

# **GALLATIN COUNTY Employee Housing & Child Care Study**

Rest Home Property  
Summary of Presentations  
2022



**HRDC**

# OUR TEAM

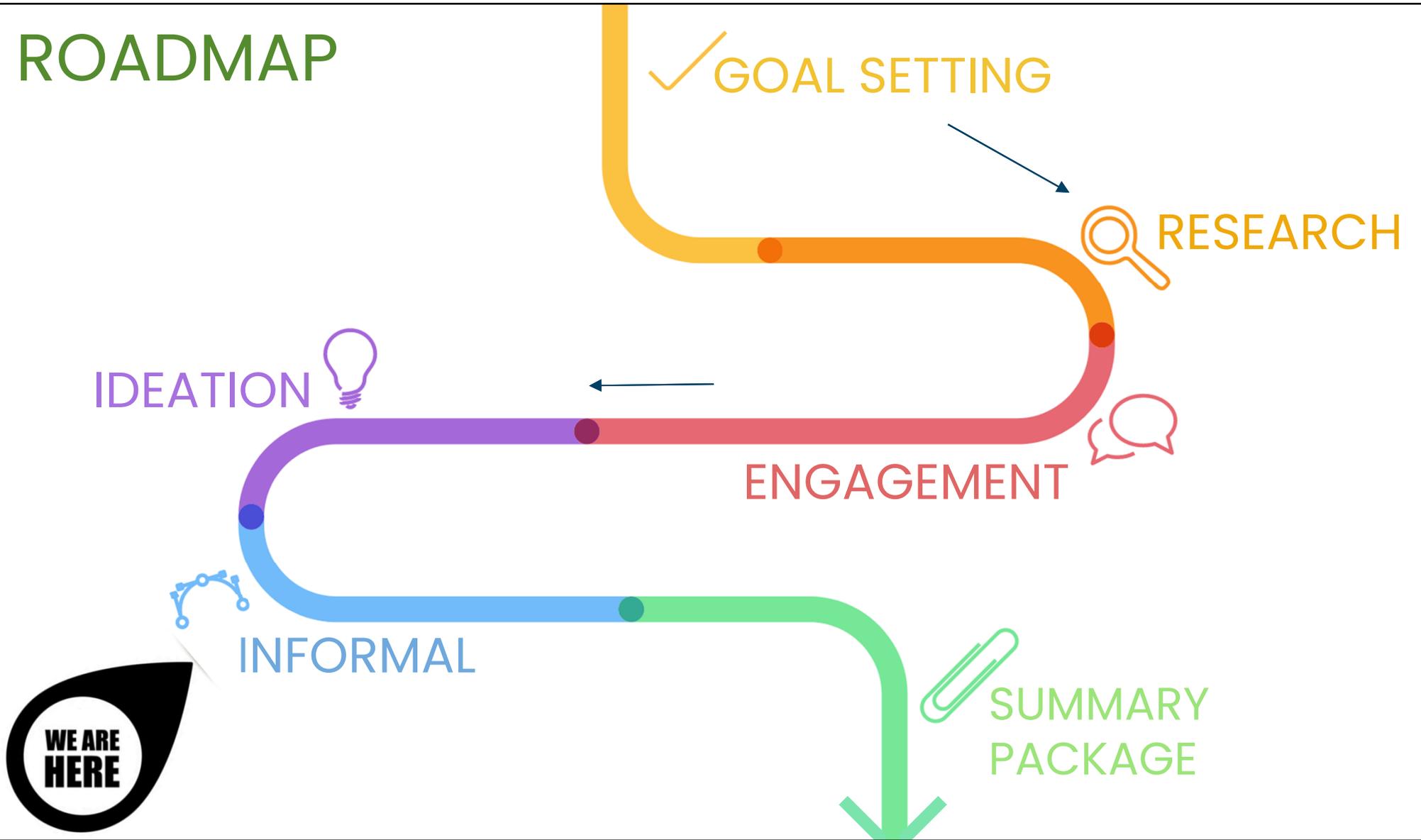
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**Tracy Menezes**, HRDC

