

Cotton Mill Redevelopment Project

SITE2025-0023

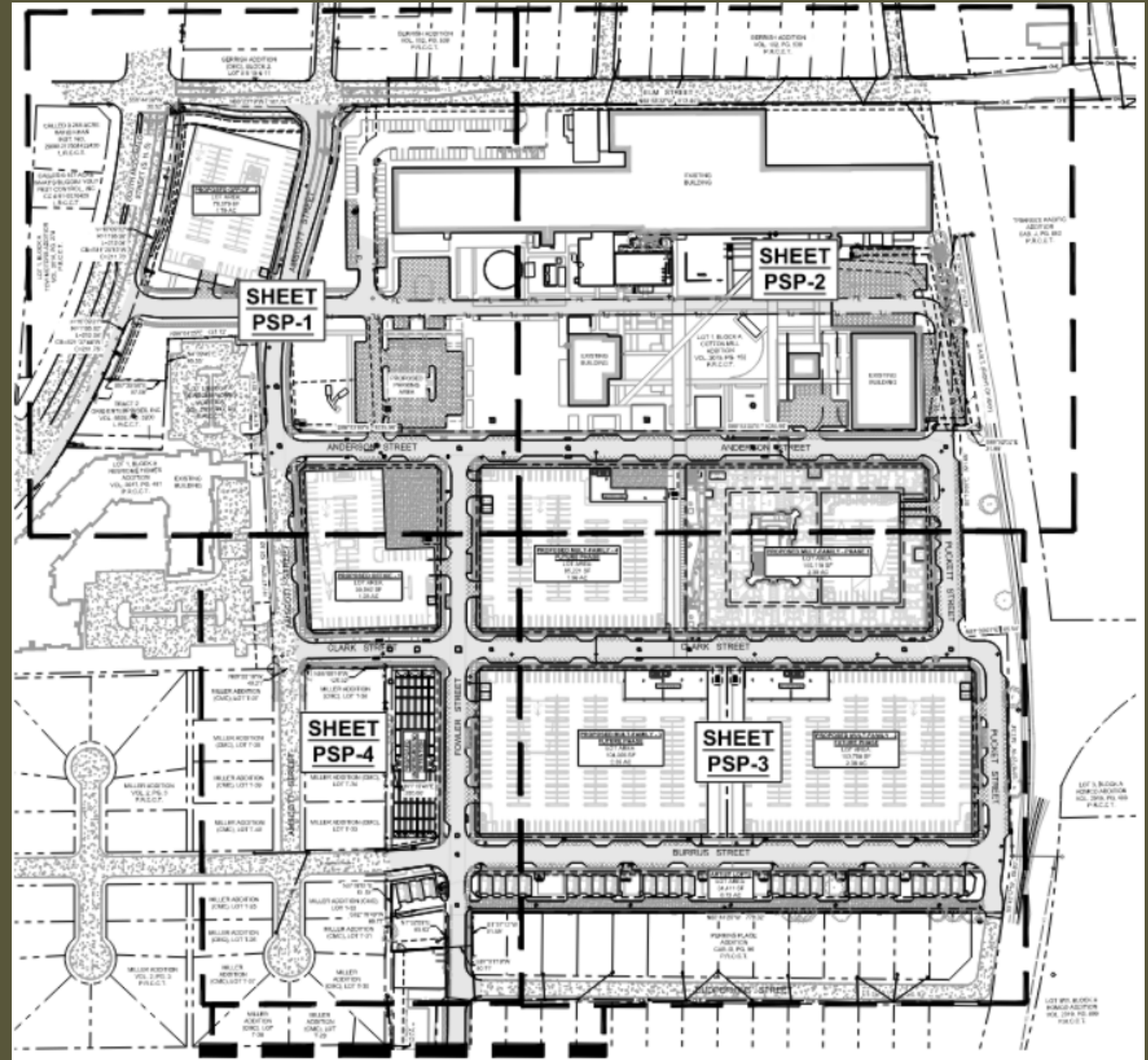


COTTON MILL

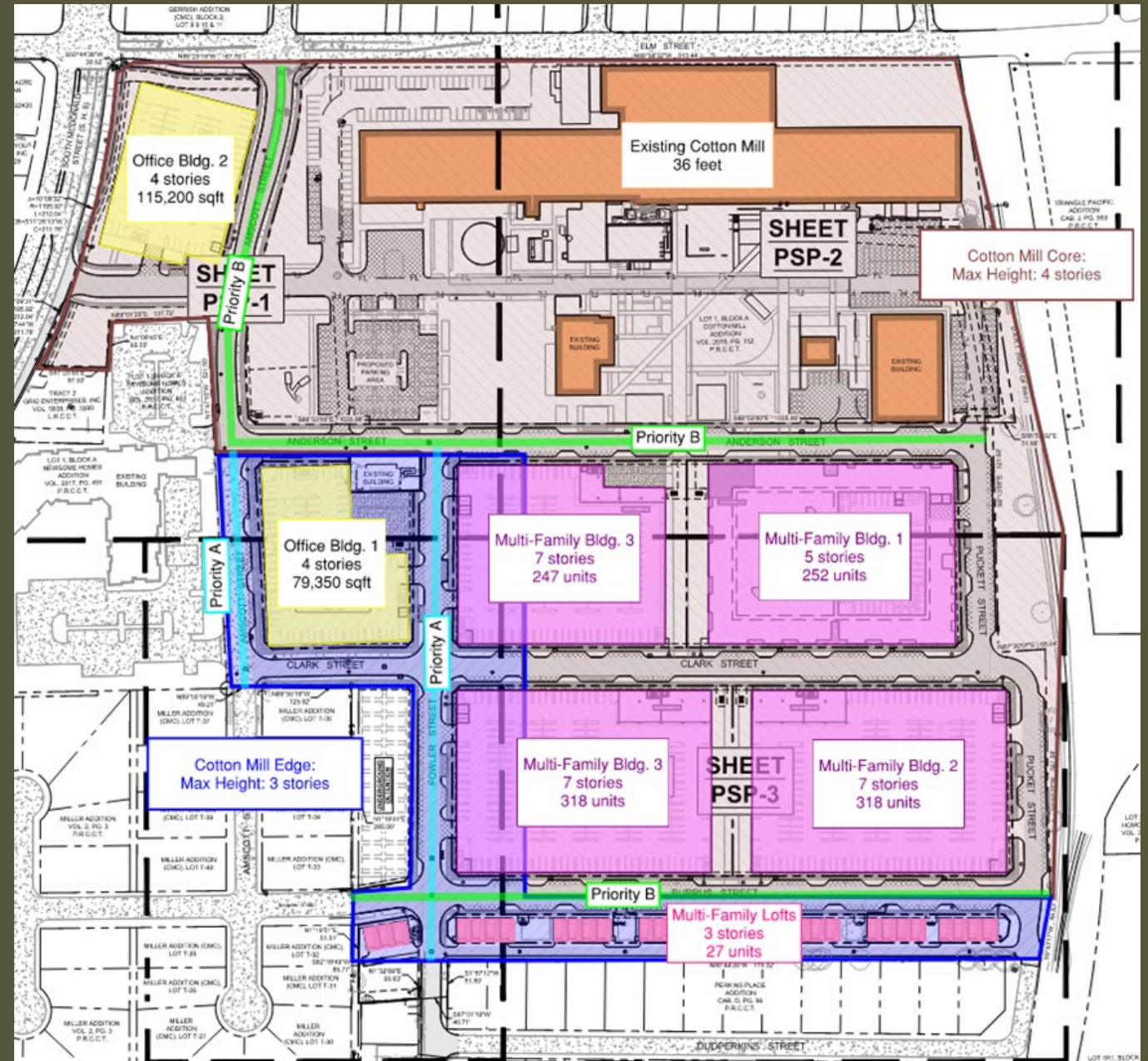
- historic resource rating(s):
 - local - n/a
 - state - n/a
 - national - National Register of Historic Places - District
- existing building height: 36'



