

# COTTONWOOD + IDA

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



## MIXED-USE DEVELOPMENT PROPOSAL - BOZEMAN, MT

PUD CONCEPT SUBMITTAL - NOVEMBER, 2017  
PPUD PRELIMINARY PUD SUBMITTAL - OCTOBER 30, 2018  
PPUD PRELIMINARY PUD APPROVAL - MARCH 27, 2019  
MOD PPUD SUBMITTAL - JANUARY 23, 2020  
RC-MOD PPUD SUBMITTAL - MARCH 10, 2020

OWNER  
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DESIGN TEAM  
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To: Brian Krueger  
City of Bozeman Planning Department  
CC: Bozeman City Commission  
Re: Cottonwood and Ida Mixed Use project RC-MOD PPUD  
Plan file #18516  
Date: 3-10-2020

### **PPUD #18516 Revisions Modification Narrative**

The development team for Cottonwood and Ida is providing some revisions to the prior modification plans, all of which will maintain all conditions and restrictions associated with the approved PPUD. There are three main revisions and a minor fourth one as outlined below.

**Revision one:** A change has been made to Building A (Makers Flats) moving the residential uses on the ground floor to the West side of the building, and relocating the commercial uses to the East side of the building. The overall net area of commercial has not changed with this modification. The residential bedroom count remains the same as well. This change will provide for unique residences along “Makers Row” that are elevated 4’ above the pedestrian circulation. Access to the residential units remains in the central corridor of Building A. The shifting of the commercial space works to achieve our goal of further activating the public plaza “Yard” area.

**Revision two:** The roof form of the Townhouse-style Units along Ida have been changed so that the gables on the two 2-bedroom units are oriented in the same way as the 3-bedroom units (all towards their primary facades on Ida). This design effort was done to more clearly express the individuality of each unit while still maintaining a cohesive overall design. The building height is not changed with this revision.

**Revision three:** The Office Commons Building (building F) has added roof-top cupolas for better mechanical screening, but will not add to the overall calculated height of the building which is still below the allowable approved by the PPUD. The design of this building now provides modulation of the roofline running East / West, while still conveying the design intent of a warehouse-style building in keeping with the unique industrial fabric of the district.



**Revision four:** There is a minor change to the roof form of Building A along Aspen changing from a flat roof to a shed roof as noted in the renderings. This further breaks up the massing and provides visual interest to the building from the street level.

We have provided updated plans and renderings depicting the revision changes we have made. The remaining documents provided with the Modification are unchanged. For ease of use and additional clarity, we have provided updated sheets in both a clean and a noted version.

We look forward to the moving through the review process and bringing this project to the community as soon as possible. Please don't hesitate to contact us should you have any initial thoughts or clarifications needed with these modifications.

#### ATTACHMENTS:

- 1 Application RC
  - 1 RC Narrative
  - 2 Plan sheets (copies of both a clean and a noted have been provided)
    - 00 Cover
    - 01 Previous Site Plan & concept images
    - 02 Overall Site Plan
    - 03 Street Elevations
    - 04 Parking Garage (basement)
    - 05 Makers Elevations (Building A)
    - 06 Makers Plans (Building A)
    - 07 Apartment Building Elevations (Building B)
    - 08 Apartment Building Plans (Building B)
    - 09 Townhouse units site plan [condo] (Buildings C,D,E)
    - 10 Townhome units plans and elevations
    - 11 Office Building Elevations (Building F)
    - 12 Office Building Plans (Building F)
    - 13 Existing Building (Building G)