

201 East Main Street Reuse Application



PROJECT LOCATION

201 East Main Street
Bozeman, Montana
January 2012

PREPARED BY

intrinsik
ARCHITECTURE
INCORPORATED

PROJECT NARRATIVE

This Reuse and Certificate of Appropriateness Application proposes to change the use of the rear portion of the existing Rocky Mountain Rug Gallery, located at 201 East Main Street, from retail to a café. More specifically, the proposal includes the following:

- The addition of a new storefront on the west elevation
- The addition of a ramp required due to existing grade changes and accessibility requirements
- The addition of new fenestration on the north elevation
- New interior finishes
- New signage for the café
- Outdoor seating

Refer to the attached drawing set for more detailed information. Please note that this section of North Bozeman Avenue is slated to be improved with a new sidewalk, lights, street furniture, etc. this summer. We have included two proposed site plans. The first shows how these modifications would work with the existing North Bozeman Avenue sidewalk configuration while the second shows the owner's preference of enhancing this overall side street with a landscaped curb bulb and outdoor seating. This would result in the loss of one on-street parking space. The owner understands that both the ramp as well as the curb bulb and outdoor seating is subject to the requirements of BMC, Chapter 34, Article 5 "Downtown Sidewalk Encroachment Permit Program."

The project is located within the B3 District, the Bozeman Tax Increment Finance District and is consistent with the Bozeman Community Plan and the Downtown Design Guidelines and Standards and the 2009 Downtown Improvement Plan including the following:

"Maximize underutilized parcels" (Page 10)

The rear (north) portion of this existing building has been used as retail storage space in the past. Prior to the devastating gas explosion damage, initial plans were being made to understand how to better utilize and activate the warehouse space, including the addition of a mezzanine. The addition of a restaurant use would certainly maximize this underutilized building.

"All streets and sidewalks in downtown should be designed to make the experience of pedestrians and bicyclists safe, comfortable and visually appealing... Public spaces - both large and small - should be enhanced and made active through programming or adjacent uses that can animate and oversee them" (Page 12-13)

Enhancements to the west side of the building, along with potential outdoor seating, signage and streetscape improvements would activate the adjacent section of North Bozeman Avenue.

"...there are a number of ways of enhancing the core, such as emphasizing brightly lighted display windows, unique signs, special decorative lighting, so that it is clearly seen by all as a place to use 18 hours a day" (Page 15)

Again the potential to "open" this façade will help activate this side street as well as benefit the existing business. A restaurant /coffee shop has a presence beyond the normal hours of operation for retail or office uses.

This Application is being submitted as a Reuse Application. Proposed changes do not increase lot coverage by buildings, storage areas, parking areas or impervious surfaces and should not result in an increase in intensity of use by more than 20 percent.

According to the 1984 Montana Historical and Architectural Inventory, the building was constructed in 1928 and is "contributing" to the Main Street Historic District as a significant example of Fred F. Willson's commercial designs.



CITY OF BOZEMAN

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

FEE APPLIES- \$

Alfred M. Stiff Professional Building

20 East Olive Street

P.O. Box 1230

Bozeman, Montana 59771-1230

phone 406-582-2260

fax 406-582-2263

planning@bozeman.net

www.bozeman.net

DEVELOPMENT REVIEW APPLICATION

1. Name of Project/Development: 201 East Main Street Restaurant Reuse Application

2. Property Owner Information:

Name: Haj JavadE-mail Address: jalal@rockymountainruggallery.com

Mailing Address: 201 East Main Street, Bozeman, Montana 59715

Phone: (406) 585-7900FAX:

3. Applicant Information:

Name: [same as above]E-mail Address:

Mailing Address:

Phone:FAX:

4. Representative Information:

Name: Intrinsik Architecture, Inc.E-mail Address: sriggs@intrinsikarchitecture.com

Mailing Address: 111 North Tracy Avenue, Bozeman MT 59715

Phone: 406-582-8988FAX: 406-582-8911

5. Legal Description:

6. Street Address: 201 East Main Street

7. Project Description: Change use of existing retail storage space to new restaurant/coffee shop

| | |
|------------------------------|--------------------------------|
| 8. Zoning Designation(s): B3 | 9. Current Land Use(s): retail |
|------------------------------|--------------------------------|

10. Bozeman Community Plan Designation: Community Core

| | | | | | |
|-----------------|--------|--------------|---------------|--------|--------------|
| 11. Gross Area: | Acres: | Square Feet: | 12. Net Area: | Acres: | Square Feet: |
|-----------------|--------|--------------|---------------|--------|--------------|

REUSE, CHANGE IN USE OR FUTHER DEVELOPMENT/AMENDMENT OR MODIFICATION CHECKLIST

If a project qualifies for review as a Reuse, Change of Use or Further Development of a Site Developed Before 9-3-91 or Amendment/Modification of a Plan Approved On or After 9-3-91, these checklists shall be used. Any item checked “No” or “N/A” (not applicable) must be explained in a narrative attached to the checklist. Incomplete submittals will be returned to the applicant.

A. ☒ Reuse, Change of Use or Further Development of a Site Developed Before 9-3-91.

| Reuse, Change of Use or Further Development of a Site Developed Before 9-3-91 Information | | Yes | No | N/A |
|---|---|-------------------------------------|--------------------------|-------------------------------------|
| 1. | Sketch plan, with north at the top of the page, including site boundaries, accurate lot and building area dimensions, street and alley frontages with names, and location of all structures with distances to the nearest foot between buildings and from buildings to property lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Parking and circulation There is no on site parking. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Drainage patterns | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | Floor plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | Plans, sketches, pictures, specifications and other data that will clearly express any proposed building alterations or additions | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | Such other information as may be suggested by the Planning Department | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Stormwater Management Permit Application required Not required for a reuse. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Length of time since current/previous use: The space is currently being used for storage. | | | | |
| Proposed use: Maintain retail in majority of building; establish restaurant use in north portion of building. | | | | |

The Planning Director may approve this application upon finding that no significant alteration of the previous use and site are proposed, and upon review by the City Engineer to assure that adequate access and site surface drainage are provided. The criteria for such a determination shall include but not be limited to the following:

1. The proposed use is allowed under the same zoning district use classification as the previous use, however replacement of nonconforming uses must comply with the provisions of Chapter 38.32, BMC (Nonconforming Situations);
2. Changes proposed for the site, singly or cumulatively, do not increase lot coverage by buildings, storage areas, parking areas or impervious surfaces and/or do not result in an increase in intensity of use as measured by parking requirements, traffic generation or other measurable off-site impacts;

a. By more than 20 percent for developments not meeting one or more of the criteria of Section 38.33.010.A.2.e, BMC; OR

b. By more than 10 percent for developments meeting or exceeding one or more of the criteria of Section 38.33.010.A.2.e, BMC;
3. The proposed use does not continue any unsafe or hazardous conditions previously existing on the site or associated with the proposed use of the property.