PROPOSED SITE PLAN

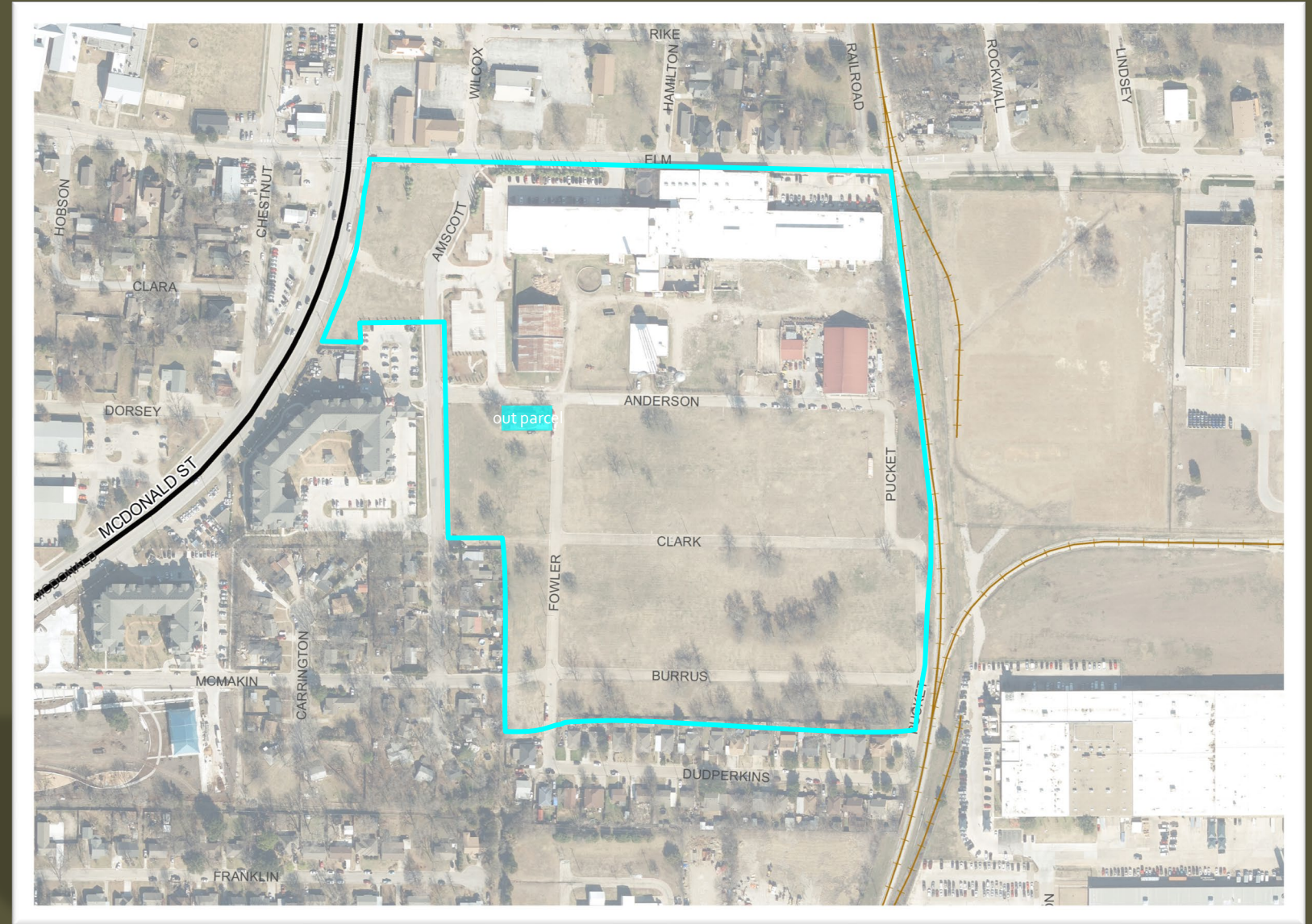
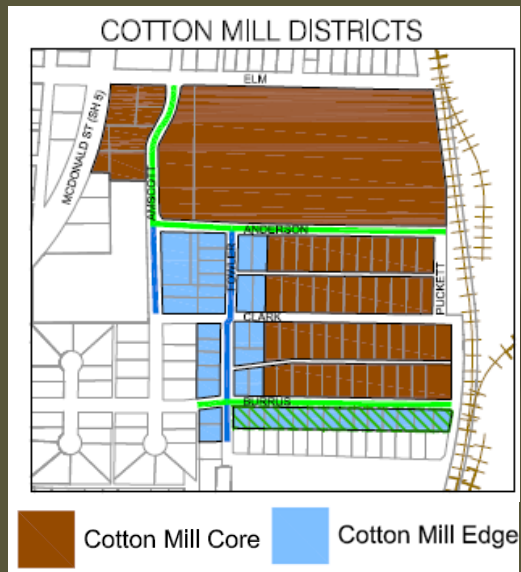


