

NCOD REVIEW PROJECT

Outreach Summary

Introduction

The City of Bozeman has concluded its first round of public outreach for the Neighborhood Conservation Overlay District Review project and is currently analyzing feedback from the Bozeman community, local organizations, local businesses, City Staff, and City Boards. Participants were asked about:

- Their knowledge of the NCOD
- The accuracy of the current NCOD boundary
- Their knowledge of the 2015 NCOD Audit
- Their opinion on the role of the District
- The efficacy of current NCOD regulations
- Recent development within the NCOD
- The best placement for new development
- The pace of development and change
- Sources for project information
- The level of detail provided in public notice, and
- NCOD review process preferences.

A second round of public outreach is scheduled for October 1-3rd, 2018 and will provide participants with further opportunity to provide input on the project. Detailed information can be found at www.bozeman.net/city-projects/ncod-review.

Events

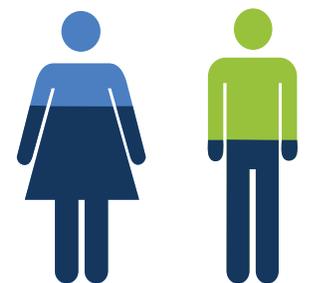
- | | | |
|---|--|---|
| <p>1 SUNDAY 7.15.2018
Historic Tour of South Wilson Avenue</p> <p>2 MONDAY 7.16.2018
Historic Preservation Advisory Board Meeting</p> <p>3 TUESDAY 7.17.2018
Planning Department Meeting</p> <p>4 TUESDAY 7.17.2018
City Board Member Meeting</p> | <p>8 TUESDAY 7.17.2018
Building Community Meeting</p> <p>7 TUESDAY 7.17.2018
Neighborhood Groups Meeting</p> <p>6 TUESDAY 7.17.2018
Listening Booth at Bogert's Market</p> <p>5 WEDNESDAY 7.18.2018
Business Community Meeting</p> | <p>9 WEDNESDAY 7.18.2018
Neighborhood Architectural Survey</p> <p>10 WEDNESDAY 7.18.2018
Public Community Event at Element Hotel</p> <p>11 THURSDAY 7.19.18
Neighborhood Architectural Survey</p> <p>12 FRIDAY 7.20.18
Listening Booth at Bozeman Library</p> |
|---|--|---|

Who did we talk to?



90 % are Bozeman Residents

- 2%** Aged <24
- 11%** Aged 25-34
- 21%** Aged 35-54
- 33%** Aged 55-64
- 34%** Aged 65+



54 % Female 46 % Male

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Key Messages

Concern

Many participants expressed a concern over recent development projects, specifically the size, scale, and design of particular buildings within the NCOD. This generally pertained to the areas directly adjacent to Main Street that are seeing new higher density development. Some participants expressed an interest in creating transitional 'buffer areas'.

Regulations

While there were mixed opinions on whether the current regulations are 'too stringent' or 'too liberal' on development - participants felt that Historic Districts should remain 'strictly regulated' while areas outside the Districts but still within the NCOD should be treated 'with moderation.'

Pace of Development

The majority of participants felt that the pace of recent development in Bozeman has been 'too fast' - and would like to see the project review process slowed down to allow for a more robust public participation process. Many felt that slowing down the process would ensure a focus on historic preservation and thoughtful, compatible development.

What you told us about the NCOD:

The Bozeman Community is a very engaged and passionate community, with significant pride in local history and the NCOD. Our team heard a broad spectrum of feedback from both community members and stakeholder groups, a summary is provided below. The full survey results can be found at www.bozeman.net/city-projects/ncod-review.

					
1 NCOD Boundary	2 Key role of NCOD	3 Current Regulations	4 Project Information	5 Project Review	6 New Development
<p>"The NCOD is flexible, protects neighborhood quality of life and block character/streetscape, thus supports economic engine of community."</p>	<p>"Ensure development helps strengthen what works well within specific neighborhoods."</p>	<p>"Quite satisfied with current NCOD... Concerned that we are growing too fast and in a random fashion. Let's look at zoning more seriously."</p>	<p>"Continue to utilize GIS in a useable format so the public can see proposed projects early in the process and have a chance to comment."</p>	<p>"The review and approval for new buildings is too lenient. This gem of a city is being lost to commercial interests."</p>	<p>"[There are] associated issues of parking, snow removal and above all traffic that are associated with infill... I would say that [it] is appropriate where it is done without making these problems worse."</p>
<p>"I am very much in favor of maintaining the current NCOD until a proper historic assessment can be completed."</p>	<p>"Strives to consider the historic character and value of Bozeman neighborhoods and individual buildings as part of the planning process."</p>	<p>"Needs to better differentiate processes - a building worthy of preservation and an eyesore shouldn't be treated equally."</p>	<p>"Define a main form of information delivery and make it very clear to the neighborhoods/ citizens."</p>	<p>"A few years ago my wife and I had a new home built within the NCOD. I thought the review process for us went quite well and the guidelines were quite fair."</p>	<p>"I think infill should happen in the areas where new growth can be accommodated safely, without destroying character and where there is proper infrastructure."</p>
<p>"There are areas in the NCOD that should not be restricted per the NCOD and areas where the NCOD or something similar should be implemented."</p>	<p>"NCOD was designed and created to protect historic areas and neighborhoods; it works as a cohesive area that defines the character of the Bozeman community"</p>	<p>"The NCOD and corresponding regulations are the reason we have the charming Bozeman of today, and are necessary to retain this charm. Revisions to the regulations may be helpful to address noncontributing buildings..."</p>	<p>"Provid[e] people with meaningful opportunities to engage in dialogue about future development within city limits."</p>	<p>"Time is on our side. Slow the process down. Make the process public."</p>	<p>"Infill is both good and necessary- but it must be respectful of and compatible with the historic elements that give Bozeman its unique beloved character."</p>

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What you told us about the NCOD:

 <p>1 NCOD Boundary</p>	<p>59%</p> <p>Refine boundary for specific neighborhoods</p>	<p>36%</p> <p>Is just about right; don't make any changes</p>	<p>50%</p> <p>Very familiar with the District and its purpose</p>
 <p>2 Key role of NCOD</p>	<p>40%</p> <p>Regulate design / character of new buildings</p>	<p>51%</p> <p>Protect Bozeman's historic buildings</p>	<p>37%</p> <p>Regulate the size and scale of new buildings</p>
 <p>3 Current Regulations</p>	<p>42%</p> <p>Too stringent, too constraining on development</p>	<p>40%</p> <p>Too liberal, too light on development</p>	<p>49%</p> <p>Recent NCOD development is indicative of bigger issues</p>
 <p>4 Project Information</p>	<p>26%</p> <p>Use the newspaper to find info</p>	<p>32%</p> <p>Find the level of access to info depends on the project</p>	<p>50%</p> <p>Can understand the main points based on the info provided</p>
 <p>5 Project Review</p>	<p>81%</p> <p>Want a flexible process - a project can evolve during review</p>	<p>41%</p> <p>Feel the review process is tilted to developers</p>	<p>77%</p> <p>Want projects reviewed on a case-by-case basis</p>
 <p>6 New Development</p>	<p>72%</p> <p>Feel the current pace of development is too fast</p>	<p>60%</p> <p>Development outside of Historic Districts should be treated with moderation</p>	<p>37%</p> <p>Feel infill should be along Main Street downtown</p>