Planning Director

I hereby determine that all pretreatment measures have been met, and adequate site surface drainage and access are provided on this site for the proposed use.

VICINITY MAP



Image Source: City of Bozeman GIS Department

Aerial Site Image (2007)

EXISTING BUILDING & SITE PHOTOGRAPHS



West Elevation



North Elevation

EXISTING BUILDING & SITE PHOTOGRAPHS

Area proposed
for alterations



Northwest Corner



East Elevation

EXISTING BUILDING & SITE PHOTOGRAPHS

Note: no changes
are proposed on
the Main Street
Elevation



South Elevation

Existing
Mezzanine



Existing Interior

Rocky Mountain Rug Gallery Sign Plan
January 2012

Frontage Calculations

| | | |
|----------------------|-----|----|
| Main Street Frontage | 54 | LF |
| Willson Frontage | 100 | LF |

Allowable Sign Calculations

| | LF | Factor | Signage |
|--------------------------------------|----|--------|---------|
| Main Street Frontage (first 25') | 25 | 2 | 50 SF |
| Main Street Frontage (remaining 29') | 29 | 1.5 | 44 SF |
| 35% Side Bonus (Willson only) | | | 33 SF |
| TOTAL Allowed | | | 126 SF |

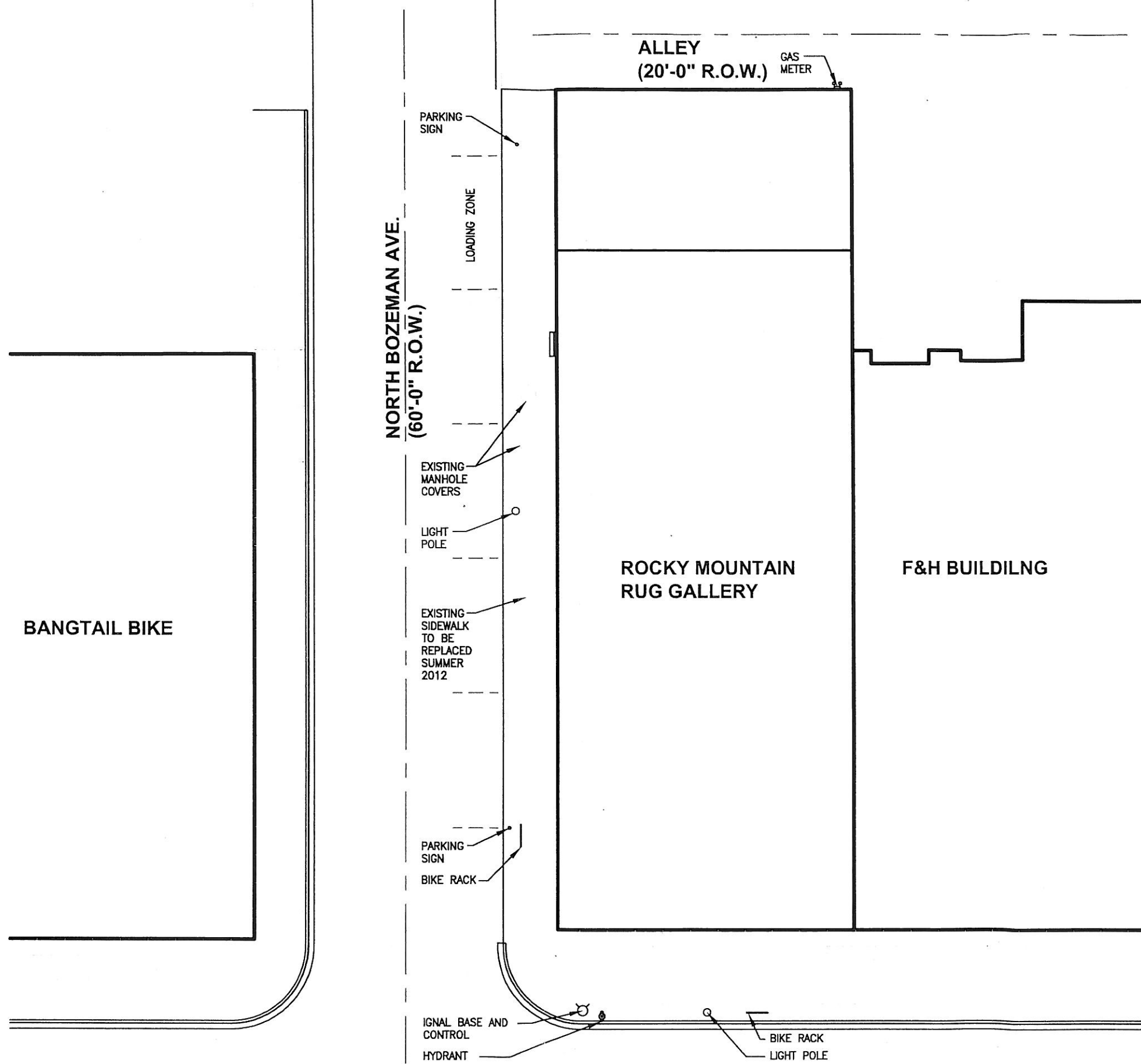
Signage Plan

| | | |
|---|-------|--|
| Rocky Mountain Rug Gallery | 40 SF | Existing Wall Sign to remain |
| Future Rocky Mountain Rug Gallery Signage | 32 SF | Potential Future Signage TBD |
| New Café Signage 1 | 12 SF | Proposed Relocated Projecting Sign (Homepage Café) |
| New Café Signage 2 | 20 SF | Proposed Wall Sign Bozeman Ave. - TBD |
| New Café Signage 3 | 22 SF | Proposed Wall Sign Alley - TBD |

| | |
|-------------------|--------|
| TOTAL Used | 126 SF |
| Remaining Signage | 0 SF |

Exempt Signage

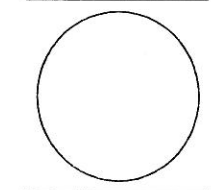
| |
|--------------------------------|
| Window Signage (less than 25%) |
|--------------------------------|



1
A1.1
EXISTING SITE PLAN
1"=20'-0"



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201 East Main Street
Bozeman, MT
59715
address

RRH
Homepage Cafe
project code

A1.1
EXISTING
SITE PLAN
AS-BUILT
sheet
01.20.2012

NORTH BOZEMAN AVE.
(60'-0" R.O.W.)

