

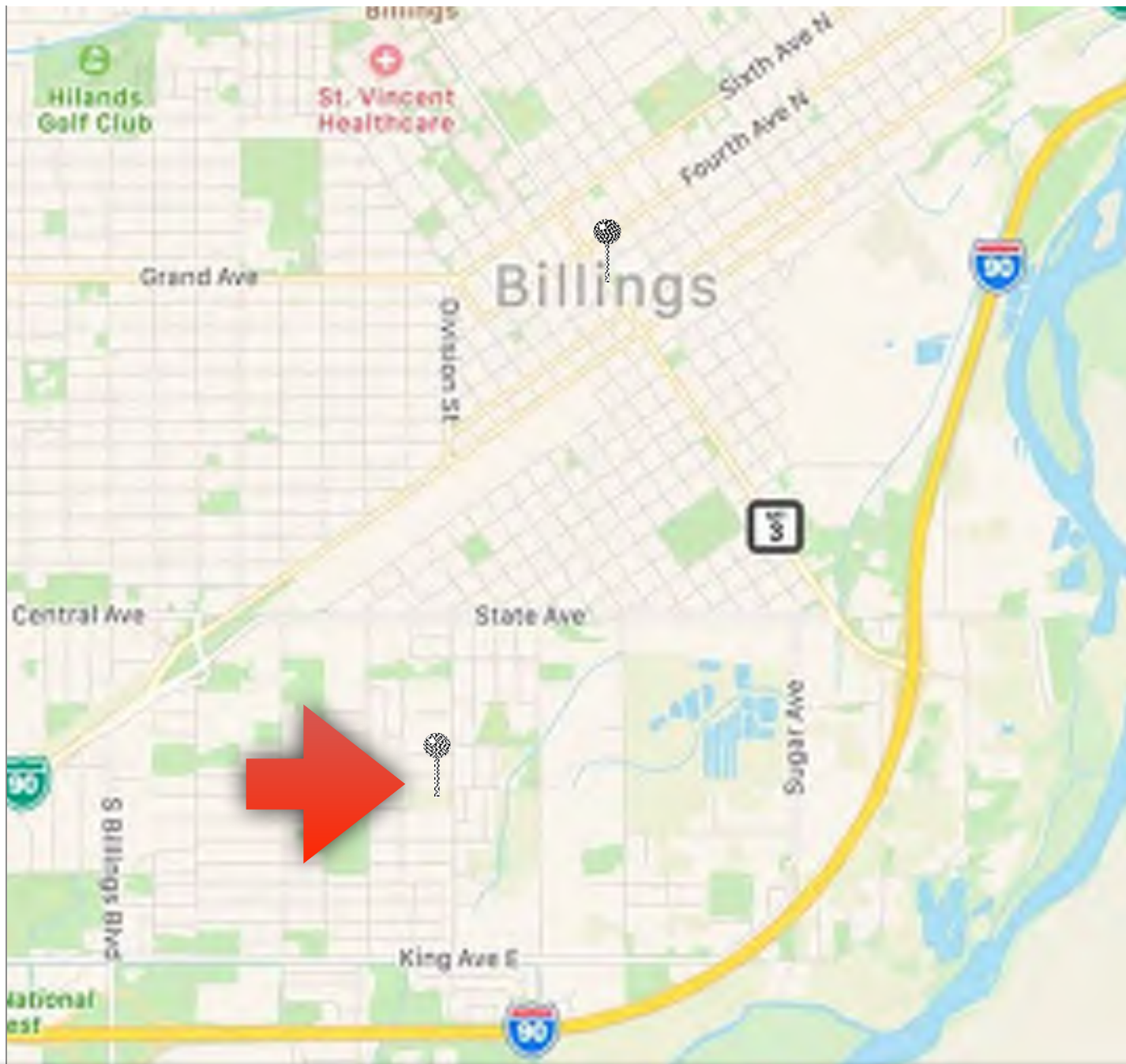
JACKSON COURT HOUSING

City Update

September 8, 2020



GL Development
Anderson Consulting Services



LOCATION



3.63 Acres

ZONING Residential 6000



Gravel Alley

Gravel Alley

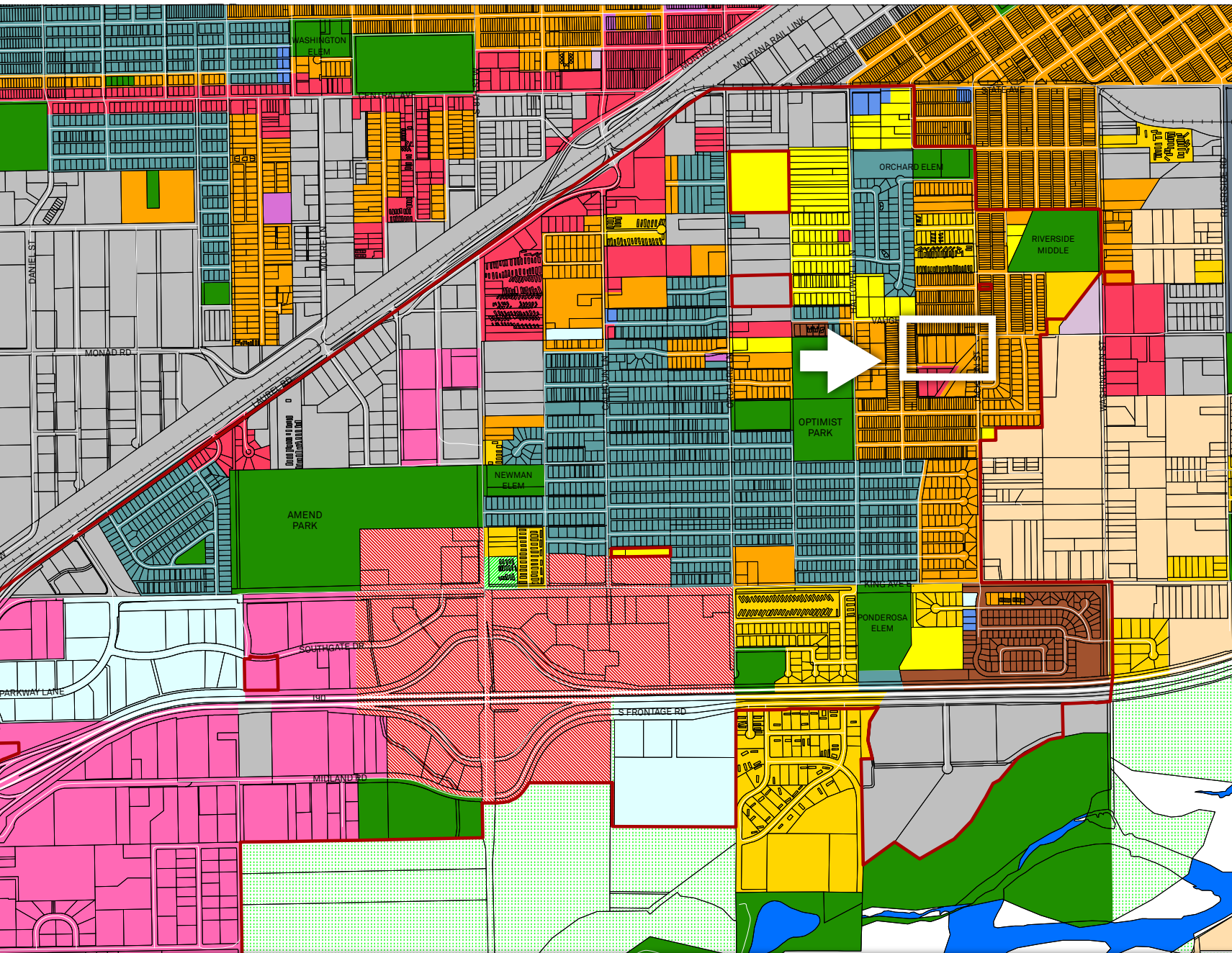
JACKSON STREET

Mitchell Street ROW

Existing Site

SITE AREA	3.63 Acres
ZONING	Residential - R6000
No. UNITS	38 TOTAL UNITS 20 1-Bedroom 12 2-Bedroom 6 3-Bedroom
Density	10.4 Units Per Acre
Developer Investment in Southside Billings	\$5.76M to \$6M

PROJECT KEY FACTS



- Legend**
- District Boundary
 - Parcels
 - Agricultural Open
 - Community Commercial
