



BOZEMAN HEALTH

Subarea Plan

Overview &

Mid-Process Update

Information as shared at our June 21 and July 12 open house events



BOZEMAN HEALTH

SANDERSON
STEWART 

Community Engagement & Project Timeline

Community Engagement

Bozeman Health is utilizing the City of Bozeman's *Engage Bozeman* framework to:

1. Establish realistic expectations
2. Provide regular and substantive project updates
3. Solicit public input and preferences
4. Identify common values and outcomes

The engagement opportunities will include in-person events such as focus group meetings and open houses plus a variety of online outreach and feedback tools. A dedicated project community engagement website will be launched soon!

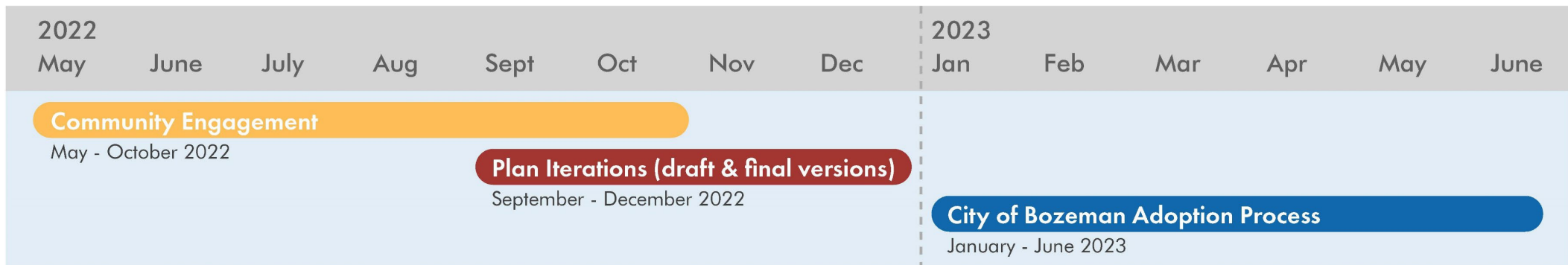
Focus Group Meetings to Date (Approximately 80 Attendees)

- » Marwyn Lindley Neighborhood Association
- » New Hyalite Neighborhood Association
- » The Knolls Homeowners Association
- » Bridger Ski Foundation
- » Gallatin Valley Land Trust
- » Northern Rockies Professional Association

