

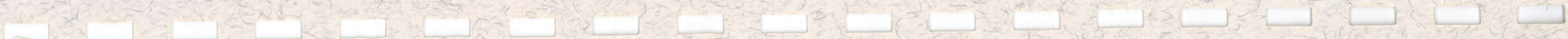
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LARIAT BEND

BY ROB BURDA

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LARIAT BEND GOLF AND COUNTRY COMMUNITY

BY ROBERT BURDA
WITH GREG TEW AND FRANK SUN

A FINAL PROJECT DOCUMENT SUBMITTED IN
PARTIAL FULFILLMENT FOR A
BACHELOR OF ARCHITECTURE
DIPLOMA

MONTANA STATE UNIVERSITY
BOZEMAN, MONTANA
MAY 1992

APPROVED:

ADVISOR

ADVISOR

Thomas Burd

DIRECTOR, SCHOOL OF ARCHITECTURE

NA
2540
6595

What

My proposal is to create and present a recreational facility as well as a residential community sensitive to and enhancing the diversity of activities that the Bozeman area offers. The development will be geared towards its investment potential to either real estate speculators or the possibility of a retirement cooperative of individual residence/retreats, combined with an income generating business.

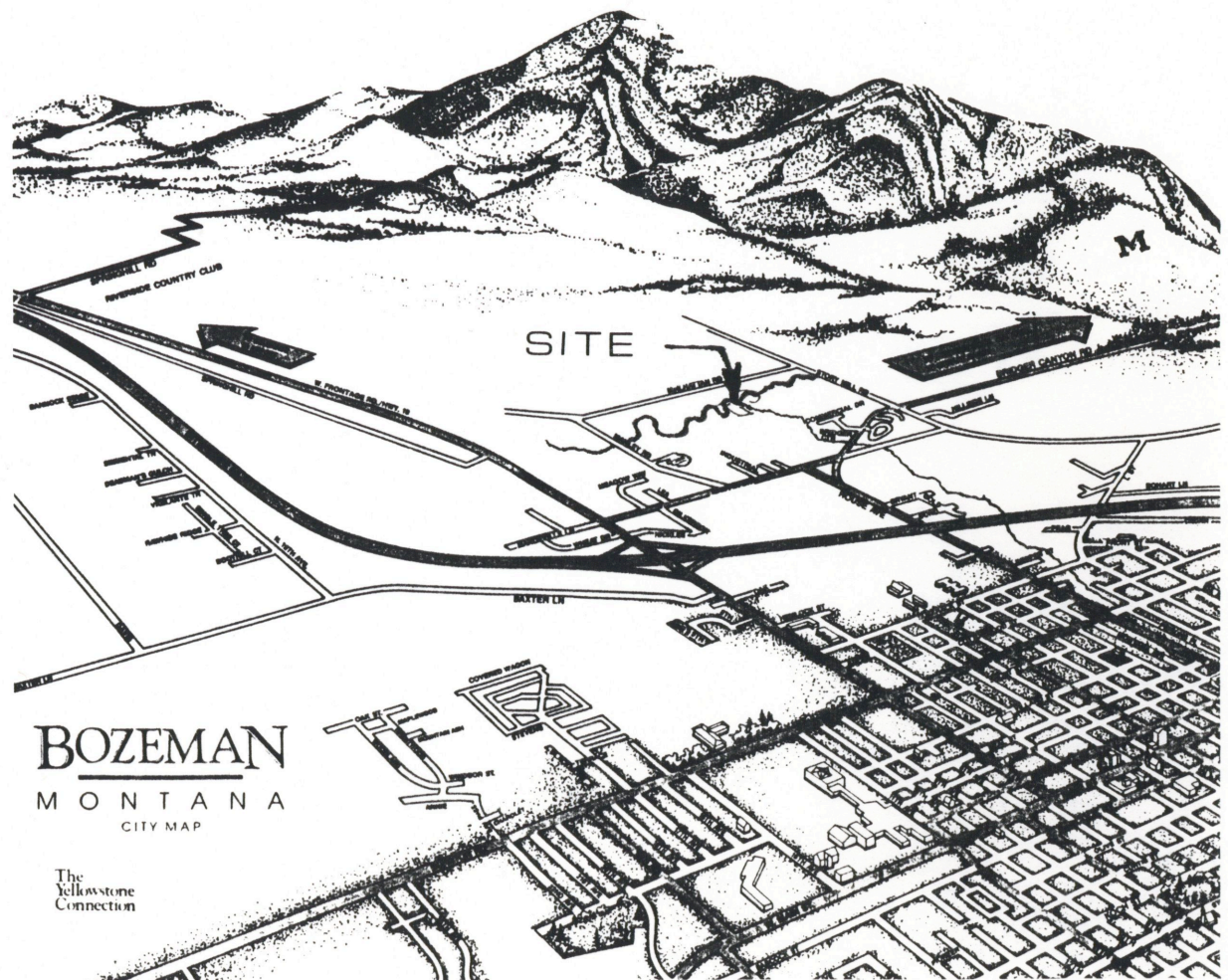
The development, as I propose, would include a blue-ribbon resort style golf course surrounding a blue-ribbon trout stream with facilities that include tennis, health club, dining/banqueting, saloon/grill, as well as pro shop and instruction. A bed and breakfast style hotel for short term visitors and two/three bedroom condominiums available on a lease or time share basis. These facilities would be available to the public. Pool, jacuzzis, intimate dining/meeting rooms, relaxation lobby and and porch available to guests of hotel and condominiums. The club house, golf course and lodging, both long and short term, would constitute the direct income oriented portion of the development.

