



# COTTONWOOD & IDA

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MIXED-USE DEVELOPMENT

*A VIBRANT, DIVERSE, ATTAINABLE COMMUNITY IN THE  
CORE OF THE NORTHEASTERN NEIGHBORHOOD*

NENA 2-24-19



## GOALS FOR COTTONWOOD & IDA

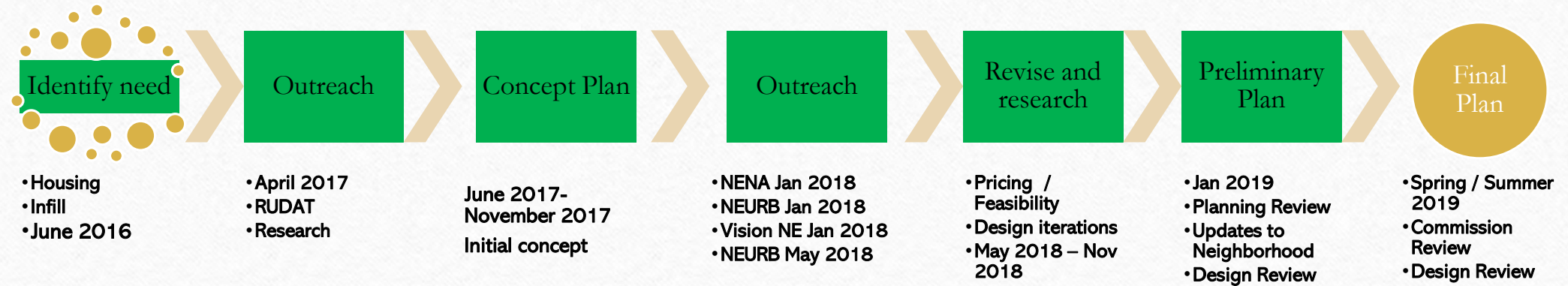
*A VIBRANT, DIVERSE, ATTAINABLE COMMUNITY IN THE CORE OF THE NORTHEASTERN NEIGHBORHOOD*

- FOCUS ON CREATIVE DESIGN SOLUTIONS
- ACCOMMODATE A BROAD DEMOGRAPHIC FOR THE COMMUNITY INCLUDING MARKET RATE, ATTAINABLE AND AFFORDABLE HOUSING OPTIONS
- CREATE OPPORTUNITIES FOR EMPLOYMENT IN A WALK-ABLE NEIGHBORHOOD
- CREATE OPPORTUNITIES FOR ARTISTS AND ARTS TO FLOURISH IN THE COMMUNITY
- DEVELOP A DESIGN THAT CONTRIBUTES TO THE EVOLVING CONTEXT OF THE NEIGHBORHOOD RESPECTING MASS, SCALE AND CHARACTER.
- PROVIDE A SUPERIOR URBAN DESIGN THAT REDUCE ENERGY CONSUMPTION, PROMOTES WALKABILITY, AND BUILDS A DIVERSE COMMUNITY.





# PROCESS AND ENGAGEMENT



RUDAT Concept April 2017



Initial concept June 2017



Revised Concept Jan 2018



# SUCCESS THROUGH PROCESS

## SUCCESS PROVIDED WITH THIS PROJECT

**POINTS FOR THE PUD** *Providing nearly 3x's the amount needed*

20 REQUIRED PER CODE

**58 PROVIDED**

**AFFORDABLE HOUSING** Providing 11% of all rental units at or below 65% Area Median Income

**PUBLIC OPENSOURCE** 8,000 SF Plaza area and over 38,000 SF of Landscaped area (semi public)

**LEED ND DESIGN STANDARD** First LEED Neighborhood Designation in Bozeman

**LOW IMPACT DEVELOPMENT STANDARDS-** Providing a higher-level of site design that is more environmentally sustainable

**ADAPTIVELY REUSING OLD GRAIN BIN** – Redevelopment of a site and adaptively reusing the former grain bins for a restaurant



**DESIGN CHOICES / FOR THE PUD** *Relaxations 11 in total*

**Provide Parking** to accommodate project 200 spaces provided (10 more than needed after reductions)

*FOR THE ONE BEDROOM AND STUDIO SPACES AT 1 SPACE PER EFFICIENCY UNIT AND 1.25 SPACES PER 1 BEDROOM UNIT*

*FOR OFFICE SPACES – GIVEN THE MIXED USE PROVIDE OFFICE PARKING AT 1 SPACE PER 400 SF*

**Building Height** 45' to 54' (Cottonwood 45', Ida 47' to 49', Aspen 50' to 54')

All buildings are three stories with some having 4 story roof deck the below grade parking has lifted some of the buildings an additional 6' from sidewalk level.