SITE LAYOUT AND PRIORITY STREETS



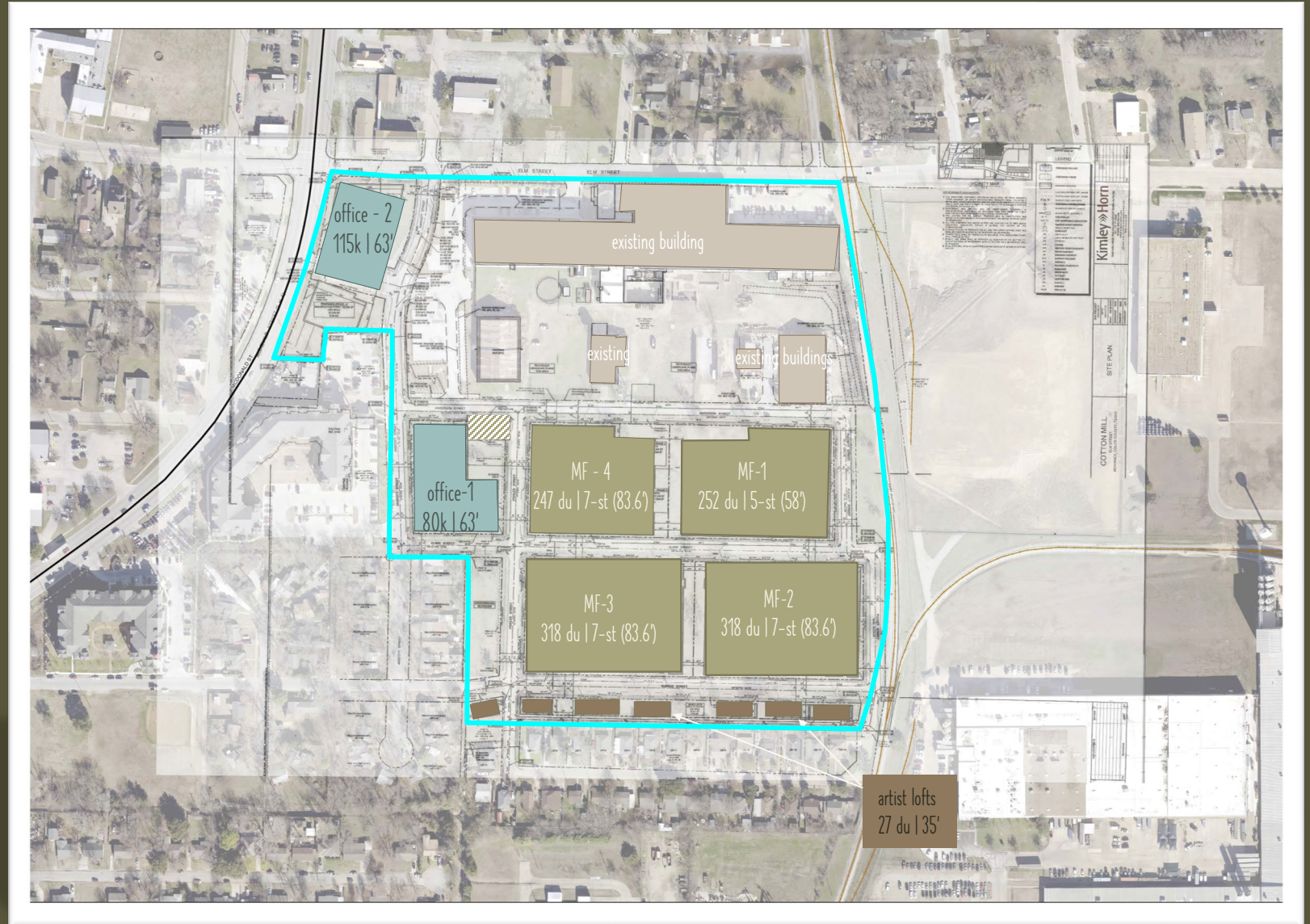
SITE INFORMATION

- size: 32.1 acres
- zoning: MTC – Cotton Mill Core/Edge
- architectural standards: YES
- historic overlay: NO