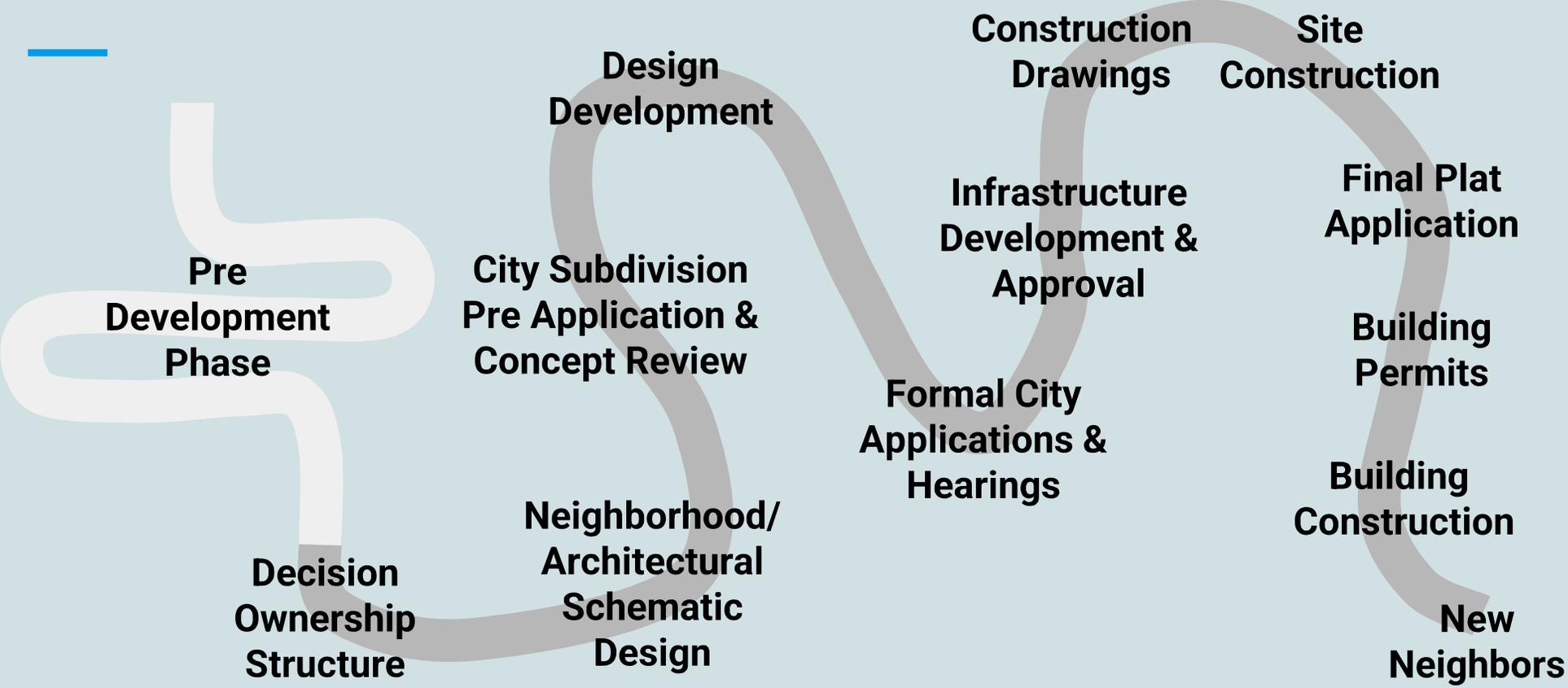
**Susan Riggs**, Groundprint

**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



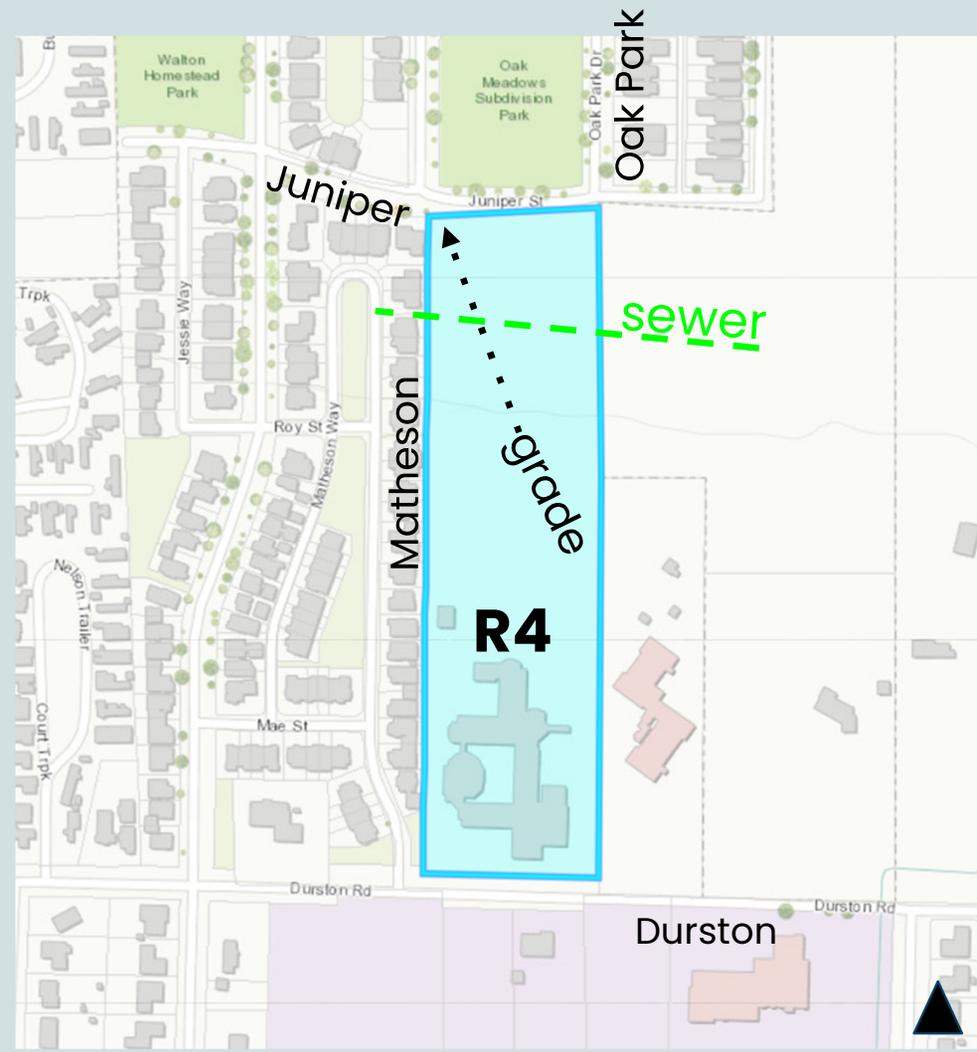
# ENGAGEMENT SUMMARY

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- 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