 - Controlled Industrial
 - Entryway General Commercial
 - Entryway Light Commercial
 - Highway Commercial
 - Heavy Industrial
 - Neighborhood Commercial
 - Public
 - Planned Unit Development
 - Residential 15000
 - Residential 20000
 - Residential 5000
 - Residential 6000
 - Residential 7000
 - Residential 7000 Restricted
 - Residential 9600
 - Residential Multi-Family Restricted
 - Residential Multi-Family
 - Residential Manufactured Home
 - RS

ZONING Residential 6000

South Billings Boulevard Urban Renewal District (SBBURD)

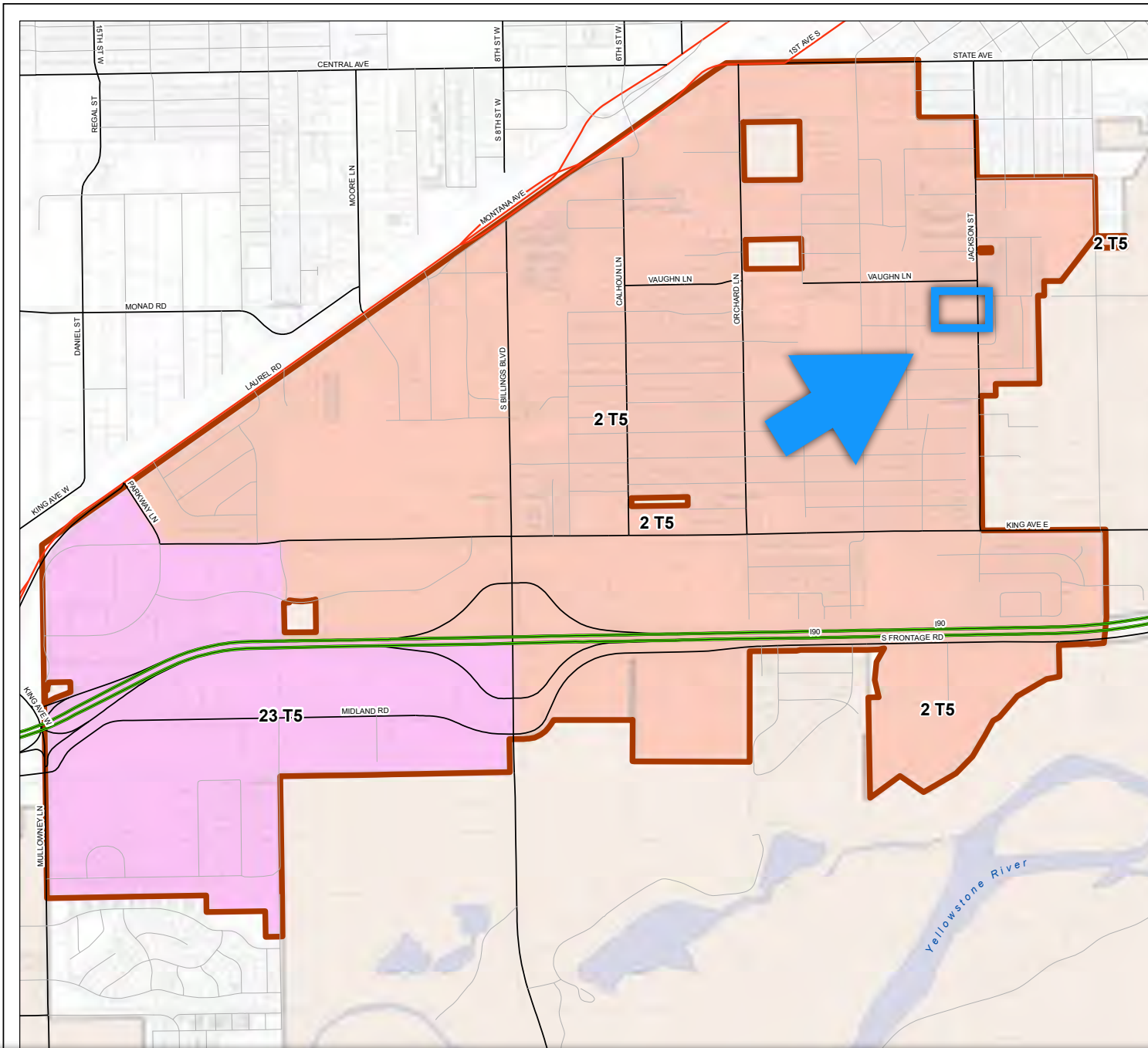
SBBURD comprised of Levy Districts 2T5 and 23T5

