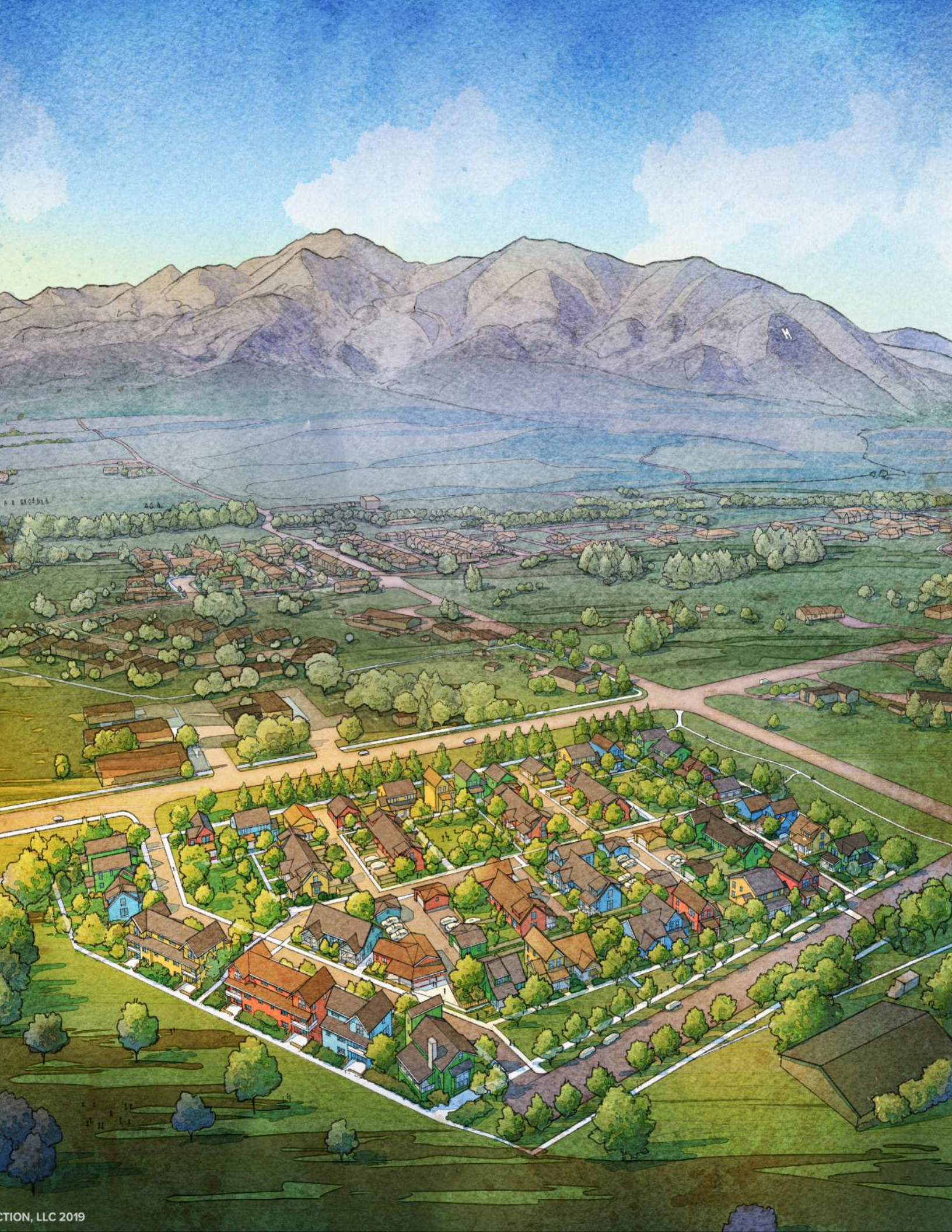




24 February 2021

BRIDGER VIEW DESIGN GUIDELINES





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Changes to the Design Guidelines:

These Design Guidelines may be amended by the Bridger View Owners Association, according to the procedures stated in the Master Declaration for the Bridger View Owners Association. Modification of the design standards requires an amendment to the Bridger View Planned Unit Development. Modifications are strongly discouraged.

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PROJECT OVERVIEW

Project Introduction

Bridger View is envisioned as a diverse neighborhood where households at various income levels, stages of life, sizes, and backgrounds can afford to purchase a home in Bozeman. This mix cultivates a healthy, vibrant, energetic, and safe living environment that sustains the rich fabric of the Bozeman community and fosters pride of place and good stewardship of homes, neighborhood, and community.

The neighborhood features 62 housing units on the 8-acre site. Modest, well-designed houses are compatible in scale with Bozeman's older single-household homes. The compact yards and generous porches echo the character of Bozeman's attractive and desirable older neighborhoods. The moderate density is appropriate in this transition zone between downtown Bozeman and nearby larger lot single-household neighborhoods.

Bridger View offers a mix of houses at various prices, including affordable options for residents who find it increasingly difficult if not impossible to purchase a home in Bozeman. For the growing number of households who are looking for a convenient urban lifestyle, Bridger View gives them the opportunity to trade size for location. These smaller houses minimize the environmental footprint, reduce construction costs, and fill a gap in the Bozeman housing market.

The site is designed to capture the essence of pre-1940s traditional neighborhoods, such as the Northeast neighborhood in Bozeman. Characteristics include a comfortable neighborhood scale, walkable streetscape, modest size, simple construction, shared community spaces, eclectic designs, and features that encourage neighborliness.

Bozeman has a number of highly livable neighborhoods, and while they each have a distinctive sense of place, what they share is the friendliness of a small-scale environment. Porches, front yards, sidewalks, and tree-lined streets offer a welcoming setting for walking and many opportunities to encounter neighbors. Bridger View is likewise small in scale: every house is only a few steps from a neighbor's porch, a shared courtyard, or a bike trail.

In addition to its own attractive features, Bridger View abounds with open space for active living. Its adjacency to the 60-acre Story Mill Community Park means that residents can walk to and into the park in less than five minutes. The park itself is an extraordinary amenity, especially for nearby residents. It provides natural environments for recreation, a variety of play settings for children of all ages, climbing boulders, a natural amphitheater, a sledding hill, a 40-acre nature sanctuary and 14 acres of restored wetlands, three miles of trails, community facilities, as well as recreational, cultural, and special programming.

The park is accessible to the whole community by bike trail and transit, which in turn, connects Bridger View residents to the city. Besides bordering the park, Bridger View is uniquely favored by generous biking and walking trails along both Bridger Drive and Story Mill Road.

Bridger View not only avails residents of the rich natural environment around them but also stewards those resources for enjoyment long into the future. Climate-responsive houses run on less fuel; green spaces and plentiful trees conserve energy as well as water; healthy and durable materials improve indoor air quality; the Common House, a small neighborhood community building, contributes to social vitality as well as enabling the homeowner association to hold its meetings; site features encourage neighborly interactions; and good access makes it possible to reduce the cost and environmental impact of driving. All these built-in features give residents the chance to live richer and healthier lives. Through a thoughtful process of planning, Bridger View seeks to demonstrate that affordability, sustainability, attractiveness, and healthy living can be enjoyed by any homeowner in Bozeman.

The team is pursuing certification under LEED for Neighborhood Development, LEED for Homes certification, and Department of Energy's Zero Energy Ready Homes.

Purpose of the Design Guidelines

The Bridger View Design Guidelines are intended to help the homeowners of Bridger View uphold the sustainable standard that has been established in the construction of the project. It is the goal of these Design Guidelines to document the intent of the planning, design, and construction of the Bridger View neighborhood. The guidelines seek to ensure long-term quality: sustainable affordability, healthy living, walkability, and neighborhood character.

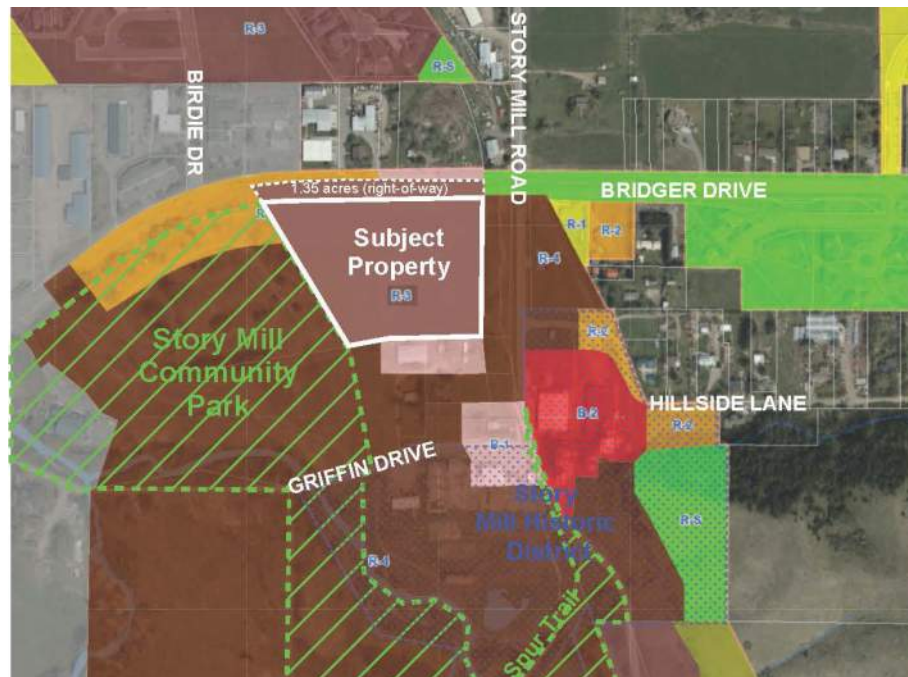
The renderings, plans and diagrams contained throughout the Design Guidelines are based on the preliminary design of the project. While they exhibit the project's overall design intent, they do not present in

their entirety the final site conditions, landscaping, or building location and architecture. Photos throughout this document are used only to illustrate points within the text. Please refer to the Final PUD drawing set for more specific details.