LOADING ZONE

WALL TYPE LEGEND

- EXISTING MASONRY WALL
- EXISTING FRAMED WALL

ALLEY
(20'-0" R.O.W.)

EXISTING RETAIL STORAGE

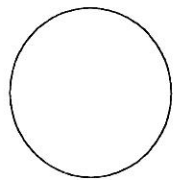
EXISTING RUG GALLERY

F&H BUILDING

1
A2.1
EXISTING FLOOR PLAN
1/8"=1'-0"



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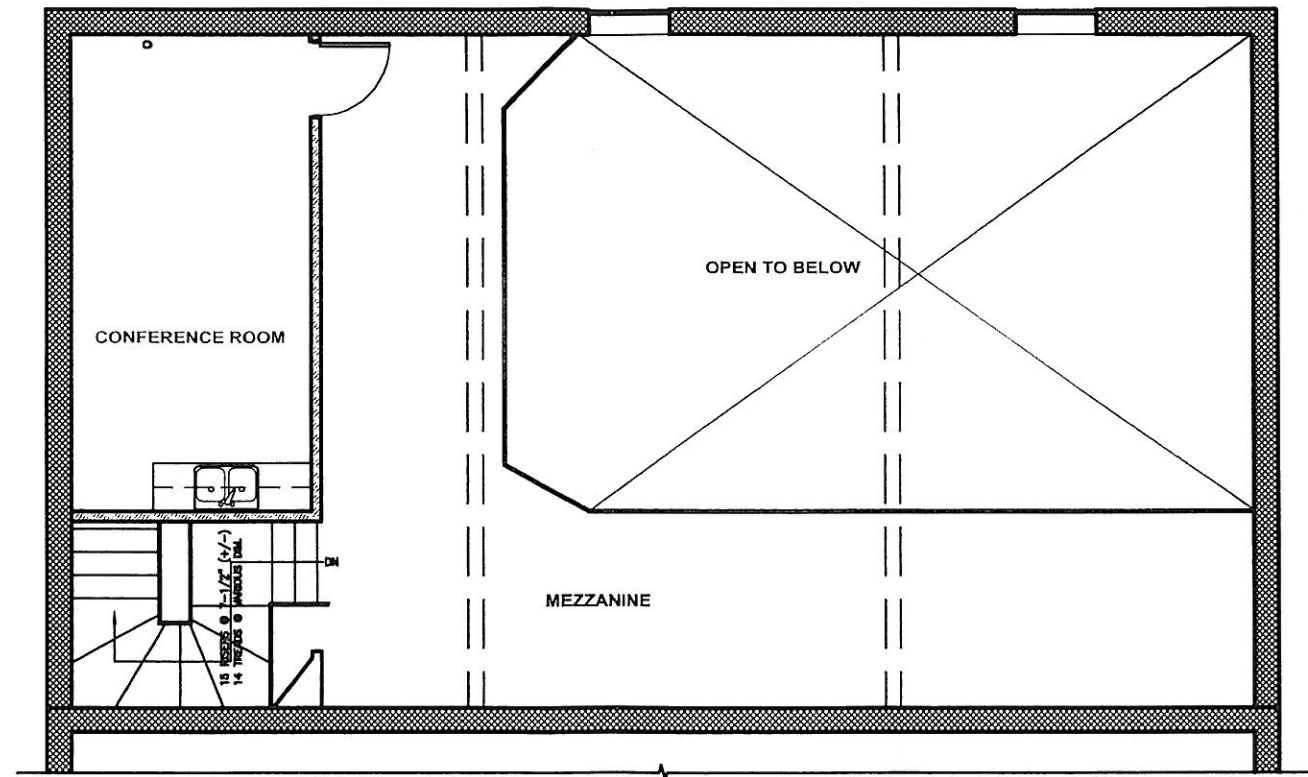
RRH
Homepage Cafe
project code