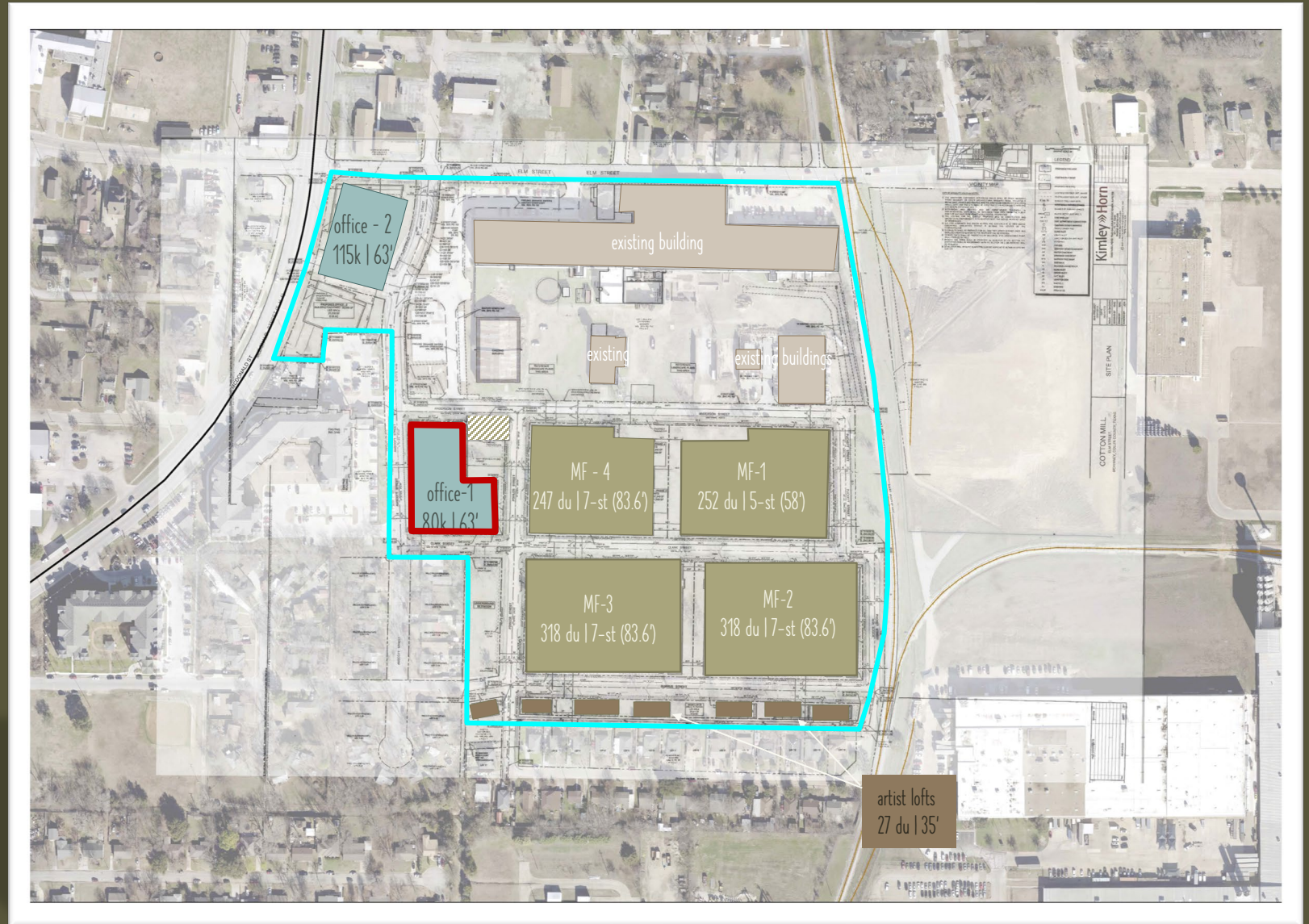
REDEVELOPMENT PLAN

- Total Site: 32.1 acres
 - Office:
 - 2.99 acres | 195k sqft
 - 4-story | 63'
 - Multi-Family (1-4):
 - 9.03 acres | 1,135 du | 125 du/ac
 - MF-1: 5-story | 58'