This document is intended to be used in conjunction with the full set of ownership documents. The Bridger View covenants are on file at the Gallatin County Clerk and Recorder's Office. The Bridger View Owners Association Bylaws also apply to all properties.

This document does not require the establishment of a design review committee by the Bridger View Owners Association, but it does not preclude it either. The Bridger View Design Guidelines are specific to the Bridger View Planned Unit Development and are in place of the general development standards of the City of Bozeman Zoning. If a development standard is not specifically established in the Bridger View Planned Unit Development approval documents the general standards of the City apply. Any un-met code provisions or code provisions that are not specifically listed in this document as PUD relaxations do not in any way create a waiver or other relaxation of lawful requirements of the Bozeman Municipal Code or Montana State Law.

Location and Zoning



The Bridger View site is located between Bridger Drive along the north and Griffin Drive to the south, between Story Mill Road to the east and Story Mill Community Park to the west. It was once on the northern periphery of Bozeman's urban fabric. However, increasing housing

demand has caused development to leapfrog to the north and east of the site. The property lies at a literal and figurative crossroads, a place where previous uses are being transformed. Residences are springing up on former agriculture sites. Larger commercial and industrial developments are thriving, especially with recent infrastructure and road improvements. The park, which conserves historic landscapes, may put pressure on long term uses and redevelopment. Older structures nearby may be transformed into new commercial developments.

The site is zoned R3 (Residential Medium Density). Most of the incorporated area to the east of the site is zoned residential (R1 Residential Single-Household Low Density, RS Residential Suburban, and R3 Residential Medium Density), with the exception of the historic mill site and stockyard areas (B1 Neighborhood Business and B2 Community Business). Previous studies have suggested that these sites might anchor future commercial development. Areas to the west are largely commercial and light industrial (M1 Light Manufacturing and M2 Manufacturing and Industrial). Areas to the south of the site are included in the Northeast Urban Renewal District (NEURD), and are a mix of agricultural uses, commercial, and light industrial. Sites closer to older areas are smaller in scale and interwoven with residential uses in the Northeast neighborhood.

The site is an 8.03-acre parcel of land located at the junction of Bridger Drive and Story Mill Road. A dense development plan was approved for the parcel and surrounding properties in 2008 but failed after changing the zoning, annexing into the city and closing the 92-household trailer park. The property was left vacant but contains vestiges of its former use including two large asphalt drives and 40 trailer pads. Additionally, infrastructure remnants exist from former utilities that served the trailer court, including two wells and public water system, municipal sewer, and overhead electric.

The neighborhood is well connected to regional trails and the Story Mill Community Park. The site is equally accessible by car and by bike, and a ride or drive into the center of Bozeman only takes ten minutes. The Trust for Public Land granted a pathway easement to the City of Bozeman along the northern boundary as a result of the road widening project to preserve the mature spruce trees and accommodate safe bike and pedestrian movement through the site. The Trust for Public Land also granted a sewer easement along the northern boundary to provide land for the city to install a trunk sewer line. The neighbors established a Special Improvement District (SID) to share in the costs of installing this sewer line, and water and sewer mains along Story Mill Drive.

I. SITE ORGANIZATION

I.A. Overview: Design Intent

The organization of the Bridger View site is based on principles of neighborhood design that have stood the test of time and continue to attract investment to Bozeman’s well-established neighborhoods, coupled with best practices in sustainability. Bridger View demonstrates that thoughtful design can create an enduring neighborhood that is cost effective to construct. The resonance between these principles can be seen in the site plan, which demonstrates the underlying alignment between traditional neighborhood development, low impact development, and lasting affordability.

The design intent of the site planning is summarized in the following objectives:

- **Compact Development**

The concept of compact development is a response to smaller households, increasing construction and operation costs, and an appreciation of natural open space. Promoted by planning organizations, it is being adopted by planning agencies around the country. By designing thoughtfully smaller houses, yards and streets, neighborhoods are made safer, more livable, easier to maintain, and less costly to the city’s infrastructure budget. Good connectivity, walkability, and affordability are all made possible. Compact development is a guiding principle for Bridger View. With 7.7 houses/gross acre, its density creates a good fit with its transitional surroundings—a contemporary concept rooted in best practices from the past. While Hillside Lane is built to the city’s standard for public streets, the other private streets are intentionally in scale with older neighborhood streets. These “living streets” are designed to limit the speed of cars, making them safer and friendlier places.

- **Good Connections and Access**

Bridger View has direct vehicular access to two major streets, Bridger Drive and Story Mill Road. It also has unusually good pedestrian and bike connectivity via the existing Spur Trail, the pathway along Bridger Drive, and trails through Story Mill Community Park. Sidewalks within the site link each house directly to this regional network.



- **Natural Systems and Services**

Bridger View has been designed with an understanding of its role in the larger natural ecosystem and watershed. The neighborhood is built to take advantage of the natural topography, the tall evergreens along Bridger Drive, and other natural features. Using principles of low impact development, stormwater and snow are managed on-site. Courtyards and other green spaces serve as sites for stormwater detention and snow storage. The circulation system has been designed to provide efficient access without excessive paving. The reduced paving increases permeability and minimizes heat islands. In addition to waste management during construction, easily accessible waste collection stations encourage residents to recycle.

- **Healthy and Safe Environments**

Integrating Bridger View into a healthy natural ecosystem also provides a healthy environment for residents. Thoughtful water and plant design make the site a healthy and enjoyable place. Residents have access to usable private open space and generous common spaces. Pleasant sidewalks and streets that slow cars invite walking and other active living. The street system has been laid out with great attention to everyday safety, particularly to reducing the speed of vehicles. Eliminating excessive street widths and corner radii, both of which contribute to speed, helps keep Bridger View residents safe. Parking is accessed from alleys that are kept separate from pedestrian paths and pedestrian-friendly green spaces. The simplified street grid and compact development give ready access to the site for emergency vehicles.

Bridger View is not only about providing great houses, but more fundamentally about building a sense of community.

- **Strong Community Ties**

Bridger View is not only about providing great homes, but more fundamentally about building a sense of community. When neighbors know and look out for each other, they have a strong and safe community. The Bridger View site is organized to encourage neighborhood interactions – a common house, shared trash/recycling, clustered parking, central mail location, clusters of covered bike parking, and common courtyards. By means of the Headwaters Community Housing Trust, 50% of the houses will be perpetually affordable to median-earning households. These homes are interspersed throughout the site and indistinguishable from market-rate units. The enhanced diversity contributes to a more resilient community.



Rendered site plan showing the western half of Bridger View



Rendered site plan showing the eastern half of Bridger View

- **Accessibility**

Site grading provides accessible paths that connect to city streets, trails, and Story Mill Community Park. Internal paths connecting parking, residences, and shared common amenities are also accessible.

- **Resilience**

Designing for resilience is part of establishing a durable and sustainable neighborhood that can withstand the impact of climate change. The natural bioswales along Hillside Lane, open spaces, and below grade catch basins in the courtyards are designed to absorb heavy downpours from severe storms. Snow management is an everyday part of winter in Bozeman and is accommodated by conventional street and lot layout. Additionally, Bridger View’s open spaces are designed to provide snow storage during heavier snowfalls in the winter and accommodate stormwater detention at other times of year.

I.B. Uses of the Site

Bridger View is a homeownership community. The site is dedicated to mixed-income housing and the amenities that support the residential neighborhood. Because households of different incomes are interspersed throughout the site, Bridger View will resemble a mature neighborhood more than a new development. The overall organization of the site is based on a simple traditional model: streets define blocks that are subdivided into lots and common spaces.

I.B.1. Circulation

The circulation system provides access to and from Story Mill Road and Bridger Drive. The primary entrance is from Story Mill Road at Hillside Lane, which is extended onto the site and connects to Flourhouse Way



The streets in Bridger View are the length of 1.5 typical residential blocks.

and Blue Silos Way. Blue Silos Way provides a secondary access, which is from Bridger Drive. Millworks Way gives access to parking courts and service uses, such as waste collection. Because of the compact nature of the development, these shared streets are the length of only one or two city blocks.

Hillside Lane is a public street that will be maintained by the City. Its right of way is 64 feet, and it meets city standards for curbs, signs, parking, and lighting. The other streets are all owned and maintained by the Bridger View Owners Association. Their rights-of-way are thirty feet wide. They are “shared streets” that are inviting to residents for walking or biking. To encourage slower and non-motorized circulation, the asphalt street paving is edged on both sides by concrete sidewalks without a curb. Even though the shared street is a newer concept in planning in the U.S., the advantages of slowing traffic are evident in older smaller streets in Bozeman, where the low volume of cars and slow speeds make them safe for casual pedestrian use and children’s nearby play. To promote pedestrian activity, resident parking is located in clusters which are accessed from the shared streets.

Bridger View is also served by a dense network of pedestrian paths within it that connect to Story Mill Community Park and the community trails on two sides. These paths, which continue at the edge of the local streets, link every front porch in the neighborhood. They also link parking courts to houses. This smaller-scale network gives Bridger View a sense of community connection that is missing in modern residential subdivisions. It also weaves protective “eyes on the street” into the fabric of the neighborhood.



I.B.2. Lots

To create a homeownership community, each house sits on its own lot. The houses are single-household Bungalows and Farmhouses. Some are freestanding detached units, while others are attached. The lots range from 1700 sf to 3650 sf. There are 52 single-household lots. Along the park, there are five duplexes, which are called the Parkside buildings. Each duplex occupies its own lot.