The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

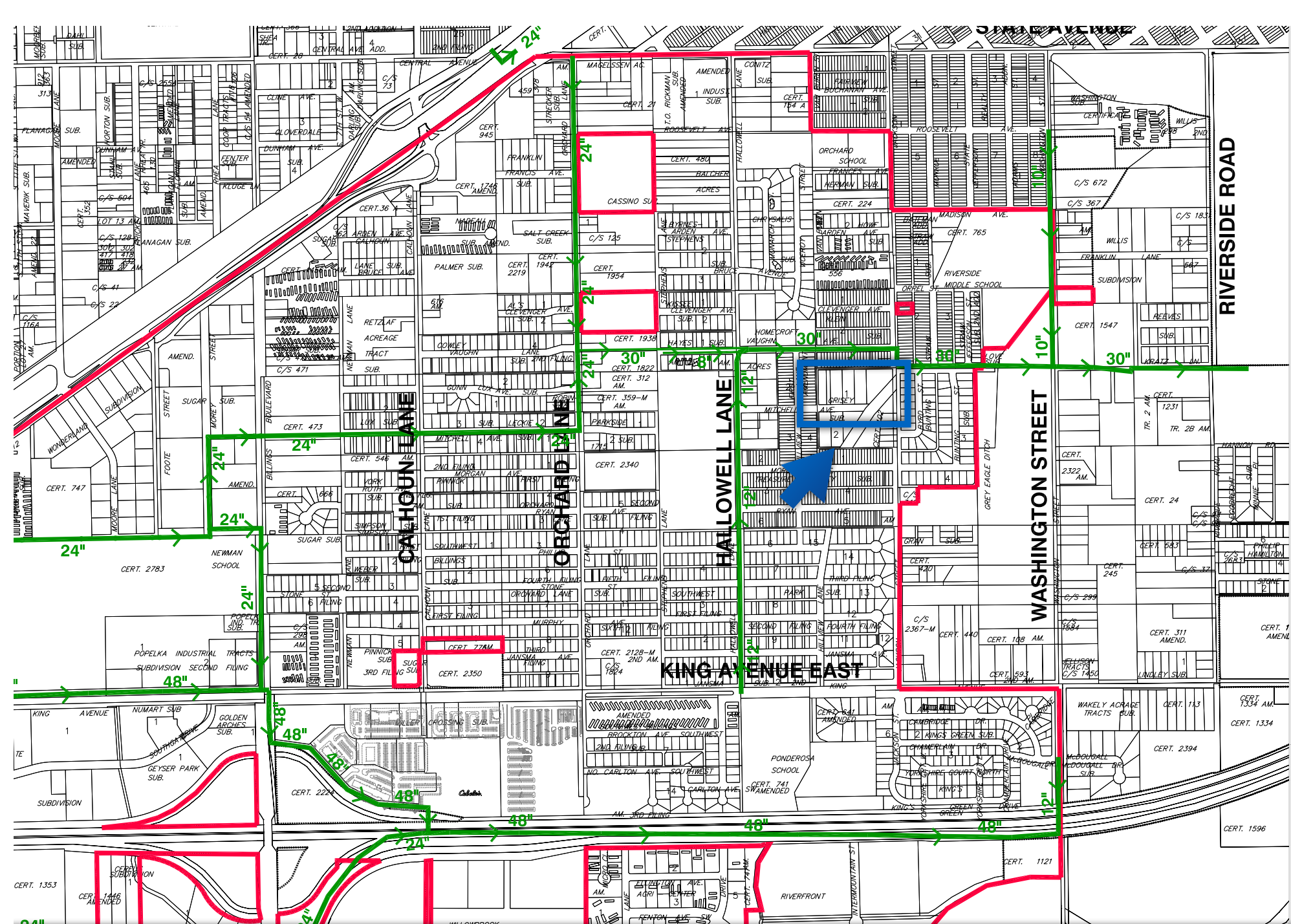
Legend

SBBURD Levy Districts

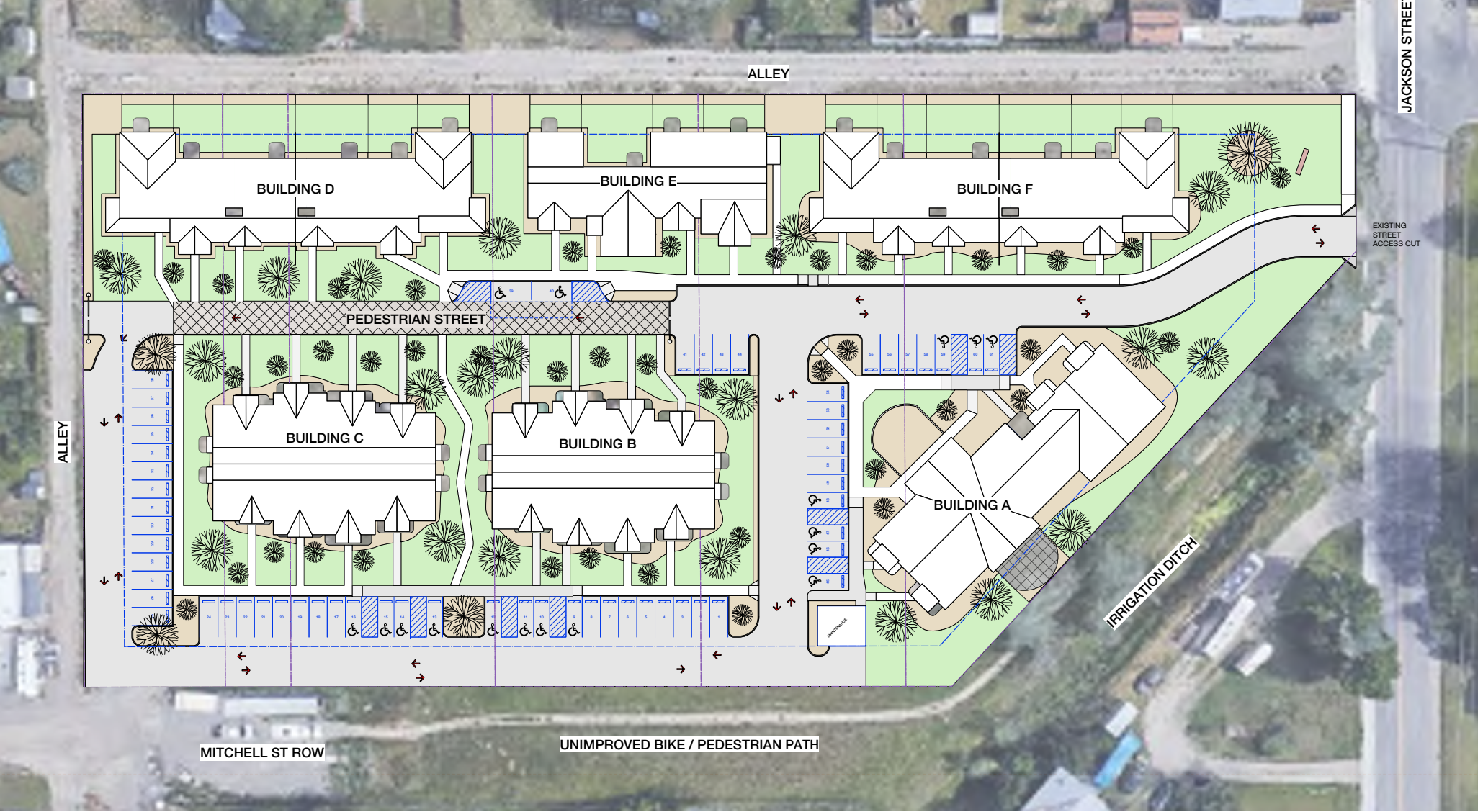
- 2 T5
- 23 T5
- SBBURD Boundary
- Property Boundary
- Yellowstone County