A2.1
EXISTING
FLOOR PLAN
AS-BUILT
sheet
01.20.2012

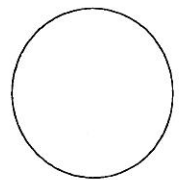
WALL TYPE LEGEND

XXXXXX EXISTING MASONRY WALL

XXXXXX EXISTING FRAMED WALL



1
A2.2
EXISTING FLOOR PLAN (MEZZANINE)
1/8"=1'-0"

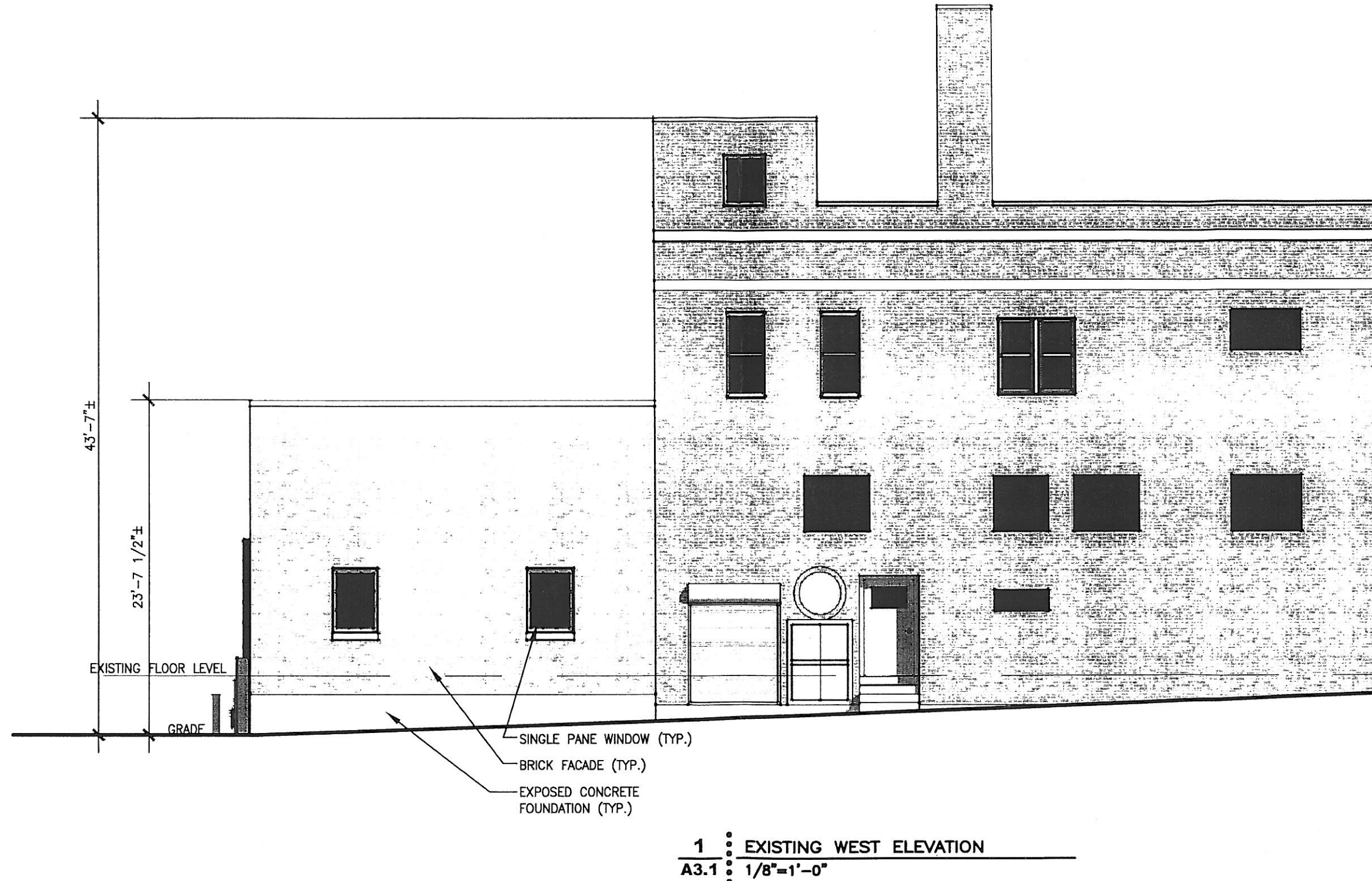


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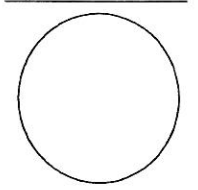
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Homepage Cafe
project code

A2.2
EXISTING
FLOOR PLAN
AS-BUILT
sheet
01.20.2012



1
A3.1
EXISTING WEST ELEVATION
1/8"=1'-0"

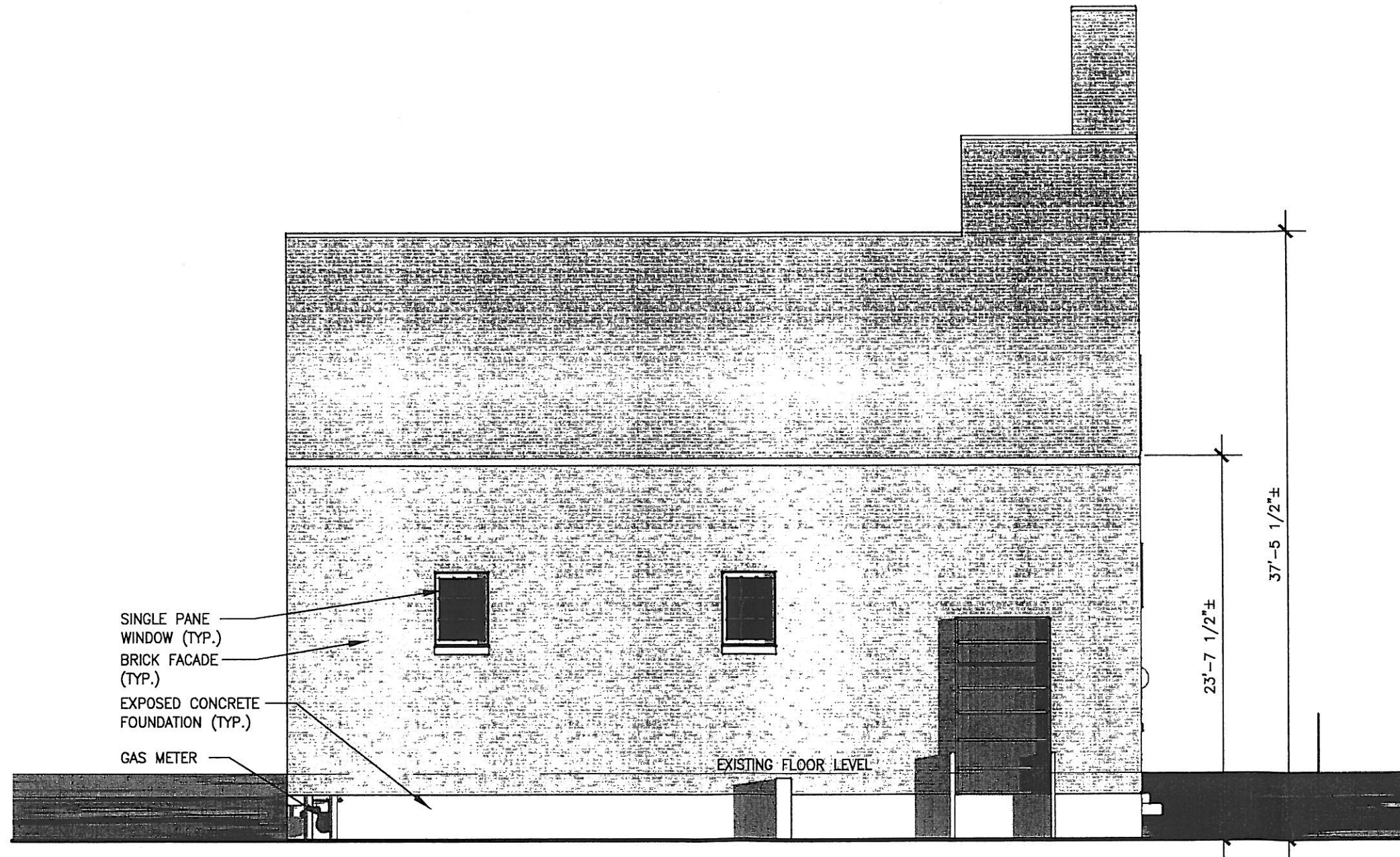
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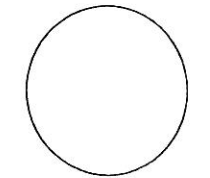
A3.1
EXISTING
ELEVATION
AS-BUILT
sheet
01 20 2012