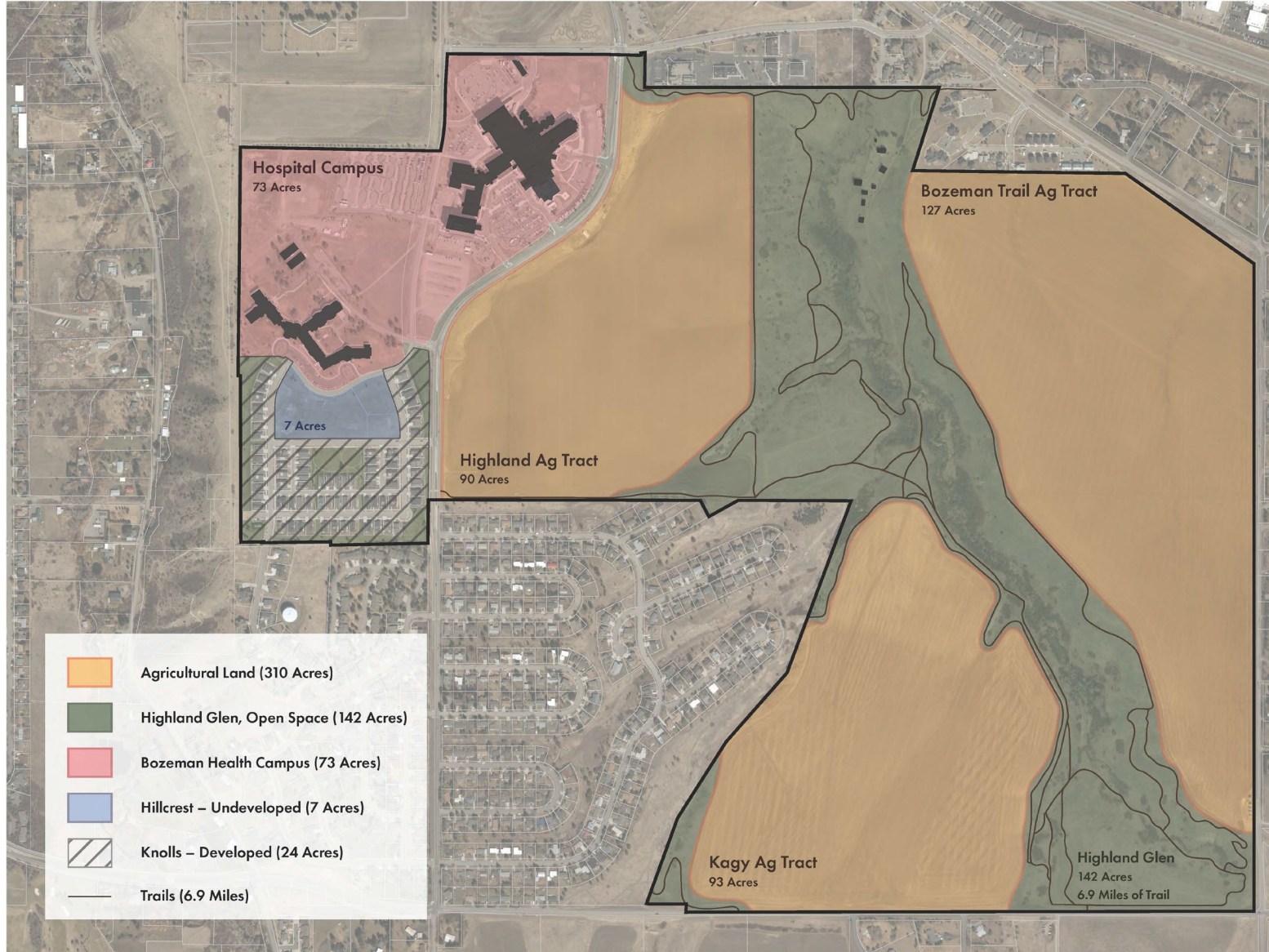
Community Open House Events

- » June 21, 2022
- » July 12, 2022
- » September TBD
- » October TBD

Project Timeline



Existing Conditions



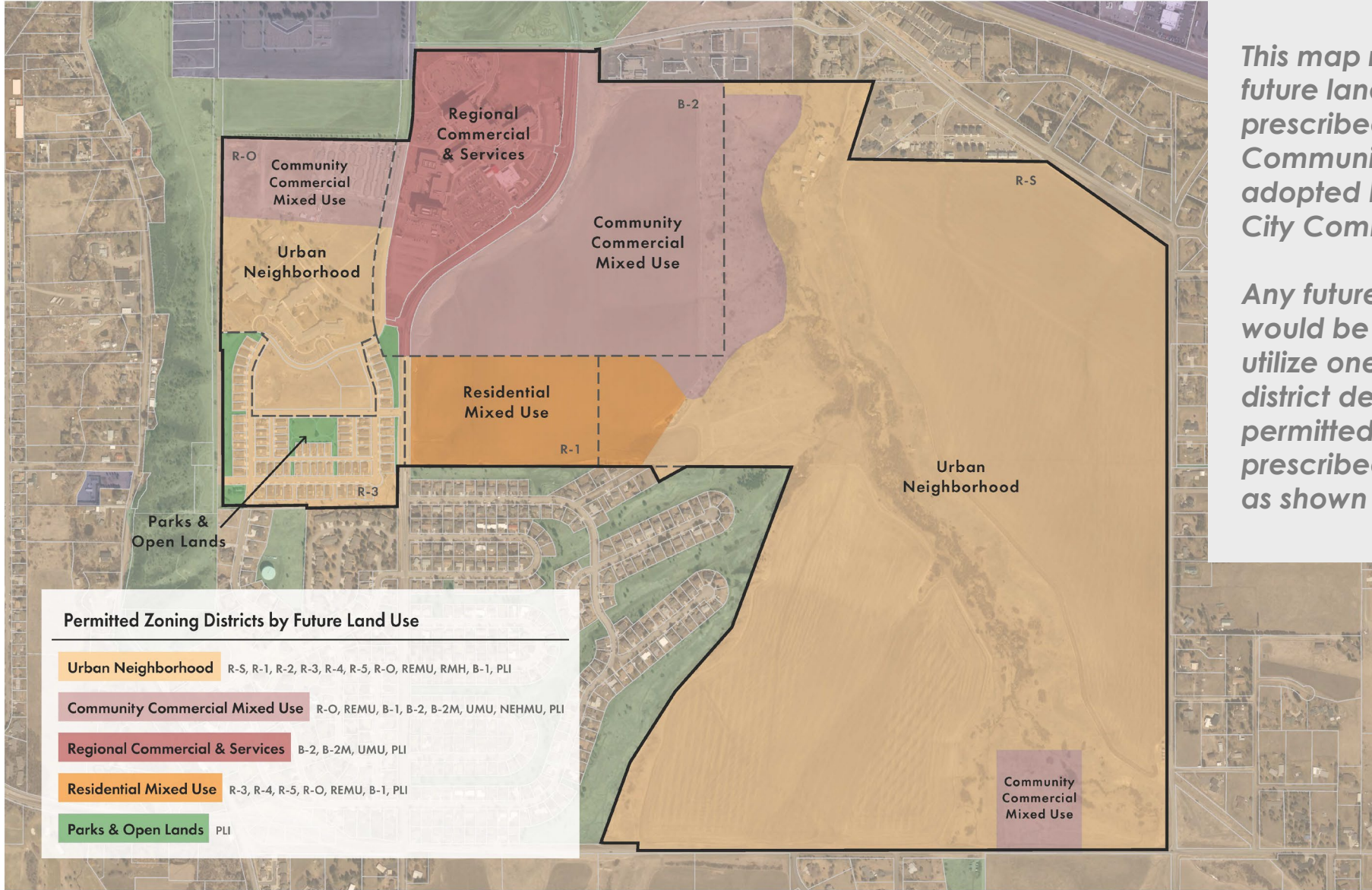
Bozeman Health History

- 1956** – Bozeman Health purchases 500 acres of property along Highland Blvd
- 1963** – Hillcrest Retirement Homes open
- 1986** – Bozeman Health opens the new Deaconess Hospital on Highland Blvd
- 1990** – Highland Park 1 medical office building opens
- 1992** – Highland Park 2 medical office building opens
- 1998** – Highland Park 3 medical office building opens
- 1999** – A new 10-bed Emergency Department is completed
- 2005** – Highland Park 4 medical office building opens
- 2008** – The Knolls at Hillcrest, Montana's first Active Adult Lifestyle Neighborhood, opens
- 2010** – Highland Glen opens to the public in partnership with nordic ski trail grooming by Bridger Ski Foundation
- 2012** – Highland Glen trails system is established in partnership with Gallatin Valley Land Trust and the City of Bozeman
- 2016** – Highland Park 5 medical office building opens
- 2020** – The new Critical Care Unit and Patient Care Tower opens

Bozeman Health's intent for the subarea planning process is to...

1. Uphold our mission to improve community health and quality of life
2. Partner with our community in regional growth challenges and opportunities by supporting the Bozeman Community Plan
3. Ensure access for all to an #OutdoorHealthyLife by preserving and enhancing the Highland Glen
4. Engage the community to identify common values and outcomes to be reflected in the Subarea Plan