All lots accommodate modest front yards and front porches. Lots that face a public edge of the site—the trail along Bridger Drive, the Spur Trail, or Story Mill Community Park—front those public spaces with another porch and yard. Thus, public spaces are always “fronted” by houses.

Back yards are private outdoor space. Some back yards have parking spaces; others provide more private space for household use. Back yards are accessible from parking courts, alleys, or pedestrian walks.

Typically, the houses are “zero lot-line houses” located at one side property line so as to turn two narrow side yards into a single usable space between two houses. The yard is the private property of one owner, whose house has windows facing it. The wall of the house next door, which sits at the property line, has no windows, so affords privacy to its neighbor.



I.B.3. Common Space

There are four types of common space on the site: the courtyards, the Hillside Lane Green, the Blue Silos Way Plaza, and planted edge spaces. All common space is owned and maintained by the Bridger View Owner Association.



I.B.3.a. Courtyards: The courtyards are the primary organizing spaces on the site. Each of the three courtyards (Blue Silos, Millworks, and Flourhouse) is fronted on all sides by residential buildings and their porches. The courtyards are over 7,000 square feet in area. Visually they provide a shared front yard that unifies the houses around them. At the same time, they serve as small green “squares” for all the residents to enjoy. Each courtyard is surrounded by common sidewalks. Trees are located to create a natural ambiance and pleasant setting without interfering with subsurface utilities. On one side, the walk is expanded to ten feet wide to provide a common paved area for gathering or play. Courtyards also serve as stormwater detention and snow storage areas. Trees are spaced and meadow planting is used at the perimeter of the courtyards to accommodate the movement and storage of snow.



I.B.3.b. Hillside Green: From the entrance at Story Mill Road to the Common House, a formal wedge of green space borders Hillside Lane and creates a tree-lined common area that is the “front yard” of the entire neighborhood. While the Common House is its terminus, this green space links views of the park to the west with views of the mountains to the east. It creates a distinctive sense of place for the neighborhood and forms a generous green lawn. A sidewalk along the houses separates their front yards from the common green. Another sidewalk borders Hillside Lane. Parking spaces are provided on both sides of the street. Like the courtyards, Hillside Lane Green does double duty as a catchment area for stormwater and snow storage.



I.B.3.c. Blue Silos Way Plaza: Across Blue Silos Way from the Common House is a small paved plaza that is intended as a hub of daily community activity. The plaza is a communication center where residents get their mail and share posted information. A porch roof extends over the plaza to provide a sheltered place for mailboxes. The front porch of the Common House is right across the street, which in turn connects to the large porch overlooking the park and the green space around the building. The variety of spaces is designed to accommodate casual encounters, small groups of neighbors, and large community gatherings.

I.B.3.d. Planted Edge Spaces: Bridger View has the good

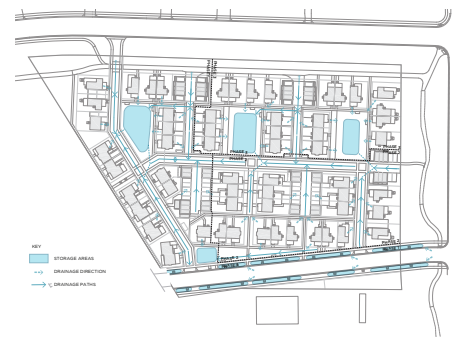
fortune to be surrounded by active open spaces and is designed to contribute to the quality and safety of these spaces. In addition to contributing land dedicated to the Path to the 'M' trail, the neighborhood is designed to front on both trails rather than turning its back on them. Paths through common spaces link to the trails. In both these ways, Bridger View adds activity and natural surveillance to the public spaces. Other common spaces at the edges of the site, which are simply well planted, augment the natural environment and visual coherence of the site. In addition to providing areas for stormwater detention, edge spaces have been designed to augment snow storage during heavy snowfalls.

I.C. Site grading and drainage

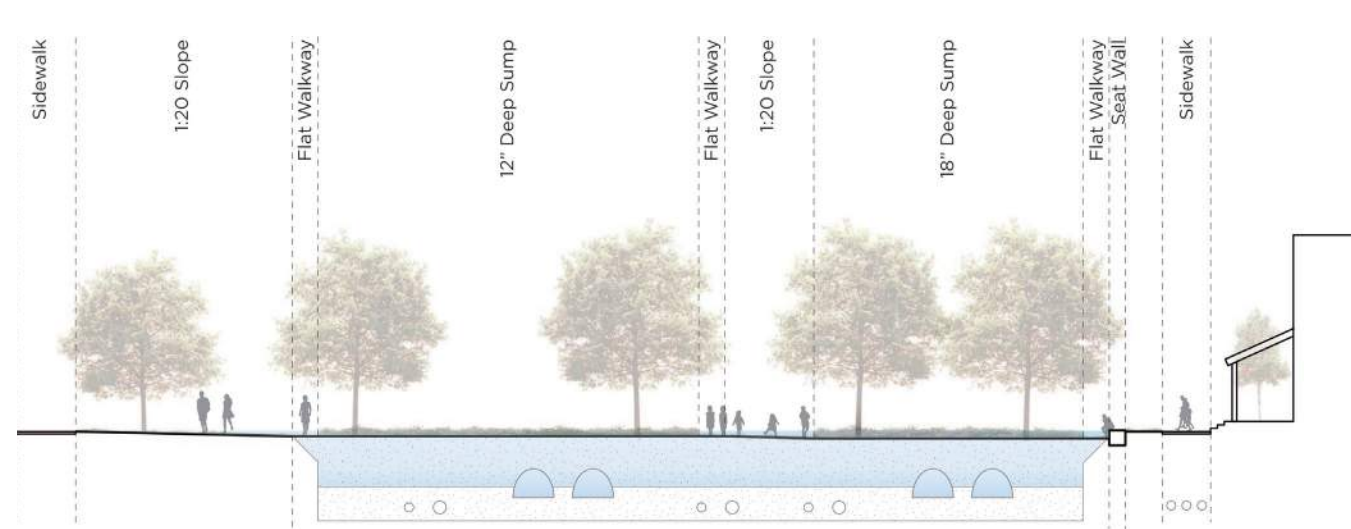
The site slopes gently down from east to west and from south to north. The northwest corner is the lowest part of the site. The overall difference in grade is approximately ten feet. This difference has been used to channel water to the detention areas. The slope of circulation is typically under 2% and the common space is typically under 3%, which is not noticeable. Most yards are nearly flat. For accessibility purposes, some back yards slope slightly up to the back door.



Planted Edge Spaces



Stormwater Drainage Plan



Schematic courtyard section showing stormwater detention area

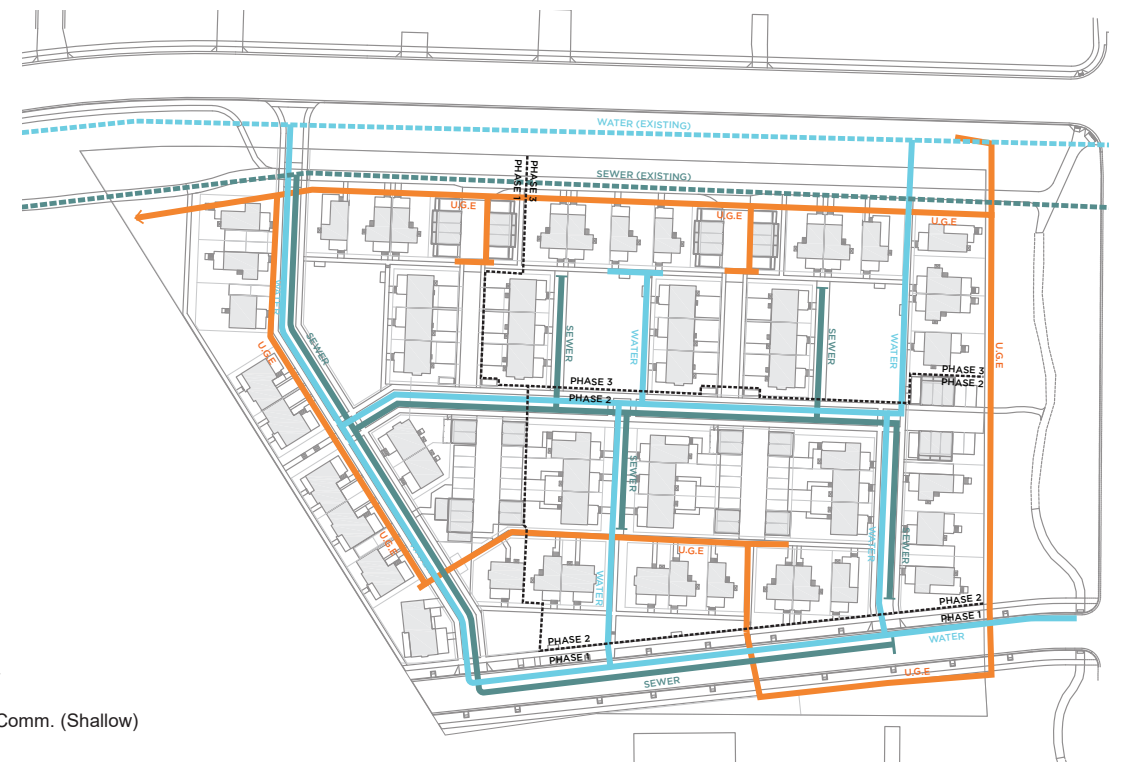
I.D. Utilities, communications, and refuse

I.D.1. Utilities

Water and sewer lines (deep trench utilities) are run under streets in utility easements, which are 20 or 30 feet wide, as required. They are typically distributed to the front of each lot, where they run between porch piers and into the lower level of the unit. Electrical lines are typically run in a "shallow utility trench" with a five- or ten-foot easement. The shallow utilities are kept separate from the deep utilities. They are distributed adjacent to alleys and typically enter houses from the back yard. The electric line along Story Mill Community Park is located at the street side of the houses along Blue Silos Way instead of the park side. The line along Bridger Drive is adjacent to the trail. Transformers and junction boxes are located where the properties can be served efficiently without intruding on the quality of the environment, particularly the common circulation spaces.