 - MF 2-4: 7-story | 83'
 - Multi-Family (Artist Lofts):
 - 0.72 acres | 27 du | 37.5 du/ac
 - 3-story | 35'



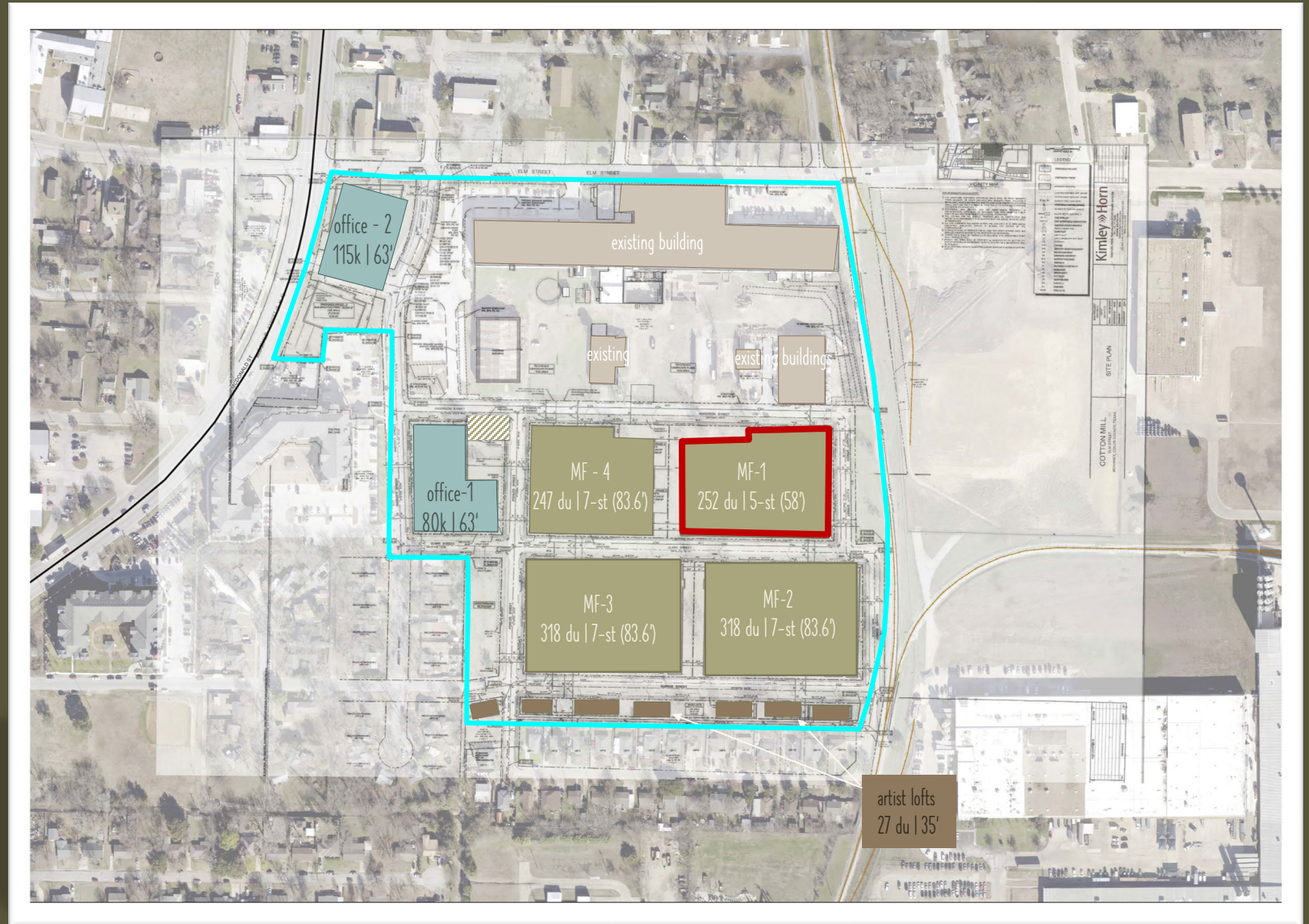
DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

