

GALLATIN COUNTY Employee Housing & Child Care Study

Rest Home Property
Summary of Presentations
2022



HRDC

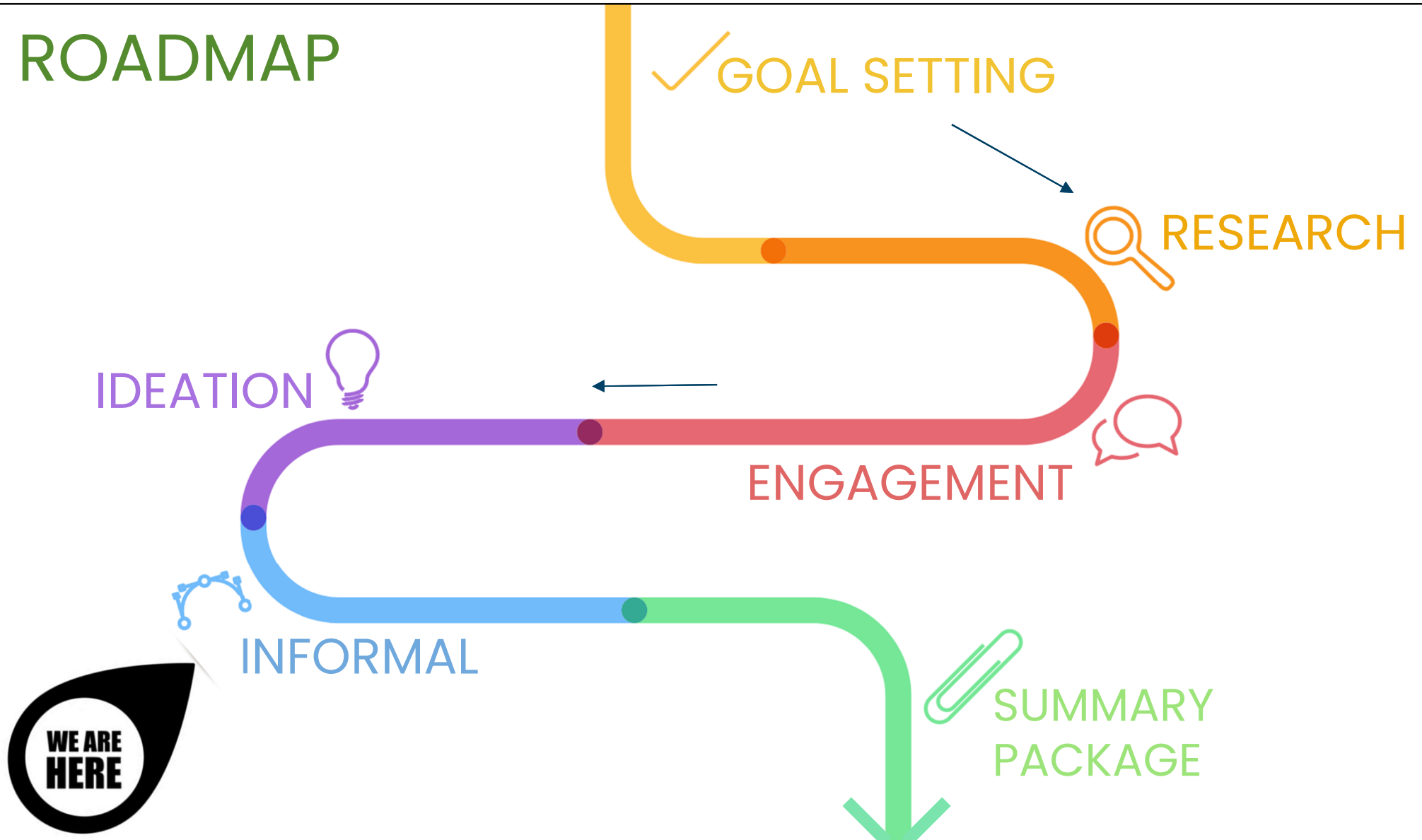
OUR TEAM

Tracy Menezes, HRDC

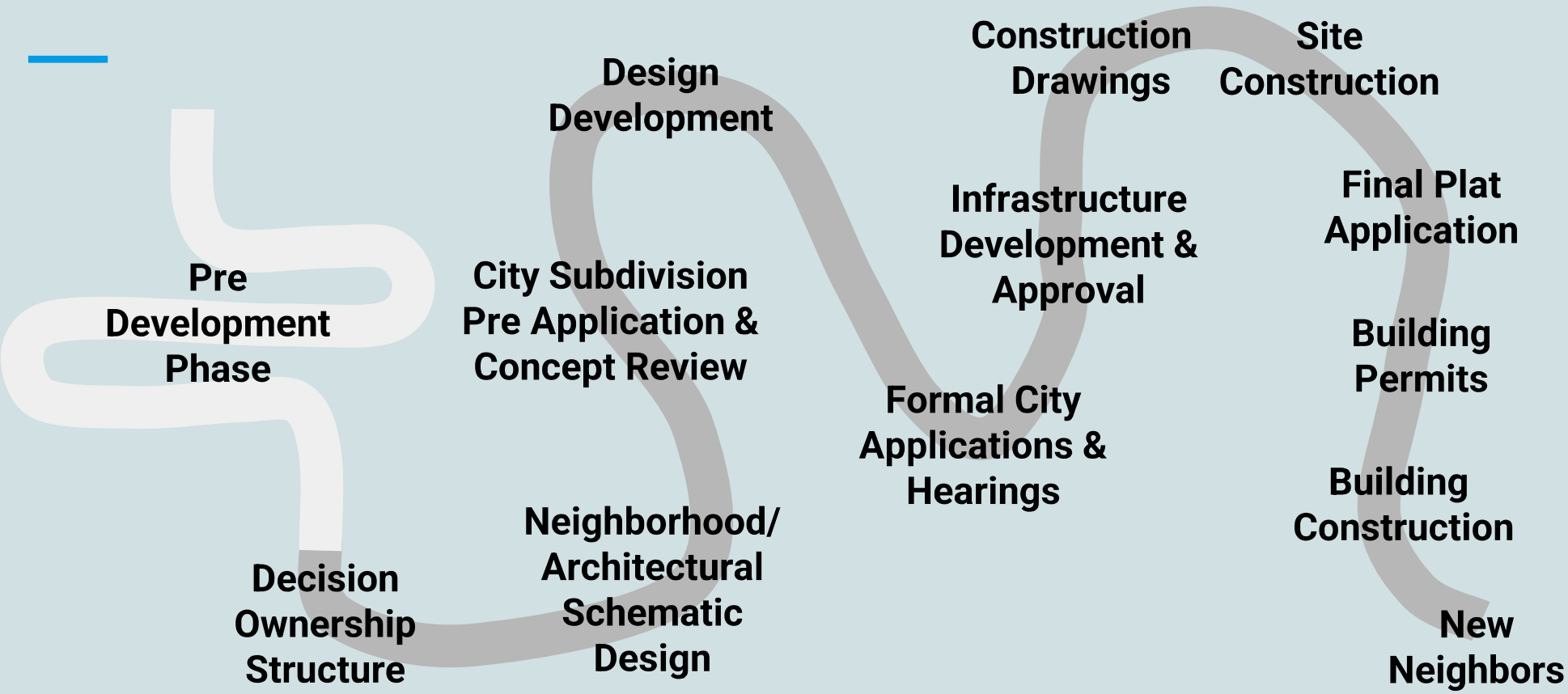
Susan Riggs, Groundprint

Cordell Pool, Stahly Engineers

ROADMAP



SMALL PART OF LARGER PROCESS



Explore different options on the Rest Home site for both housing and child care to help **retain current and recruit new** Gallatin County employees.

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RESEARCH – SPECTRUM OF HOUSING TYPES

Lower-Density

- Single Household Dwelling
- Accessory Dwelling Unit
- Tiny Homes
- Cottage Housing



