

PROJECT DESCRIPTION

The applicant is proud to present a new mixed-use building on the east side of North Bozeman Ave. The project will be located north of the alley between E Lamme St and E Mendenhall St. directly across the street from Dave's Sushi. The proposal includes 3,834 sf of commercial space on the ground floor fronting N Bozeman Ave, a ground level parking garage and 28 total residential units on floors 2-5.

Project Address: 116 N Bozeman Ave & 122 N Bozeman Ave, Bozeman, MT 59715

Zoning District: B-3

Occupancy Classifications: R-2, B, S-2

Residential (R-2): 28 Dwelling Units | Floors 2-5

Commercial (B): 2 Retail/Office Units | Ground Floor

Ground Floor Parking Structure (S-2): 30 Indoor Parking Spaces | Ground Floor

PROJECT GOALS

The development proposed in this submittal is intended to respond to the City of Bozeman's goal to densify the downtown urban core. Since this development is occurring in the Downtown B-3 zoning district it was critical for the building to also respond to the ground floor, activating the street front at N Bozeman Ave. Ground floor activity will be triggered by pedestrian traffic to and from the commercial space at the street front, and controlled automobile traffic on Lamme, when entering the ground floor parking garage.

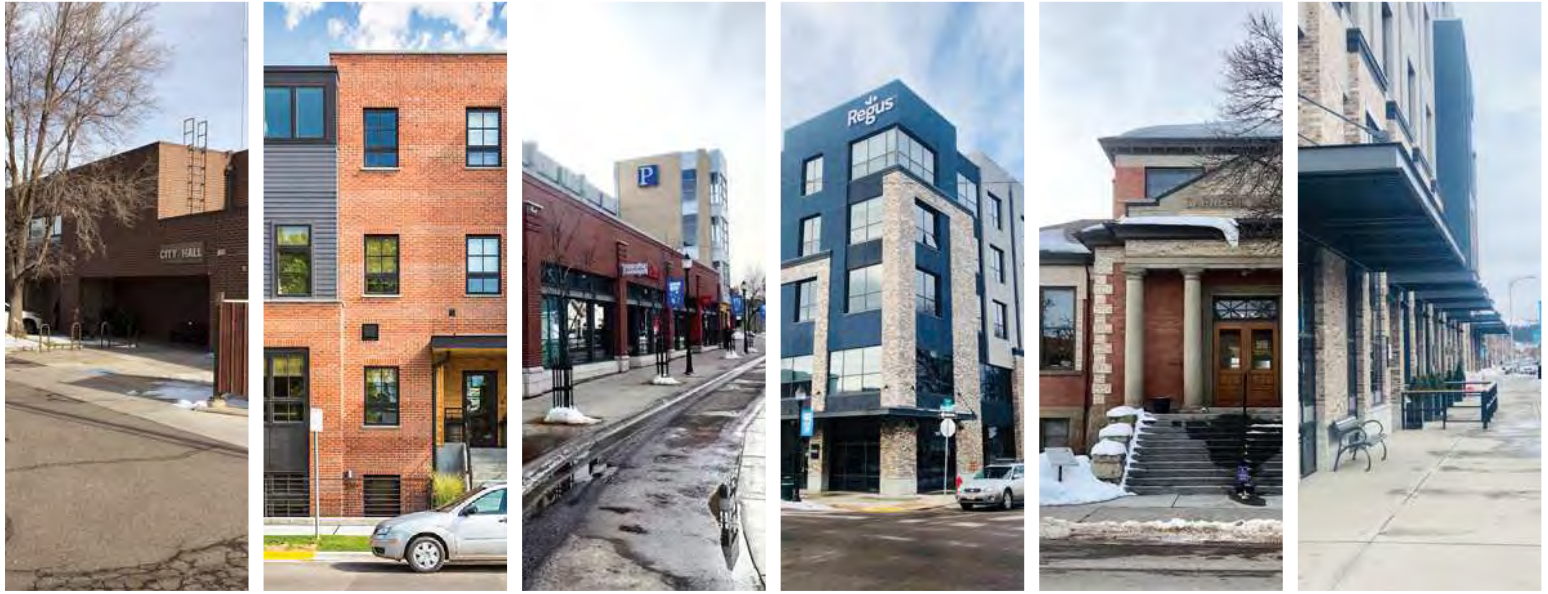
The goals of the commercial spaces at the ground floor would be to attract a tenant that activates the building throughout the day. Following city approval of the proposed development, the owner intends to find a business that fits these needs and is committed to stimulating pedestrian traffic. The parking garage entrance is proposed off E Lamme St to accommodate the grade change at the site which will impact the garage and building entry points. The building design tries to group as many of the utility services as possible at the alley side of the building to allow access, but reduce their visible impact from the street frontage. The proposed locations of these utility services can be found in the drawing set.