City of Bozeman Adopted Future Land Use



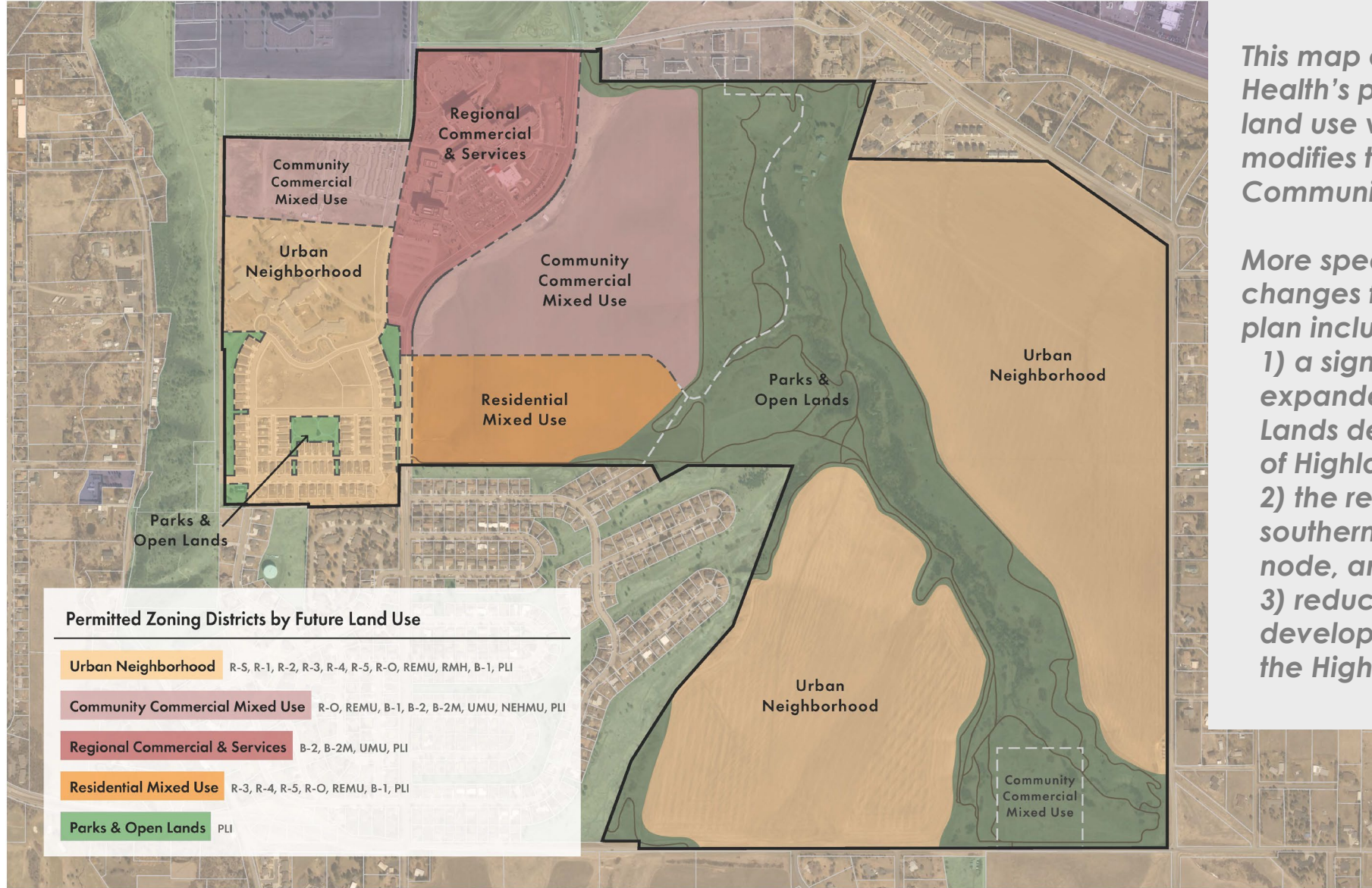
Slide Note:

This map reflects the future land uses prescribed in the current Community Plan as adopted by the Bozeman City Commission in 2020.

Any future development would be required to utilize one of the zoning district designations permitted for each prescribed future land use as shown in the table.