Lower-Mid Density

- Duplex-Fourplex
- Townhomes
- Live/Work



Mid-High Density

- Courtyard Apartments
- Multiplex
- Mid-Rise



RESEARCH – OWNERSHIP OPTIONS

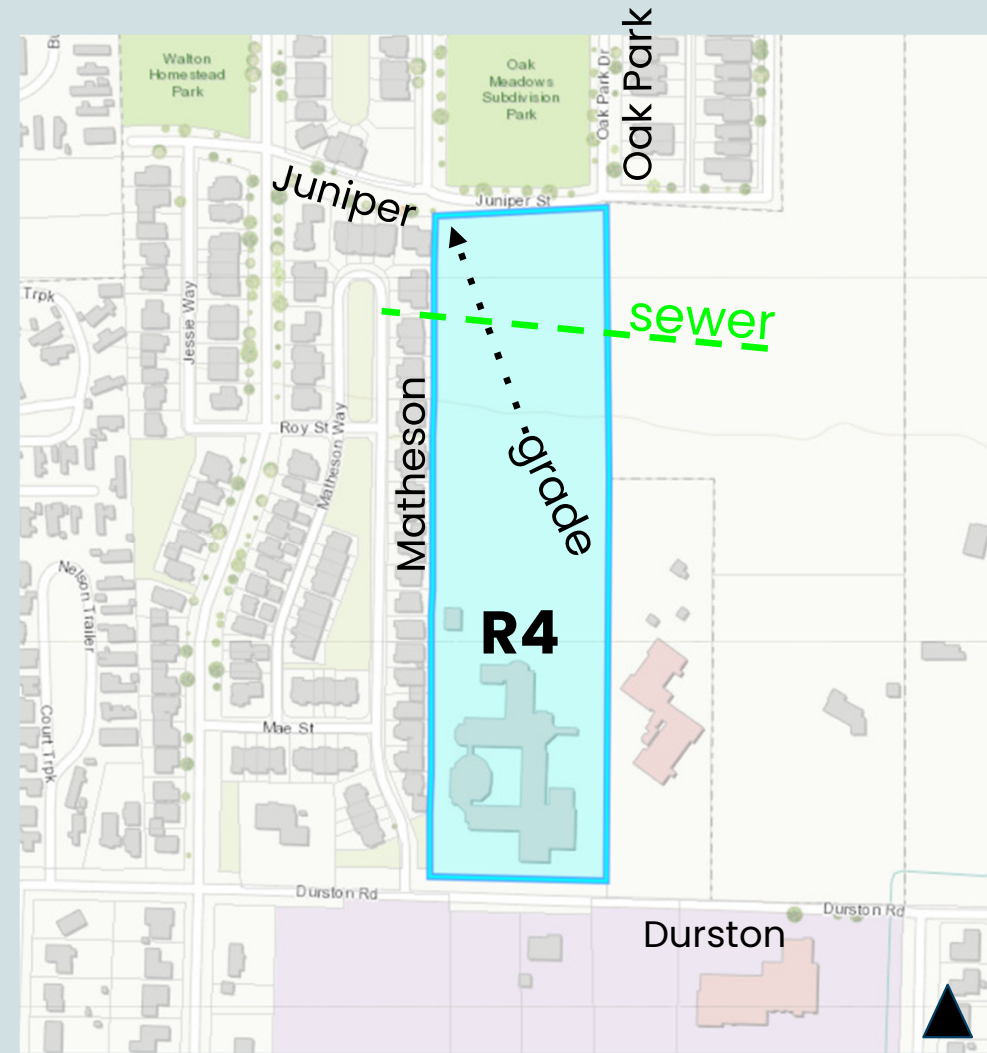


ENGAGEMENT SUMMARY

- 11/29/21 – Gallatin County Staff Housing Meeting
- Winter 2021 – Employee Childcare Survey
- Spring 2022 – Employee Housing Survey
- 3/4/22 – Gallatin County Commission Meeting: Goal Setting
- 4/29/22 – Gallatin County Employee Meeting: Goals/Research Sharing
- 5/23/22 – In Person Meeting with Neighbors and Interested Parties
- 5/25/22 – Virtual Meeting with Neighbors and Interested Parties
- 7/6/22 – Gallatin County Commission Meeting: Ideation
- 8/9/22 – Gallatin County Commission Meeting: Continued Ideation

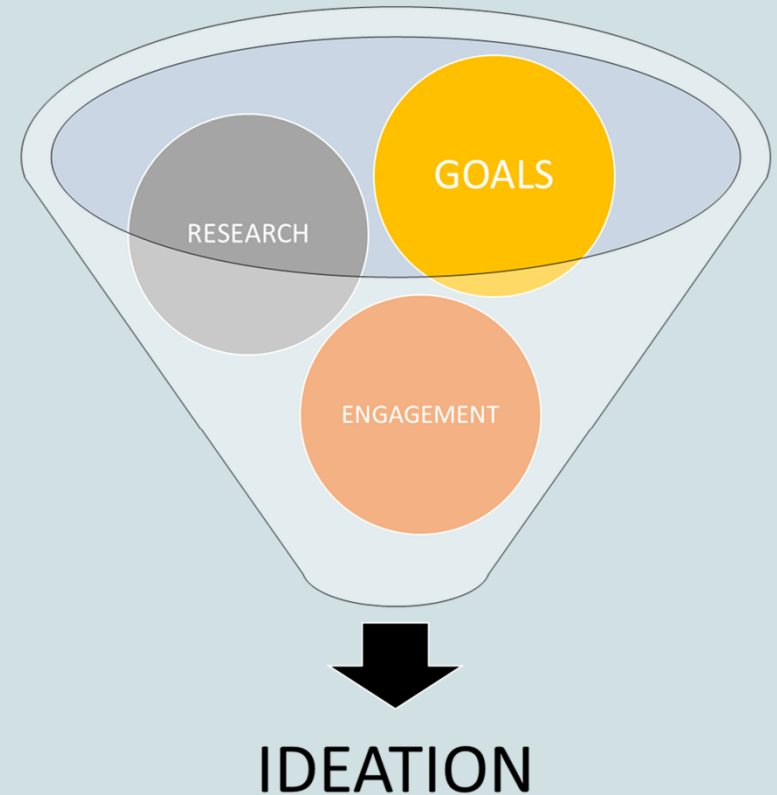
SITE CONSIDERATIONS

- 5.64 acres vacant
- Infill site; zoned **R4**
- Topography
- Sewer main
- Adjacent street grid is limited
- Improving pedestrian connectivity is key
- Nearby Oak Meadows Park