SINGLE PANE
WINDOW (TYP.)
BRICK FACADE
(TYP.)
EXPOSED CONCRETE
FOUNDATION (TYP.)
GAS METER

EXISTING FLOOR LEVEL

1
A3.2
EXISTING NORTH ELEVATION
1/8"=1'-0"

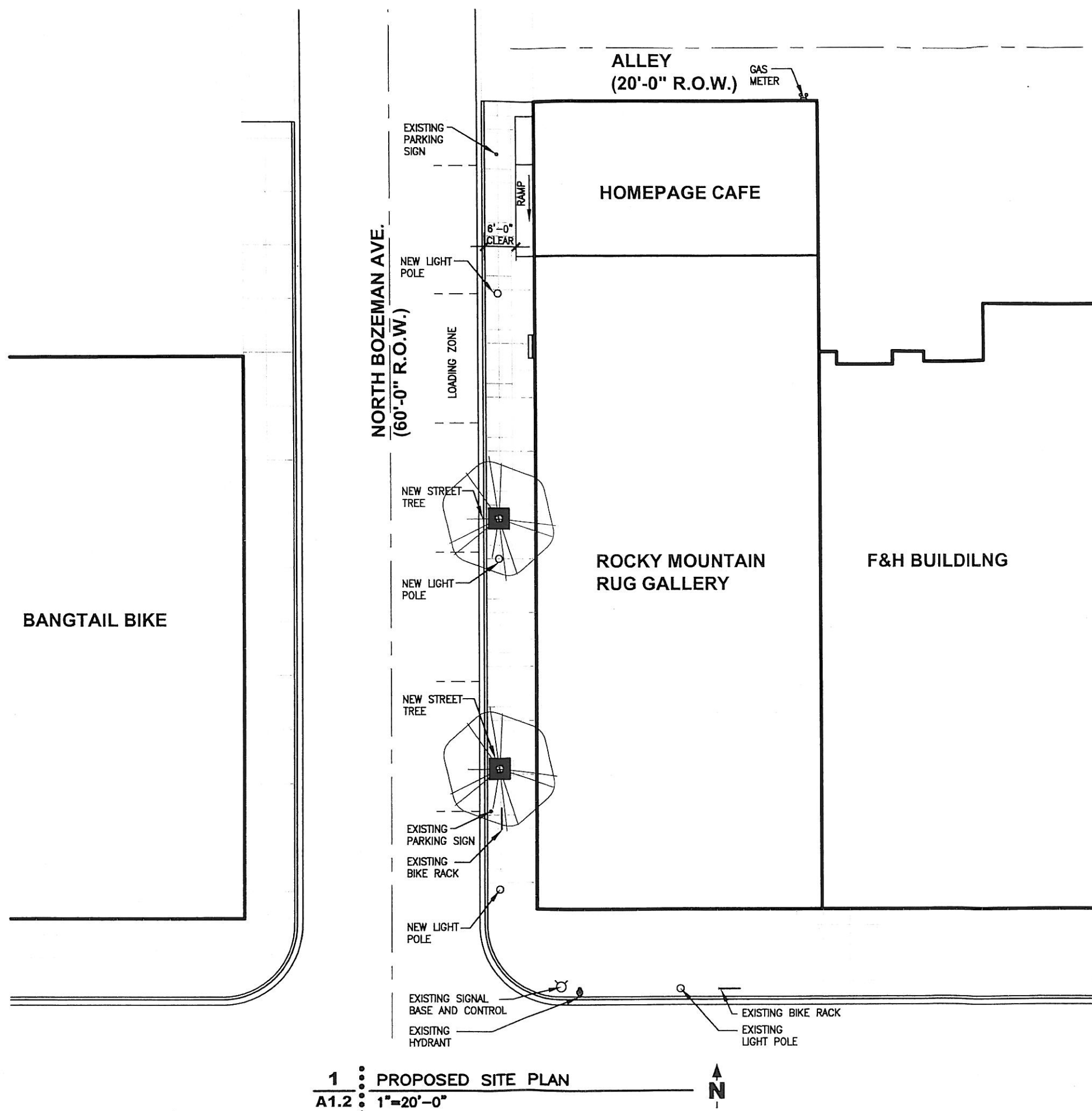


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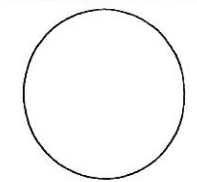
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Homepage Cafe
project code