**Restaurant use** increase size from 1500 SF to 2200 SF to accommodate reuse of existing building footprint

**Lot coverage** Greater lot coverage to accommodate the open plaza space current lot coverage is 41.6% vs 40% per code

Miscellaneous minor code provisions, front yard setbacks, zero lot line for town house flats, angled parking along cottonwood, block frontage transparency,



## UPDATED concept Jan 2019



Site perspective looking from NE

### SITE / PROJECT DATA:

#### RESIDENTIAL: 92 DWELLINGS

24 For Sale units (Building 3 & 4)

68 Apartments (Building 1&2) (*10% Affordable\* = 7 units*)

*\*Affordable based in HUD 65% AMI = \$36,000 /yr*

#### COMMERCIAL: 24,700 SF

20,000 SF Office use space (Building 6)

3,500 SF Makers / Artist spaces (Building 4)

1,200 SF Neighborhood Café (on Plaza Building 5)

#### PARKING: 200 spaces+

96 spaces in underground garage

72 Off Site lease (Brewery site)

32 On-street public spaces

*+100 Bike parking spaces*

#### OPENSOURCE: 50,000 SF

8,000 SF Public Plaza

30,000 SF Semi public openspaces

12,000 SF Private Residential openspaces  
(patios, balconies, green roof decks)



# ALIGNMENT OF GOALS



## GOALS ALIGNMENT WITH AREA VISION

PRINCIPALS, GOALS, IMPLEMENTATION POLICIES & OBJECTIVES	Growth policy	Design objectives plan 2005	NERUP plan 2006	economic development strategic plan	Vision NE	UDO - NPHMU	Cottonwood & Ida	
HONOR / ENHANCE UNIQUE CHARACTER OF THE DISTRICT AND FOSTER A SENSE OF PLACE	✓	✓	✓		✓	✓	✓	Through massing scale, and placement of buildings on the site the project honors the scale of the neighborhood. Additionally, program elements such as artists, makers etc. help foster a sense of place.
SUPPORT INFILL DEVELOPMENT THAT PROVIDES ADDITIONAL DENSITY AND RESPECTS CONTEXT	✓		✓	✓	✓		✓	The location of the site and surrounding existing infrastructure created a great opportunity for infill in its truest sense. The massing and scale of the buildings go further to respect the unique context of the site by maintain 3 stories while still adding the needed density to achieve affordable housing goals and reduce the impacts of sprawl on our community.
PROMOTE ENVIRONMENTALLY SOUND BUILDING & PLANNING TECHNIQUES	✓		✓				✓	The project meets LEED ND standards and incorporates several sustainable design techniques. The use of underground parking, close proximity to services, additional bike and multi modal transportation options and greenroofs all add to the best practices of environmentally sound design and planning.
PROVIDE SAFE, HEALTHY PUBLIC TRANSPORTATION FACILITIES AND INFRASTRUCTURE	✓	✓		✓	✓	✓	✓	Through the creation of additional public infrastructure and pedestrian plazas and walks a healthier neighborhood plan has been developed through this project. Additionally the nature of this infill development will decrease the need for automobiles and will contribute to a more walkable community.
SUPPORT ARTISTS AND PROVIDE OPPORTUNITY FOR PUBLIC ART	✓				✓		✓	Providing opportunities for artist residences and studio spaces and will incorporate public art in the plaza spaces will help to support local artists and overall impact of art in our community.
RECOGNIZE IMPORTANCE OF BRIDGER VIEW SHED AND NEIGHBORHOOD IMPACTS	✓	✓			✓		✓	By keeping the buildings on the perimeter to maximum of 3 stories and breaking up the buildings into several smaller buildings rather than one large one to maintain view angles through the site.
PROMOTE SECURE PUBLIC OPENSACES, POCKET PARKS, URBAN ROOMS, PLAZAS AND PUBLIC GATHERING SPACES	✓	✓	✓		✓	✓	✓	The project has over 20,000 SF of public plaza spaces and nearly a 1/4 mile of pedestrian walks that will be improved with this project. Additionally the through connections on site will increase the walkability of the neighborhood.
ENCOURAGE THE INCLUSION OF AFFORDABLE HOUSING	✓		✓	✓	✓	✓	✓	The project provides 20% of the units at affordable rates and the balance of units are intended to be attainable at 100% AMI. The goal of both affordable and attainable housing is at the center of this project and will go a long way towards providing the needed housing stock for Bozeman.
CREATE A BROAD RANGE OF HOUSING TYPES	✓			✓		✓	✓	The project includes a range of housing types and sizes, from 2 bedroom townhouse flats, as well as 2 bedroom, 1 bedroom, studio and efficiency apartment units. This ranges will meet the needs of a very broad demographic and keep the neighborhood vibrant.
NEIGHBORHOOD DESIGN AND HUMAN SCALE		✓				✓	✓	The project finds the right balance of the need for development to provide housing, offices, and artists spaces while keep the scale of the overall development compatible with the neighborhood and provides a human scale. This is done by keeping building heights to three stories, placing parking underground, and breaking the buildings into small clusters that will provide the human scale.
STRATEGICALLY INVEST IN URBAN RENEWAL			✓	✓			✓	The site is located at the center of the Northeast Urban Renewal District and as through this development several of the conditions of blight and the much needed infrastructure will be completed. This will promote the long term goals of the district and contribute significantly to the overall economic development needs of the City.



