

Cotton Mill Redevelopment Project

22-0071SP

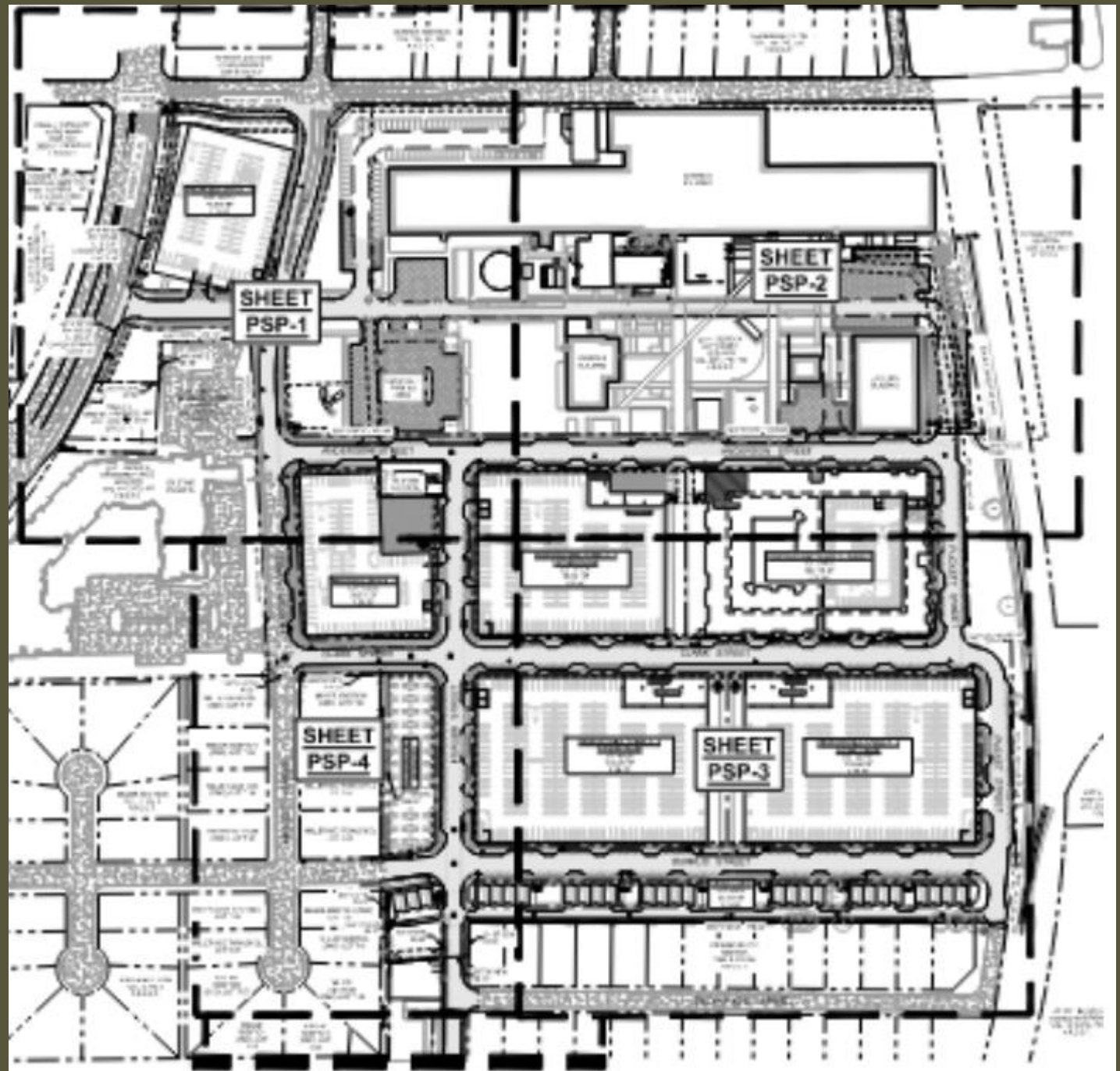


COTTON MILL

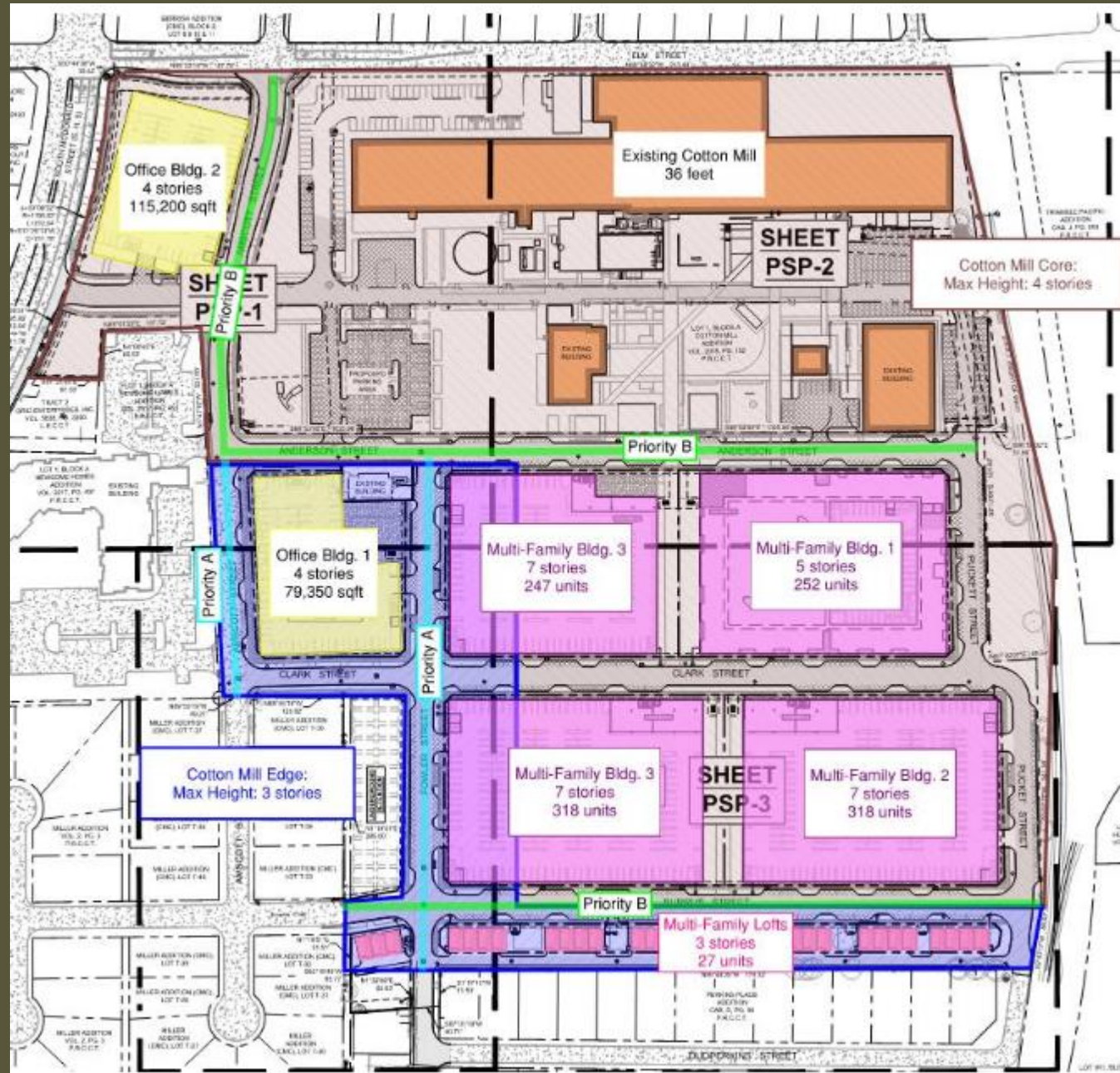
- historic resource rating(s):
 - local - n/a
 - state - n/a
 - national - National Register of Historic Places - District
- existing building height: 36'