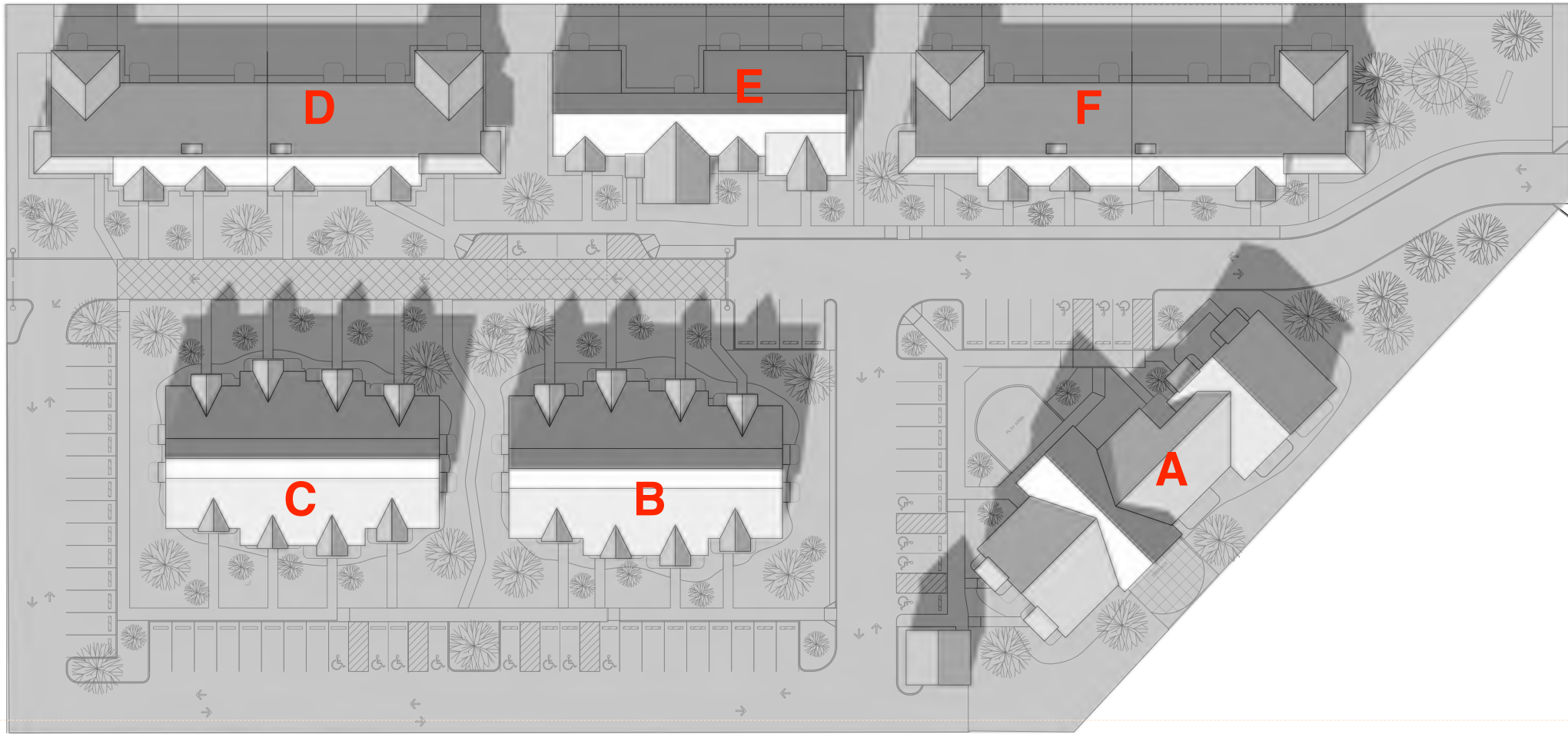
SBURD LOCATION



EXISTING SEWER



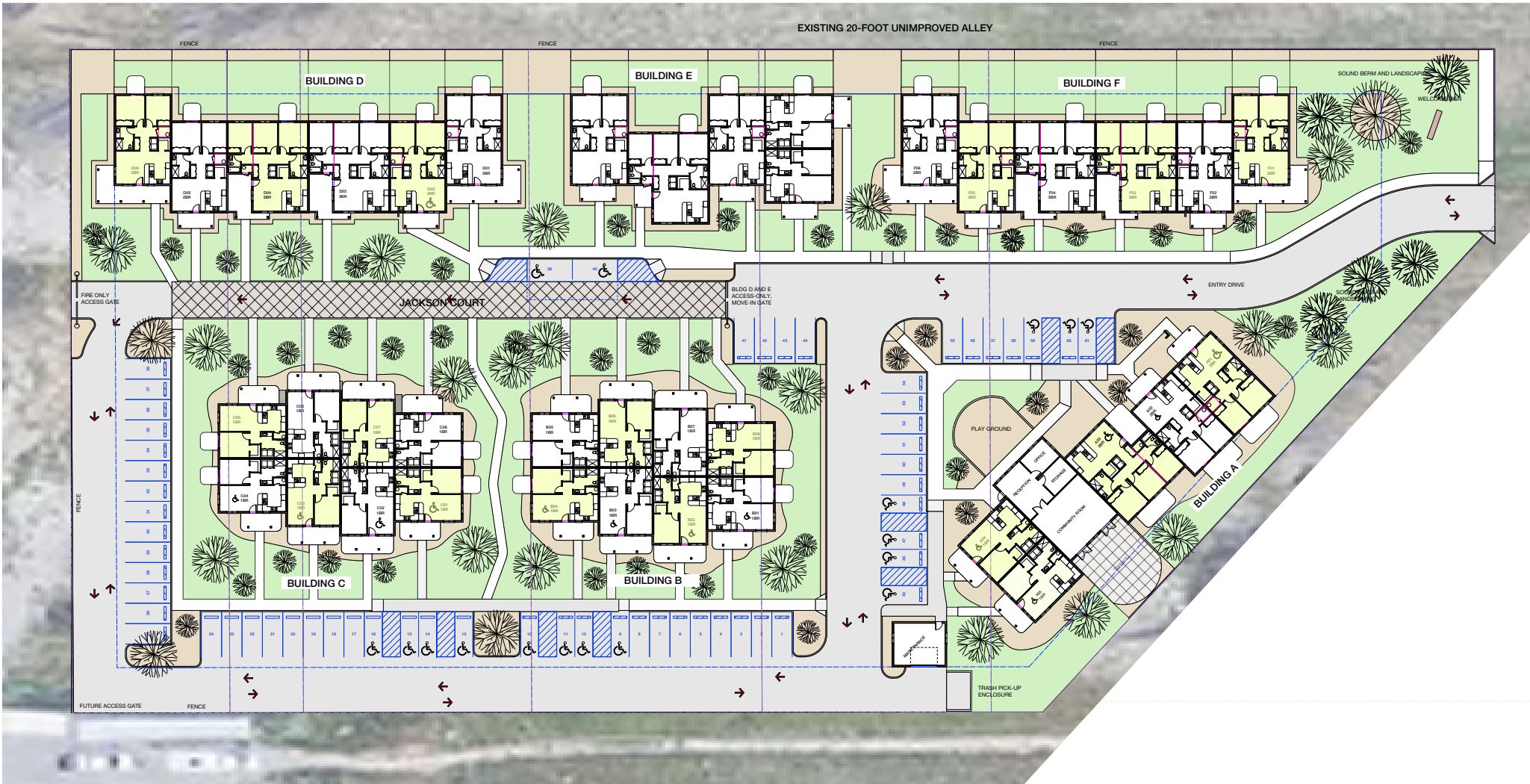
Preliminary Site Layout