A3.2
EXISTING
ELEVATION
AS-BUILT
sheet
01 20 2012



1
A1.2
PROPOSED SITE PLAN
1"=20'-0"

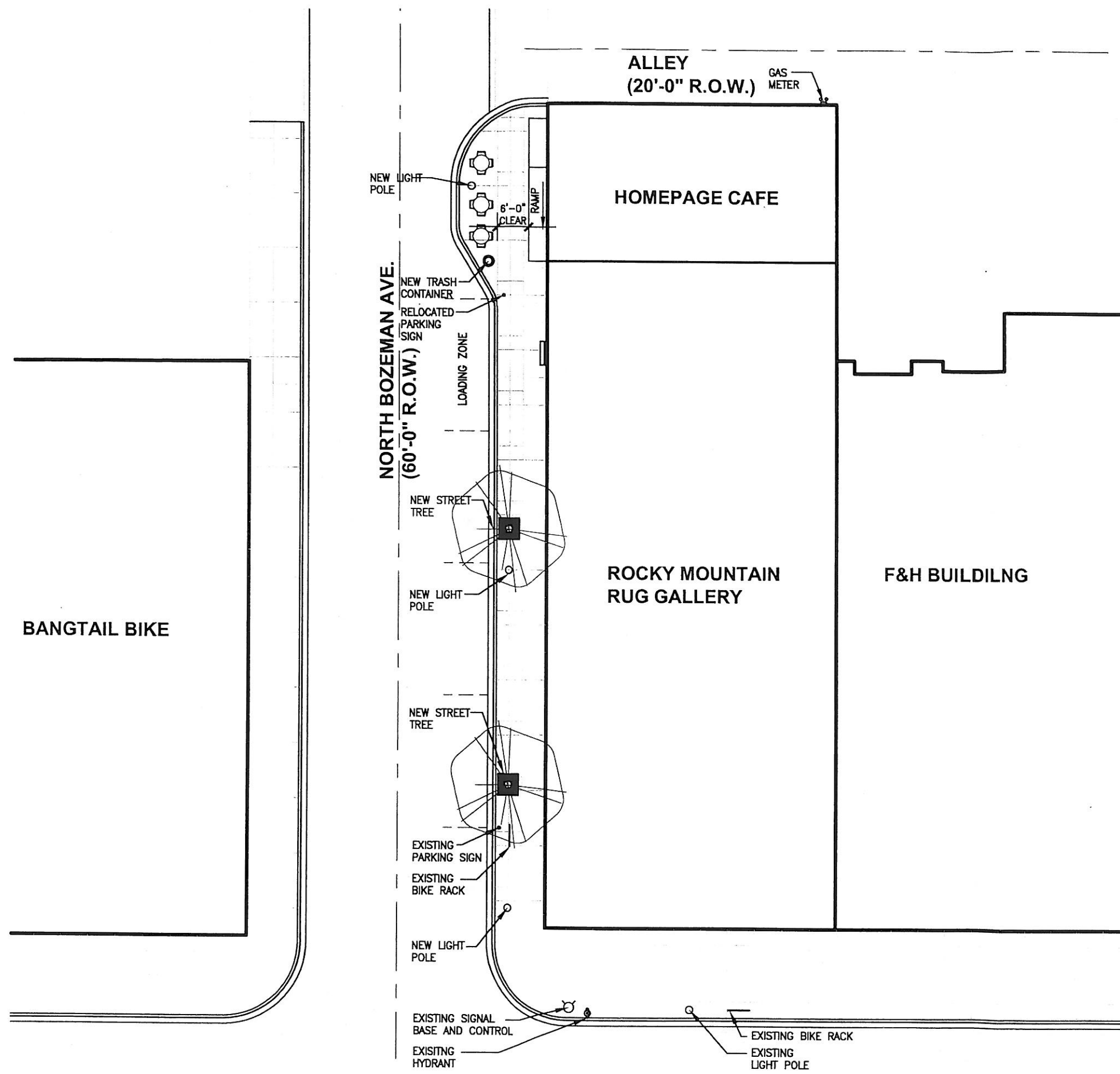
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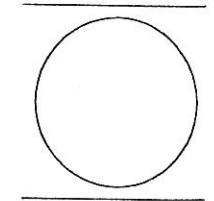
RRH
Homepage Cafe
project code

A1.2
PROPOSED
SITE PLAN
sheet
01 20 2012



1 PROPOSED SITE PLAN WITH CURB BULB
A1.3 1"=20'-0" 

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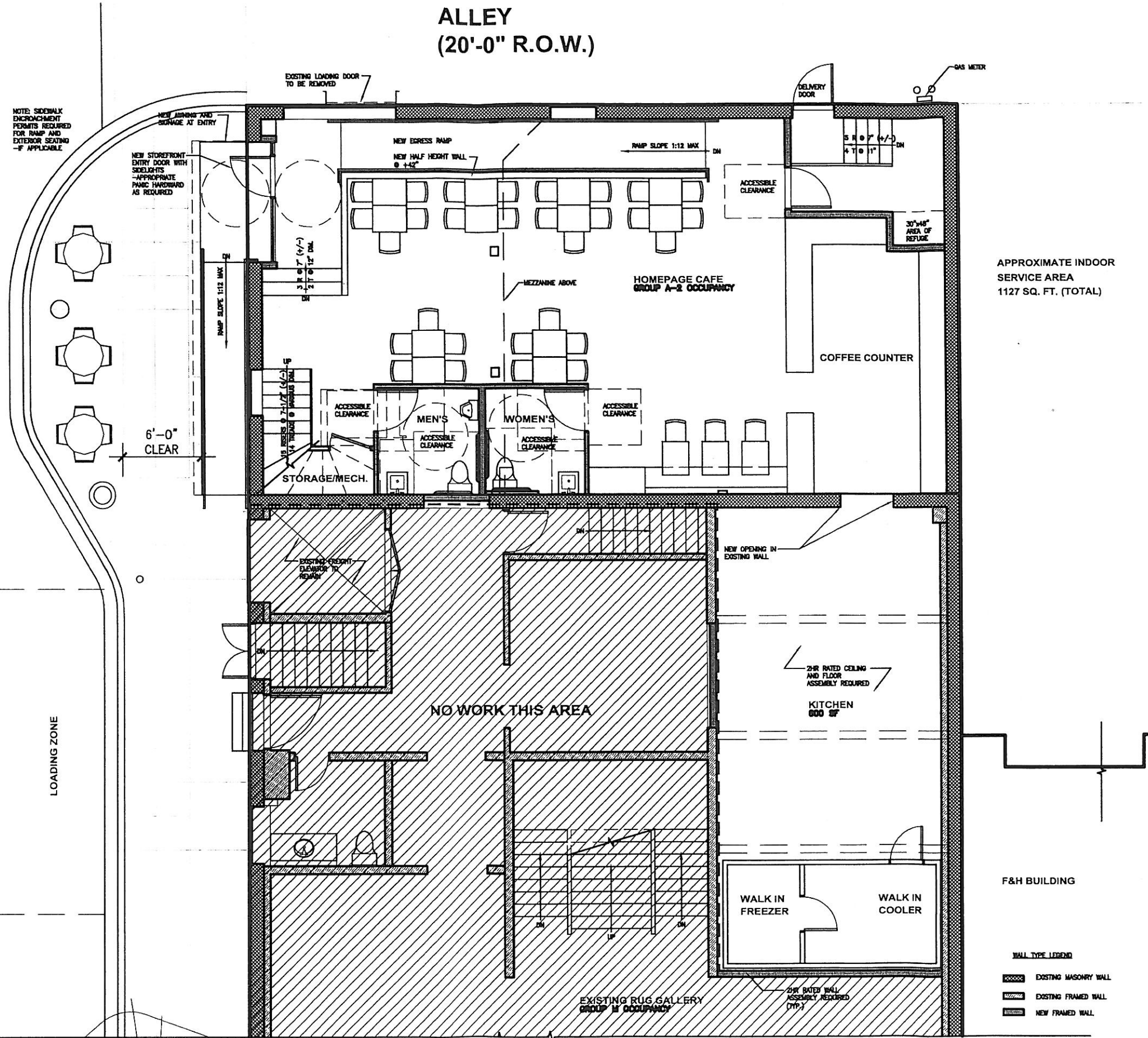


201 East Main Street
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RRH
 Homepage Cafe
 project code

A1.3
 PROPOSED
 SITE PLAN
 sheet
 01 20 2012

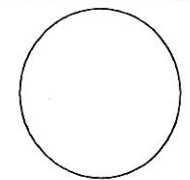
NORTH BOZEMAN AVE.
(60'-0" R.O.W.)