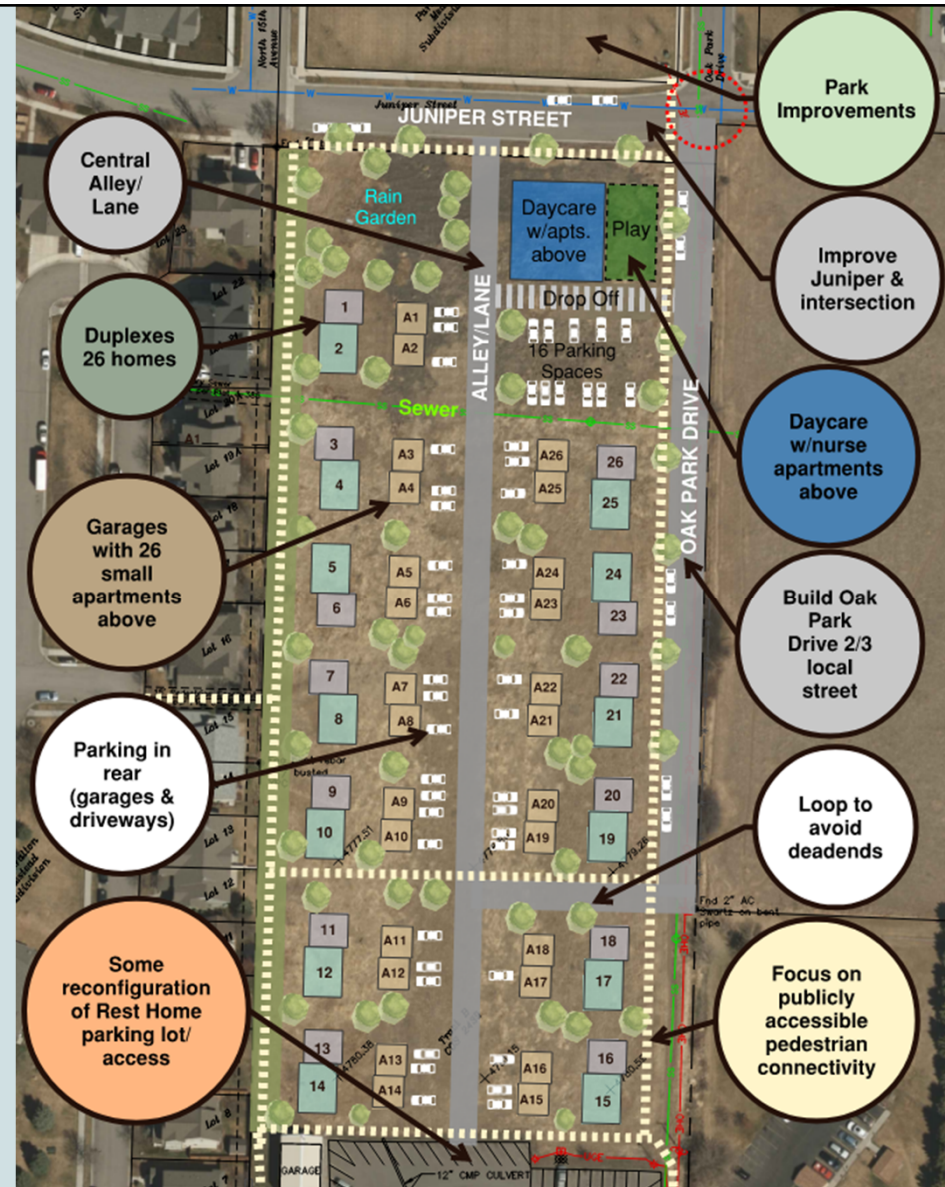


What is “IDEATION?”