Permitted Zoning Districts by Future Land Use	
Urban Neighborhood	R-S, R-1, R-2, R-3, R-4, R-5, R-O, REMU, RMH, B-1, PLI
Community Commercial Mixed Use	R-O, REMU, B-1, B-2, B-2M, UMU, NEHMU, PLI
Regional Commercial & Services	B-2, B-2M, UMU, PLI
Residential Mixed Use	R-3, R-4, R-5, R-O, REMU, B-1, PLI
Parks & Open Lands	PLI

Bozeman Health Preliminary Future Land Use



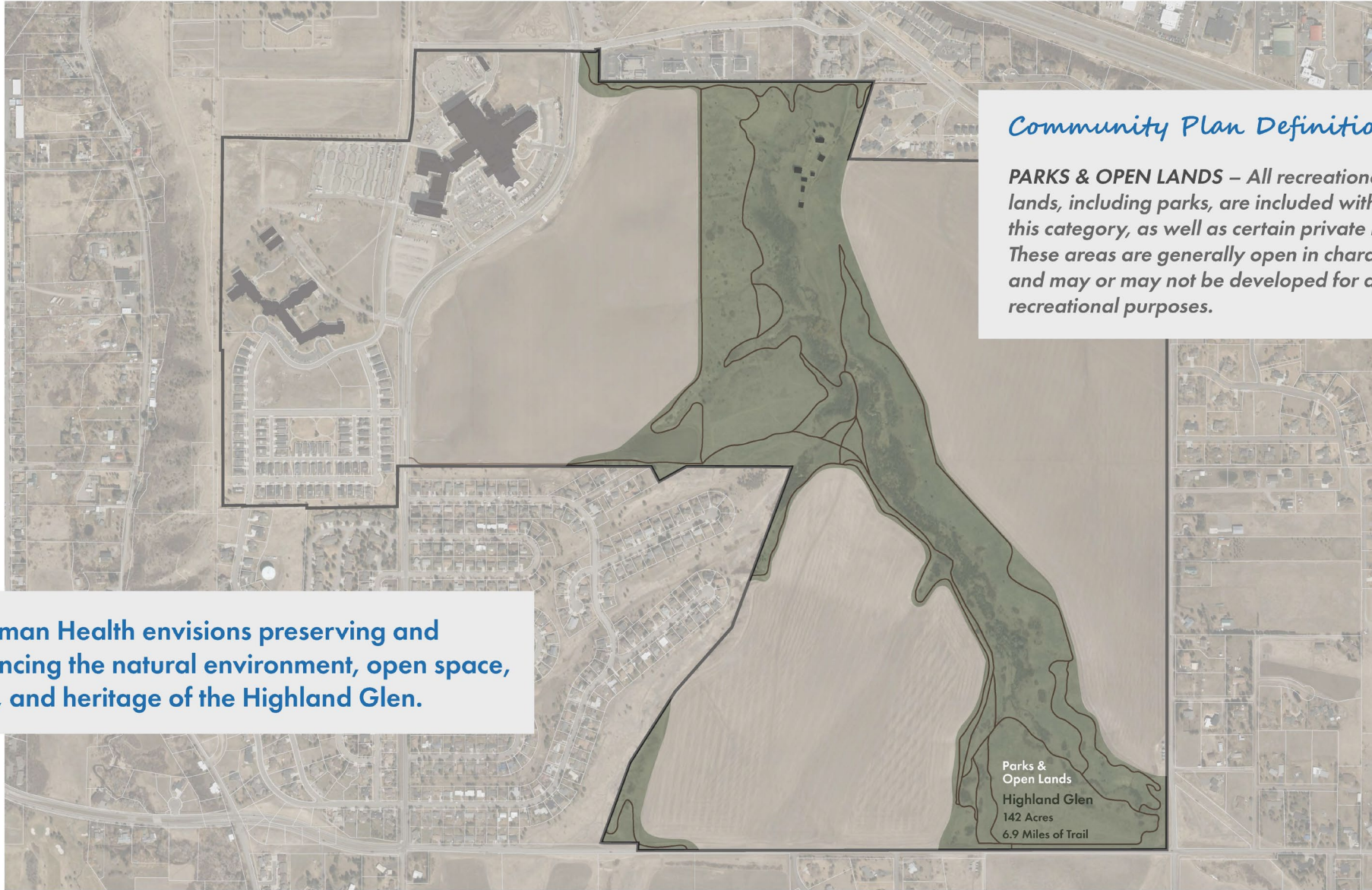
Slide Note:

This map depicts Bozeman Health's preliminary future land use vision that modifies the City's Community Plan.

