

leaving over 50% of the site as dedicated open space. This would have allowed the community to preserve a pre-existing stream, create contiguous wildlife habitat throughout the site, keep large areas of the site in agricultural production, provide a larger and more accessible multiuse public park, and greatly enhance the viewshed and overall environment for neighbourhood residents and the entire Bozeman community.

## **Proposed design priorities**

The following is a summary of the recommended design priorities for future development in Bozeman and environs:

- 1. Increase overall development density within the city without annexing additional land to create a more compact city, reducing development pressure on surrounding agricultural lands and habitat**
- 2. Increase local densities in exchange for preservation of agriculture or open space within and between perimeter developments, incorporating ecologically sensitive design principles and providing viewsheds and habitat corridors as well**
- 3. Encourage infill and recycling/adaptive reuse of existing structures, the existing urban fabric and even the existing suburban fabric to increase capacity without increasing consumption of new land**
- 4. Require all future projects to respond logically to climate and orientation, depending upon the density of the prototype, by taking full advantage of opportunities to save energy and create a more pleasant living environment suited to the Bozeman lifestyle**
- 5. Initiate policies which will result in walk-able communities, with safe, convenient, esthetically pleasing pedestrian access to services and shopping, designed to take advantage of future mass transit and reduce automobile dependence now and in the future**
- 6. Encourage mixed use community centres, which provide pedestrian-oriented community gathering places, shopping, higher density residential, as well as adequate, but not excessive, parking**
- 7. Encourage the design of primarily low rise buildings of high density, suitable for the widest range of simple, low-tech construction techniques available, in order to keep housing affordable, maintain the scale of the existing context and encourage use of sustainable construction methods and materials as they continue to emerge**
- 8. Encourage the design of compact housing typologies, which maximize utility, convenience, spatial expansiveness, amenity and privacy in interior and individual outdoor spaces, while conserving land, materials and energy**
- 9. Encourage better development prototypes for the ubiquitous surrounding 20 acre and large plot (2+ acre) developments,**

which provide greater amenity value for those individual developments, as well as less destruction of the overall natural landscape amenity for the entire community

10. Encourage and enable nearby small towns (Belgrade, Manhattan, Three Forks, Logan, Amsterdam, Livingston) to establish similar development priorities in order to preserve and enhance their long-term environmental quality, character and lifestyle, without losing their revenue base

## Conclusion

This study concludes that a sustainable urbanity is an essential factor in the conservation of the wilderness and rural landscape, as well as the lifestyle, of the American West. A number of planning and architectural prototypes have been suggested which can significantly increase density with minimal physical and visual effect on the typical Western town or city. Although the densities envisioned are far less than older Anglo-American, European and Asian cities (or even suburbs), the potential increase in overall population capacity is quite significant.

Western states must find the will to balance their vast undeveloped natural reserves with more dense urban centres, resisting the temptation to focus on short-term gain rather than the long-range future. Urban and suburban development boundaries must be established, accompanied by a realistic system for the allocation and transfer of development rights. These well-proven mechanisms can facilitate responsible local and regional planning for a sustainable future, without abridging or violating individual property rights in the process. Alternative design models appropriate to the relaxed individualistic 'Western lifestyle' may then be used to concentrate development in accordance with those sustainable planning goals. One can only hope that our neighbours, both the newcomer 'wannabes' and those wonderfully independent old-time ranchers, cowboys and Native Americans, will view this as a way to save what they love most about this powerful but fragile landscape.

## Note

1. Viewshed is a term that means 'an area bounded peripherally by the extent or range of vision' and is based on a concept similar to the well-known term 'watershed'.

## References

- Environmental Protection Agency (EPA) (1990) Reducing risk: setting priorities and strategies for environmental protection. *Report of the Science Advisory Board Relative Risk Strategies Committee to the EPA*, USA, November issue.
- Epple A. (2001) *Bozeman 2020 Community Plan*, Bozeman City Planning Commission, Bozeman, Montana, USA.