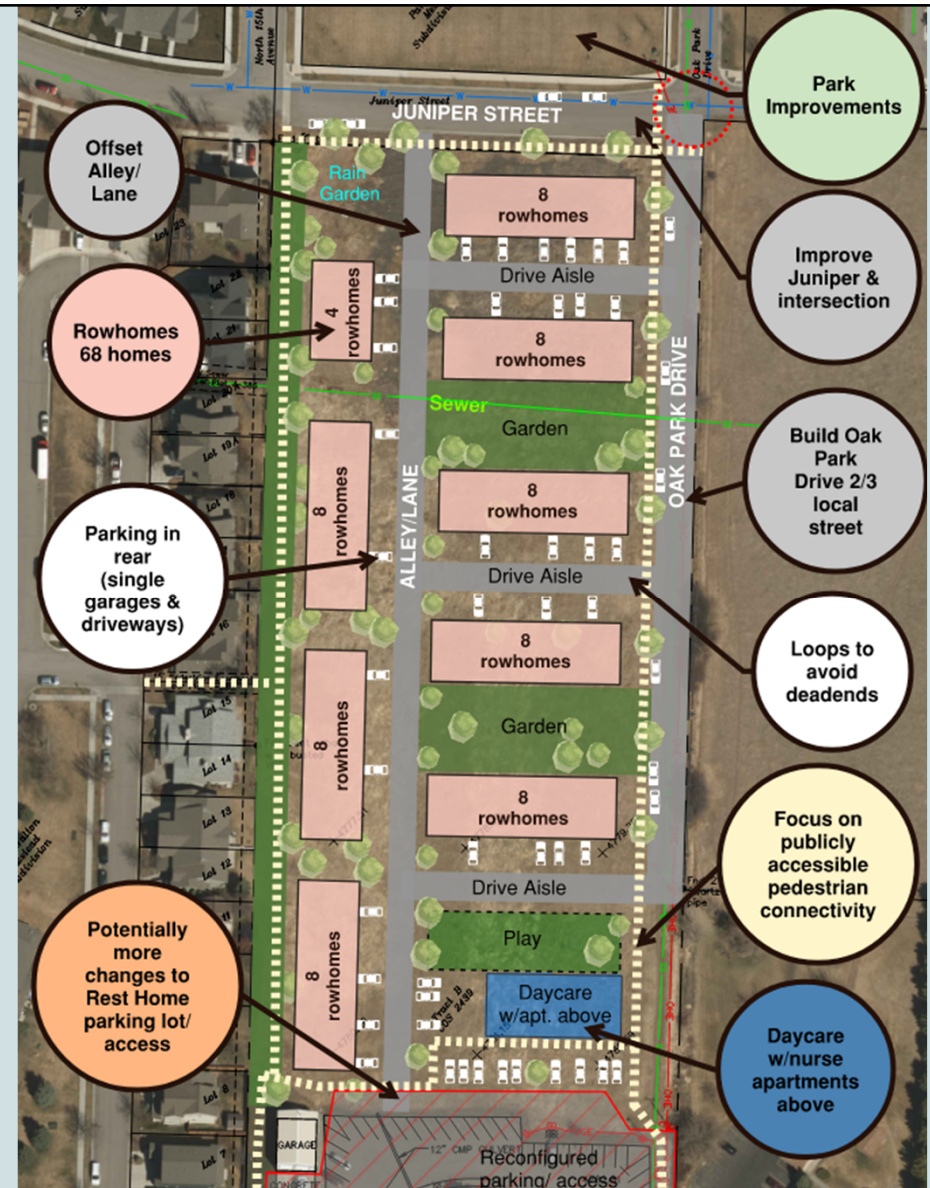
- Creative process of generating and testing ideas on the site
- All scenarios allow modularity of ownership and development options