The residential portion of the development will include homes/retreats of a row house style for relative ease of maintenance, energy conservation and minimal impact to the site and its resort like atmosphere. Each home will include a garden or yard and potential of off-street parking. These homes would constitute the investment portion of the develop-

ment. They might represent individual shares of an investment co-operative that would control the management and operation of the income generated by the public portion of the development. Each homeowner in this case acting as a principle of the investment group. The other more conventional option would be the sale of homes and capital procured be used against the principle investment by a development corporation and/or their banking concerns.

The number and size of homes, hotels and condominiums will have to focus on two major considerations; one, that the planning and configuration of the development create the desired atmosphere sought by those coming to enjoy the area, both visiting and living; and two, that the numbers in some reasonable fashion combine to the equity of space, use and market value. My proposal will include approximately 50 single and double occupancy hotel rooms with baths and in some cases balconies. 50 condominiums of two and three bedrooms available for a more private and/or extended stay for families or groups. 60, two and three bedroom townhomes for private ownership in an elegant and exclusive natural setting within a manicured resort location. Included will be a number of apartments, in an attempt to add some social diversity, providing residences for people of varying economic circumstances.

Where



BOZEMAN
MONTANA
CITY MAP

The
Yellowstone
Connection

Where

To create a resort atmosphere that can take advantage of the many outdoor amenities of the northern Rocky Mountains, I have chosen a site just north of Bozeman. The proximity maximizes three major concerns: one; access to transportation. The site is located near an interchange on interstate ninety with its constant flow of travelers and its link to an abundance of recreational activities. Also, easy access to the Gallatin airport and Bridger canyon with its excellent winter skiing. Two; a direct link to the city of Bozeman with its growing number of activities and amenities. A development of this nature could only add to the prosperity that the area is enjoying. And three; the site is conducive to the location of a golf course/resort, providing interesting terrain and plenty of water.

The site is located between the county roads of Manley and McIlhattan Road at the base of the foothills to the Bridger mountains. It contains the convergence of Bridger creek and the East Gallatin River. The river twists and turns through the relatively flat agricultural area. Large stands of cottonwood and aspen trees along the river and adjacent lowlands provide breaks and protection from wind and elements of severe weather while defining many private and secluded fields and openings.

The area is located within minutes of all the amenities and forms of transportation while at the same time having a very rural and secluded natural setting. The impact of the development I

am proposing to the area, surrounded by the green belt aspects of a golf course and utilizing the natural cover of trees and bush could be minimal if not desirable in the increased value brought to the area.

Why

During my investigation of this site at the Bozeman planning office and discussions with members of the community over my proposed thesis, I have discovered that four golf courses are in various stages of planning in the community. There exists today only one public golf course in the area, Cottonwood, a nine hole course. It is located just past the main Gallatin river beyond Four Corners some twenty minutes west of Bozeman. This course provides few amenities and seems to be doing quite well. They are planning an expansion to eighteen holes at this time.

My proposal not only enhances the destination quality of the Bozeman area by providing an eighteen hole public course but also increases the quality rooms available for travelers.

The combination of residential community within a resort I believe will enhance the quality of life for the residents seeking a level of seclusion with access to the abundant recreational opportunities of the area.

I am interested in exploring the idea of a high density housing alternative that would be both desirable to the Northwestern U.S. resident and preserve the ever encroached-upon natural environment.

HOW

Program

Area Required; Golf Course

Average Hole: 1200 ft. X 225 ft.

18 Holes

Minimum of 110 Acres [1 Acre = 44,100 sq.ft.]

Site Chosen Has 140+ Acres

= 270,000 sq.ft.

= 4,860,000 sq.ft.

Hotel

- 50 Rooms/w bath at 400 sq.ft.

= 20,000 sq.ft.

- Shared and private balconies

= 5,000 sq.ft.

- Office, lobby, and cafe

= 6,000 sq.ft.

- Circulation, mechanical, service and storage @ 20%

= 6,200 sq.ft.

Total

= 37,200 sq.ft.

Condominium

- 2 Bedrooms w/Closets

= 320 sq.ft.

- Loft w/Ladder

= 200 sq.ft.

- Kitchen/Dining

= 220 sq.ft.

- Living/Entry

= 220 sq.ft.