I.D.2. Communications

Phone and data lines are laid adjacent to electric lines. The utility easement allows for the required access to both electric and communications lines. Communications pedestals are located in visually unobtrusive locations.



UTILITIES
 Sewer
 Water
 Elec.-Comm. (Shallow)

I.D.3. Refuse

Four waste collection and two recycling stations have been designated on the site, all along Millworks Way. These common collection sites encourage neighborhood interactions, improve ease of collection for the city, promote recycling, reduce cost for homeowners, and optimize storage by eliminating the need for individual trash and recycling bins in every yard. Each trash enclosure is designed to include two large refuse tubs. They can be accessed directly for side pick-up. All enclosures are designed to be resistant to wildlife. Recycling totes are housed in recycling enclosures adjacent to two of the garages along Millworks Way.

I.E. Parking

All units have two parking spaces, which are accommodated on-lot or off-lot in shared parking courts. Street parking for visitors or residents is also available along Hillside Lane.

Distributed parking optimizes the site for homes, reduces heat islands, and facilitates encounters among neighbors. Parking courts provide clustered parking and are located for convenience around the perimeter of the site and grouped behind homes. Each parking court has two rows of right-angle parking spaces. The two courts south of Millworks Way are bookended by two-car garages at each end. Between the garages are both single and tandem parking spaces, serving the units on either side as well as others nearby. Parking along the alleys north of Millworks Way give access to on-lot parking patios for the six adjacent units. Both alleys lead to a parking court with two three-car garages and four sheltered spaces. A third such court is at the east end of Millworks Way.

There are 124 parking spaces provided and an additional 14 spaces on the north side of Hillside Lane and 20 on the south. The distributed parking courts provide access to parking from units in all parts of the site. Parking available to homeowners is diverse, offering on-lot, off-lot, open, sheltered, and garage parking spaces.

An ADA compliant parking space is provided on Hillside Lane near the Common House. In addition to the public parking spaces, a temporary parking space for postal and other deliveries is provided at the Blue Silos Way Plaza.



I.F. Emergency access

Everyday safety is a primary concern in the design of Bridger View. Limiting perceived pavement width and keeping corner turning radii small are essential to the safety of residents because they help reduce speed. The site plan is laid out to provide efficient access to units by emergency vehicles. The continuity of the streets between entrances at Story Mill Road and Bridger Drive enable an ambulance or fire truck to enter and exit the site without having to turn around. Streets are constructed to support heavy vehicles. Fire hydrants are located to be accessible to all units and to emergency vehicles. Snow storage on open spaces allow streets to be kept clear for emergency vehicles in winter.

I.G. Snow Storage

The site allows for safe passage and access throughout the year. Snow storage is accommodated in every major common space, providing a good distribution of storage areas and ample space for accumulation. Areas that manage stormwater in summer are also designed to afford snow storage in winter. Site landscaping and fixtures are located to allow for snow plowing to clear streets and common paths. Individual homeowners are responsible for shoveling the snow on their lot, which must be stored within their lot. The Bridger View Owners Association manages snow on common property.

I.H. Regulation signage

As required by City standards, signs are to be installed along Hillside Lane and internal streets to designate no parking areas, cross walks, and other traffic signs. Street name signs are also located at all street intersections. To slow vehicles and increase pedestrian visibility at key intersections, a raised crosswalk is located at the intersection of the Path to the 'M' and Blue Silos Way and a trail crossing at the intersection of the Story Mill Spur Trail and Hillside Lane.



II. LANDSCAPE

II.A. Overview: Design Intent



Local landscape and neighborhood character, Bozeman, MT.

While the site planning establishes the overall organization, density, and functional capacity of the site, the design of the landscape adds essential qualities of livability, vitality, and sustainability. It also links Bridger View visually to Bozeman's attractive traditional neighborhoods.

The design intent of the landscape design is summarized in the following objectives:

• **Local Character**

Bozeman's landscape and urban form give it a unique identity. Bridger View has adopted these features to infuse Bozeman's character into the development. Throughout the city's older neighborhoods, outdoor spaces have been designed for living. The interior space of a house is extended with porches, shaded lawns and sunny gardens, patios, and private back yards. Along any street, the houses may vary, but differences between front yards and back yards are very clear and help give the neighborhood an orderly and inviting appearance. The landscape creates transitions between public and private space with simple changes in material or surface as well as with planting

and fences. Public street spaces in Bozeman have a "well-tended" character that makes them feel safe. Natural materials and simple detailing provide cost-conscious options while allowing for a rich and appealing visual diversity.

• **Resource Stewardship**

The value of natural resources is fundamental to the concept and design of Bridger View. Water conservation is addressed with a drought-tolerant landscape. Water for irrigation will be drawn from two existing on-site wells. Paving is reduced wherever possible to increase permeability and minimize heat islands. Existing trees, such as the spruce trees along Bridger Drive, are to be saved wherever possible. A generous number of new trees are planted to help manage water, temper the microclimate, and improve soil. Native plants and plants that are well adapted to our climate contribute to a healthy ecosystem as well as local character. Energy efficiency is achieved with LED lighting that also meets Dark Sky requirements. To minimize transportation fuel, locally-sourced materials are to be used as much as possible.

• **Sustainable landscape**

Bridger View's goal is lasting affordability and livability. It means designing the landscape for more than its immediate impact. Through the lens of this longer view, the quality of construction and materials and the integrity of the natural systems that will sustain the neighborhood become even more important. The Bridger View Owners Association will exercise long-term stewardship of the entire neighborhood with an added layer of stewardship created by the Headwater Community Housing Trust, which will ensure permanent affordability for half of the units. In landscape design, detailing and the use of natural materials as well as attentively supervised construction all contribute to durable quality. Additionally, non-invasive native and adapted plants, including cultivars of native plants are selected for their suitability to the soil and climate and are more likely to be self-sustaining.



II.B. Planting

There are four distinct types of planting on the site: street, sidewalk, courtyard, and yard. Each type of planting is suitable for its function and location, and the differences among them help emphasize the many layers and scales of open space on the site. Planting allows for stormwater detention and snow removal. Species have been selected for drought tolerance as well as tolerance to deer browsing. All tree plantings avoid utility easements and will be coordinated with the location of any other surface or sub-surface interferences.



Diagrammatic Planting Plan



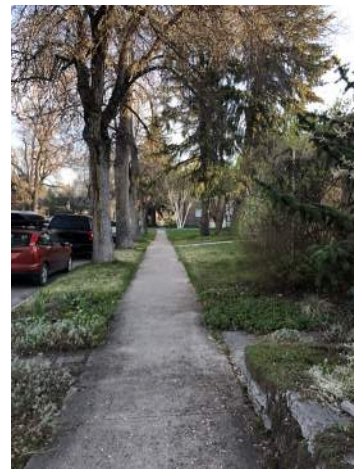
Street Planting



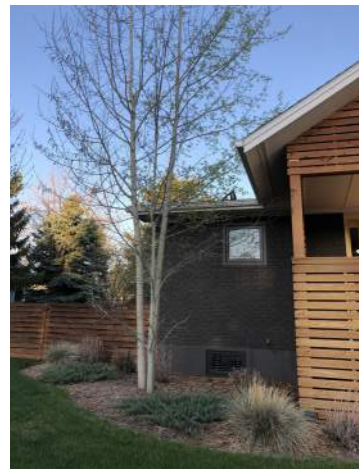
Sidewalk Planting



Common Space Planting



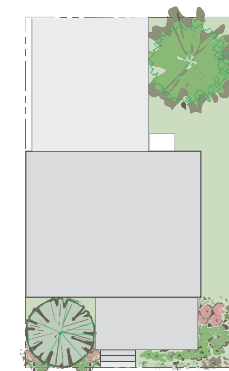
Street and sidewalk planting



On-lot planting



Common space planting



Typical Lot Planting

II.B.1. Street Plantings

Street tree planting is intended to grow into a full canopy over the street. Selected street tree species are adapted to the local climate and urban conditions. They are tolerant of both drought and pollution. Street planting in the Hillside Lane right of way is to comply with Bozeman street standards. The Bridger View Owners Association is responsible for maintaining the street plantings along internal streets.

II.B.2. Sidewalk Plantings.

The pedestrian paths through the neighborhood are pleasant places to walk, even during hot days. The common space on either side of the sidewalk is planted with low-maintenance shrubs and trees. Plants have been chosen to create a pleasing variety with visual interest at all times of the year. The Bridger View Owners Association will be responsible for maintaining the sidewalk plantings in common areas.

II.B.3. Common Space Plantings

The common plantings must address several conditions. Because stormwater will collect in the courtyards, plants must withstand periodic wet conditions, even in a dry climate. Differentiated areas provide for varying conditions, including different times of day and seasonal changes. The southernmost part is planted with shade trees for hot days. The northerly area is mainly open and sunny, inviting at colder times. The courtyards contain three groundcover types: bluegrass sod for use by homeowners in sunny areas, fescue sod in the interior and a native meadow seed mix around the perimeter. The Bridger View Owners Association will be responsible for maintaining the courtyard plantings.