More specifically, the changes from the City's plan include:

- 1) a significantly expanded Parks & Open Lands designation on all of Highland Glen,
- 2) the removal of the southern commercial node, and
- 3) reduced potential development footprint on the Highland Ag Tract.

Highland Glen

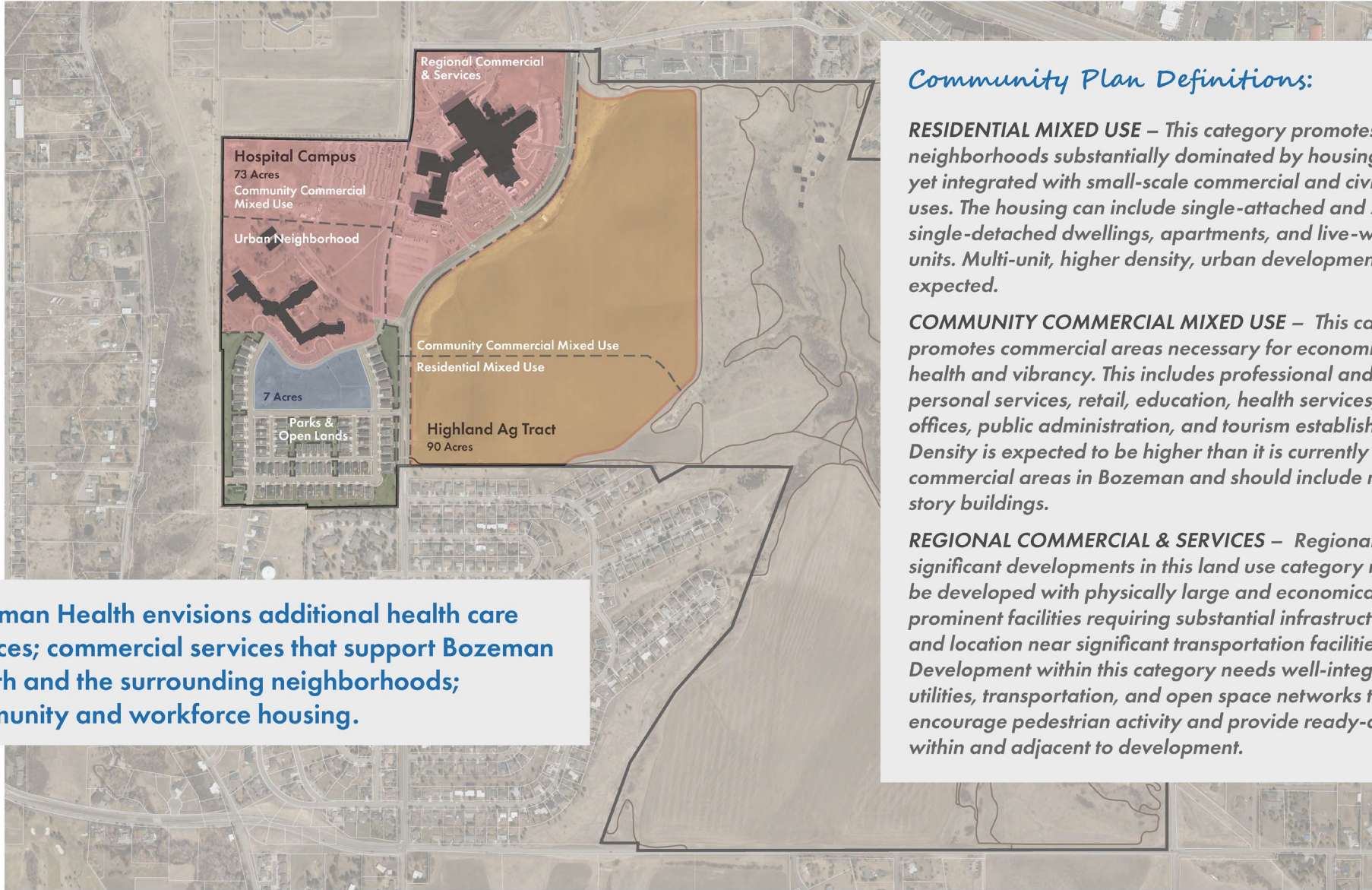


Community Plan Definition:

PARKS & OPEN LANDS – All recreational lands, including parks, are included within this category, as well as certain private lands. These areas are generally open in character and may or may not be developed for active recreational purposes.

Bozeman Health envisions preserving and enhancing the natural environment, open space, trails, and heritage of the Highland Glen.

Hospital Campus & Highland Agriculture Tract



Bozeman Health envisions additional health care services; commercial services that support Bozeman Health and the surrounding neighborhoods; community and workforce housing.

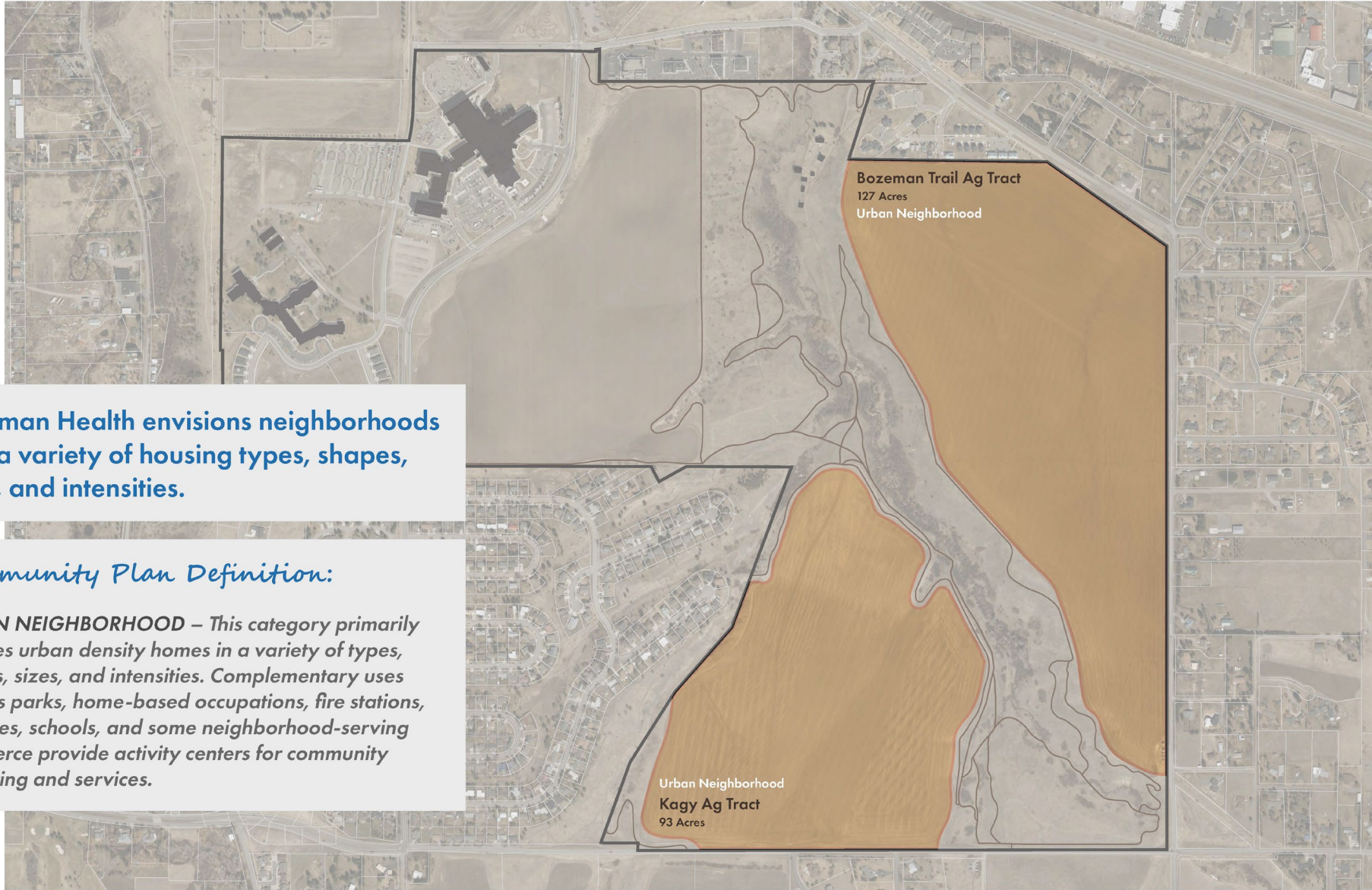
Community Plan Definitions:

RESIDENTIAL MIXED USE – This category promotes neighborhoods substantially dominated by housing, yet integrated with small-scale commercial and civic uses. The housing can include single-attached and small single-detached dwellings, apartments, and live-work units. Multi-unit, higher density, urban development is expected.

COMMUNITY COMMERCIAL MIXED USE – This category promotes commercial areas necessary for economic health and vibrancy. This includes professional and personal services, retail, education, health services, offices, public administration, and tourism establishments. Density is expected to be higher than it is currently in most commercial areas in Bozeman and should include multi-story buildings.

REGIONAL COMMERCIAL & SERVICES – Regionally significant developments in this land use category may be developed with physically large and economically prominent facilities requiring substantial infrastructure and location near significant transportation facilities. Development within this category needs well-integrated utilities, transportation, and open space networks that encourage pedestrian activity and provide ready-access within and adjacent to development.

Kagy & Bozeman Trail Agriculture Tracts



Bozeman Health envisions neighborhoods with a variety of housing types, shapes, sizes, and intensities.

Community Plan Definition:

URBAN NEIGHBORHOOD – This category primarily includes urban density homes in a variety of types, shapes, sizes, and intensities. Complementary uses such as parks, home-based occupations, fire stations, churches, schools, and some neighborhood-serving commerce provide activity centers for community gathering and services.

A Resilient District

"Our City desires to be forward thinking, collaborative, and deliberate in planning and execution of plans and policies to enable our community to successfully ride the waves of change."

Bozeman Health envisions a resilient district planned to be environmentally, economically, and culturally sustainable.

A Unique District

"Our City desires to be diverse, healthy, and inclusive, defined by our vibrant neighborhoods, quality housing, walkability, excellent schools, numerous parks and trails, and thriving areas of commerce."

Bozeman Health envisions a unique district of distinct, walkable neighborhoods including housing, basic services, and employment opportunities.

A Complementary District

"Our City is bolstered by our Downtown, Midtown, University and other commercial districts and neighborhood centers that are characterized by higher densities and intensities of use."

Bozeman Health envisions a regional health services district with a diverse mix of medical, commercial, and residential uses.

A District Influenced by Natural Environment, Parks, & Open Lands

"Our City is home to an outdoor-conscious population that honors and protects our natural environment and our well-managed open space and parks system."

Bozeman Health envisions a district influenced by the natural environment and open lands anchored by the Highland Glen.

A District Prioritizing Accessibility & Mobility

"Our City fosters the close proximity of housing, services, and jobs, and desires to provide safe, efficient mobility for pedestrians, cyclists, transit users, and drivers."

Bozeman Health envisions a district prioritizing accessibility and mobility with a network of complete streets and active transportation encouraging bicyclists and pedestrians.

A District Powered by an Innovative & Entrepreneurial Economy

"Our City benefits from and desires to further an expanding economy that is powered by the talents of its residents, a dedicated and engaged business community, and strong regional partnerships."

Bozeman Health envisions a district powered by an innovative and entrepreneurial economy with expanded regional health care facilities and services.