PROPOSED SITE PLAN

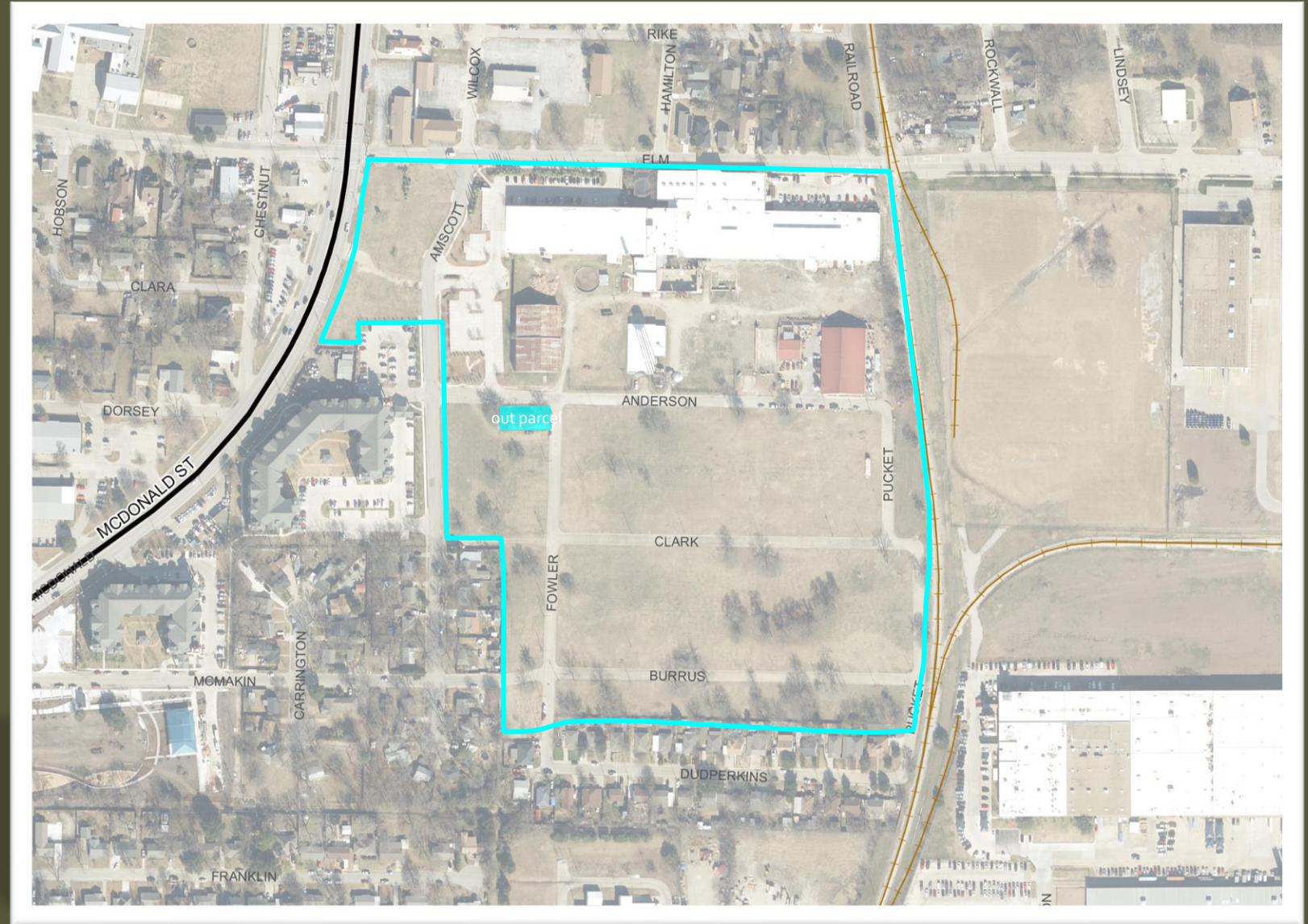
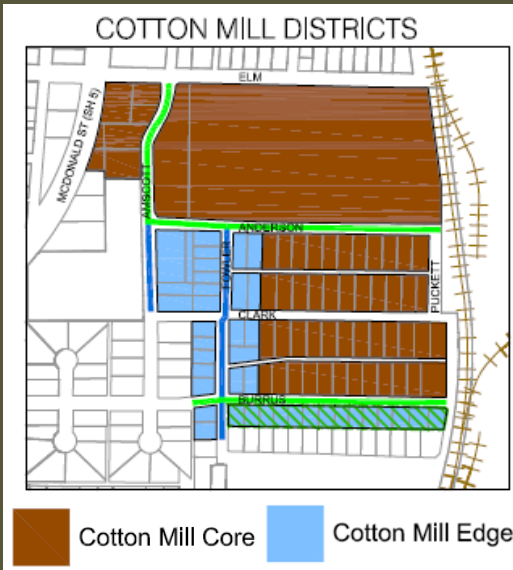