II.B.4. Yard Plantings

As Constructed: Initial planting in back yards is limited to ground-covering plants to protect and enrich the soil prior to any planting the homeowner chooses to do. Planting in front yards will be a simple palette of native and adapted drought-tolerant perennials and shrubs. The mature height of shrubs in front yards is to be no more than four feet. Street trees planted by the developer in a front yard are recorded on the lot plan as a common element that may not be damaged or eliminated by the homeowner. The homeowner is responsible for maintaining the tree in good health and replacing it if necessary.

Future: Yard planting in back yards is limited to native drought-tolerant, non-invasive species. Before planting any trees or large shrubs that are likely to overhang a neighbor's yard, the neighbor should be consulted. Front yard planting is limited to native drought-tolerant, non-invasive species. Lawns in front yards are prohibited. Homeowners are discouraged from using toxic pesticides or herbicides. All plantings should be unpalatable to deer. Future plantings must be coordinated with the irrigation system through the Bridger View Owners Association.



II.C. Paving

Paved areas serve more than one function and must convey their multi-functional intent, so they are designed to be versatile, attractive and durable. Homeowners may not pave any parts of front yards or areas in public view. They may use pervious paving in their back yard, but only where paving is not restricted.

To adapt paving to its various purposes and to assist in wayfinding, the site is designed with four types of paving, which are as follows:

II.C.1. Street Paving

The construction of Hillside Lane is to comply with Bozeman's Public Works Standards. Any street or alley designed for emergency access must support heavy vehicles. The streets and alleys will have asphalt paving. They will be edged with concrete walks on both sides in lieu of curbs. The concrete walks will be broom-finished concrete, scored at typical "sidewalk" intervals, approximately every three to four feet. Parking spaces in parking courts are asphalt. Garages have concrete floors.

II.C.2. Pathway Paving

Pathway sidewalks are part of a small-scale pedestrian network. They are therefore less wide than along streets. The concrete walks will be broom-finished concrete, scored at typical "sidewalk" intervals, approximately every three to four feet. Walks in common areas are typically four feet wide.

II.C.3. Plaza Paving

Plaza paving is used to mark special areas, such as gathering spaces or street crossings, and it therefore has more visual texture than other paving. Plaza paving is concrete scored in a simple pattern such as a square grid, and is consistent throughout. Alternatively, the concrete may be colored and/or stamped.

II.C.4. Parking Patio Paving

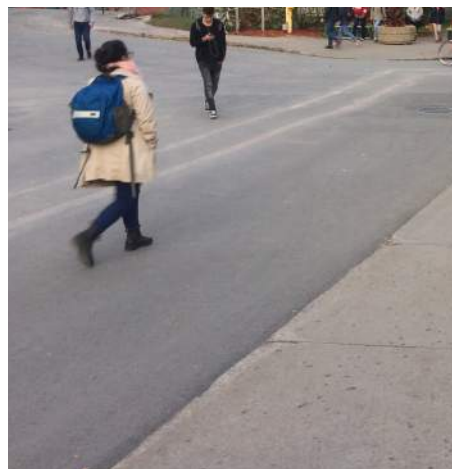
On-lot parking spaces and paving at the Blue Silos Way Plaza are finished with patterned concrete to be easily distinguished from adjacent streets, alleys and parking courts.

II.C.5. Pavers

Pavers on the fire loop allow for access by emergency vehicles, while providing a visual separation from the adjacent parking courts.



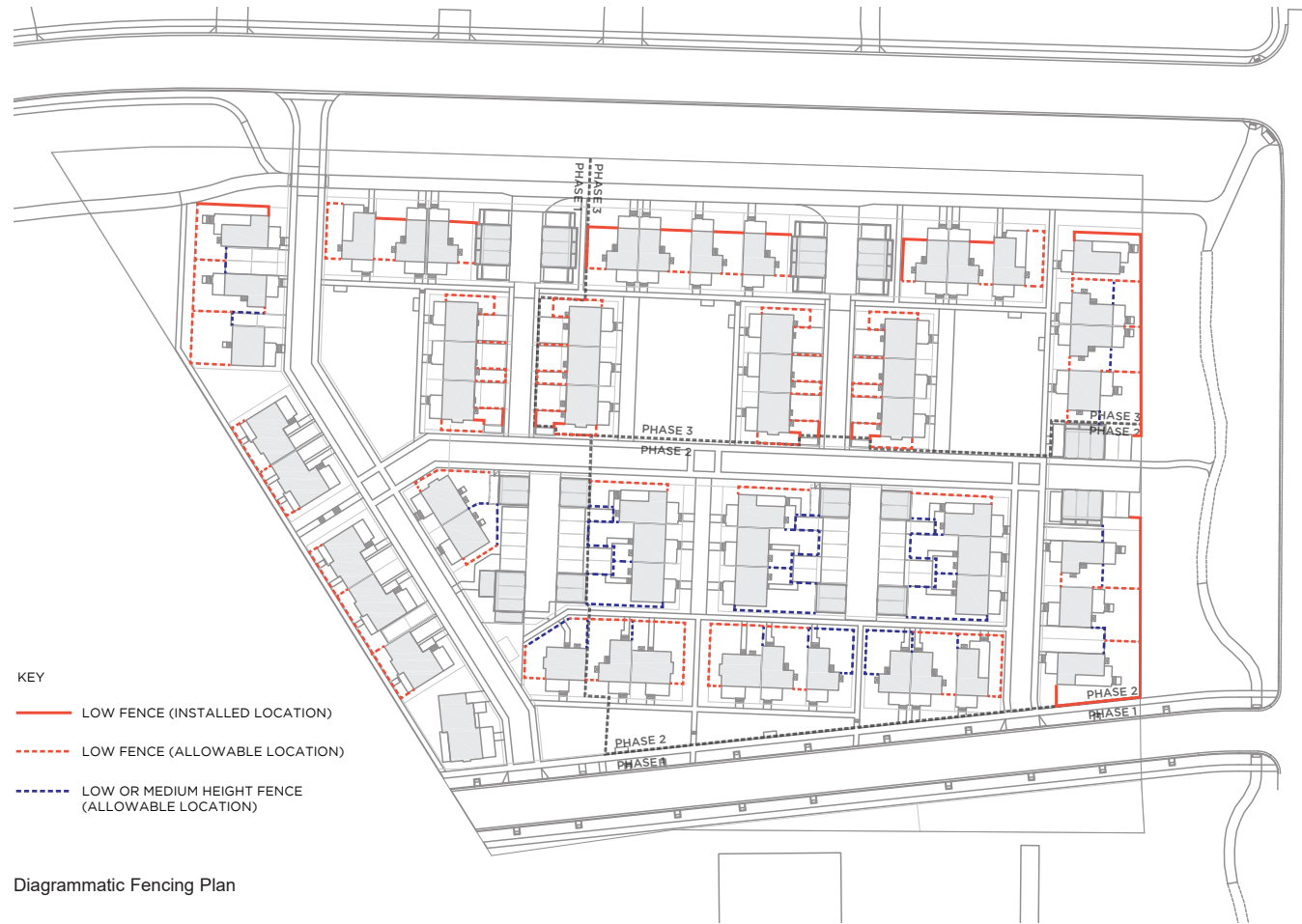
Broom-finished concrete walk



Asphalt road with curbless sidewalk



Scored concrete paving



II.D. Fencing

Fencing helps to distinguish private spaces from both common space and other private spaces. Some fences will be installed as part of the initial construction, as noted in the accompanying plan. These fences are illustrated below. It is not intended that all future homeowner-installed fences match these fences. The requirements are limited to materials and size and leave plenty of opportunity for individuality.

Fences may not be made of plastic (vinyl or other) or chain link. They must have a durable finish and be maintained in good condition. No continuous fencing surface should extend more than four feet in any direction.

Fences along common or public property shall always “front” the common area. Fences between private yards shall be double-sided unless otherwise agreed to by those neighbors. Any fences on property boundaries shall be agreed to by adjoining property owners.

II.D.1. Low fence

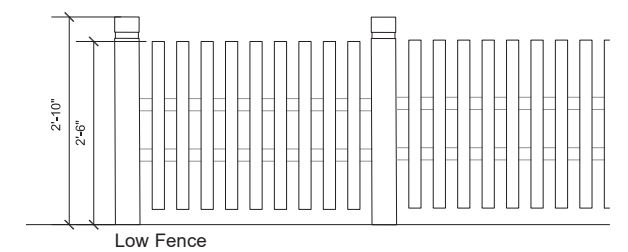
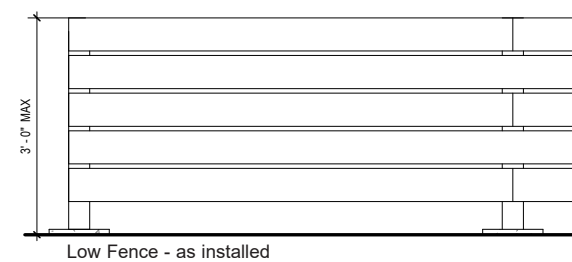
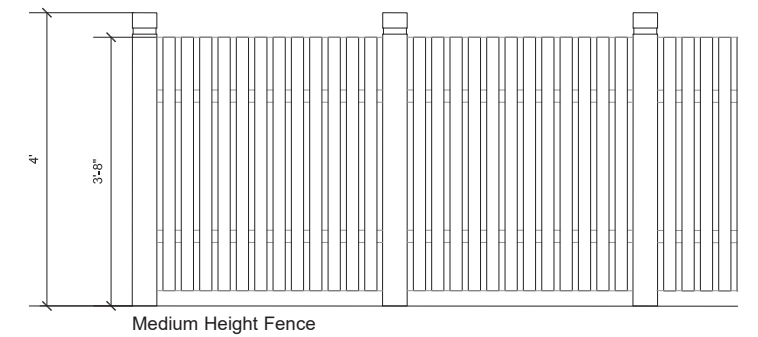
Front yard fences, or low fences, may be up to 3'-0" (36") tall. Fence posts are to be no more than four feet apart.