- Bath/Laundry

= 120 sq.ft.

-Circulation/Mechanical/Storage @ 20%

= 216 sq.ft.

Total

= 1,296 sq.ft.

50

= 64,800 sq.ft.

Club House

- Entry/Main

= 1,800 sq.ft.

- Banquet Hall/Multi-Use

= 3,600 sq.ft.

- Dining Room

= 3,000 sq.ft.

- Meeting Rooms/Private Dining

= 1,600 sq.ft.

- Competition Room

= 1,000 sq.ft.

- Saloon

= 1,500 sq.ft.

- Terrace/Main Floor

= 800 sq.ft.

- Kitchen

= 1,600 sq.ft.

- Office/Administration

= 400 sq.ft.

- Employee's Leisure

= 400 sq.ft.

(Continued)

How

Club House, Continued

- Toilets	=	1,000 sq.ft.
- Mechanical/Storage/Circulation @ 20%	=	3,340 sq.ft.
Total	=	20,040 sq.ft.

Pro Shop

- Grill Room w/Kitchen	=	2,000 sq.ft.
- Pro Shop/Office/Sales	=	800 sq.ft.
- Lockers/w Showers/Lav.s	=	2,000 sq.ft.
- Bag Storage	=	800 sq.ft.
- Deck	=	1,200 sq.ft.
- Mechanical/Storage/Circulation @ 20%	=	1,360 sq.ft.
Total	=	8,160 sq.ft.

Health Club/Recreation/Day Care

- Gym/Weight Room	=	2,000 sq.ft.
- Game Room	=	600 sq.ft.
- Concessions	=	500 sq.ft.
- Dressing/Showers/Lavs.	=	800 sq.ft.
- Child Care	=	600 sq.ft.
- Office	=	200 sq.ft.
- Mechanical/Storage/Circulation @20%	=	940 sq.ft.

Retail/Post Office/ATM @

= 3,000 sq.ft.

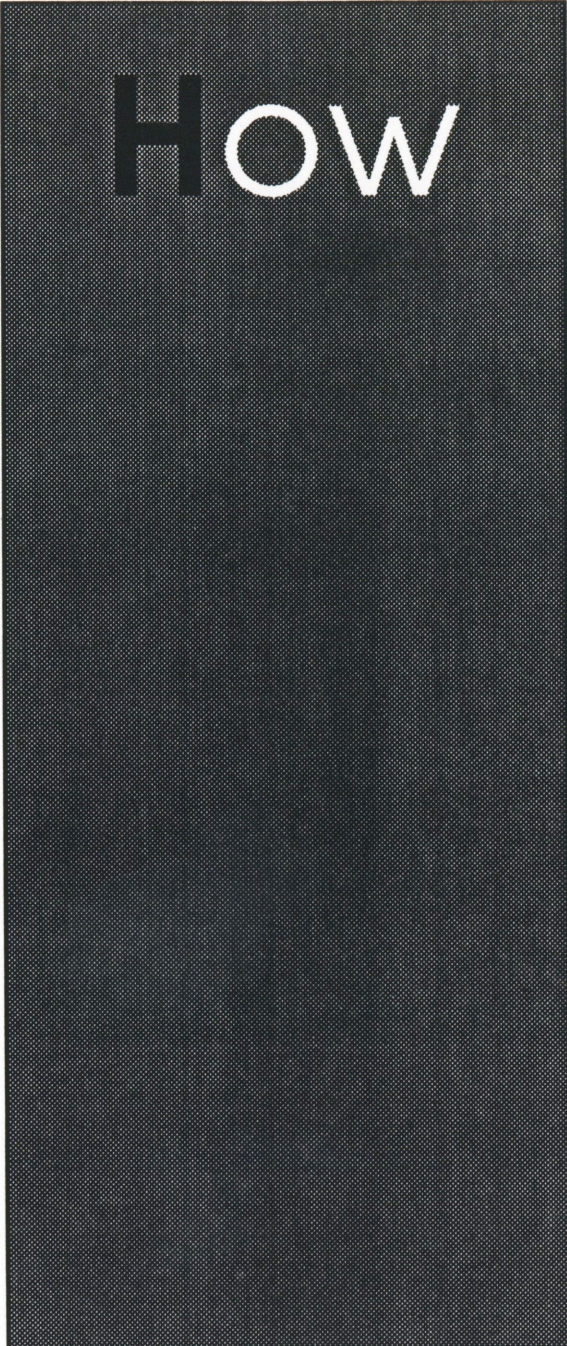
Security/First Aid @

= 500 sq.ft.

Row Style Housing

- Two and three stories with garage/carport, and garden/yard		
Adjoining Lots at 30' X 80'	=	2,400 sq.ft.
Foundations at 30' X 30'	=	900 sq.ft.
Homes	1,800 to 2,700 sq.ft.	
60 at @ 2,250 sq.ft.	=	112,500 sq.ft.