SITE LAYOUT AND PRIORITY STREETS



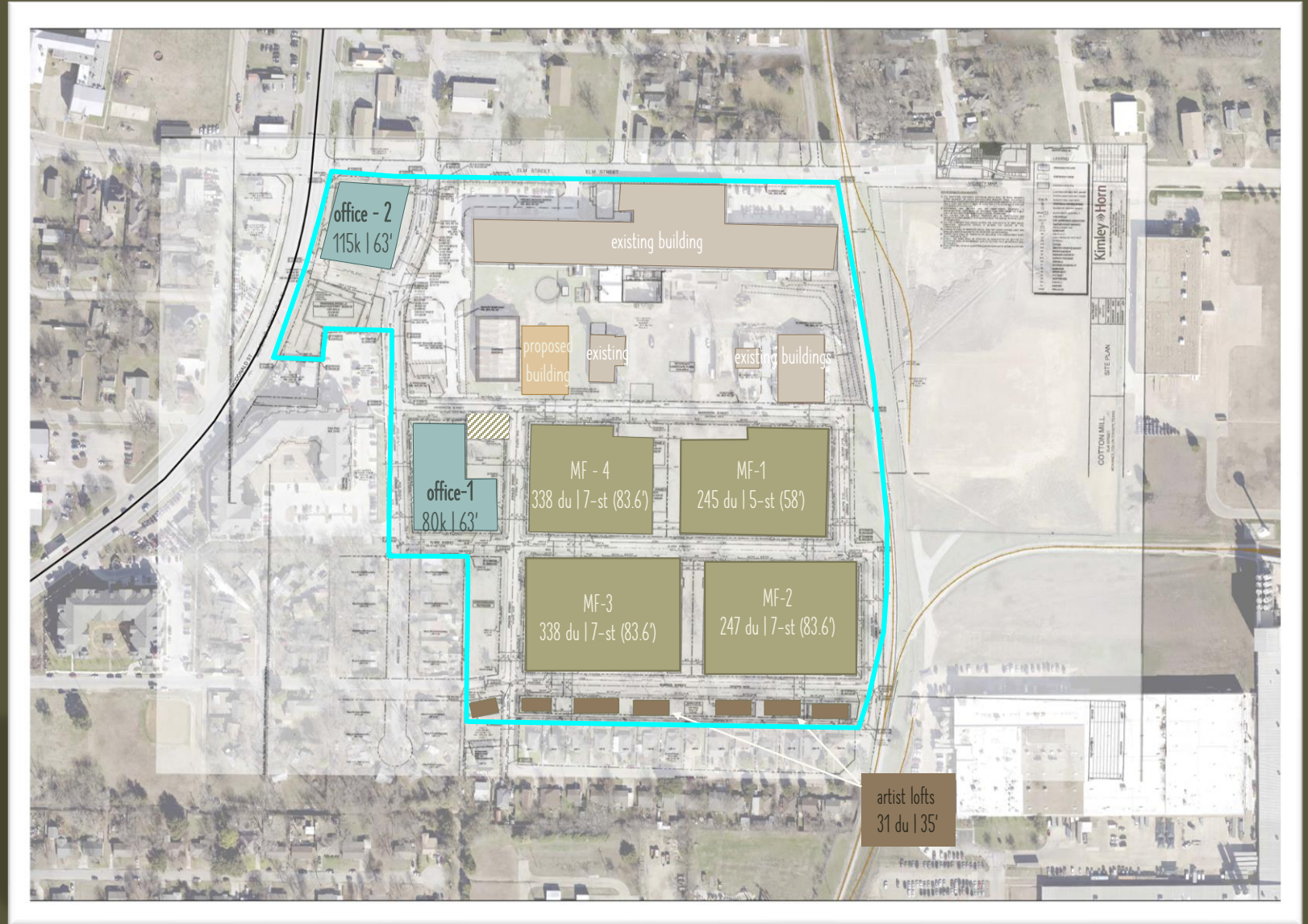
SITE INFORMATION

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



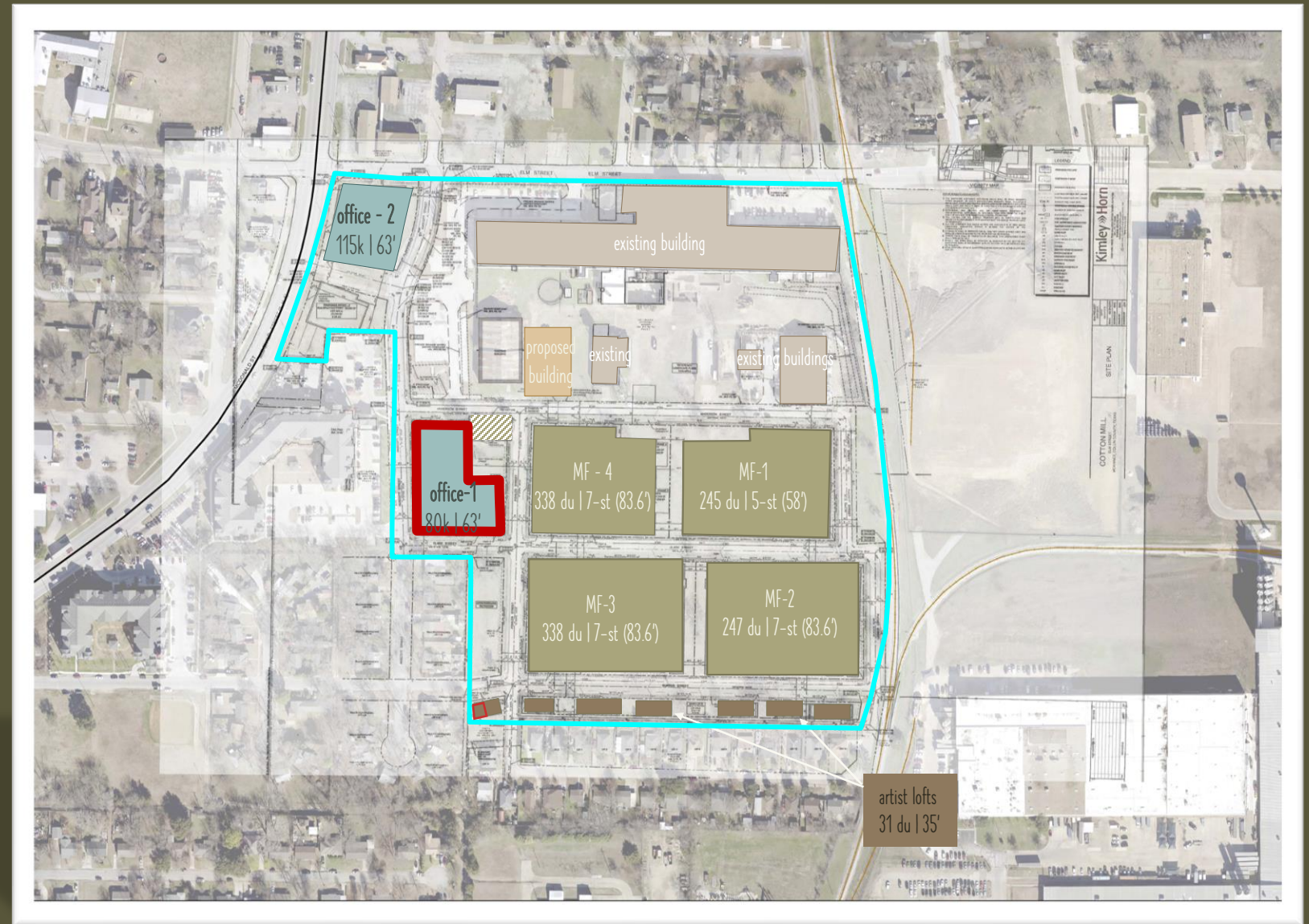
REDEVELOPMENT PLAN

- Total Site: 32.1 acres
 - Office:
 - 2.99 acres | 195k sqft
 - 4-story | 63'
 - Multi-Family (1-4):
 - 9.03 acres | 1,168 du | 129 du/ac
 - MF-1: 5-story | 58'
 - MF 2-4: 7-story | 83'
 - Multi-Family (Artist Lofts):
 - 0.72 acres | 31 du | 44 du/ac
 - 2-story | 35'