II.D.2. Medium height fence

Fence posts may be up to 4'-0" (48") high; the intervening fence is 44" high. Fence posts are to be no more than eight feet apart.



Fences in Bozeman, MT



II.E. Site Lighting

Site lighting is designed to provide safe and pleasant public and common spaces at night. Hillside Lane street lighting complies with city standards.

In addition, streets and pathways are lit through a combination of residential pole lights, bollards, and lights integrated into handrails and steps. Porch ceiling lights create a welcoming glow along paths. Light fixtures are affixed to garage walls helping to light common areas and pathways. Maintenance of site lighting is the responsibility of the Bridger View Owners Association.

II.F. Wayfinding and Identity Signage

Street signs throughout the site are installed as part of the initial construction. Pedestrian-scale wayfinding signage will be placed at entrances to the neighborhood. These are intended to orient visitors to the three pedestrian routes that extend north from Hillside Lane and culminate in a shared courtyard: Blue Silos Way, Millworks Row, and Flourhouse Way. The wayfinding signage is composed of a simple family of three posts at two scales that indicate neighborhood and courtyard names, and may include simple address wayfinding at courtyards

II.G. Deliveries

USPS approved mailbox units are to be installed in the Blue Silos Way Plaza under the porch roof. Temporary parking for deliveries in the plaza or elsewhere is either limited to twenty minutes or arranged with the Bridger View Owners Association.



Wall and pole mounted fixtures



Neighborhood wayfinding signage

II.H. Site Furnishings

The Bridger View Owners Association is responsible for maintaining and may add site furnishings as defined in the Bridger View Owners Association declaration. Initial site furnishings are noted on the technical documents. Benches are provided along the courtyard plaza paving and along the sidewalk. Bike racks, mailboxes, and a large community notice board are located at the Blue Silos Way Plaza. Similarly, under the porch roof outside the furthest east parking court, a bench, bike rack, and notice board are installed.

Access to Story Mill Community Park offers a wealth of outdoor play and recreational facilities. Within a few minutes' walk, residents can enjoy a variety of play settings for children of all ages, climbing boulders, a natural amphitheater, a sledding hill, a nature sanctuary, and three miles of trails. The park also offers recreational, cultural, and special programming. With such facilities virtually on-site, there is no need for additional specialized site furnishings in the neighborhood, where common spaces are comparatively small and within earshot of so many houses.



Site Furnishings

III. BUILDINGS

III.A. Overview: Design Intent



Houses in the North East Neighborhood, Bozeman, MT.

Bridger View is designed as a mixed-income community and, through the Headwaters Community Housing Trust, will ensure that 31 homes will remain permanently affordable to middle income households. All the houses are designed to be attractive to homebuyers, whatever their income level. Recognizing that Bozeman’s architectural identity comes from simple building shapes that are neither elaborate nor ornate, the houses are modest in size, approachable in scale, and simple in form. The quality of design and materials make them cost effective to construct, heat, and maintain. They are intended to create a house people will care for. Three house types offer great diversity in number of bedrooms, types of lot, relationship to neighboring units, parking options, and architectural character. This allows for a cost-effective design that responds to the needs of different households, as well as a varied streetscape that adds interest and neighborhood character.

While construction will be sequenced, all 62 units and the Common House will be constructed by the project development team. The site plan shows the total build-out of the development; no additional units will be built in the future. Moreover, housing may not be subdivided into separate dwelling units or lots combined to create larger houses.

The design objectives for the buildings are summarized here:

• Residential Ownership

The neighborhood is planned for 100% residential ownership. Half of the homes will be made available to income qualified Bozeman residents earning average wages, offering an innovative homeownership model that provides stability, security and wealth-building. For potential buyers, it offers choices in location and lifestyle not available in any current residential development. The development reflects the character of highly desirable Bozeman neighborhoods; the houses suit a variety of lifestyles; the yards are highly usable but easy to maintain; and the common spaces and the Common House provide expanded living space and an attractive environment. All these features create modest homes that “live larger”.

• House Types

Bridger View offers a variety of clustered single-household and multi-unit houses comparable in scale to single-household homes. The modest but spacious houses range in size from 750 to 2,150 square feet. This product type fills a gap that is in limited supply in Bozeman and fits within the greater neighborhood context. The houses contain one, two, or three bedrooms. They have ample storage space, including full basements. Generous front and back porches function as outdoor rooms. The attached and detached building prototypes are arranged in multiple configurations. Their architectural expression is varied to create an eclectic neighborhood. They are designed from simple familiar house types—Bungalow, Farmhouse, and traditional gable (duplex)—that are cost effective to build.



• High Amenity Value

While affordability informs all design decisions, livability is just as important. Bridger View’s high amenity value is its ratio of livability to affordability. All units have private outdoor space. The houses have been designed for privacy inside and out, with open and closed side walls so that neighboring houses ‘nest’ together. Porches extend living space outdoors while enhancing interior privacy. A balance between privacy and community is created by carefully-placed architectural elements between the street and the house. Back yards are kept more private and separated from common courtyards and front yard spaces. To provide room for the stuff of life and avoid outdoor clutter, the houses are designed with storage places inside the house — closets, cubbies, cabinets, shelves, and basements -- and outside in garages and storage units. This is a big benefit for those with active lifestyles.



Parking is necessary, and each unit has two parking spaces; several options are offered. A limited number of homes have on-lot parking, which allows the neighborhood to meet the parking preferences of many types of households. Some spaces are in garages, either on-lot

or off-lot, others in outdoor or snow-sheltered spaces. For walkability, safety, and environmental quality, most of the parking is clustered rather than distributed to each lot. This allows more flexible use of the site, limits the dominance of garages and driveways, allows more light into the houses, and decreases the amount of hard paving.

• **Sustainability**

Bridger View demonstrates sustainability at the scale of both the neighborhood and the houses. At the neighborhood scale, it reuses a previously developed site; it is linked into a network of pedestrian and bicycle connections; its site is walkable; its housing is diverse; it manages snow and rain with green infrastructure; it provides for recycling; and it connects to extensive community park facilities. Its houses are highly insulated; water-conserving; built of recycled and healthy materials for good indoor air quality; and use low-energy lighting and appliances. The site design surpasses the requirements for LEED-ND (Neighborhood Development). The houses are designed to meet LEED for Homes and the Department of Energy’s Zero Energy Ready Home standards.

The concept of Bridger View is long-term sustainability. The goal is not just to construct a certifiable “green” development, though that is an ambitious goal. Its true success is its lasting affordability and livability. Well-designed and well-constructed houses gain value over time. Houses that require less fuel will have an even greater affordability advantage in the future. Detailing, and materials selection, and well-supervised construction together produce better quality and greater durability.

• **Adaptability/Aging In Place**

Single-floor, one-bedroom Bungalows and two-bedroom Bungalows with a first-floor bedroom are designed to be adaptable for people with mobility or other impairments. Homes are also designed for aging in place and include ground-floor bathrooms, blocking for grab bars, lever handles on doors, wide entry doors, and so on.

• **Resilience**

Resilient buildings have the capacity to withstand stress. At Bridger View, high-performance building envelopes are designed to exceed current energy codes and result in low cooling and heating loads; this allows extended livability in the event of prolonged power loss and reduces vulnerability to energy costs fluctuations. These carefully planned buildings anticipate interruptions and dynamic future conditions, homes include water conserving fixtures, the use of durable and healthy materials, and controlled ventilation systems.

The Common House is a resiliency center for the neighborhood. It is a gathering place and communication center for residents in the event

of an emergency with a community-sized dining room, a small kitchen, bathrooms, and a shower.

Most of all, resiliency is found in the features that support everyday neighborliness. Clustered parking areas, a common mail location, and other features help build relationships and a community that will serve residents in an emergency. At the core of Bridger View’s design, this neighborhood fosters community.

• **Architectural Fit**

It is often said that people buy neighborhoods, not houses, and Bridger View is designed to feel like one of Bozeman’s desirable neighborhoods. Small walkable streets will eventually have pleasant tree canopies. Just as in the older neighborhoods, Bungalows and Farmhouses line the street with front yards and inviting porches. Parking, utilities, and services are kept where they belong, in neighbor-friendly back alleys and parking courts. The design aims to achieve a balance between overall unity—a sense of belonging to its neighborhood context—and the richness of smaller-scale variety—a distinctive sense of place.

III.B. Building types:

III.B.1. House: Bungalow

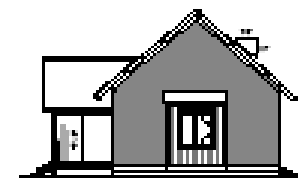
Bungalows come in two sizes, one- and two-bedroom. They share a common “integrated” roof massing, in which the upper floor has knee-walls and partially sloped ceilings. The one-bedroom Bungalow is a single-story unit ideal for a person who wants to avoid stairs. The two-bedroom Bungalow also has a bedroom and bathroom on the first floor, as well as on the second floor. Most of the Bungalows face one of the courtyards, others along the small private streets. Each has a back yard and parking, whether on-lot or off-lot. All Bungalows have full basements.



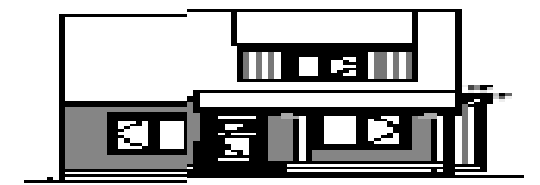
Bungalow Units



BUNGALOW - 1BR
Front Elevation



Side Elevation



BUNGALOW - 2BR
Front Elevation

Side Elevation

III.B.2. House: Farmhouse

The Farmhouse is an L-shaped unit that has either two or three bedrooms. Some are freestanding while others are attached to another unit. Two-bedroom Farmhouses are mostly along the perimeter of the property, where they face a regional walking/bike trail on one side and a local sidewalk on the other. Three-bedroom Farmhouses are located near the site entrances and at corners near the courtyards or the Hillside Green. Each has a private yard and parking, whether on-lot or off-lot. All Farmhouse units have full basements.