1 SITE SHADOWS - DECEMBER 21st, 1:00 PM
S103 1" = 20'-0"



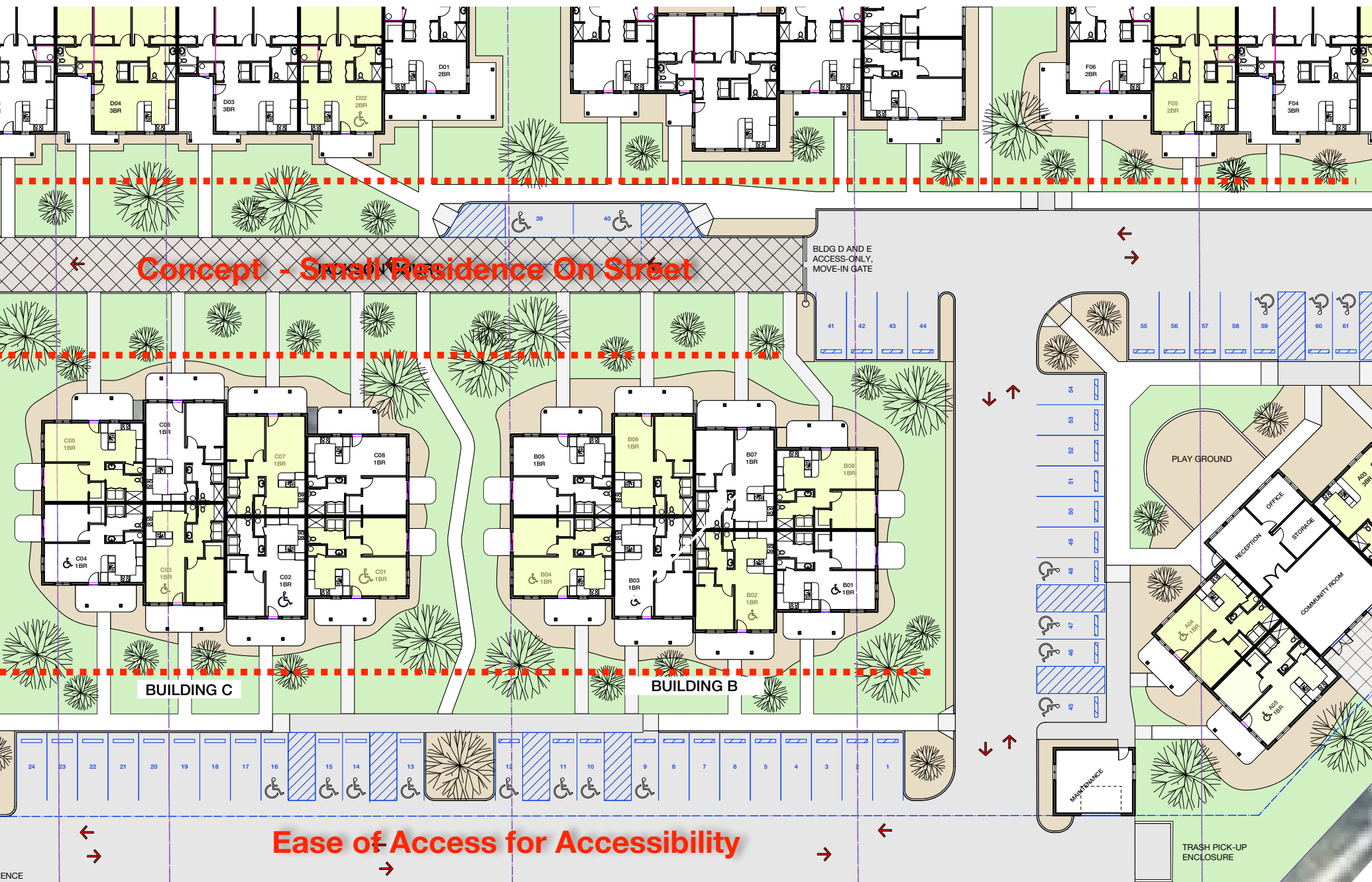
Preliminary Site Layout



1 SITE MAP
 S102 1" = 20'-0"