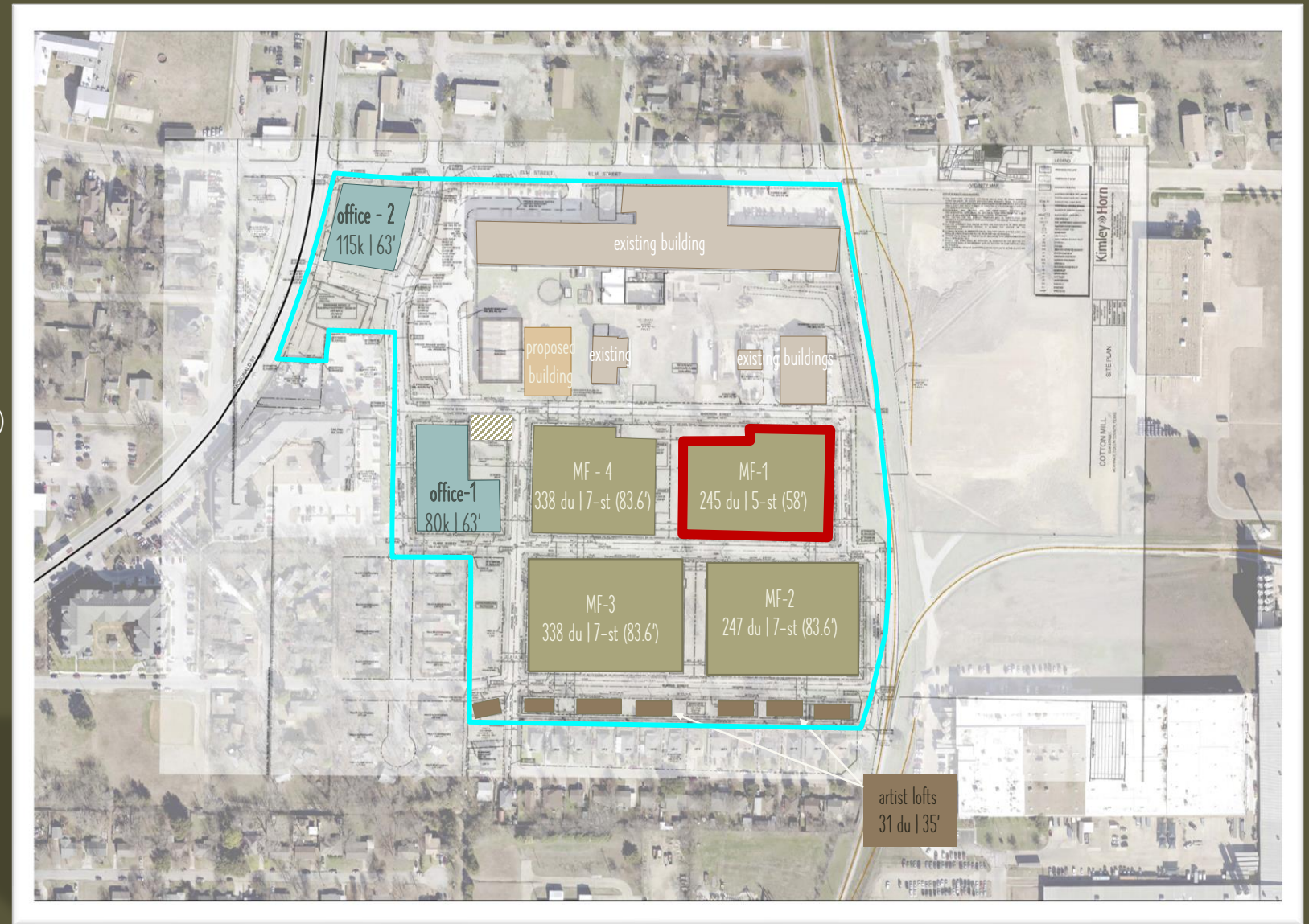
DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