Farmhouse Units



FARMHOUSE - 2BR
Front Elevation

Side Elevation

FARMHOUSE - 3BR
Front Elevation

Side Elevation

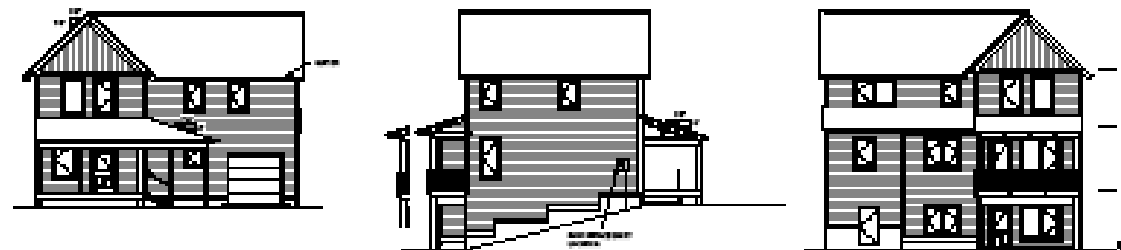
III.B.3. House: Parkside

The Parkside buildings resemble a pair of attached Farmhouses in overall massing. They contain duplexes, which consist of a three-bedroom unit above a one-bedroom unit. They are located along Blue Silos Way and overlook Story Mill Community Park. The one-bedroom units have a front porch and entrance facing the park. They can also be entered down a stair from a small porch along Blue Silos Way.

The three-bedroom unit has two stories. The first floor is entered from a porch on Blue Silos Way. A private balcony off the living room provides covered outdoor open space. The three bedrooms are on the upper floor. This unit has an attached garage and tandem parking space on-lot.



Parkside Units



PARKSIDE - 3BR + 1BR
Street Elevation

Side Elevation

Park Elevation



Common House and Community Mailbox

III.B.4. Common House

The Common House serves a number of important functions. It provides a large meeting/dining room and a kitchen, where residents can gather for homeowner meetings, special community events, informal gatherings, and family parties. The room has a high ceiling, large windows, and doors onto the park-facing porch. The small kitchen enables food from home to be warmed or a meal to be prepared. The first floor of the building, which is accessible, includes space for community announcements and messages, a coat room, and restrooms.

The Common House building is located at the terminus of Hillside Green, framing an important entrance to the site. It is at the confluence of Hillside Lane, Blue Silos Way, one of the major pedestrian paths through the site, and the park. It is easily accessible by foot and is right across the street from the community mailboxes. It shares a similar massing and architectural character in the homes. The simple pitched roof with extended eaves, the siding and trimmed window and door openings, and the porches are the same elements in both building types. Both the porch overlooking the park and the large front porch facing Hillside Green offer a sheltered outdoor space for gathering. The basement level of the Common House provides community storage and utility space. Similar to the homes, sustainability is a core principle of the Common House. It includes a high-performing building envelope, durable and healthy materials, and is designed for future photovoltaic panels.



COMMON HOUSE
Street Elevation

Side Elevation

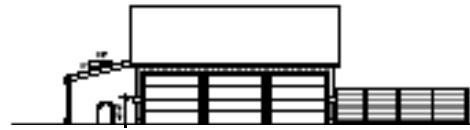
III.B.5. Garages and Storage Units

Garages play two important roles on the site: they provide protected parking and storage and they separate parked cars from pedestrian spaces. There are seven three-car garages and seven two-car garages on the site. The garages are paired in parking courts that also accommodate two to sixteen other spaces. Some of the garages also provide storage for items residents prefer not to store in their houses, such as recreational items, gardening or auto supplies.

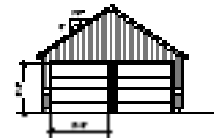
The garages are simple house-shaped buildings that have the same types of siding and roofing and detailing as the other buildings on the site. While they complement the houses, they also echo the proportions of nearby agricultural buildings. Parking spaces next to the three-car garages, along the perimeter of the site, are sheltered with roofs. In the interior of the site, the parking spaces between garages are open, and nine of them are tandem spaces. Garages are designed to allow for the future installation of photovoltaic panels.



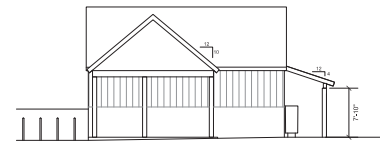
Garages



TYPICAL 3-CAR GARAGE
Street Elevation



TYPICAL 2-CAR GARAGE
Street Elevation



BLUE SILOS WAY PLAZA PORCHES &
GARAGE
Street Elevation

III.B.6. Blue Silos Way Plaza Porches and Garage

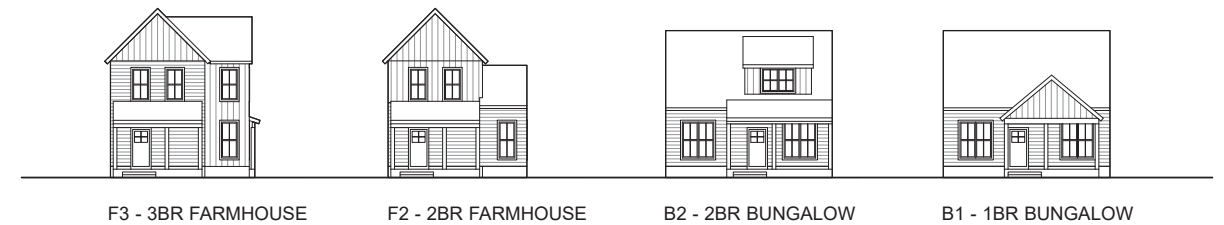
At the Blue Silos Way Plaza, mailboxes are covered under a welcoming porch. Adjacent bike racks provide convenient bike parking. An attached three-car garage is accessed separately from the parking court to the rear. This small one-story building with a pitched roof and a porch invites residents to linger under cover for conversations or casual activities. This building also has the same types of siding, roofing, and detailing as other buildings on site.

III.C. Building size and massing:

At this point in the design, the approximate gross square footage, including basements, of each unit type is as follows:

Bungalow 1BR: 1470 gsf	Farmhouse 2BR: 1600 gsf	Parkside 1BR: 750 gsf
Bungalow 2BR: 1870 gsf	Farmhouse 3BR: 2150 gsf	Parkside 3BR: 1800 gsf

Buildings are generally one or two stories high, except where the sloping grade exposes the basement level of units along the park. Bungalow and Farmhouse units are either freestanding or attached in rows of two or three. Parkside units are in two-unit buildings, three-bedroom above one-bedroom.



F3 - 3BR FARMHOUSE F2 - 2BR FARMHOUSE B2 - 2BR BUNGALOW B1 - 1BR BUNGALOW



B1/B1 - BUNGALOW DUPLEX B1/F2 - BUNGALOW FARMHOUSE DUPLEX F2/F2 - FARMHOUSE DUPLEX



B2/B1/B2 - BUNGALOW TRIPLEX B2/B1/F3 - BUNGALOW FARMHOUSE TRIPLEX



P4 - 3BR/1BR PARKSIDE DUPLEX P4 - PARKSIDE DUPLEX ATTACHED

III.D. Building elements:

III.D.1. Foundation/basement

As Constructed: All Bungalow and Farmhouse units have insulated unfinished basements. The basements provides storage and utility space, and have a secondary egress window. Parkside Units have an insulated slab on grade. Garages are unconditioned and have an uninsulated slab on grade.

Future: No future foundation may be exposed more than 18" above grade. Any foundation walls shall be of reinforced concrete. Basements may be finished to expand living space in accordance with the building code, but they may not be converted into an independent unit.

III.D.2. Walls

As Constructed: Exterior walls are sided and trimmed with a low-maintenance chemically-inert material, such as fiber-cement or poly-ash siding. There are several types of siding, including lap and board-and-batten, as well as various board widths and a range of colors to provide visual interest and appropriate scale and visual texture within an overall unified setting. Siding of different types or colors are joined with a trim board. Door and window openings are framed with trim. Trim, doors, or windows are either factory-finished or painted. The Bridger View palette of siding and trim colors has been inspired by the Northeast neighborhood.

Future: Any future additions must have similar siding, trim, windows, and doors, as the original house. Vinyl is not to be used.

III.D.3. Windows

As Constructed: Windows are a key element in both the architectural character and the livability of Bridger View. They are an integral part of the traditional yet simple house types. A limited number of window shapes and types helps unify the development as well as contribute to its lower construction cost and ease of long-term maintenance. High-performance windows are clad-wood or fiberglass.

Future: Any future replacement windows must be a similar type and size as the original. Exterior simulated divided lites (SDL) are acceptable. Mirrored glass is not permitted. False shutters are not permitted.

III.D.4. Doors

As Constructed: A variety of front door styles provide diversity to the neighborhood. Some front doors are flat-paneled "Shaker-style" with high panes of glass. A clear fixed transom window to match is set above the door and trimmed with the door. Doors opening onto private yards have glass half-lites or patio doors. Solid doors are insulated comparable to windows. Exterior French doors are of the same style with full glass.



Window wells for natural light and egress



Clean lines and simple forms



Siding and color variety



High performance windows



Single and doubled window configurations



Vertical-oriented windows. Bozeman, MT



Colorful door with high glass lite



Simple, single-panel transom



Entry door, trim and transom. Bozeman, MT

Garage doors are 8-9' wide and 8' tall overhead doors with automatic closers. They are made of steel or fiberglass. The color of garage doors matches the door trim or a close variant of the siding color.

