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## COMMUNITY VITALITY

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Photo by Jana K. Felt

### URBAN LAND USE AND DOWNTOWN REVITALIZATION DESIGN TEAM

#### Core Team Members

Scott Bechtle, Bechtle-Slade PC, Bozeman, MT

Bill Collins, Collins Planning Associates, Jackson, WY

Lisa J. Dokken, Ameya Preserve representative, Bozeman, MT

Anya K. Fiechtl, CTA Architects Engineers, Billings, MT

Arne Jorgensen, Hawtin Jorgensen Architects, Jackson, WY

Kenneth Ryder, Ken Ryder Construction, Inc, Bozeman, MT

Chris Saunders, City of Bozeman, Bozeman, MT

Ian S. Tuttle, Valley Advocates for Responsible Development, Victor, ID

#### Consulting Members

Terry Beaubois, MSU School of Architecture, Bozeman, MT

Ron Gompertz, Eco Auto, Inc., Bozeman, MT

Jeffrey Patlovich, Fremont County Planning and Building Dept, St Anthony, ID

Andrew Porth, Porth Architects, Red Lodge, MT

Doug Self, Planning and Zoning Administrator, Driggs, ID

Holly Howard Wolf, Windermere Real Estate, Bozeman, MT

#### Facilitator

**Patty Bean**, Insights, Etc., Bozeman, MT



## INTRODUCTION TO CV CREDITS

Communities in the Greater Yellowstone region exist in a wide range of sizes and serve many different functions. Tiny rural towns sustain a few hundred residents with modest amenities while other well established cities hold over 100,000 people and serve as the medical and shopping hub for rural residents within 100 miles or more. In addition, seasonal populations swell in the vicinity of recreational resources or near national parks, creating an annual surge of activity which transforms the community to accommodate visitors and seasonal workers. All of these communities share a common thread: the local residents maintain strong and proud connections to the surrounding lands and to each other. For years these communities have grown around small businesses, local agriculture, and shared recreational resources. It is important to preserve the unique characteristics of the Greater Yellowstone region and its people by encouraging development that complements existing communities, large and small.

Growth can mean positive change for towns and cities by stimulating the local economy. However, poor planning can also deteriorate communities, stifling local business in favor of big corporations and trading close-knit neighborhoods for suburban sprawl. In rural areas, private residences and gated developments often cut off access to public lands and recreational activities. The prerequisite in this section, *Community Engagement*, requires developments to include the local community in the planning and design process. Through collaboration, this approach encourages the developer to establish projects and relationships that are appropriate and positive contributions to the community identity.

The issues addressed in the Community Vitality category focus on inclusive communities. If not carefully staged, urban gentrification can build physical and social barriers to healthy interconnected communities, often displacing the working class residents who are needed to support the development. A thriving community depends on a diverse cross-section of inhabitants and activities. The GY-Framework promotes productive and balanced communities by awarding points for mixed use developments, small businesses, employment opportunities, housing diversity, and affordable housing provisions, live-work proximity, continuity, and access to public spaces, and safe walkable neighborhoods.

Innovation is encouraged and exemplary performance will be awarded additional points.

## CV PREREQUISITE 1: COMMUNITY ENGAGEMENT REQUIRED

### INTENT

To promote public dialogue and partnerships among all stakeholders affected by, or interested in, building sustainable developments and communities.

### REQUIREMENTS

Choose one or several participation techniques to engage the public and public service providers in the planning and design processes. Examples include, but are not limited to: surveys, review boards, web sites, public meetings, workshops, charrettes, focus groups, public comment, citizen advisory committees, participatory decision making, open houses, and neighborhood meetings.

Basic components of any public participation program should include:

- Provide comprehensive information on development and a process to keep those with an interest in the strategy informed.
- Ensure dialogue will be meaningful and influential in the decision making process.



- Provide inclusive consultative mechanisms for all stakeholders affected by, or interested in, the public participation process throughout the life of the project.
- Provide feedback to stakeholders underscoring where concerns were reflected in the decision making process.
- Build collaboration among key leaders and civic institutions to encourage successful implementation of the project.

**For Local Governments: Incorporated Towns, Cities, and Counties:**

Provide priority treatment in city reviews or at public hearing agendas to projects that show evidence of community engagement.

Provide a community engagement clearinghouse, at a public location such as a library or city hall, or online, to assist projects with the process of sharing information and receiving feedback from the community.

Offer services to support a facilitated meeting, with professional facilitator if needed, to help projects mitigate public criticism and concerns and promote understanding.

Good faith effort can be represented with compatibility to site and neighborhood, see language in Bozeman city review section 18.34.090 (a).

**CV CREDIT 1: HOUSING DIVERSITY**

**2 -3 POINTS**

**INTENT**

To enable citizens from a wide range of economic levels and age groups to live within a community.

**REQUIREMENTS**

Diversity Points:

Include a sufficient variety of housing sizes and types in the project such that the total variety of housing within the project, or within ¾ mile of the center of the project, achieves **at least 0.5** according to the following calculation, which is based on the Simpson Diversity Index <http://www.countrysideinfo.co.uk/simpsons.htm> using the housing categories below.

The Simpson Diversity Index score is calculated with the following equation:

Score =  $1 - \sum (n/N)^2$ , where n = the total number of dwellings in a single category, and N = the total number of dwellings in all categories.