(Continued)



How

Apartments

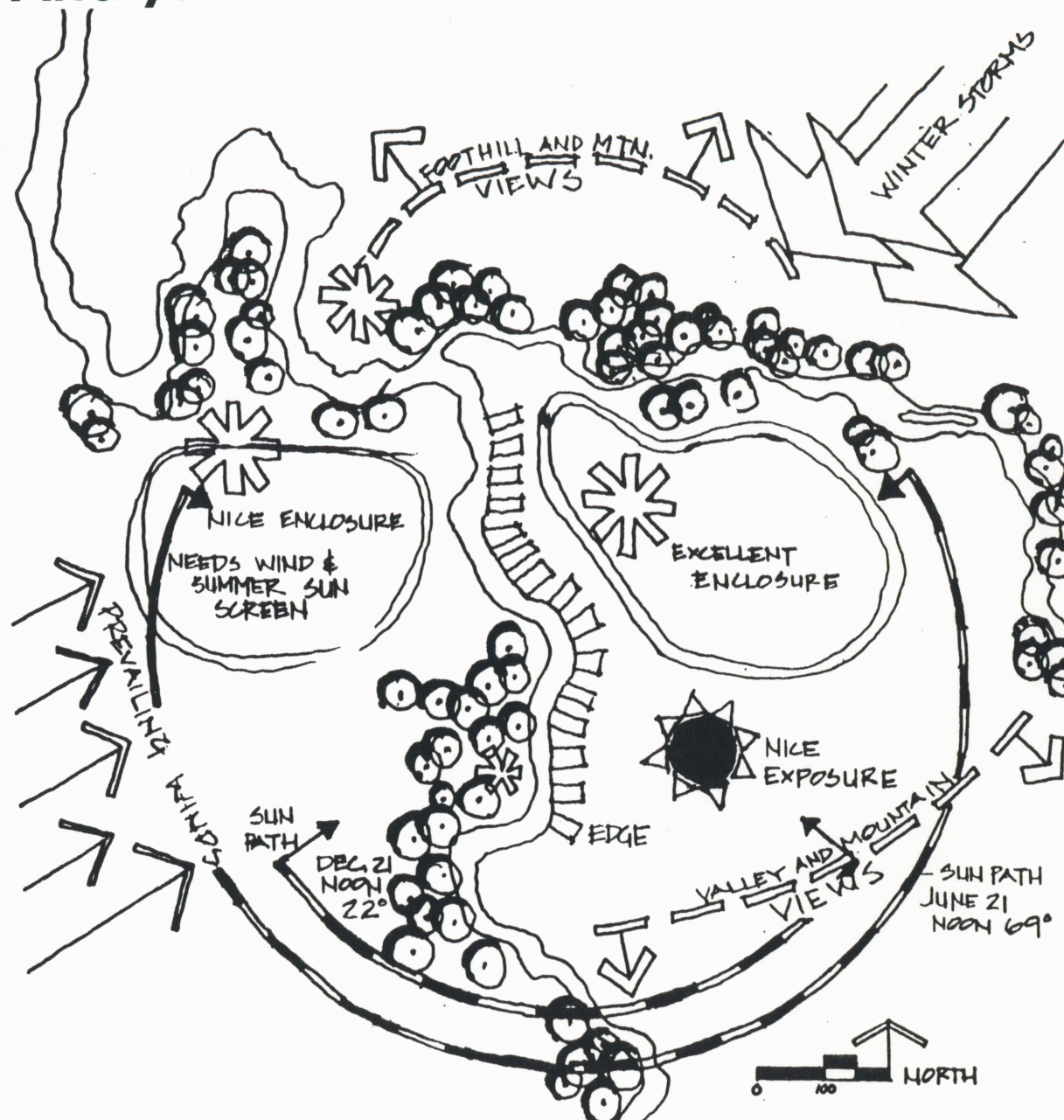
- First Floor Family Units 2-3 Bdrms @	=	1,200 sq.ft.
- 2nd Floor Single Units 1-2 Bdrms @	=	600 sq.ft.
- 9 Family and 18 Single Units @	=	21,600 sq.ft.