Future: Any future replacement or added doors must be of the same performance. Exterior simulated divided lites (SDL) are acceptable.

III.D.5. Roofs

As Constructed: Building roofs are pitched roofs with continuous ventilation between eaves and ridges. Roof slopes vary from 10:12 to 12:12. They will have an architectural grade 30-year roof or better (minimum 30% light reflectance). Garage roofs (8:12) and porch roofs (3:12 or 4:12) have compatible roofing. Exposed flashing is a color that blends with the roofing. Roofing may include standing seam metal or high-quality shingles.

Gutters and downspouts are aluminum and match the siding or trim behind them.

Future: Added roofs may be either the same roofing as the original building or standing-seam metal roofing. New roofs must match existing roofs in shape and detail. Boxed soffits are not permitted. Metal or vinyl soffits or fascia are not permitted. Low-profile solar panels are encouraged, preferably mounted flat against roof. Skylights may be included on roofs but must be low-profile.

III.D.6. Eaves

As Constructed: Overhanging roof eaves and gable rakes extend 12-32 inches from the building face. The underside of eaves is constructed of the same material as the siding trim. Eaves provide intake ventilation for the roof. Roof fascia are constructed of the material used for siding trim. Rafter tails and brackets are used for character in some locations.

Future: Any new roof eaves must match existing.



Overhanging roof eaves



Shed dormer.



Square bay window



Shed roof porch

III.D.7. Dormers and Bays

As Constructed: Dormers and bays are a part of the house styles at Bridger View. On the exterior, they add to its architectural character, and on the interior they add livable space. The exterior materials of dormers and bays match the house they're attached to. The pitch of shed dormer roofs and bay roofs is approximately 3:12. The siding, windows, and trim detailing are consistent with the house.

Future: Any future dormers or bays shall be consistent with size, character, and location of existing dormers and bays as described above.

III.D.8. Chimneys and Roof Vents

As Constructed: Houses have no chimneys. Furnaces and water heaters are electric with direct venting.

Plumbing and exhaust vents are located in back sections of roofs and painted the same color as the roofing.

Future: No open combustion is permitted in the units. No chimneys may be added. Any protrusions through roof shall occur only on back sections of roofs. No mechanical or other equipment shall be mounted on a roof. Any exterior antenna, satellite receiver, or aerial shall be located in a back yard and shall be screened from public view. There shall be no more than one such piece of equipment attached to any house.

III.D.9. Porches

As Constructed: Each house has one or two porches facing public

spaces. They are typically 9' deep and 16-20' wide. The porch roofs are a simple shed and gable shape, and porches that wrap the corner have a compound shed shape. The eaves, trim, and detailing match the house in materials and colors. The majority of porches are within 18" of grade and do not require railings. Porches are supported on concrete piers. Required railings are simple. Porch floors are made of tight-fitting boards compatible with the material of the house. The porch floor is edged with a fascia board and skirting board as needed in front of and attached to the concrete piers. Porch steps are constructed of the porch flooring material and are supported on concrete walk and stringers.

Balcony porches facing the park on the Parkside buildings are detailed like front porches, with construction detailing adapted to their location.

Future: Porches and porch roofs may not be reduced or eliminated. Porches may not be enclosed. Existing railings may be replaced. Railings as noted above may be added to porch stairs. Railings may not be made of a continuous surface extending more than four feet in any direction.

III.D.10. Decks and patios

As Constructed: Back yard concrete parking patios is patterned with color or scoring.

Future: Homeowners may add decks in back yards at first floor elevation or lower provided that their yard is fully fenced. Any added paving must be permeable. No paving is permitted in stormwater infiltration areas.

III.D.11. House lighting

As Constructed: All exterior lighting is Dark Sky compliant. Front porch lighting serves to provide a pleasant and comfortable nighttime ambiance for common walks and spaces. Backyard lighting is mounted on house or garage. All fixtures are LED.

Future: No floodlighting or non-Dark Sky-compliant fixtures may be added. Exterior lighting must be LED. No lighting shall intrude on the use or enjoyment of adjacent properties.



Scored concrete driveway doubles as patio

III.D.12. House Numbers and Signs

As Constructed: House numbers are black metal numbers. They are mounted next to the front door and are code-compliant.

Future: House number plates may be replaced in the future. No signs may be affixed to any house. All signage must comply with Bozeman's land use regulations.



Porch lighting



House numbers

APPENDIX A - PUD RELAXATIONS

Background

In compact development, the visible and invisible pieces that make up a neighborhood all need to be carefully coordinated and proportionally scaled down. This often results in the need to request relaxations from zoning code and subdivision standards. As stated in Section 38.430.030 of the Bozeman Unified Development Code: "...the review authority may grant deviations, above or below minimum or maximum standards respectively as established in this chapter, including the complete exemption from a particular standard." Section 38.250.010.A.4 and 5 further describe the intent of PUD relaxations: "To provide through deviations a procedure for flexibility, as a means to support creativity and excellence of design..." and to "provide through departures a procedure for applicants to propose alternative design treatments provided such departures meet the 'purpose' of the particular standard and any additional departure criteria set forth."

The following relaxations were granted with this Planned Unit Development (PUD). **These relaxations are all really part of one request – to decrease the scale of each of the essential components of a neighborhood.**

Relaxations Summary Table

#	UDC Section	Title	Quick Summary
1	38.310.030	Authorized uses	To allow a new use "Common House" in the R3 zone To allow "Shared Parking Facilities" in the R3 zone
2	38.320.030.A	Minimum lot area	To allow smaller lots
3	38.320.030.B	Minimum lot width	To allow narrower lots
4	38.320.030.C	Lot coverage & setbacks	To allow increased lot coverages and decreased setbacks
5	38.350.050.A	Encroachments	Relaxation for setbacks also applies to architectural features, patios, decks, porches, balconies, ramps and similar features
6	38.360.030	Accessory structures	Relaxation for setbacks also applies to accessory structures
7	38.360.210 & 240	Useable open space	To allow all units (attached, detached and vertical duplex condos) to be subject to the townhouse individual open space standard
8	38.400.050	Street right-of-way width and construction standards	To allow PUD to have internal streets (less than 60 feet with alternative designs) that are dedicated for public use owned and maintained by the Owner's Association
9	38.400.090	Access	To allow certain lots that do not include direct vehicular access but instead have access guaranteed by a series of interconnected public access easements, open space and rights-of-way and to allow other lots to have unseparated drive accesses along property lines.
10	38.400.100	Street vision triangles	To allow the woonerf intersections to maintain the 10-foot/10-foot/15-foot street vision triangle

Relaxations Summary Table Continued

10	38.400.100	Street vision triangles	To allow the woonerf intersections to maintain the 10-foot/10-foot/15-foot street vision triangle
11	38.410.040	Blocks	To allow an alternative block design with 4' sidewalks as pedestrian breaks in corridors less than 30' in width and without 15' setbacks
12	38.410.040.E	Lot numbering	To allow more logical lot numbering based on the unique block configuration. Note this is not an essential project relaxation but is included to help future residents and the City with tracking.
13	38.410.060.B	Private Utility Easements	To allow a very specific configuration of easements for private utilities
14	38.410.060.C	Public Utility Easements	To allow a very specific configuration of easements for public utilities
15	38.420.060.A	Park Frontage	To allow a public sidewalk and building fronts to face the park rather than a road
16	38.520.040	Sidewalk Width	To allow certain sidewalks to be 4' wide
17	38.540.050	Parking	While the total number of parking spaces exceeds the code requirements, this relaxation is to allow a very specific parking plan comprised of driveway spaces, remote spaces, and on street spaces
18	38.550	Landscape	To allow an alternative landscape plan
19	38.570	Lighting	To allow an alternative lighting plan

APPENDIX B - PUD PERFORMANCE POINT CALCULATIONS

Background

Planned Unit Development (PUD) performance points provide a roadmap for exemplary projects to advance community objectives. Bridger View incorporates many of the PUD point categories and provides over triple the requirement of 20 performance points. In some cases, however, the neighborhood is not eligible for points even though it incorporates significant elements of the category. Overall, the project provides points in excess of the requirement of 20 performance points.

Quick Guide

#	Category	Points	Notes
a	Affordable Housing	NA	26 "Missing Middle" homes with permanence of affordability not eligible for PUD points.
b	Additional Open Space	22.5	18 percent publicly accessible open space x 1.25 points = 22.5.
c	Adaptive Reuse of Historic Buildings	NA	There are no existing buildings on site.
d	Underutilized Site	1	Infill site is currently vacant. 40 trailers were removed in 2006 and 62 units are proposed = 1 point.
e	LEED-ND	0	The project is designed to meet LEED v4 ND [Built Project] as evidenced by the attached scorecard and letter from our sustainability consultant. No points are being requested at this time because the actual certification would not occur until after 100% of the units are complete and within 3 years of completion.
f	Low Impact Development Plan	6	See drawing set and Design Guidelines for specifics related to stormwater and vegetation.
g	Sustainable Design & Construction	0	While the project is committed to high performance sustainable buildings, specific certifications to be pursued are not yet finalized.
h	Wayfinding	NA	Wayfinding is incorporated but site is less than 30 acres making it ineligible for PUD points.
i	Transfer Station	0	Common recycling stations are incorporated; not eligible for points because not a transfer station.
j	Bus Stop	0	Appropriate bus stop location to be determined as a result of ongoing Streamline route study.
k	Streetscape Improvements	1	Hillside Lane + Hillside Green + Hillside Grove. See Landscape Plans.
TOTAL = 30.5 Performance Points			