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



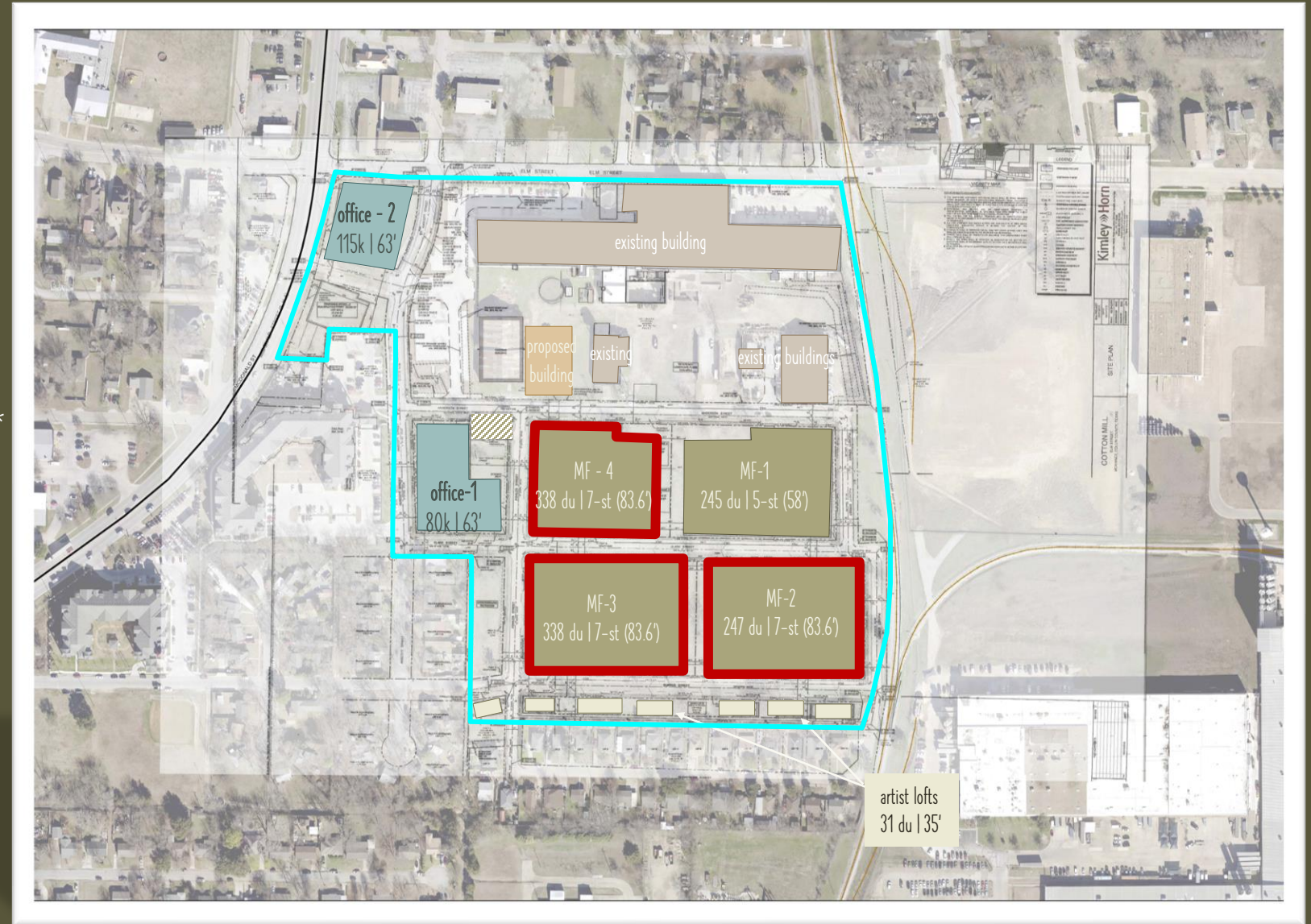
DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