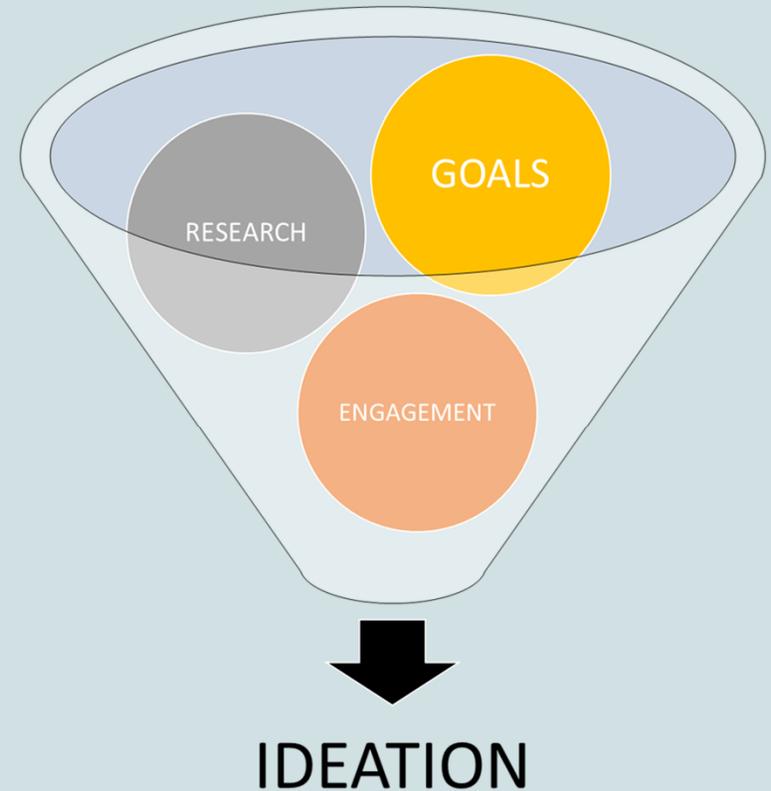
# SITE CONSIDERATIONS

- 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

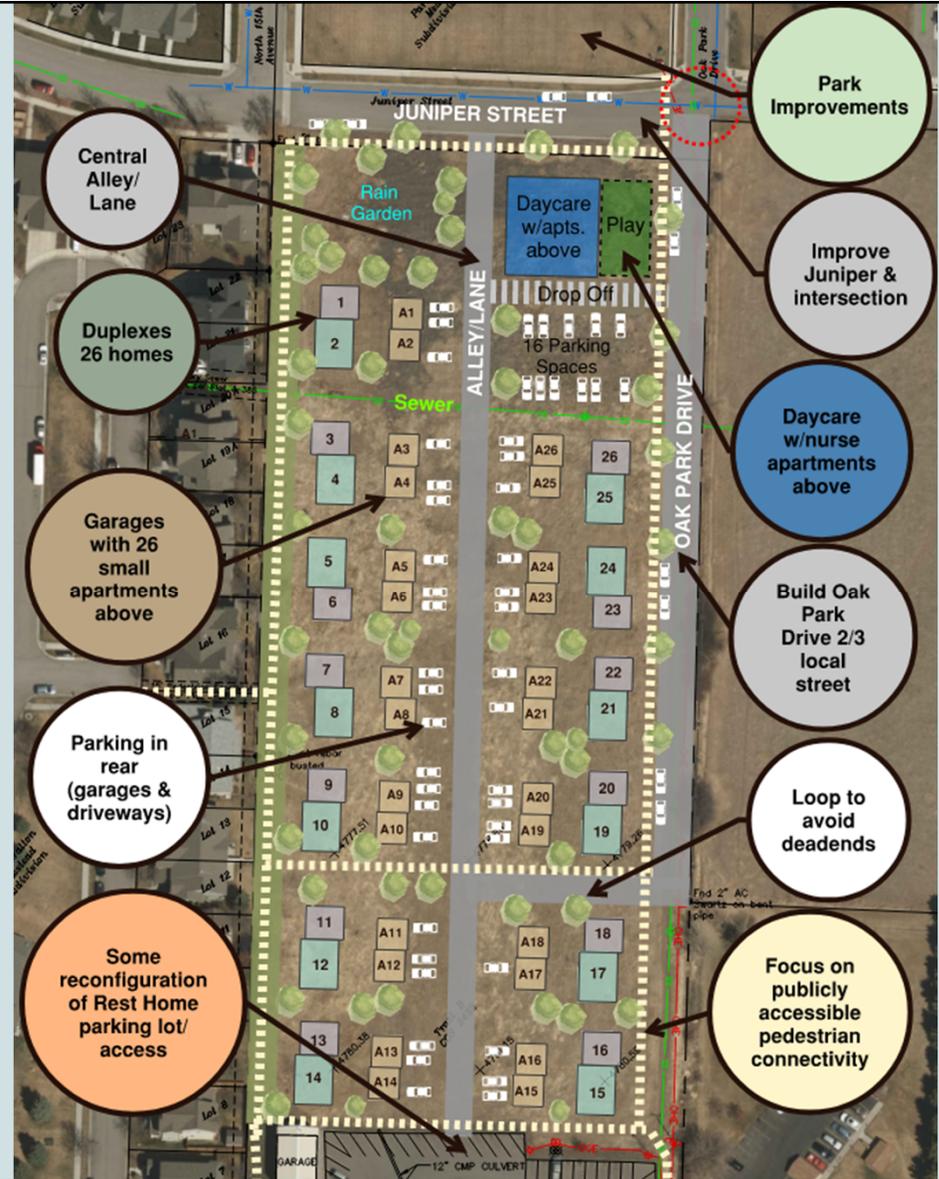


# What is “IDEATION?”

- 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



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# E (recommended) ~82 homes

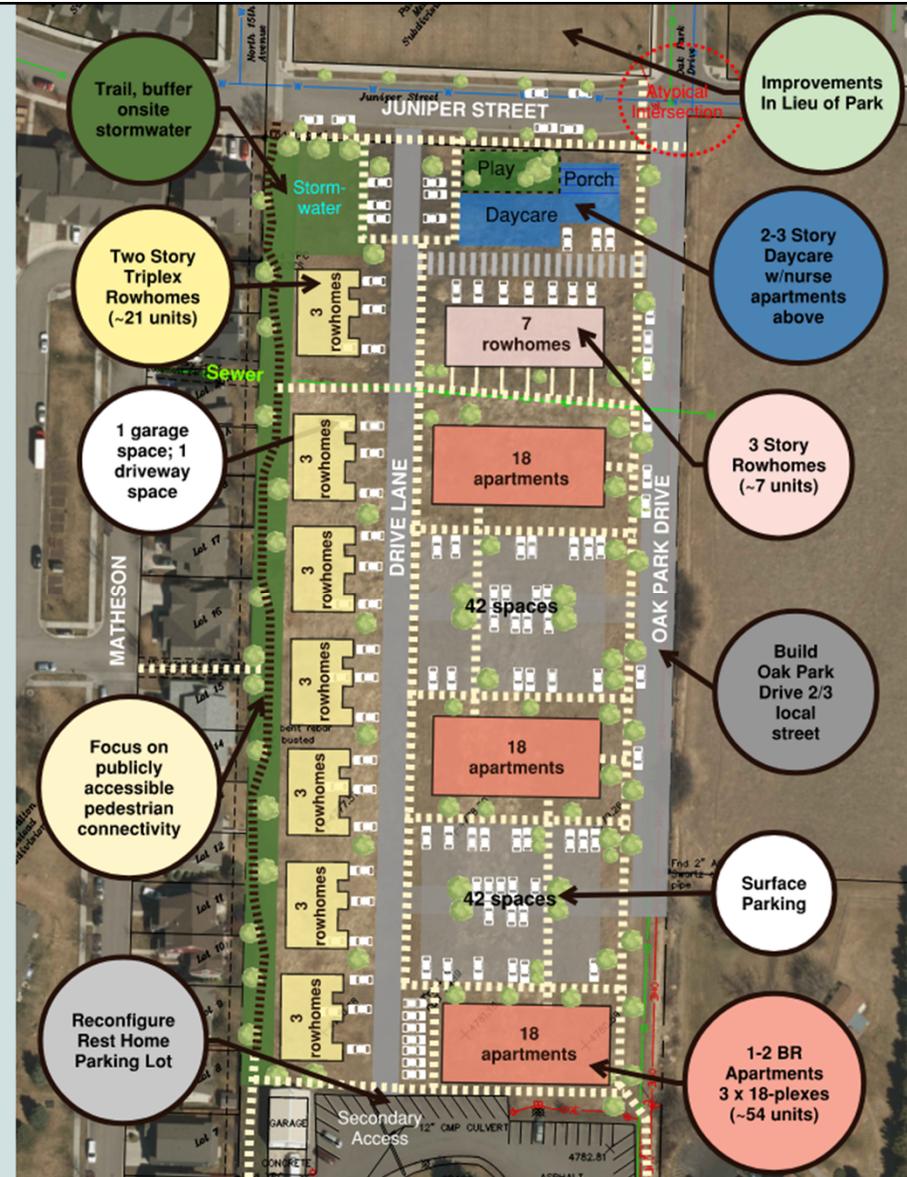


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# E

- **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





# Informal Application Potential Questions

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

# Next Steps

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- 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. A paved road curves through the field. To the right, a residential street is lined with houses. In the background, a school complex with several buildings, a green sports field, and a parking lot is visible. The text "THANK YOU" is overlaid in white on the left side of the image.

THANK YOU