Rural Communities (less than 5,000):

Score on the Simpson Diversity Index Points Earned

**1 point:**     $\geq 0.5$  and  $< 0.6$

**2 points:**    $\geq 0.6$



Small Communities (between 5,000 and 20,000):

Score on the Simpson Diversity Index Points Earned:

**1 point:**  $\geq 0.5$  and  $< 0.6$

**2 points:**  $\geq 0.7$

Large Communities (more than 20,000):

Score on the Simpson Diversity Index Points Earned

**1 point :**  $\geq 0.6$  and  $< 0.7$

**2 points:**  $\geq 0.7$

**AND FOR AN ADDITIONAL POINT:**

Include a proportion of rental units priced for households earning below area median income such that:

At least 15% of total rental units are priced for households up to 50% of area median income.

**OR**

At least 30% of total rental units are priced for households up to 80% of area median income. Maintain these units at affordable levels for a minimum of fifteen years.

**AND**

Include a proportion of for-sale housing affordable to households at or slightly above the area median income such that:

**CV Credit 1: Housing Diversity (continued)**

At least 10% of for-sale housing is priced for households up to 80% of the area median income.

**OR**

At least 20% of for-sale housing is priced for households up to 120% of the area median income.

**(Total 1 point)**

**For Local Governments: Incorporated Towns, Cities, and Counties:**

Revise land-use regulations to permit greater diversity of:

Affordable housing with an even distribution of affordable housing throughout the community.

**AND**

Housing densities

Include smart growth planning language that limits any single type of housing (i.e. single family; high end apartments; affordable housing, etc.) to not more than 30% of a single type for the city or town as a whole. This option could qualify the project for Innovation Points ([SCO Credit 4](#))



## CV CREDIT 2:

## MIXED USE

1 - 2 POINTS

### INTENT

To promote community livability, transportation efficiency, and walkability through proximity and accessibility. And to encourage safe day and night community activity.

### REQUIREMENTS

Include a residential component in the project and, if needed for a large project, achieve a zoning change that allows for mixed use development.

Design or locate project such that the majority of the project is within a ½ mile of uses in at least 5 (1 point), or 10 (2 points) of the following:

#### Non-residential use categories:

- Everyday retail (convenience, general, grocery, drug, hardware, gas, laundry)
- Discretionary retail (restaurants, bookstores, departments stores, specialty shops)
- Entertainment (movies, theaters, concert halls, music and performance venues)
- Educational facilities (daycare, schools, college, university)
- Religious (including cemeteries)
- Government services (city hall, court, jail, police station, fire station, post office, motor vehicle admin.)
- Other civic buildings (library, museum, community center, transportation depots/stations/terminal)
- Offices (not counting home-based, small, personal offices)
- Medical (hospital, clinic, private offices)
- Public recreational facilities: (playing courts, sports fields, walking/equestrian trails, bicycle paths)
- Light industrial services ( auto repair, warehouses)
- Nurseries, farmer's markets , public community gardens

#### **For Local Governments: Incorporated Towns, Cities, and Counties:**

Develop a community place-making plan.

Protect and enhance existing civic centers as inviting public spaces.

Promote the community place-making plan by offering incentives to contributors, and reward actions by projects that encourage safe public access and vitality.

Develop programs to support downtown activities such as farmers markets, community gatherings and street parties, fun runs, and community gardening.



### CV CREDIT 3: BUSINESS/EMPLOYMENT OPPORTUNITIES

1 - 2 POINTS

#### INTENT

To encourage balanced communities with a diversity of employment opportunities while reducing energy consumption and pollution from motor vehicles.

#### REQUIREMENTS

Include a residential component equaling at least 25% of the project's total building square footage, and locate the project within a one mile walking distance of a number of pre-project jobs equal to or greater than 50% of the number of dwelling units in the project; **(1 point)**

#### AND/OR

Include a non-residential component equaling at least 25% of the project's total building square footage, and locate on an infill site that is within a one mile walking distance of an existing and operational transit stop, and within a one mile walking distance of a number of existing dwelling units equal to or greater than 50% of the number of new jobs created as part of the project.

**(1 point)**

### CV CREDIT 4: PUBLIC SPACES: AVAILABILITY AND ACCESS

1 - 2 POINTS

#### INTENT

To provide public spaces and encourage activity and interaction in the urban built environment as well as foster and maintain community and connectedness beyond the development.

#### REQUIREMENTS

Designate all streets and sidewalks that are built as part of the project or serving the project directly as available for general public use and not gated. These streets and sidewalks are those that are generally designed to serve the residents or users of the project. Gated areas and enclaves are NOT considered available for public use, with the exception of education and health care campuses where gates are used for security purposes. **(1 point)**

#### OR FOR RURAL LOCATIONS

Design the project to allow for access to adjoining open public lands that are not immediately available through other locations. This access should be provided whether or not access was provided prior to development. **(1 point)**

#### AND FOR AN ADDITIONAL POINT

Contribute to a community place-making plan by creating at least one node (interior or exterior waiting or meeting space) and one connection for public space:

- Minimum one node or destination such as a library, coffee shop, or park per 2 block lengths.
- Minimum one clear pedestrian path connecting nodes and destinations to each other.

If there is no community plan, the project may demonstrate site analysis and develop a plan to create a public space and connect it to an off-site public space. **(1 point)**



**For Local Governments: Incorporated Towns, Cities, and Counties:**

Develop a community place-making plan.

Protect and enhance existing civic centers as inviting public spaces.

Promote the community place-making plan by offering incentives to contributors.

Develop programs to support downtown activities such as farmers markets, community gatherings and street parties, fun runs, community gardening, etc.

Promote actions that encourage public access.