Maintenance/Staff/Golf Course Outbuildings

not estimated

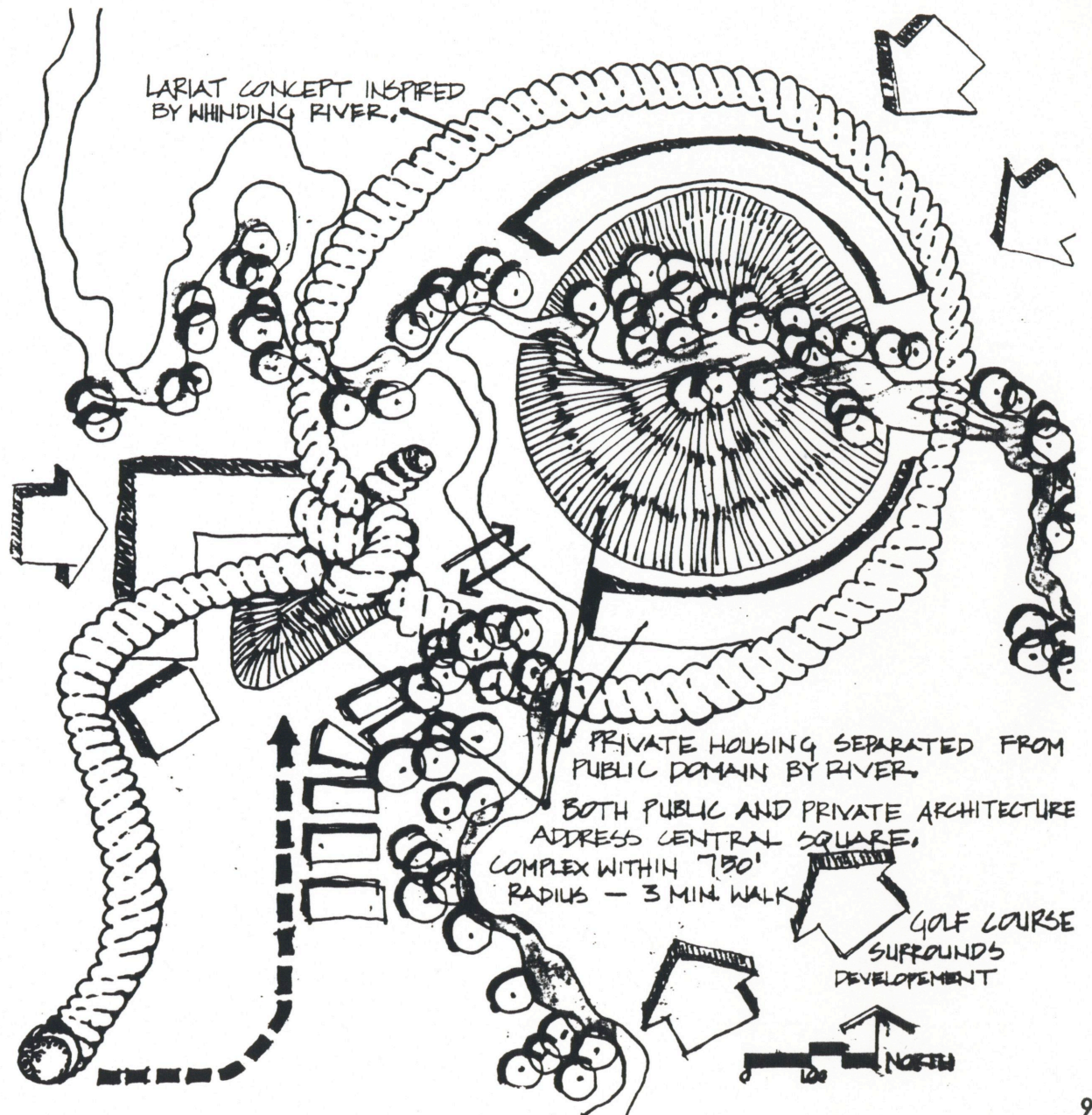
How

Analysis



How

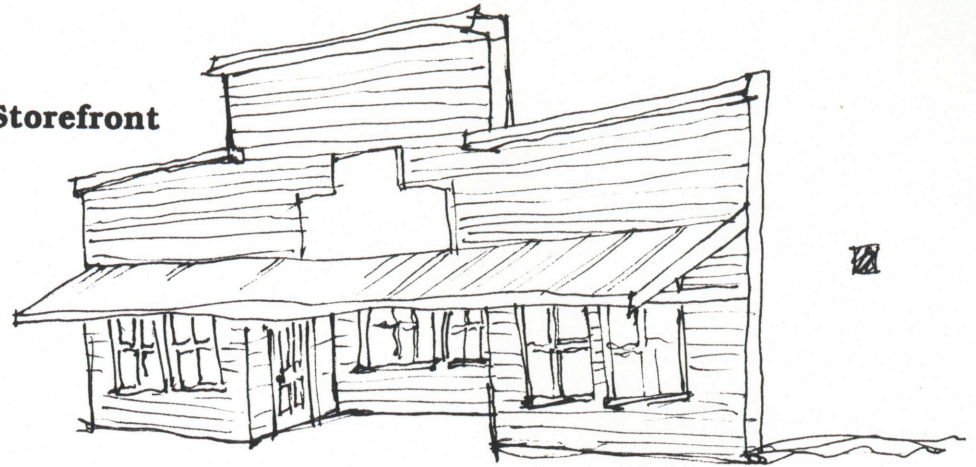
Concept



How

Style

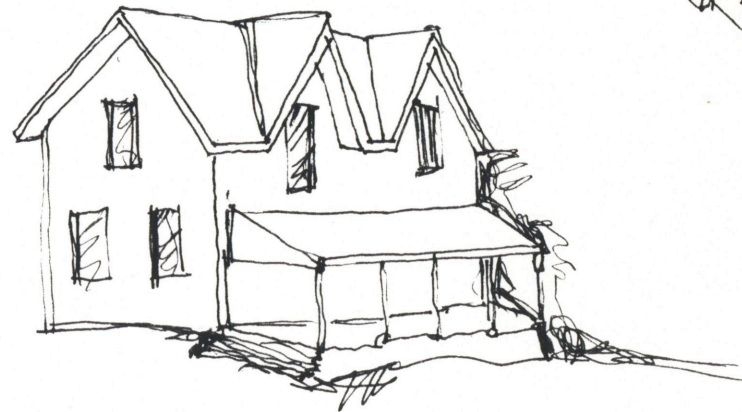
