

BOZEMAN^{MT} NCOD REVIEW

Project Background

Did you know that the City of Bozeman is currently undertaking a review of the Neighborhood Conservation Overlay District (NCOD)? The NCOD is a zoning overlay district that was created by the City in 1991 to conserve neighborhood character and protect historic properties. The boundary, outlined in pink in the figure to the right, was originally determined by the 1957 City of Bozeman census.

There are two contributing factors that help regulate development and design within the NCOD; the Certificate of Appropriateness (COA) process and the Bozeman Design Guidelines for Historic Preservation & Neighborhood Conservation Overlay District.

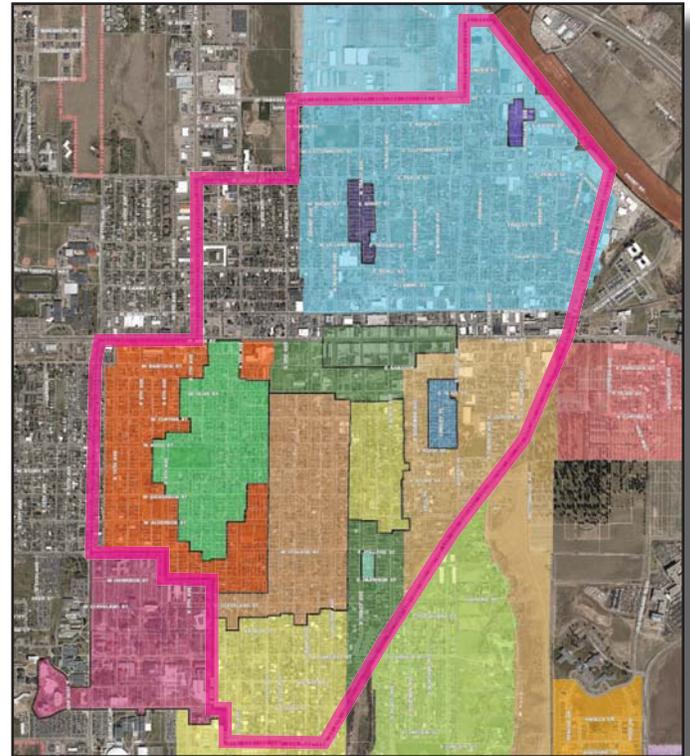
The District is quite large and encapsulates many neighborhoods and properties that are not considered to be historic. Since the implementation of the NCOD, Bozeman has experienced significant growth both inside and outside of the District and in 2015 the City began to evaluate the effectiveness of the overlay district and how it affects development, housing, future land use needs, and perhaps most important the preservation of Bozeman's historic resources.

The NCOD was subsequently updated to include a subchapter affecting the B-3 Commercial Character Area District with the intent of providing a buffer area between residential neighborhoods and the Main Street Historic District. This subchapter, 4B, and the B-3 Commercial Character Area District allow for greater height and density.

These changes have prompted the City to conduct a full evaluation of the NCOD focusing on neighborhoods, historic resources, and recent development patterns to assess what makes the most sense for the community of Bozeman going forward.

Why does this matter?

This past spring, the City released a Request For Proposal (RFP) in search of a consultant team to conduct a comprehensive review of the NCOD - specifically

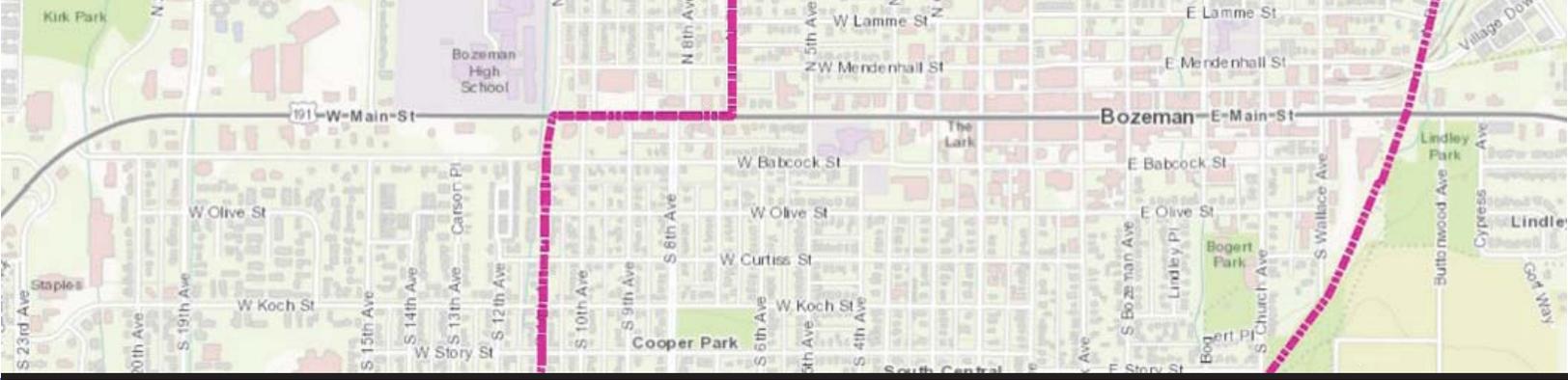


Map of the NCOD and Historic Districts

looking at the district, its boundaries, the City's Historic Preservation program, and the advisory board - in order to make recommendations that reflect the current and future needs of the Bozeman community. The recommendations put forward will be considered for implementation by the City of Bozeman, and have the potential to create impactful changes in how properties are developed in Bozeman in the future.

Specifically, the consultant team (consisting of BendonAdams and Orion Planning + Design) has been tasked with conducting extensive public engagement in order to best understand the community's needs and preferences regarding historic preservation, the NCOD and Historic District boundaries and future development.

The community's feedback will inform alternative options to the current regulations and the physical boundaries of the NCOD.



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Get Involved!

As residents, visitors, and community members of Bozeman, you are our local experts - your insights and thoughts will be invaluable in shaping the future of the NCOD District. We will be looking to you to help the project team understand the local character areas and their defining characteristics, community tolerance for policy change, and what you envision the future of preservation efforts to be.

BendonAdams and Orion Planning + Design will have feet on the ground July 13th through the 24th to host a series of community and stakeholder events consisting of historical tours, booths at Bogert's Farmers Market and the Bozeman library, small group meetings, and a community Open House. This is the first of two intensive outreach weeks, the second of which will occur later this year.

City Planning Staff will be hosting a project webpage that will include information on the NCOD, the 2015 NCOD Audit and recommendations, the current project RFP, and the project teams' proposal and scope of work. This will be the main hub for project information, updates, meeting announcements, and ongoing public comment.

The project team will be conducting a 'windshield survey' of the NCOD to assess the historic resources located within the district - we will be looking for volunteers to assist our team with taking pictures and filling out brief descriptions of buildings. This information will also be used to inform alternative options to the current regulations and the physical boundaries of the NCOD.

For more event information please visit the project webpage listed below. Please contact Phillipe Gonzalez, Historic Preservation Specialist, with project questions or if you'd like to RSVP for an event.

July Calendar

- 15

1-2pm Extreme History Tour @ Story Mansion. To RSVP visit adventurethroughtime.org
- 16

8am Online Community Survey Launch

6pm Historic Preservation Advisory Group Meeting
- 17

5-8pm Listening Post @ Bogert's Farmers Market
- 18

830am Windshield Survey 830am-330pm
Volunteers Needed!

6-8pm Community Open House @ Element Bozeman
- 19

830am Windshield Survey 830am-530pm
Volunteers Needed!
- 20

10am Listening Post @ Bozeman Library Lobby (10am-3pm)