

Six Range Condominiums Design Narrative

Proposed Uses:

The site for the proposed project is an 8.638 acre parcel at the SW corner of West Babcock Street and South Ferguson Avenue which is zoned R-O. The project is projected to provide 182 housing units, 7,000 square feet of commercial/retail space, significant public open space, and a continuation of the neighborhood's path and walkway system.

Site Improvement and Buildings:

The housing units are contained primarily in three (3) apartment blocks totaling nearly 211,000 GSF. In addition, the project is proposed to include four (4) three-plex buildings facing W. Babcock Street. Finally, an eighth building is envisioned at the corner of Babcock and Ferguson that will provide opportunity for a small-scale retail business such as a coffee shop as well as small office suites suitable for small scale or newly developing professional services companies. The site improvements are intended to support active lifestyles and the strengthening of community within the project boundary as well as the surrounding neighborhood. With the intention of unifying two large areas of open space on either side, the center building volume within the site is proposed to be lifted off the ground to allow the free flow of pedestrians through the site. In addition, the east and west apartment blocks will also have open areas at the ground level to increase site permeability and facilitate pedestrian movement. An FAR of 0.65 and a net residential density of 23.85 units/acre is currently projected for the project.

Project Goals and Design Intent:

The project seeks to provide additional modestly priced housing options within the city of Bozeman that are defined by active public spaces and mountain views.

Open Space: The project is designed to create more than 3x the minimum required open space which will provide an amenity for residents of the project as well as the larger neighborhood. This open space will be shaped to provide areas for group and individual activities while also encouraging pedestrian movement within and through the site. The central building volume within the site is proposed to be lifted above grade to create visual and circulation connections between the two major open space areas within the site.

Views: The project, beyond merely its name, seeks to acknowledge the importance of the surrounding mountains to the culture and lifestyle of the city. The placement of the apartment blocks and the placement of lower height building masses along the edges of the site will maximize the number of units with quality views.

Scale: An emphasis has been placed on creating lower building volumes and articulated entries at the edges of the site where the project will define the public way or abut an existing neighborhood. Taller or elevated-above-grade volumes are envisioned away from the edges of the site.

Positive impacts to surrounding neighborhood: The design of the project seeks not only be a good neighbor, but also to shape the projects' open space and building blocks in such a way as to provide meaningful benefits to the surrounding neighborhood above and beyond that seen in typical housing developments. Emphasis has been placed on the creation of open space and paths that will act as a continuation of Valley West and Ferguson Parks, with these open spaces also acting as view corridors through the project.

Sustainability: The project seeks to maximize passive cooling opportunities for individual apartment units by utilizing a design that provides openings on opposing walls for approximately 95 percent of the housing units. This will allow for effective cross ventilation through the units, thus taking advantage of Bozeman's predominantly cool evenings during the summer months. More than 75% of the units will also be two stories, which will also aid in the effectiveness of the natural ventilation through stack ventilation. The project will also encourage the reduction of single occupancy vehicle trips through providing density along existing bicycle and bus infrastructure and within walking distance of services, parks and schools.

Project Timeframe:

The project is targeting a groundbreaking for spring of 2022 which would allow for project completion and occupancy in the summer of 2023. Following the completion of the site plan review process the design team plans to submit a building permit set in January of 2022. The project construction is projected to be complete by the Fall of 2023.