Western Storefront



Bungalow



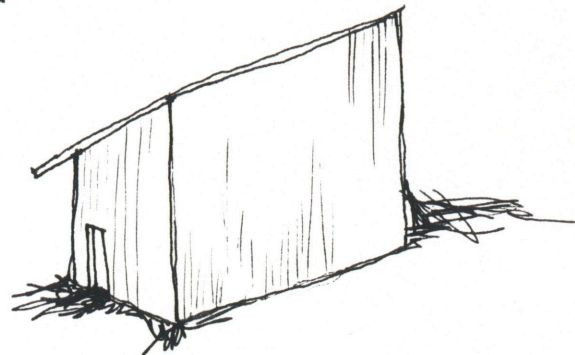
Farmhouse



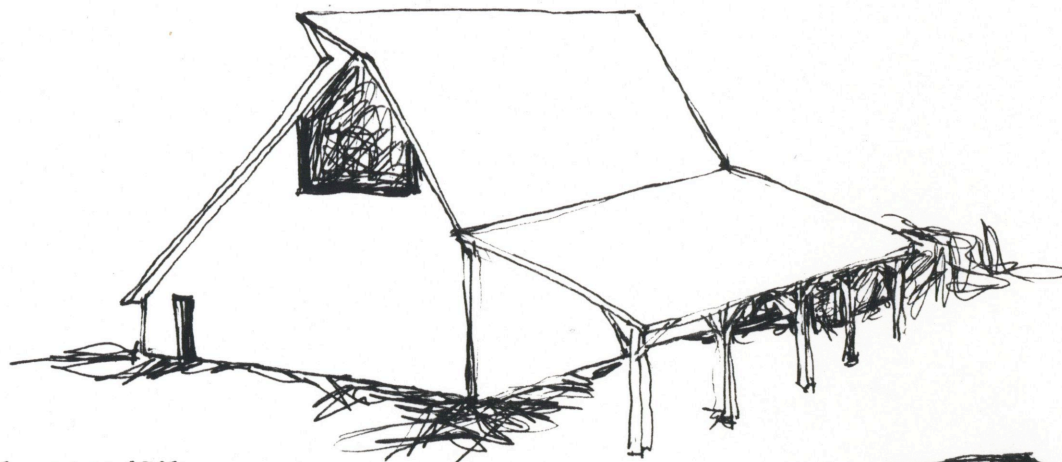
How

Style, Continued

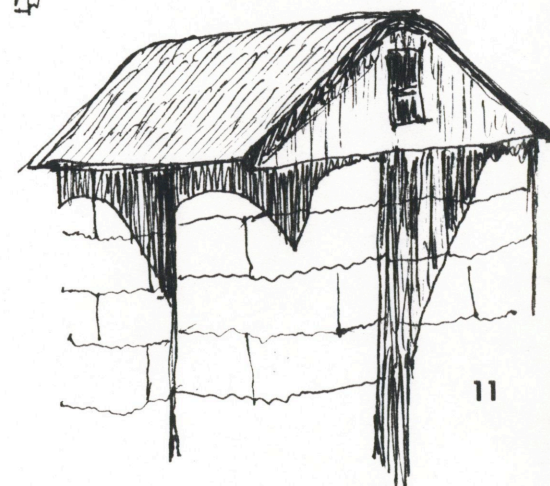
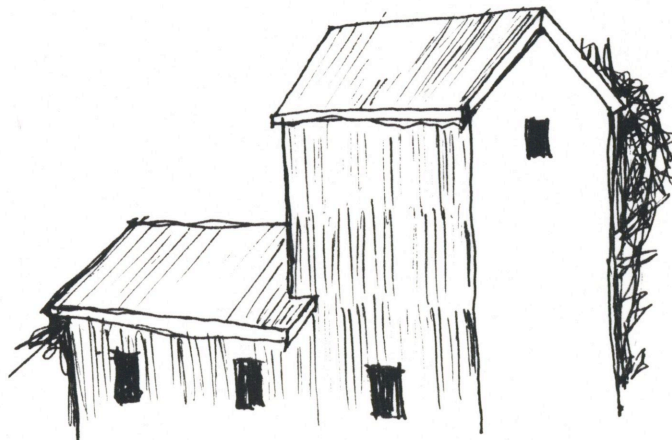
Shed