Amenities for the buildings residential occupants include private balconies, on-site parking, enclosed storage space, interior bicycle parking spaces, and access to a common ground floor plaza and second level outdoor courtyard. The entrances will be landscaped with plantings and paving patterns that encourages interaction with the street frontage.

EXISTING BUILT ENVIRONMENT



PROJECT NARRATIVE | THE MERIN

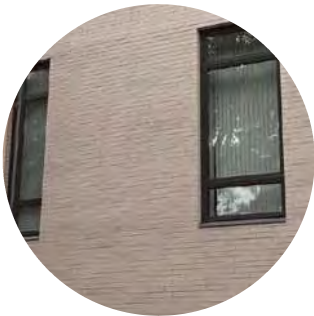


DESIGN INTENT

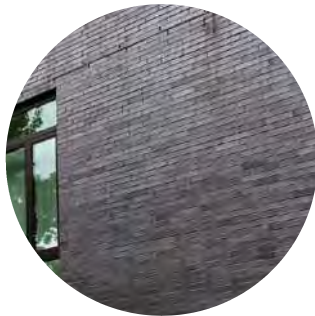
From the conception of this mixed use project, our design team has been focused on providing the utmost in quality for the users of the building, and the Central Business District of Downtown Bozeman. We are striving to provide timeless elegance in our exterior, modern, high quality, interior residential units, and an exciting ground floor opportunity for commercial space on the ground level. We feel this site is an important link between the residential neighborhoods to the north, and the historic Main street of Downtown. This link can be seen in the use of the building, the massing, and the materials. Conceptually we gravitate to the ideas of “front porch” (providing active balconies for each residential unit, and entry plaza space on the ground level) and “urban front” (responding to the historic and developing urban downtown).

MATERIAL CONTEXT

While our site might be situated on the edge of downtown, we are heavily drawing from the more traditional building materials that are seen in the urban core. Brick, steel and glass are utilized with contemporary detailing, providing timeless materials with a connection to Bozeman’s past, yet looking to the future in their permanence. Softening the approach are glass railings and wood soffits, providing a connection to the traditional residential building materials. We are again looking for the link between an “urban front” and the “front porch” in our material usage.