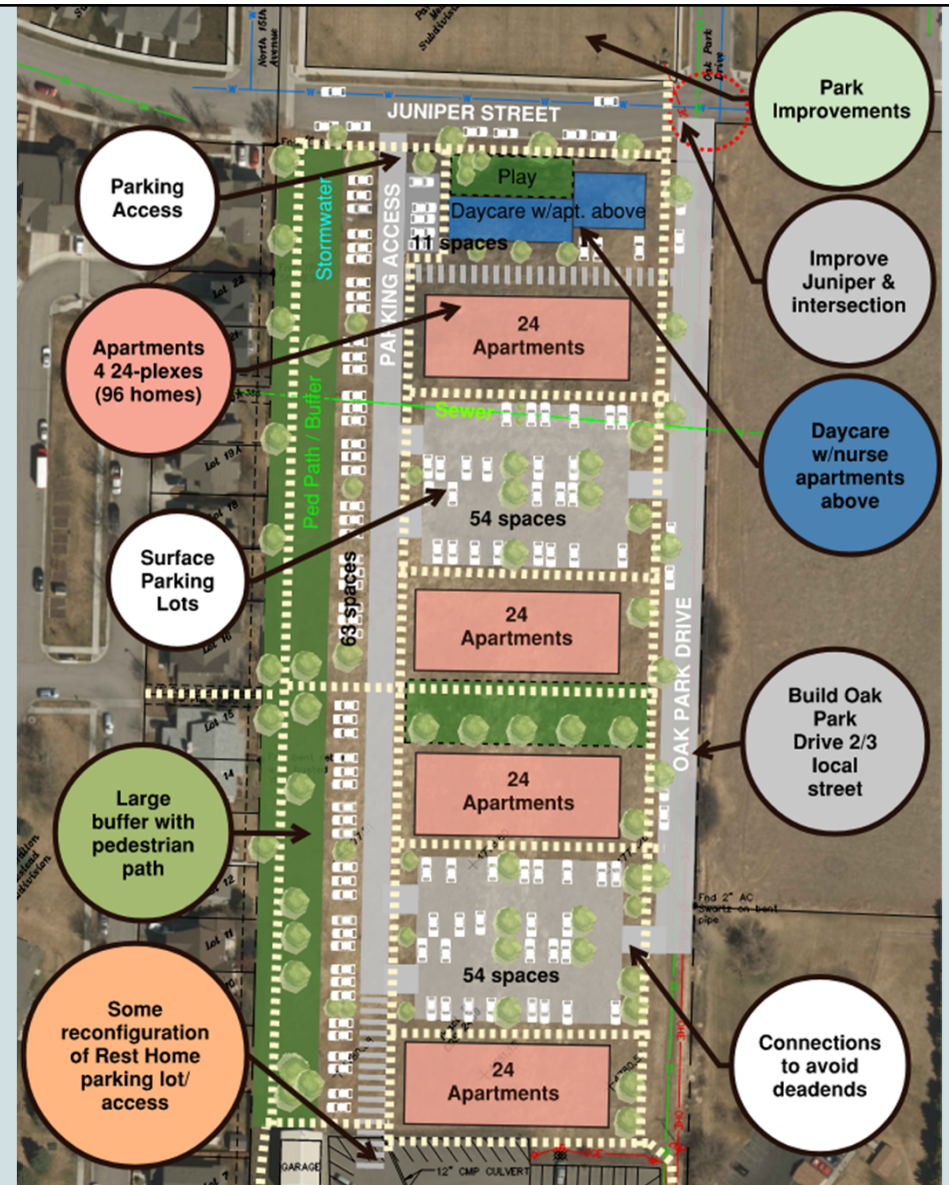
A ~52 homes



B ~68 homes



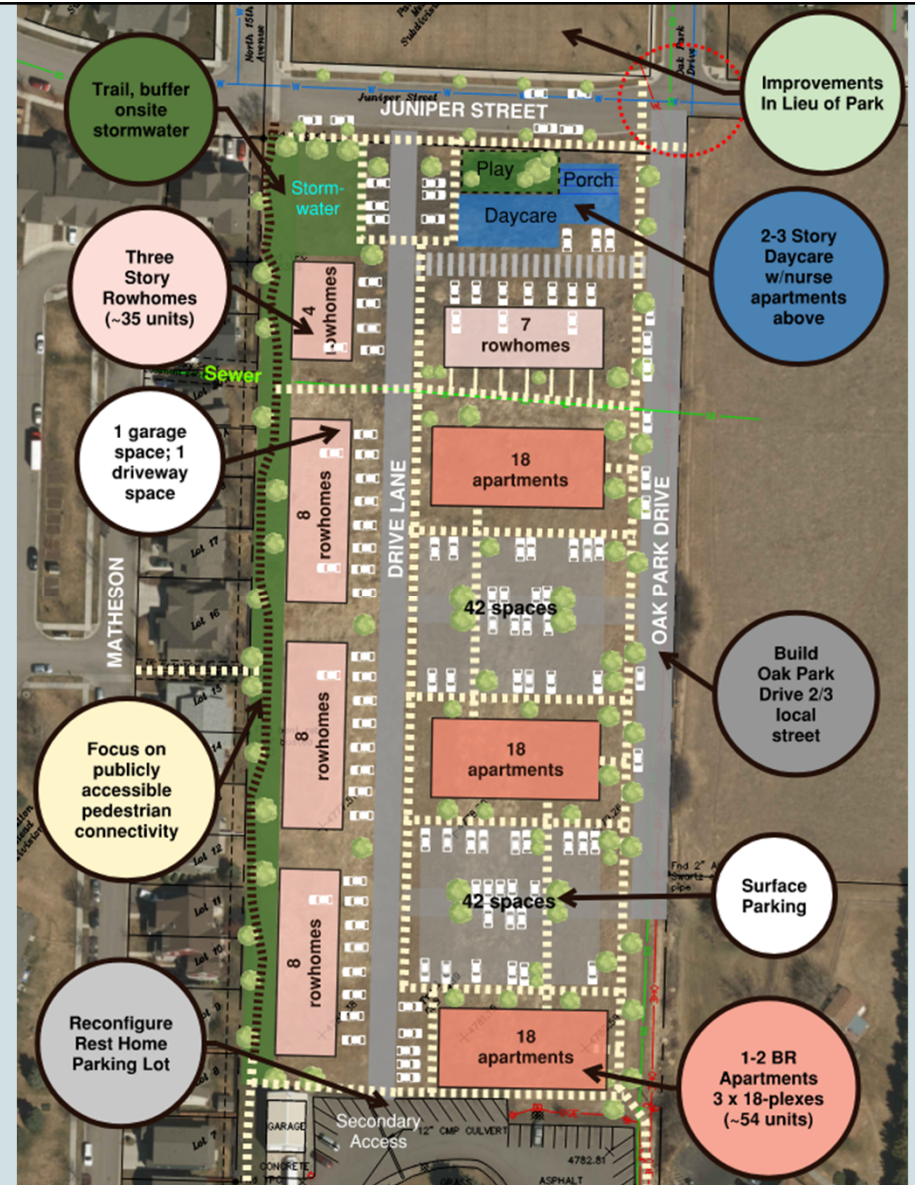
C ~96 homes



D ~89 homes



+



E (recommended) ~82 homes

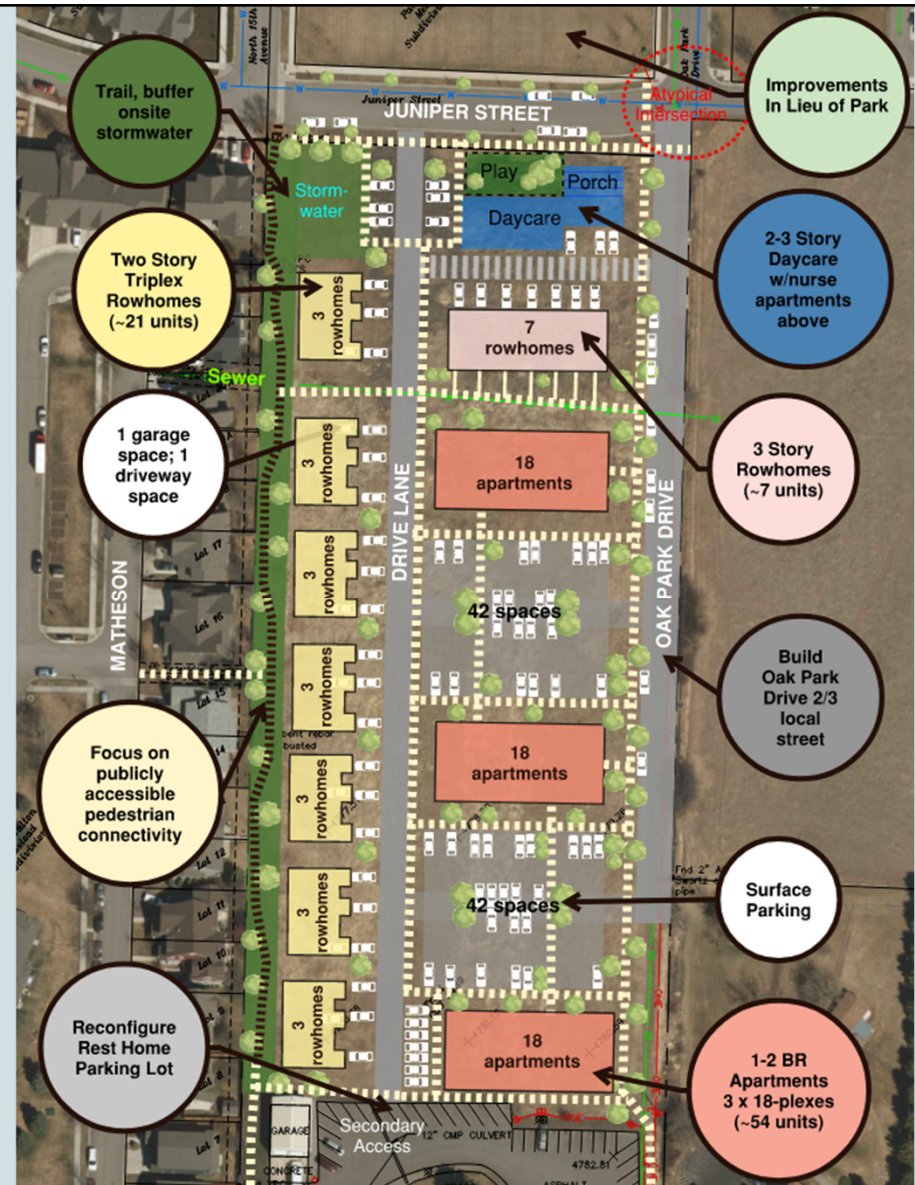


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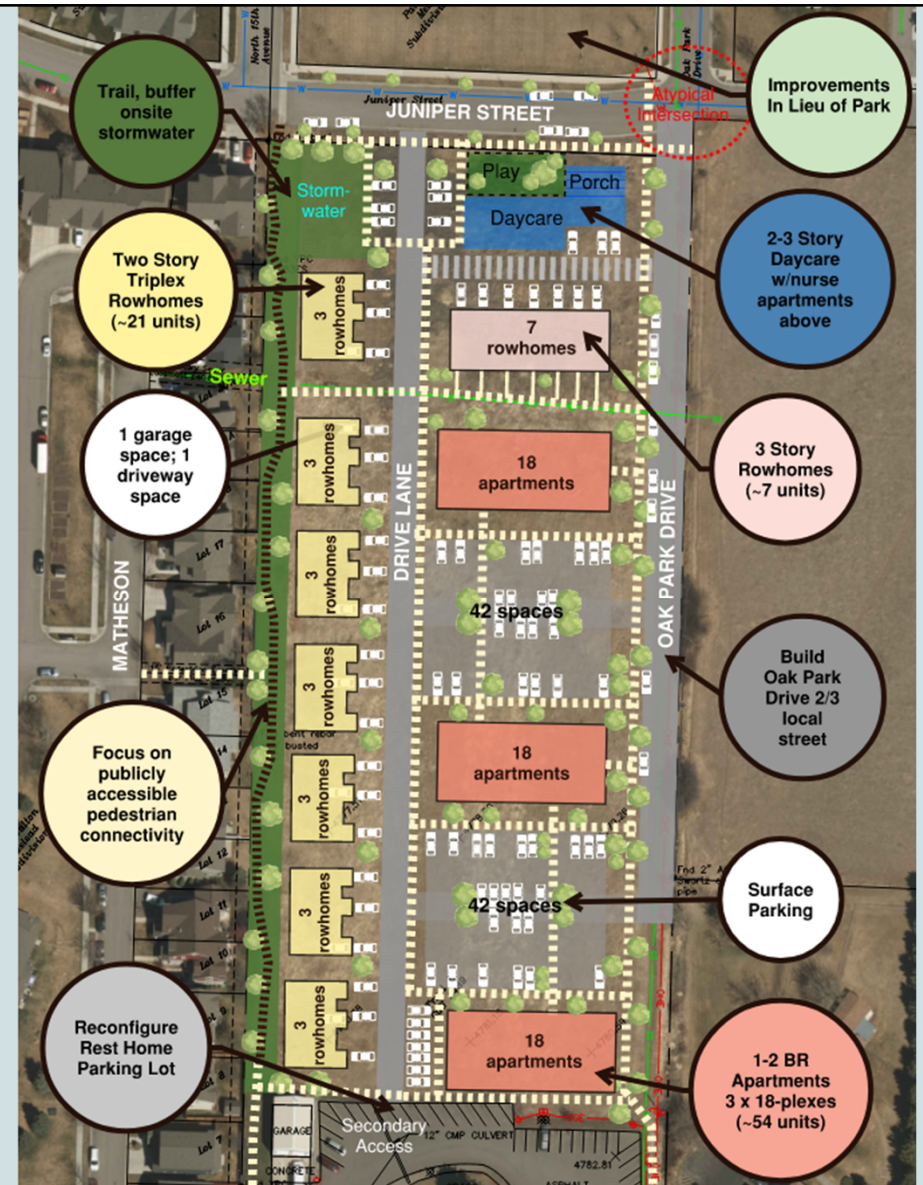


E

- **82 homes**
 - Net Density: 16.1 units/acre
 - 4 unit types; range 550sf-1800 sf
 - 1-3 Bedrooms
 - 3 Building Types
 - Average ~2 parking spaces per unit
- **Daycare + community space near park** with nurse living quarters above
 - 2-3 stories



- 11



Informal Application Potential Questions

- Transportation?
- Parkland?
- Subdivision?
- Off-site infrastructure improvements?
- Secondary access through Rest Home parking lot?
- Water and sewer services spacing?

Next Steps

- 1) Informal Application – City Review
- 2) Meeting with City
- 3) “Framing the RFP”
- 4) Release RFP

An aerial photograph of a suburban neighborhood. In the foreground, a large, mostly green field with some brown patches is visible. To the right of the field, a paved road curves. Further back, there's a school building with a red roof and a green field. The background is filled with residential houses and trees. The text "THANK YOU" is overlaid in white on the left side of the image.

THANK YOU