Barn



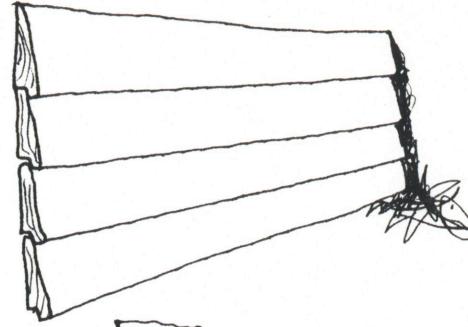
Grain Elevator/Silo



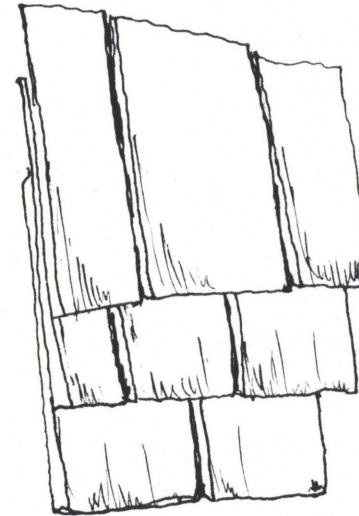
How

Materials

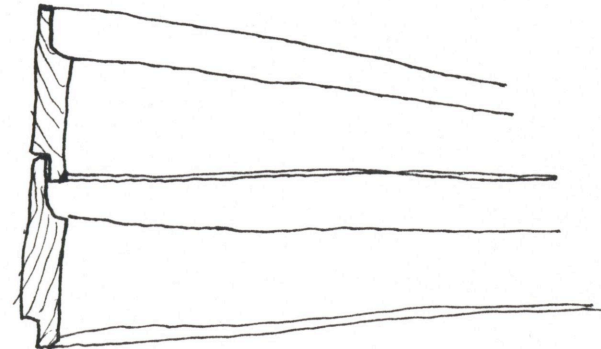
Clapboard



Shingle



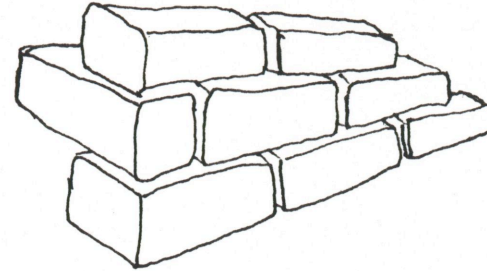
Shiplap



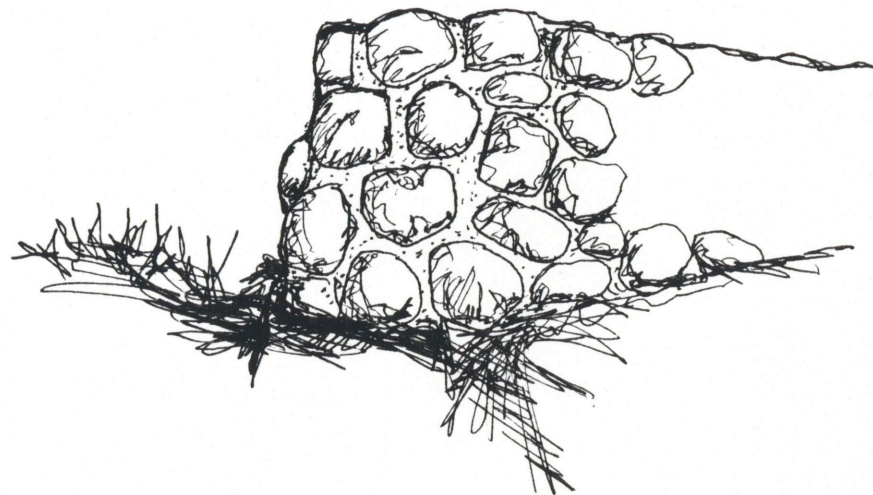
How

Materials, Continued

Brick



Riverstone



Thought

An object or building (or person) with presence has a shine, a sensuousness, a symmetry to it. Well-constructed, though perhaps as temporary as a bird, clean, though its paint may be peeling, its presence is experienced not only visually, but also by coherent appeal to other senses: to touch, movement, sound, smell. Edges are distinct just as contours are distinctive. Articulated parts are not so much adjacent or linked as mutually poised, just as the whole does not shamle, fill, and butt but stands precisely where it needs to be and ends there. Every material and texture is fully itself and revealed. From the flare on the eaves of a Chinese temple to the chain that drips pearls of rain, from the brilliant colors of the Parthenon to its subtly curved steps in the sun, enhancements of every kind have been devised to "bring out" a building's shape and its harmonics. All in the service of presence.

