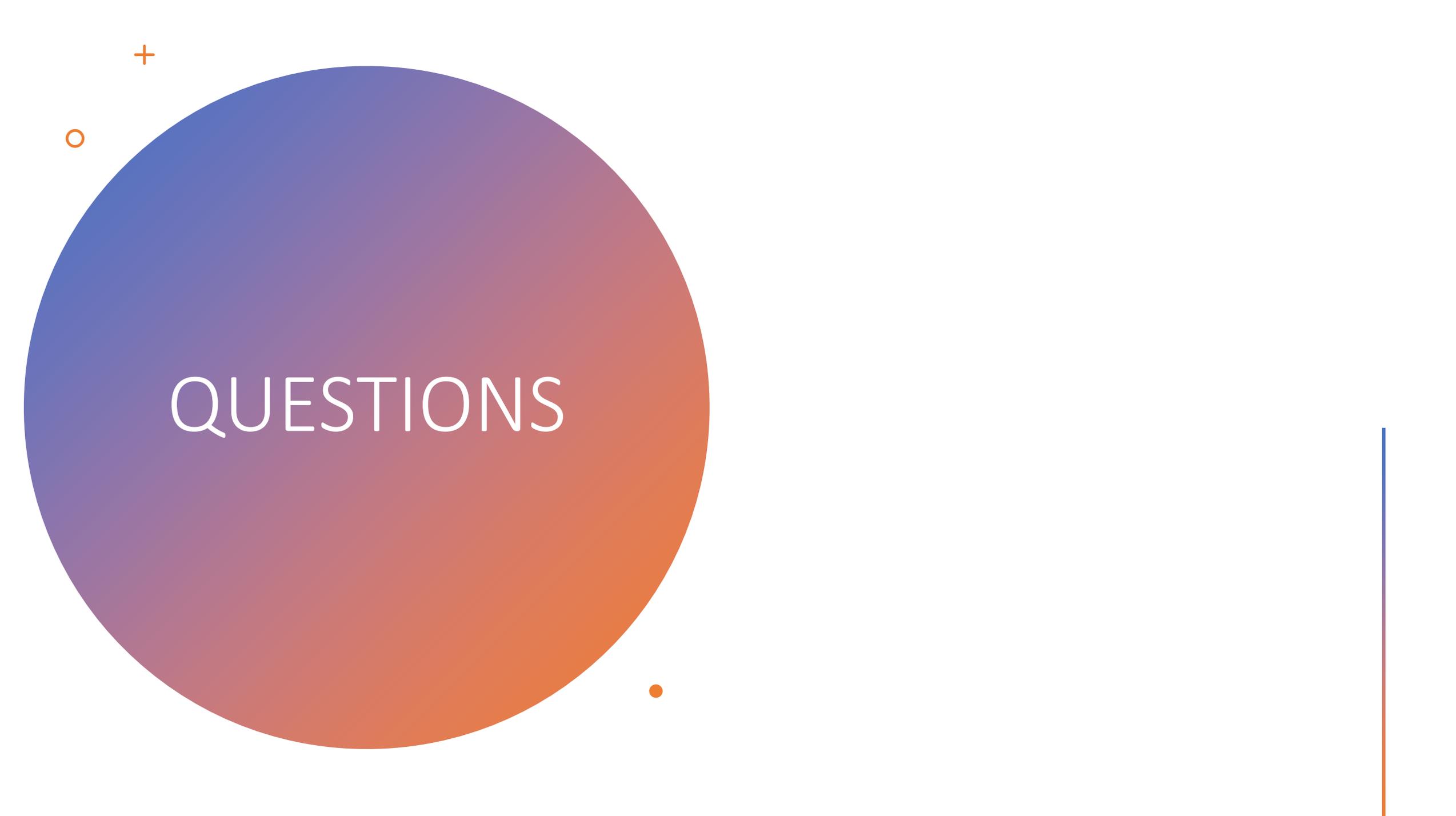
Visually interesting

Walkable

Well shaded



- Not included: Small house at 719 N Black Ave.



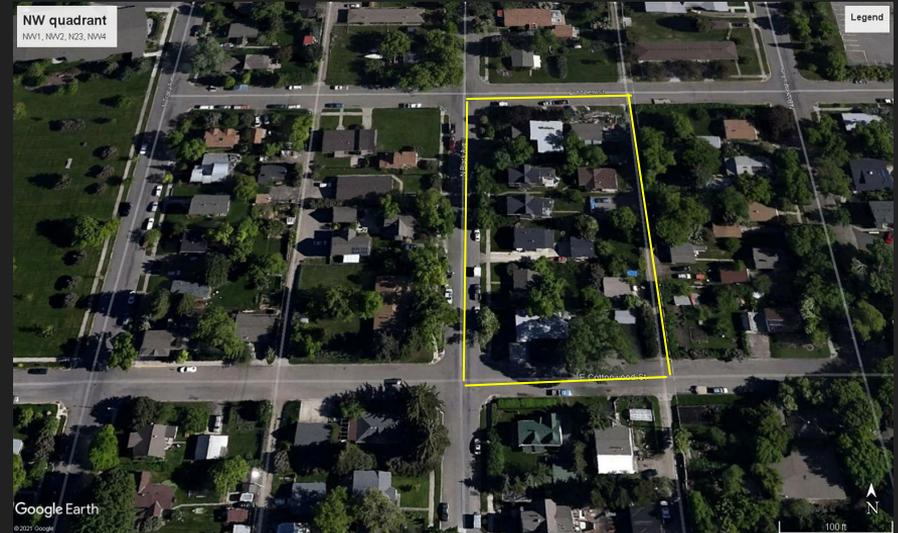
QUESTIONS

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)