LIGHT BRICK



DARK BRICK



HARDIE PANEL



WOOD

PROJECT NARRATIVE | THE MERIN

EXISTING STRUCTURE | 116 N BOZEMAN AVE



WEST FACADE



NORTH FACADE



SOUTH FACADE



EAST FACADE

PROJECT NARRATIVE | THE MERIN

EXISTING STRUCTURE | 122 N BOZEMAN AVE



WEST FACADE



NORTH FACADE

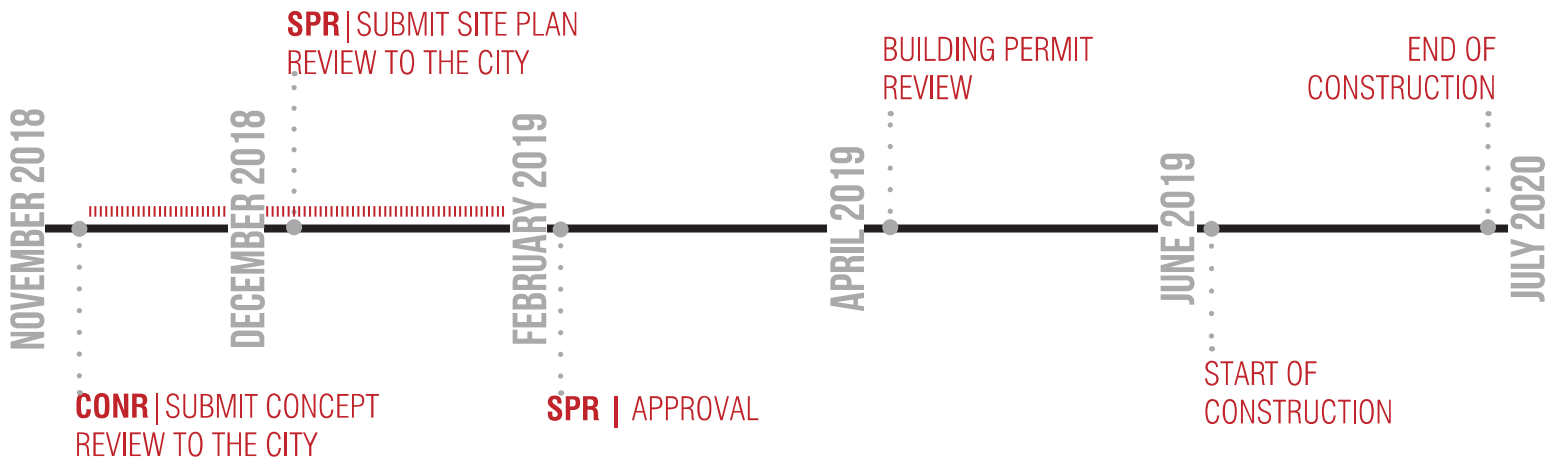


SOUTH FACADE



EAST FACADE

PROJECT TIMEFRAME



SITE IMPROVEMENTS

The proposed site is zoned with a zero lot line development standard at all sides of the property except for the south side where there is a mandatory 5'-0" setback at the alley. The design is utilizing a storefront block frontage at both N Bozeman Ave and E Lamme St. The footprint of the building will step back at all entrances to facilitate a more intimate entrance into the building off both streets, which shapes the "urban front".

These areas are intended to buffer the building entrances from N Bozeman Ave and E Lamme St through the use of permanent seating, typical of an urban park, and landscaping. The access of this plaza directly off the sidewalk allows this area to multifunction as an amenity for the public and residents. The primary entrance for the public will be through the common lobby and vestibule at the center of the site off N Bozeman Ave, while the residents can enter the building from the parking garage or the entrances off the alley and E Lamme St. Grade changes at the site will be used to the building's advantage at the SW and NW corner by providing access from the sidewalk and add interest at the pedestrian level.

Building utility services are provided at the south facade, but located deeper into the alley to minimize the impact these facilities could have on the aesthetics of the street frontage. Purposeful relief at the building facade tucks these services away from pedestrian view points at the sidewalk. All utilities in the building are utilizing existing lines to service the commercial and residential units.

PARKING DEMAND

The proposed plan is designed with 28 residential units and 3,834 square feet of leaseable space for office or retail use. According to the City of Bozeman regulations, only one parking space is required to be provided per dwelling unit. Utilizing the first 3,000 square foot of commercial space reduction, 3 additional spaces will be provided as a condition of developing a mixed-use building downtown. Therefore, the building design accommodates 30 parking spaces in the proposed surface parking garage and 3 on street parking spaces. Based on those calculations, no off site parking will be necessary. See the project matrix for the proposed building design for more information on the provided parking at the site.