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



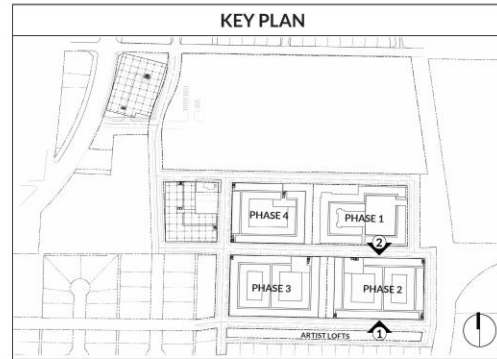
DESIGN EXCEPTION: INCREASED BUILDING HEIGHTS

- MF – 2-4:
Max per Zoning: 4-story
Proposed: 7-story (83.6' + 5' 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 RIVET HT - HERRITAGE TEXTURE	4	CORRUGATED METAL PANELS: BERRIDGE, HC-16 PANEL, COLOR: ACRYLIC COATED GALVALUME
1B	BRICK 01: ACME, KING SIZE, GLACIER WHITE - HERRITAGE TEXTURE	5	STOREFRONT & DOORS: KAWNEER
2	CAST STONE: ARLINGTON CAST STONE, COLOR: NATURAL	6	PRE-FINISHED METAL COPING: BERRIDGE, CHARCOAL GREY
3A	FIBER CEMENT SIDING: WOODTONE, RUSTICSERIES LAP, COLOR: RIVER ROCK	7	METAL CANOPIES: PAINTED
3B	FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: KNIGHT'S ARMOUR	8	MISC. STEEL
3C	FIBER CEMENT SIDING: ALLURA, SMOOTH VERTICAL PANEL, COLOR: SNOW	9	PERF. METAL SCREEN SYSTEM
		10	CURTAINWALL SYSTEM
		11	REYNOLDBOND ACIERO CORTEN PANEL
GENERAL NOTES			



2 MULTI-FAMILY PHASE 2 (NORTH)
SCALE: 1/16" = 1'-0"



1 MULTI-FAMILY PHASE 2 (SOUTH)
SCALE: 1/16" = 1'-0"

MF-2

building height:
83.6'
(to the top of the roof)

88'
(to the top of the parapet)

Valliance
5900 South Lake Forest @SH121



4-story | 67'

Independent Bank
7777 Henneman Way @ SH121



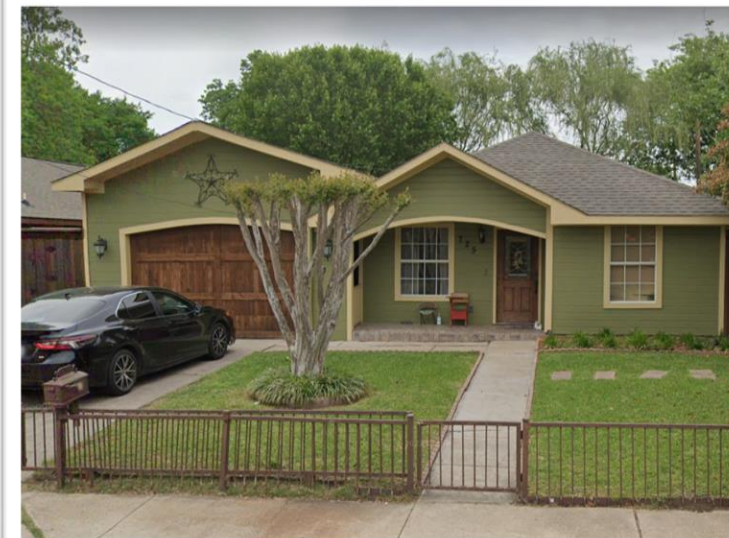
6-story | 93'

Kaizen @ District 121
7300 North SH 121



8-story | 132'

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



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

Future 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

A long, empty hallway with a wooden ceiling and a row of windows on the right side. The hallway is dimly lit, with light coming from the windows. The floor is made of wooden planks. The ceiling has exposed wooden beams. The windows are large and have a grid pattern. The overall atmosphere is quiet and somewhat somber.

Questions / Discussion