# OPEN SITE / SHARED NEIGHBORHOOD



## BUILDING DATA:

**Building 1:** Three Stories (4<sup>th</sup> roof deck)  
20 Studios (430 SF - 530 SF)  
26 One Bedrooms (530 SF - 700SF)  
Common lobby lounge area,  
Bike Room  
Green roof deck

**Building 2:** Three Stories  
18 Co-living Studios (330 SF w/ 1000 SF shared per 3)  
shared common living areas (3)

**Building 3:** Three Stories  
6 One Bedrooms (600 - 700 SF)  
6 Two Bedrooms (1200 - 1600 SF)

**Building 4:** Three Stories  
5 One Bedrooms (600 SF)  
12 Two Bedrooms (1200 - 1400 SF)  
4,500 SF Makers Spaces (plaza level) (300 - 500 SF units)

**Building 5:** One Story  
Existing Building repurposed into Neighborhood Cafe

**Building 6:** Three Stories  
20,000 SF commercial office use space  
Common hallways & Bathrooms

**Plaza:** 38,000 SF Landscaped / pedestrian area  
8,000 SF public plaza area  
30,000 SF semi public openspaces

**Parking:** All on site parking is below ground - under the plaza level



SCALE AND MASSING



View of Plaza towards Misco Mill





*A great neighborhood has safe and friendly streets*



NORTHWEST COTTONWOOD ST.



## WALK TO SHOPS-

*A great neighborhood has stores and services within a easy walk from home*



COTTONWOOD ST. South Plaza entry



*A great neighborhood has a variety of housing types*



NORTHEAST Ida ST. Townhouse Flats



*A great neighborhood has its own character*



NE corner of Aspen & Ida ST.



## GATHERING PLACES

*A great neighborhood has places for people to meet and talk*



View toward Mill Yard Plaza





## COTTONWOOD AND IDA

*A VIBRANT, DIVERSE, ATTAINABLE COMMUNITY IN THE CORE OF THE NORTHEASTERN NEIGHBORHOOD*

- Affordable and Attainable housing provides a for a broad range of demographics types sizes and styles, of housing.
- Large amount of public openspace and plazas that connect to the surrounding neighborhood
- Opportunity for small scale neighborhood restaurant to activate the plaza
- Walkable place to work and live surrounding a activated plaza space
- Artist / Maker spaces on Cottonwood and in the Plaza
- One site Parking is hidden to reduced scale of buildings– reinforcing context of neighborhood
- Innovative urban design – roof decks, public plazas, below grade parking
- Connections to surrounding neighborhood