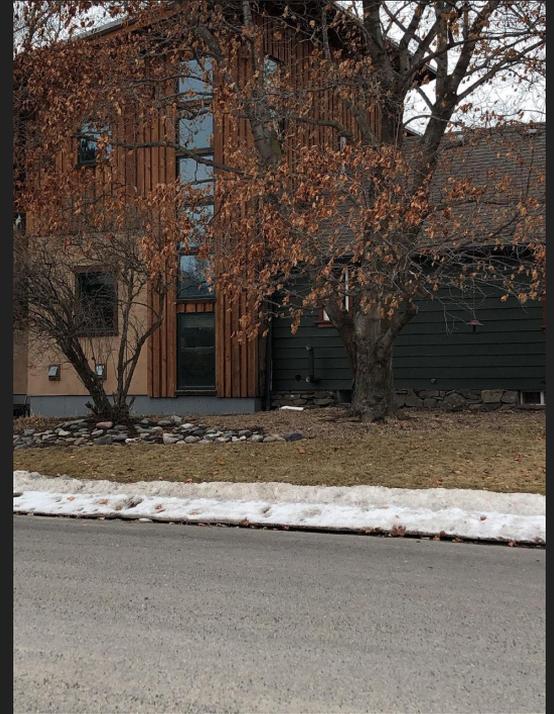


Another Victorian (from street)



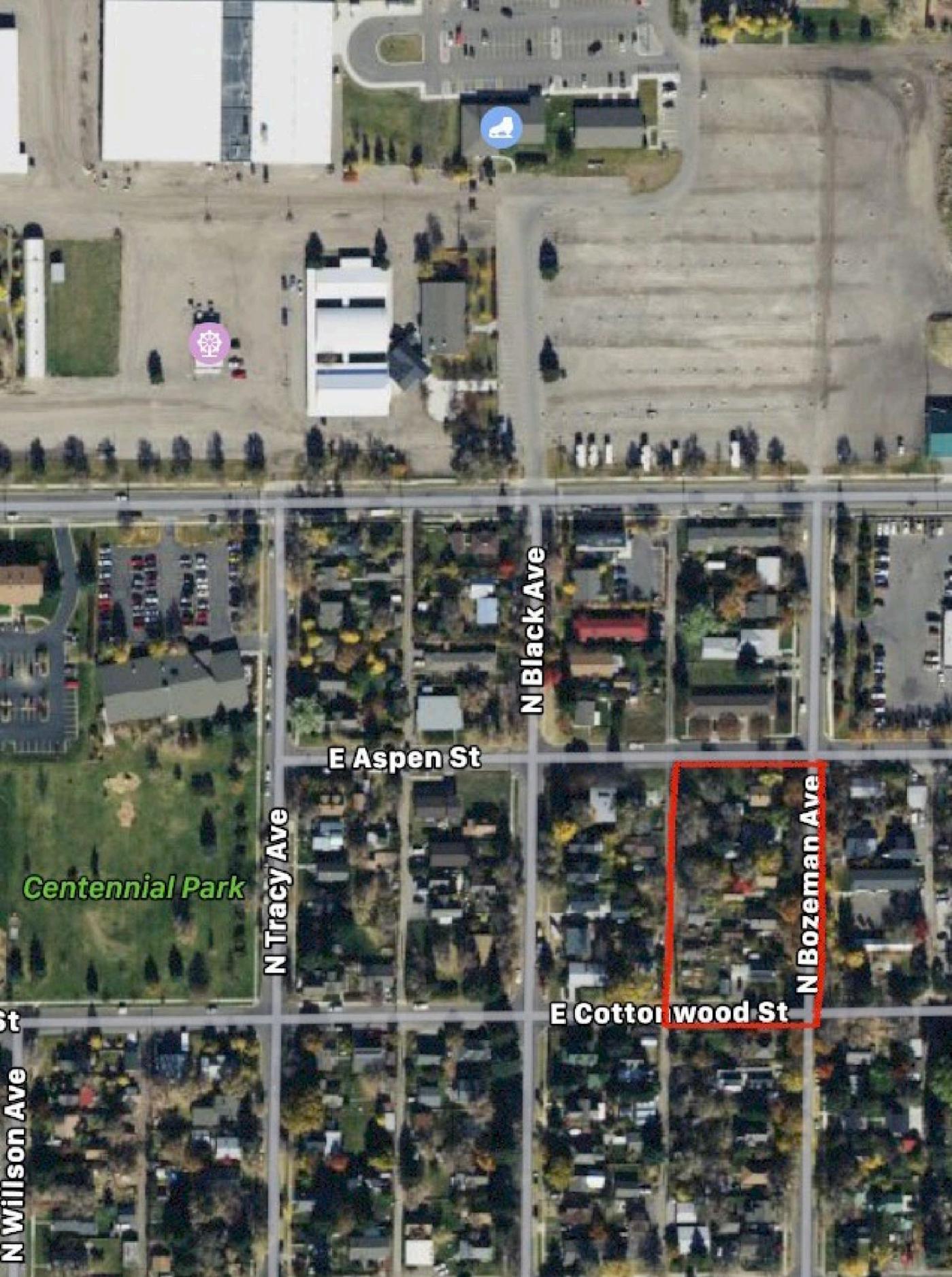
Contemporary (from alley)

Pictures (cont.)



COLTON ELLINGSON

NENANA NW 4



BOZEMAN & ASPEN TO
BOZEMAN & COTTONWOOD

NW4
LOCATION



FRONT





BACK



QUESTIONS?