- Office - 1:
Max per Zoning: 3-story
Proposed: 4-story (63')
Staff Rec: denial
- Concern:
Scale compared to:
 - adjacent residential use



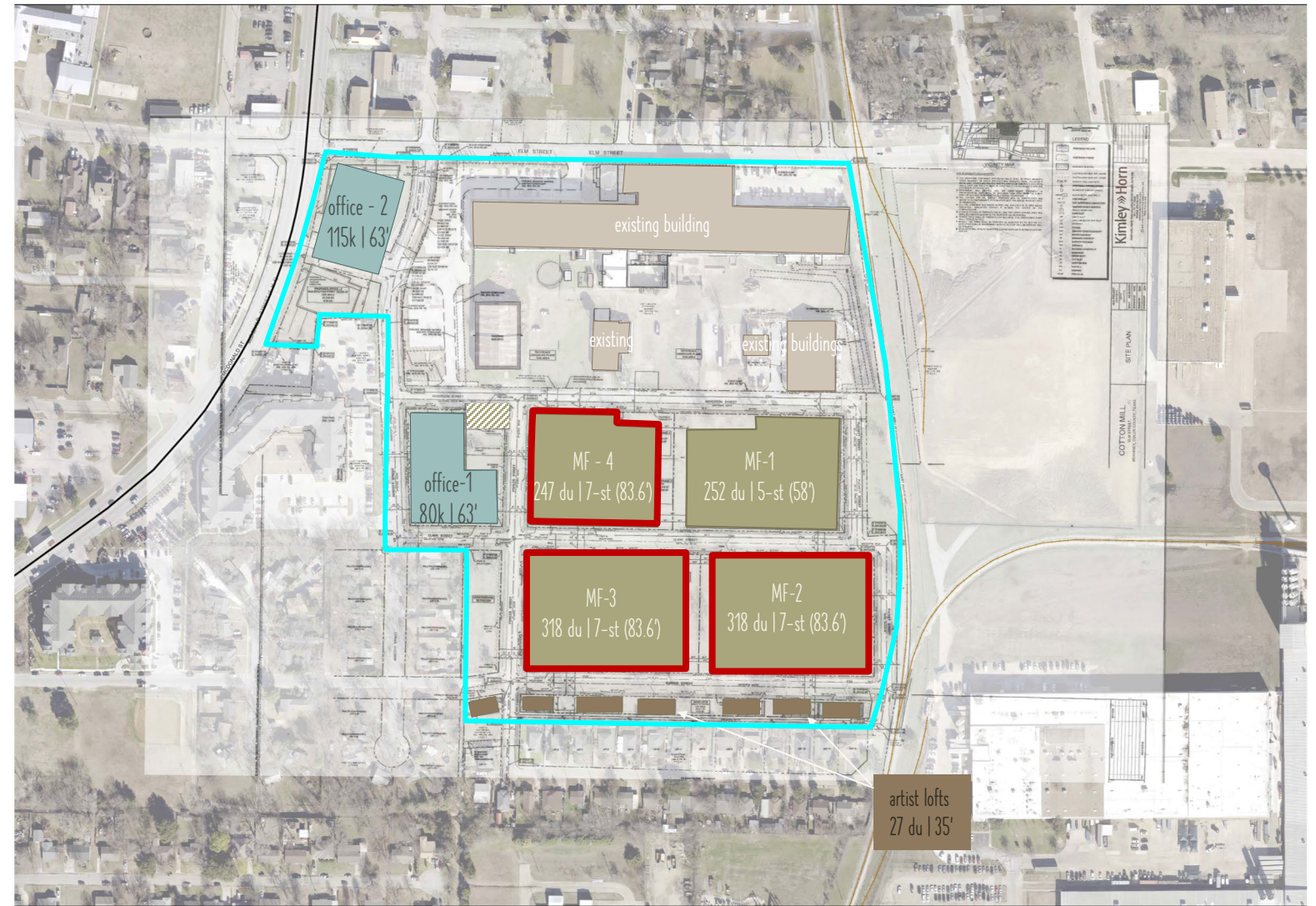
DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