Preliminary Site Layout



Site Layout



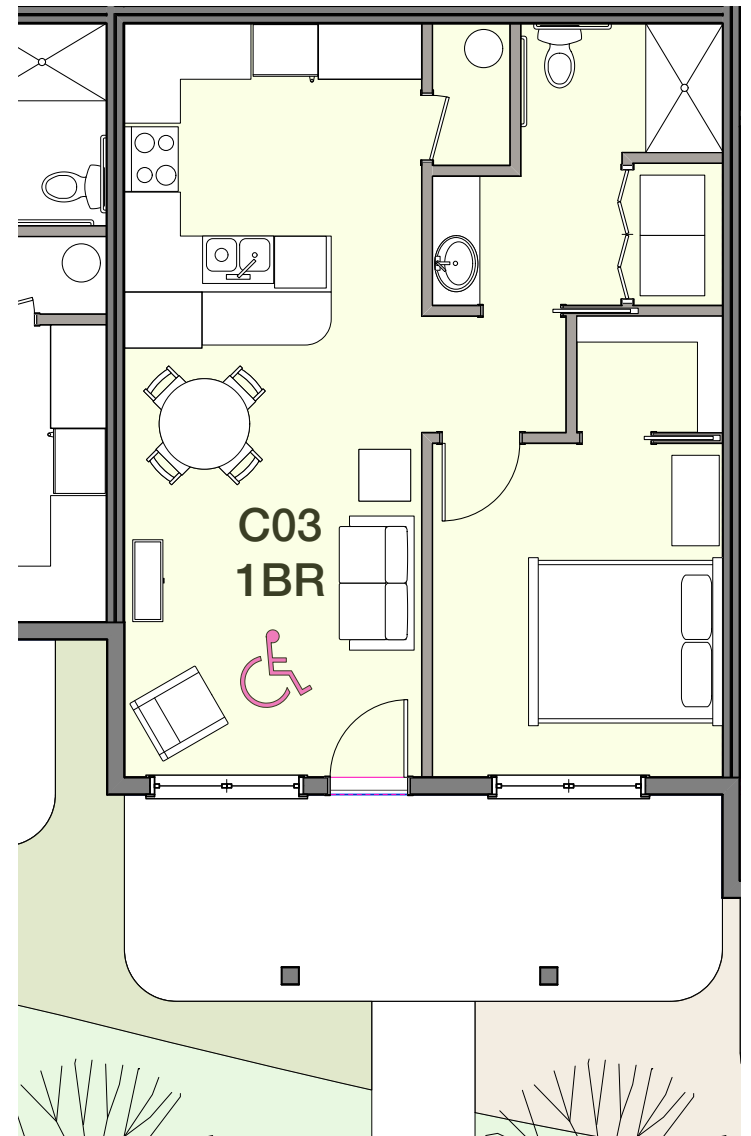
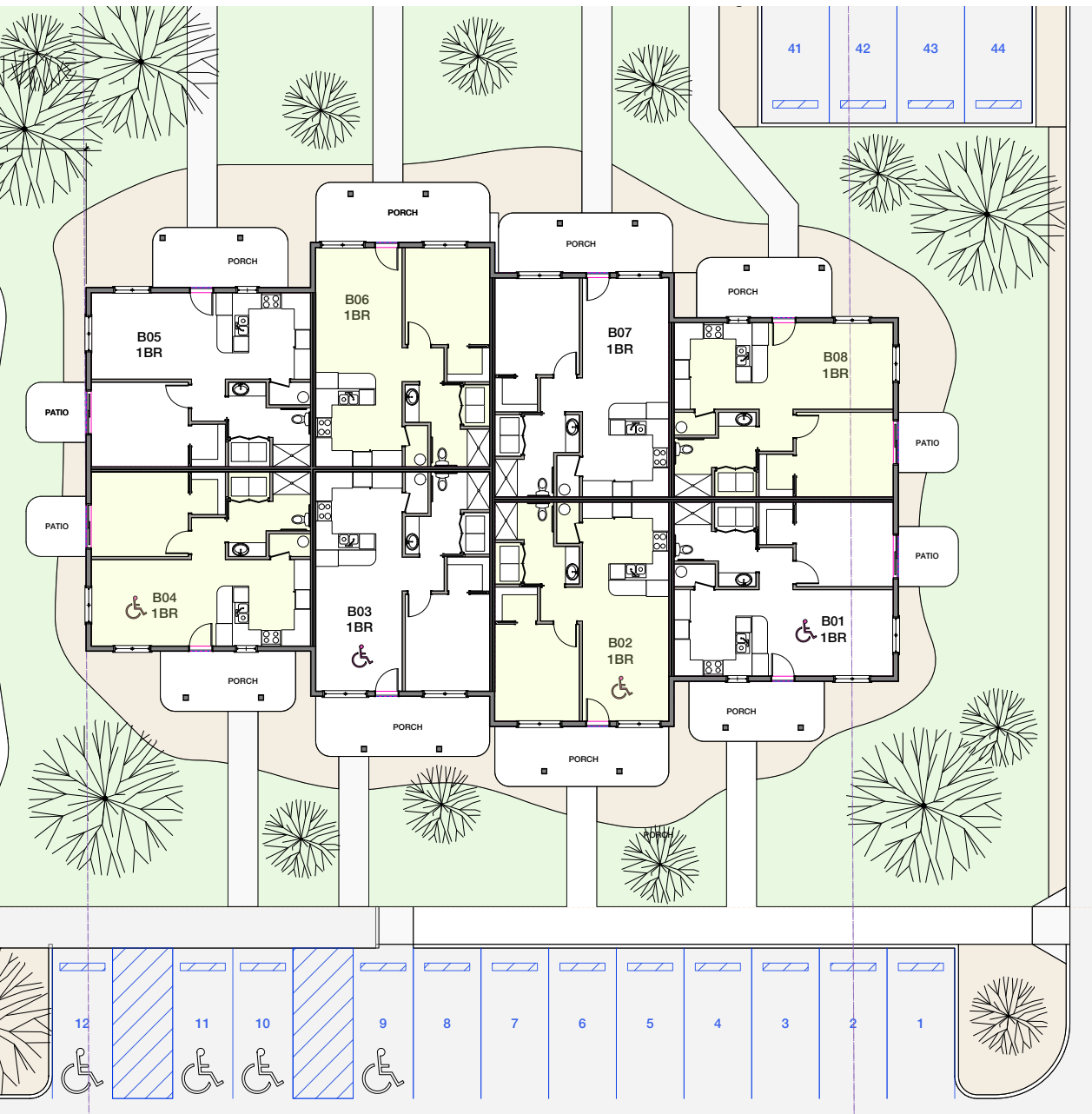
Concept - Small Residence On Street