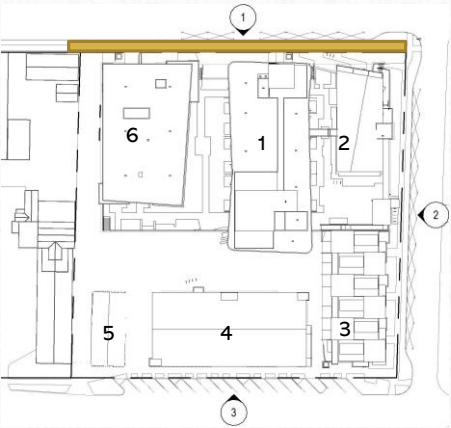
STREET ELEVATION - ASPEN



BLDG 2

BLDG 1

BLDG 6





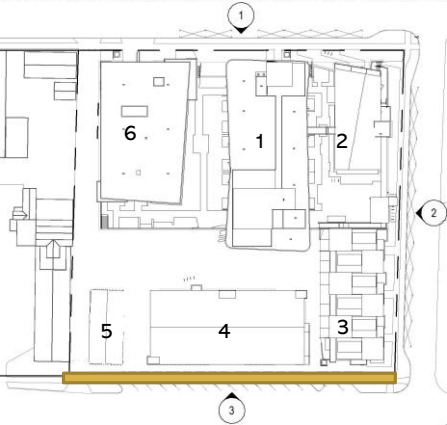
STREET ELEVATION - COTTONWOOD



BLDG 5

BLDG 4

BLDG 3





STREET ELEVATION - IDA



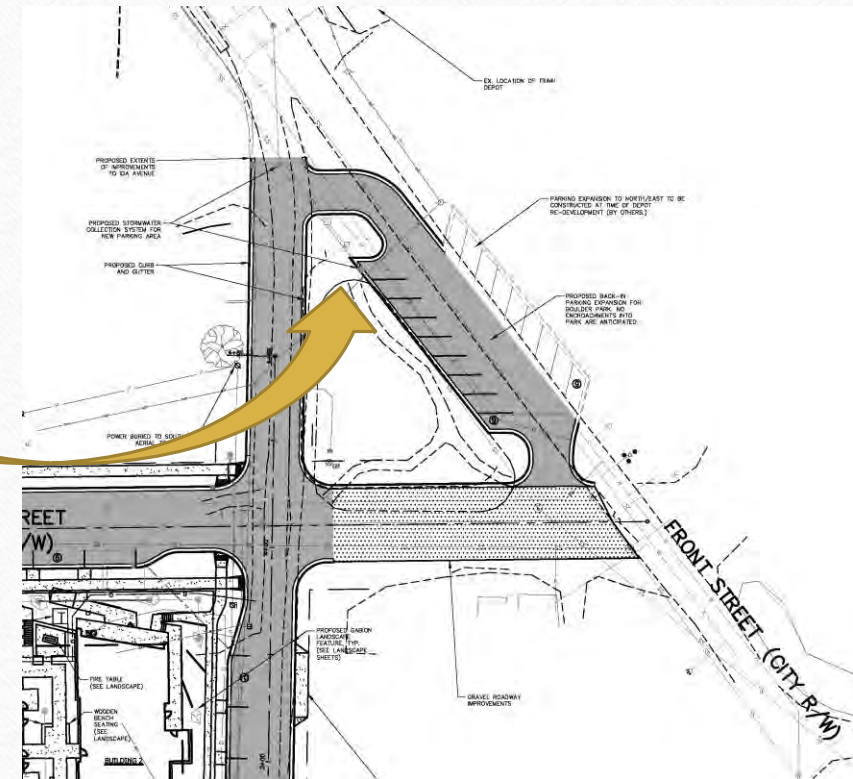
BLDG 3

BLDG 2





## INFRASTRUCTURE SOLUTIONS



- A: Aspen Street Improvements
- B: Cottonwood Street Improvements
- C: Ida Street Improvements
- D: Front Street Parking improvements
- E: Boulevard Improvements  
Tammarak & Wallace  
General utility improvements