1
A2.5
PROPOSED FLOOR PLAN WITH CURB BULB
1/8"=1'-0"



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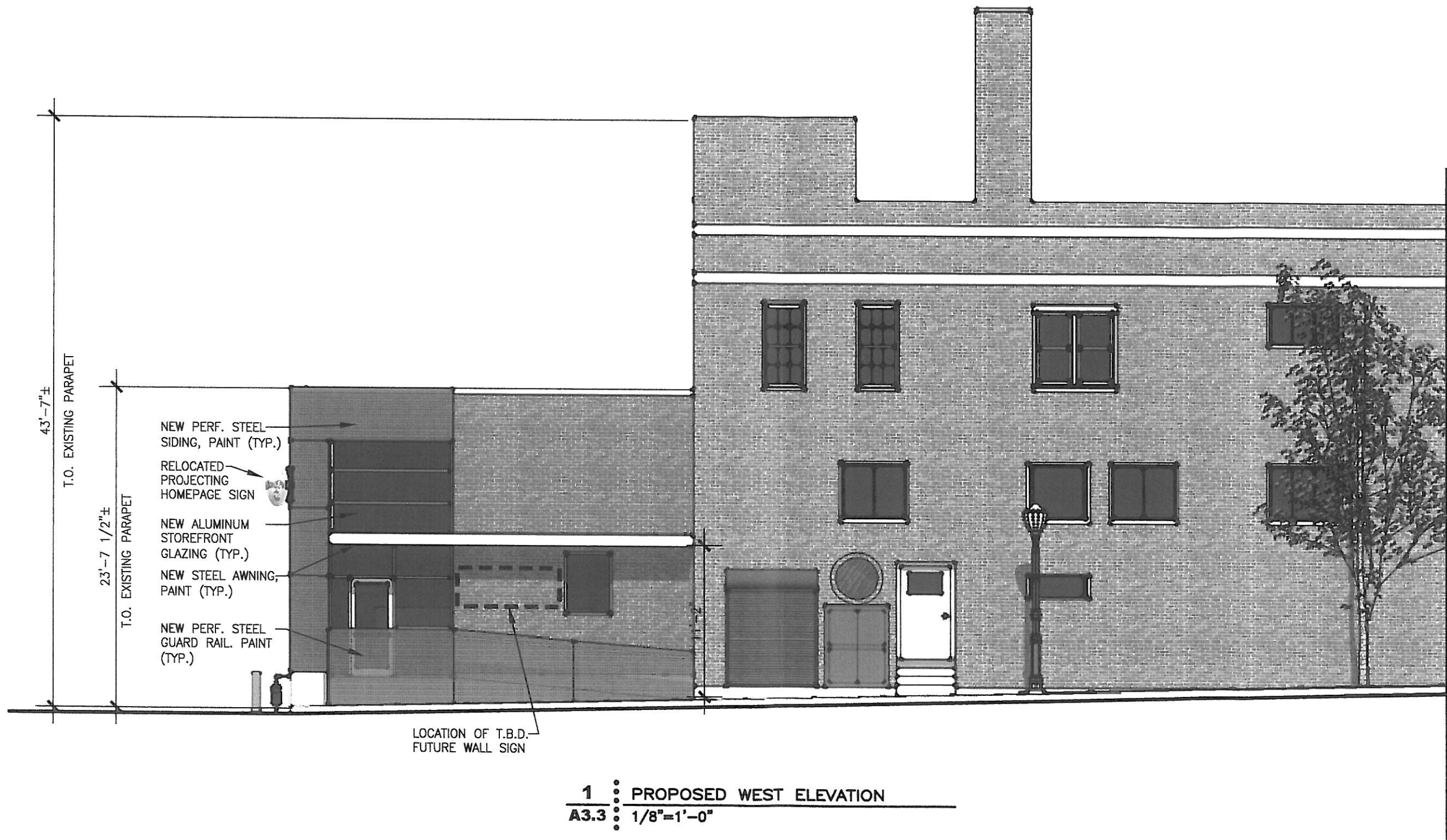
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Bozeman, MT
59715

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Homepage Cafe

A2.5
PROPOSED
FLOOR PLAN

sheet

01 20 2012



1
A3.3
PROPOSED WEST ELEVATION
1/8"=1'-0"

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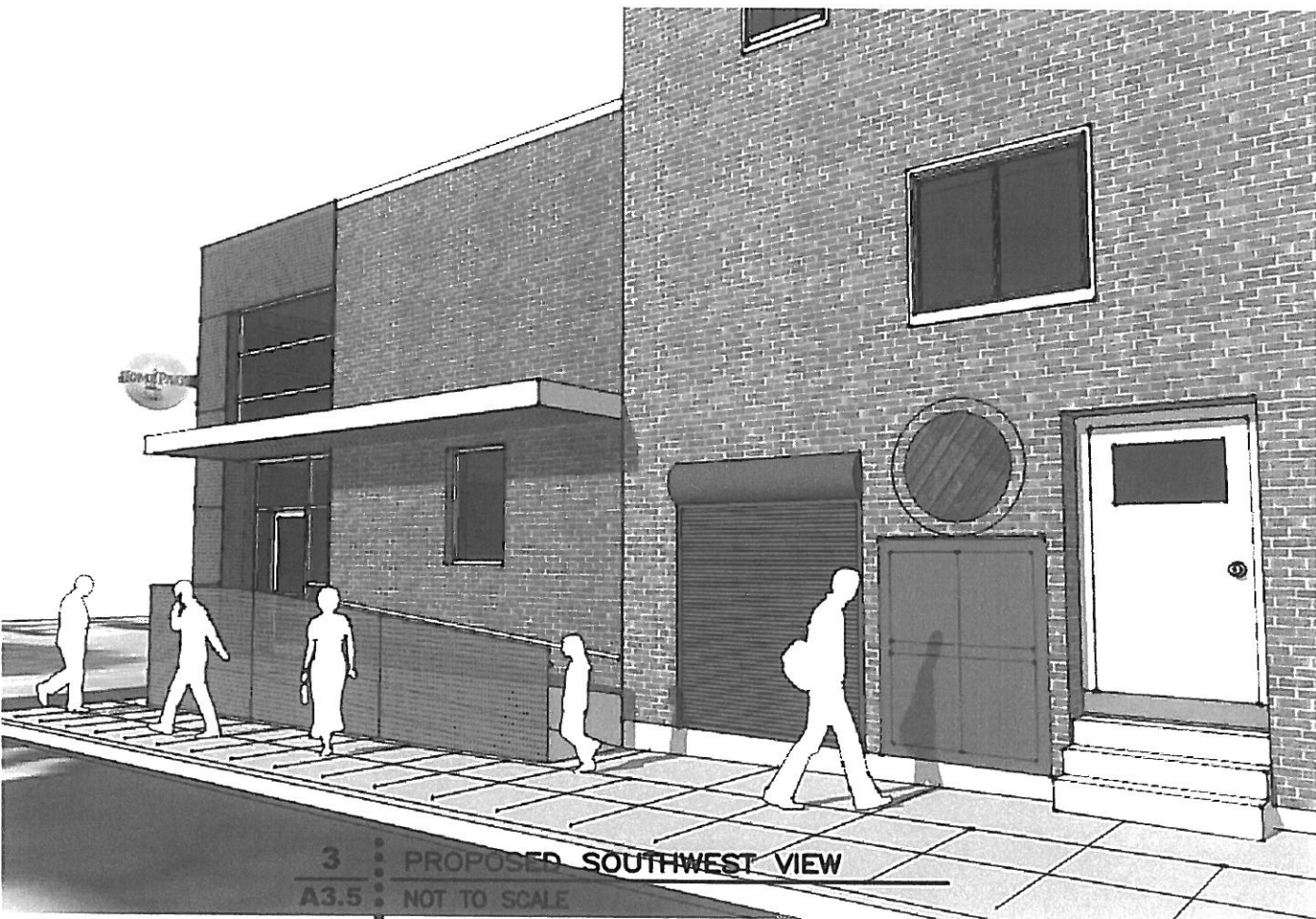
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A3.3
PROPOSED
ELEVATION
sheet
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2 :: PROPOSED SOUTH VIEW
A3.5 :: NOT TO SCALE