A building with presence, with a kind of mute awareness of its doors left ajar and windows open, finally seems attentive to our presence. Immensely patient, surrounding us with a benign otherness, it "falls to hand," as Heidegger put it. Dimensioned and hinged just so, it meets us exactly. It waits for our return.¹

It is in my nature to say that architecture doesn't really matter, yet I firmly believe that the lives and experiences that grow within the walls of buildings and streets do. This would also be to say that it does matter and make a difference that we can initiate designs that stimulate, question and allow growth. We do not want to twist or turn lives or values with our cleverness and power over seemingly timeless objects of built form. I say seemingly timeless in reference to a lifetime. It is not often we see buildings put up and torn down, although it could become a more common occurrence.

There is a presence to the communities that have inspired my pursuit of this project. Community squares in rural England and various row housing from the circus and crescent in Bath to the hill Victorians of San Francisco. In most cases their existence and identities have been established over many generations, addition upon addition, often changing angles, heights, directions, but always held together by a limited pallet of materials.

I can hardly dream of creating a community knit together with its own history, yet we live in a time where the developers and planners can map out huge communities in a few short years. The list in a real estate section of any newspaper of beautiful homes or lots in x-y-z View or x-y-z Ridge or x-y-z Valley subdivision has always confounded me as to their location even though they are

Thought

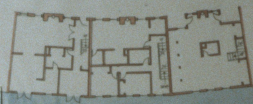
advertised in a manner that I ought to know. Yet I have a very clear idea of the surroundings they offer.

What I'm trying to achieve with this proposed community is a sense of identity. "I live at Lariat Bend" conveys not a mystique of opulence but a place that includes an influx of visitors, a source of commerce, and a residence for people of varying economic conditions.

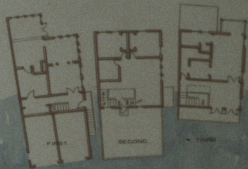
My hope is that the loose combination of common American architectural styles with some grand European town planning ideas in some way "seems attentive to our presence" (Benedikt, p.36) and not some clever "architectural origami" (Benedikt, p.60).

¹ Benedikt, Michael. *For An Architecture of Reality*. Lumen Books: New York, New York, 1987.





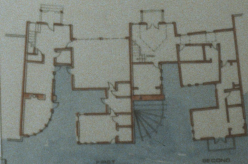
FIRST SECOND THIRD



FIRST SECOND THIRD



SOUTH ELEVATION



FIRST SECOND



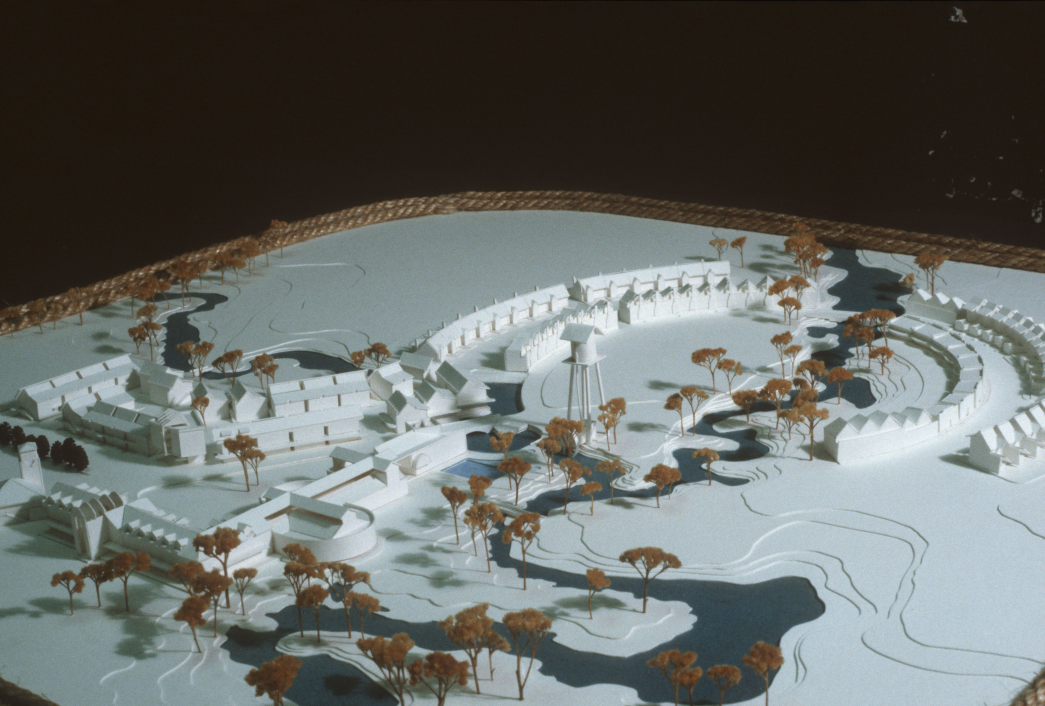
FIRST SECOND



RESIDENCES SCALE 1" = 32'-0" NORTH









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