- MF - 1:
Max per Zoning: 4-story
Proposed: 5-story (58' + 7' parapet)
Staff Rec: denial
- Concern:
Scale compared to:
 - Cotton Mill



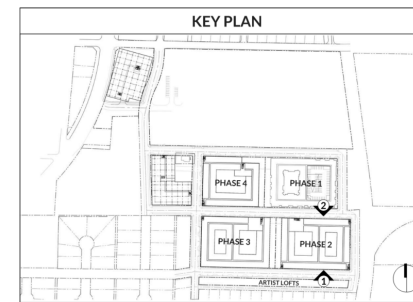
DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

- MF – 2-4:
Max per Zoning: 4-story
Proposed: 7-story (83' + 7' parapet)*
Staff Rec: denial
- Concern:
Scale compared to:
 - Cotton Mill
 - surrounding residential
 - downtown, including city hall



*5 over 2 (podium parking)

ELEVATION KEYNOTES			
1A	BRICK 01: ACME, KING SIZE, GUNNISON RIVER HT - HERITAGE TEXTURE	4	ACM METAL PANEL, COLOR: ACRYLIC COATED GALVALUME
1B	BRICK 01: ACME, KING SIZE, GLACIER WHITE, HERITAGE TEXTURE	5	STOREFRONT & DOORS: KAWNEER
1C	BRICK 01: ACME, KING SIZE, GARNET SMOOTH TEXTURE	6	PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
2	CAST STONE, ARLINGTON CAST STONE, COLOR: NATURAL	7	METAL CANOPIES, PAINTED
3A	FIBER CEMENT SIDING, HARDIE, LAP, PAINTED	8	PERF. METAL SCREEN SYSTEM
3B	FIBER CEMENT SIDING, ALLURA SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR	9	CURTAINWALL SYSTEM
GENERAL NOTES			
1. WINDOWS ARE VINYL UNO.			
2. WALL SCONCE AT EVERY BALCONY			



2 MULTI-FAMILY PHASE 2 (NORTH)

SCALE: 1/16" = 1'-0"



1 MULTI-FAMILY PHASE 2 (SOUTH) **PRIORITY 1**

SCALE: 1/16" = 1'-0"

MF-2

building height:
83'
(to the top of the
roof)

90'
(to the top of the
parapet)

Valliance
5900 South Lake Forest @SH121



4-story | 67'

Independent Bank
7777 Henneman Way @ SH121



6-story | 93'

Kaizen @ District 121
7300 North SH 121



8-story | 132'

Cotton Mill (existing)
2-story | ~36'



Surrounding Residential
1-2 story | 18'-25'

City Hall
5-story | 78'



Newsome Homes
3-story | 39'

per MTC
4-story | ~65'
from Franklin Ave.



as proposed
7-story | ~84'
from Franklin Ave.



per MTC
4-story | ~65'
from Hamilton St.



as proposed
7-story | ~84'
from Hamilton St.



per MTC
4-story | ~65'
from Dudperkins St.



as proposed
7-story | ~84'
from Dudperkins St.



NPS Excerpts

- Recommended: adjacent new construction that are compatible with historic character of the site and preserves the historic relationship between the building or buildings and the landscape
- Recommended: considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting
- Recommended: ensuring that new construction is secondary to the historic building and does not detract from its significance
- Not recommended: constructing a new building on a historic property or on an adjacent site that is much larger than the historic building
- Not recommended: designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design
- Not recommended: new construction on site which is visually incompatible in terms of size, scale, design, material, or color



Questions / Discussion