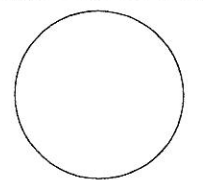


3 :: PROPOSED SOUTHWEST VIEW
A3.5 :: NOT TO SCALE



1 :: PROPOSED NORTHWEST VIEW
A3.5 :: NOT TO SCALE

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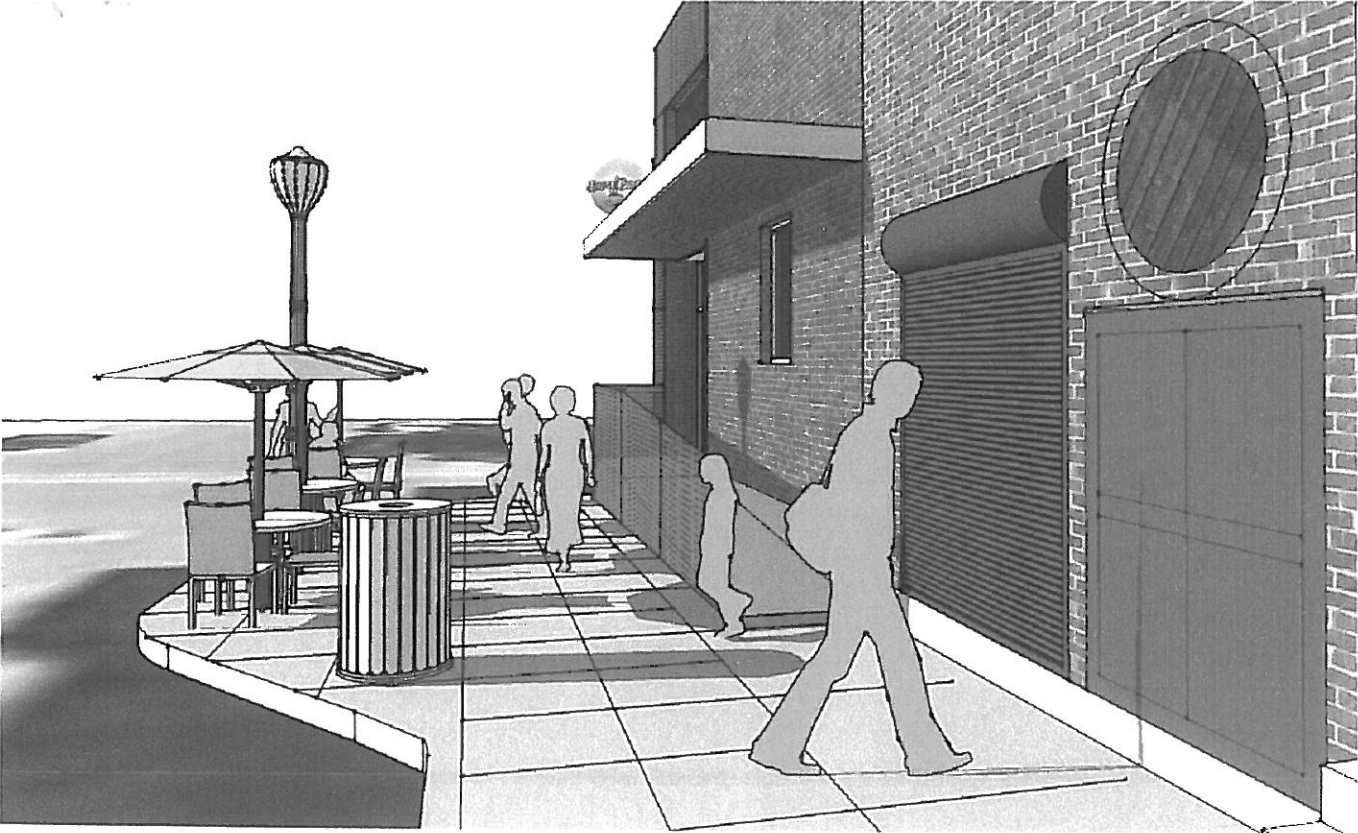


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 project code

A3.5
 PROPOSED
 PERSPECTIVES
 sheet

01.20.2012



2 : PROPOSED SOUTH VIEW WITH CURB BULB
A3.6 : NOT TO SCALE

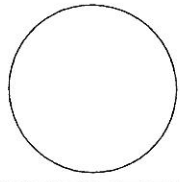


3 : PROPOSED SOUTHWEST VIEW WITH CURB BULB
A3.6 : NOT TO SCALE



1 : PROPOSED NORTHWEST VIEW WITH CURB BULB
A3.6 : NOT TO SCALE

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A3.6
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