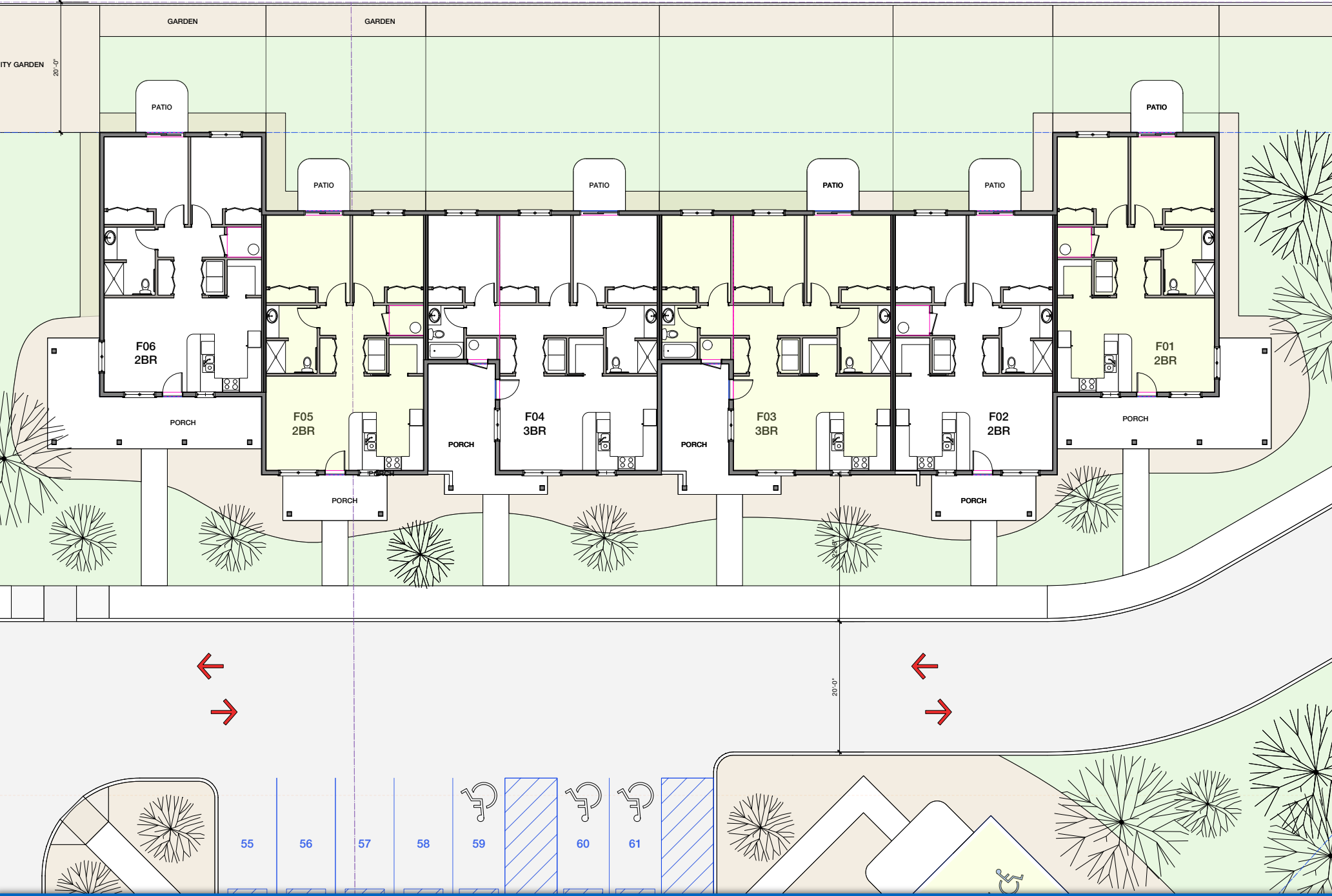
Concept - Small Residence On Street



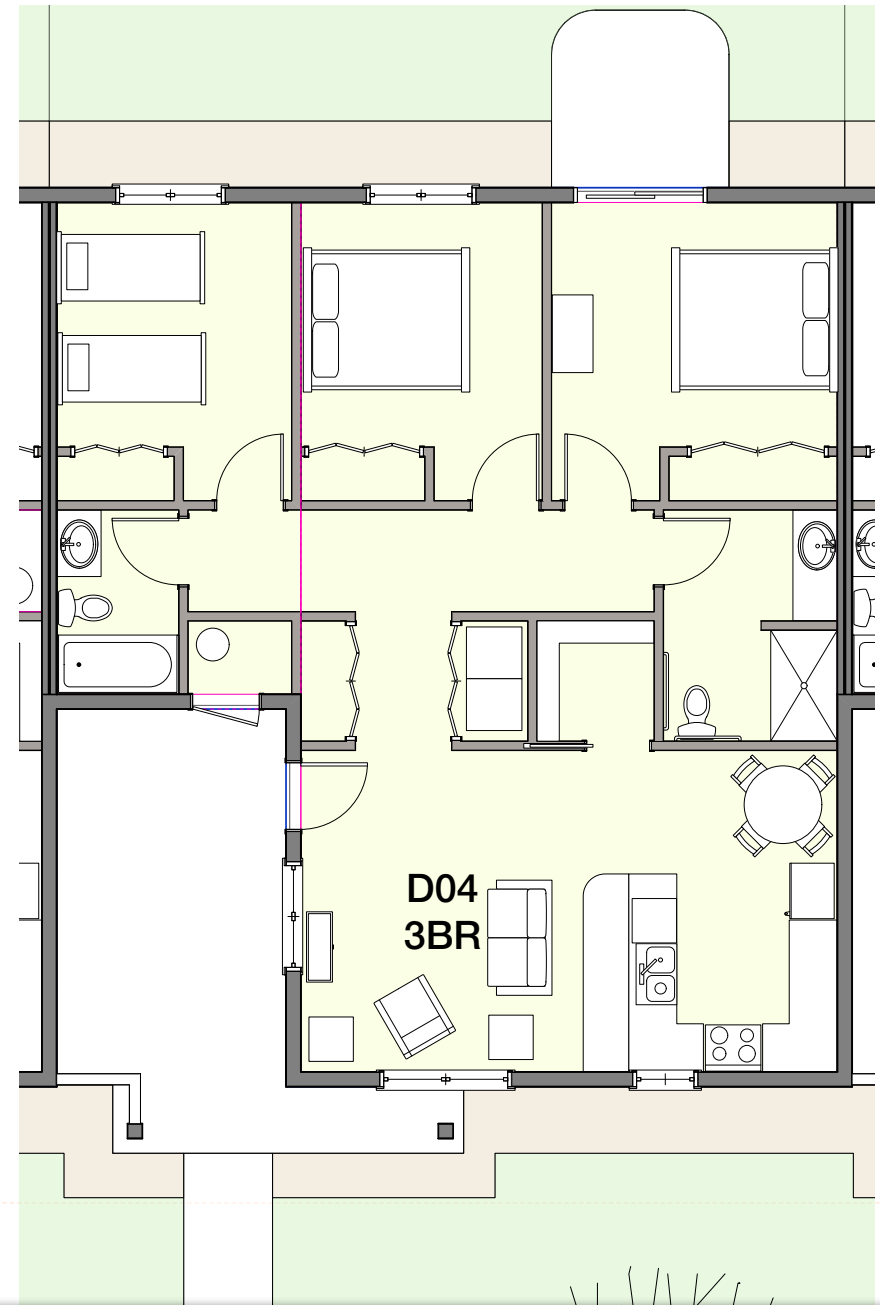
Concept - Small Residence On Street



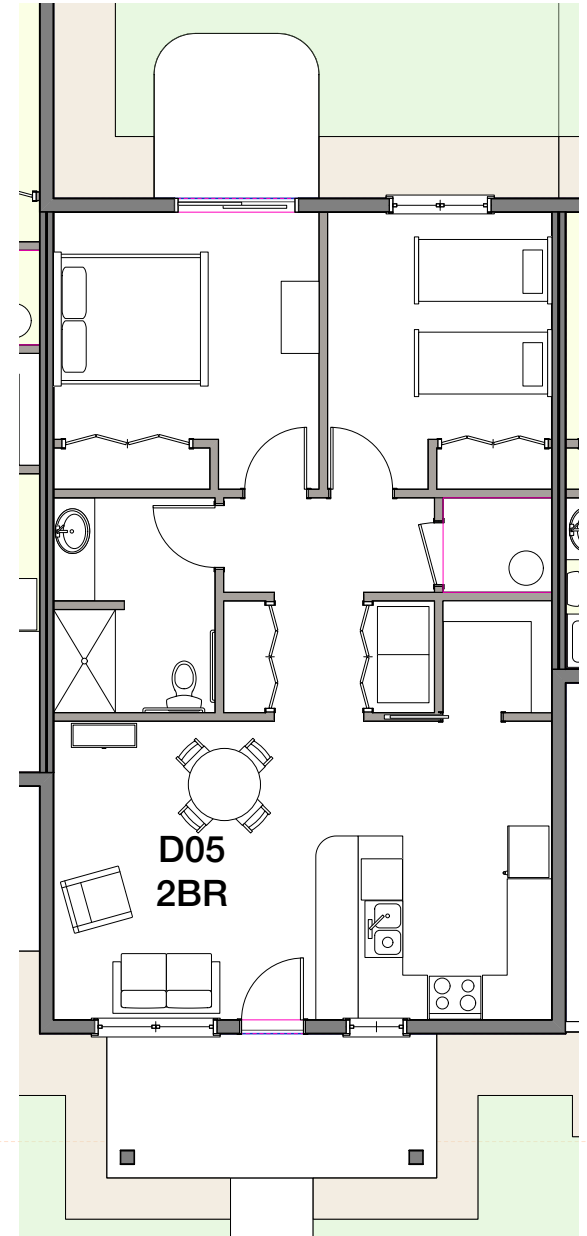
Unit Mix - 1-Bedroom 20 Units



Unit Mix | 2 and 3-Bedroom Units

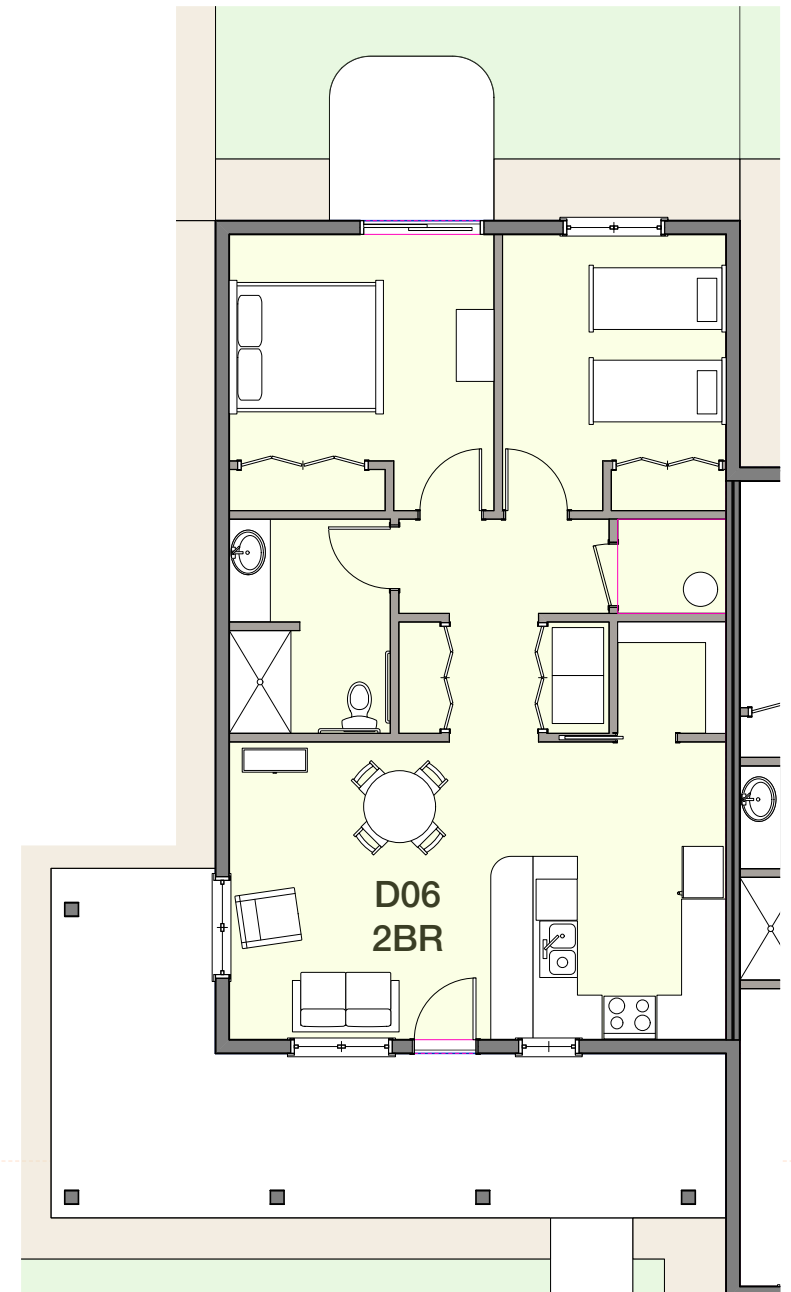


3-Bedroom | 6 Units



2 2-BEDROOM TYPICAL UNIT
A110 1/4" = 1'-0"

2-Bedroom | 12 Units



1 2-BEDROOM CORNER UNIT
A110 1/4" = 1'-0"

2-Bedroom | 12 Units

JACKSON COURT HOUSING - TIMELINE

- **Application for Housing Credit - August 3, 2020** 
- **Application for HOME funds - September 15, 2020**
 - ★ Preliminary Architectural & Engineering Report
 - ★ Public Meetings & Community Outreach
 - ★ Site & Environmental Surveys
- **Montana Board of Housing - October 19, 2020**
- **If LIHTC's are awarded Construction Spring 2021**
 - ★ Bid - Winter 2021
 - ★ Construction Spring-Spring 2021-2022

PROJECT BACKGROUND

**THANKS FOR YOUR
SUPPORT!**



**GL Development
Anderson Consulting Services**