

SITE STATS

- | | |
|--|---|
| <ul style="list-style-type: none"> • Alley-Accessed Homes. • 8'-10' Wide Boulevards, 6' Wide Sidewalks. • Green Stormwater Management Practices (Currently in Design Phase). • 28.45-Acres of Open Space While Achieving Density Goals. • Larger Caliper Tree Plantings in Boulevards and Open Space. | <ul style="list-style-type: none"> • Ample On-Street and Private Off-Street Parking (All Homes 2+ Off-Street Parking Spaces). • Bike Friendly Street Types That Are New to Missoula. • Dedicated Pedestrian and Bike Streets Breaking Up Block Lengths and Promoting Connectivity. |
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Pedestrian Street Linking Future Development Land to the North



Higher Density Section of West End Farms, Bisected by Pedestrian Street

HOME BUILDING ETHOS

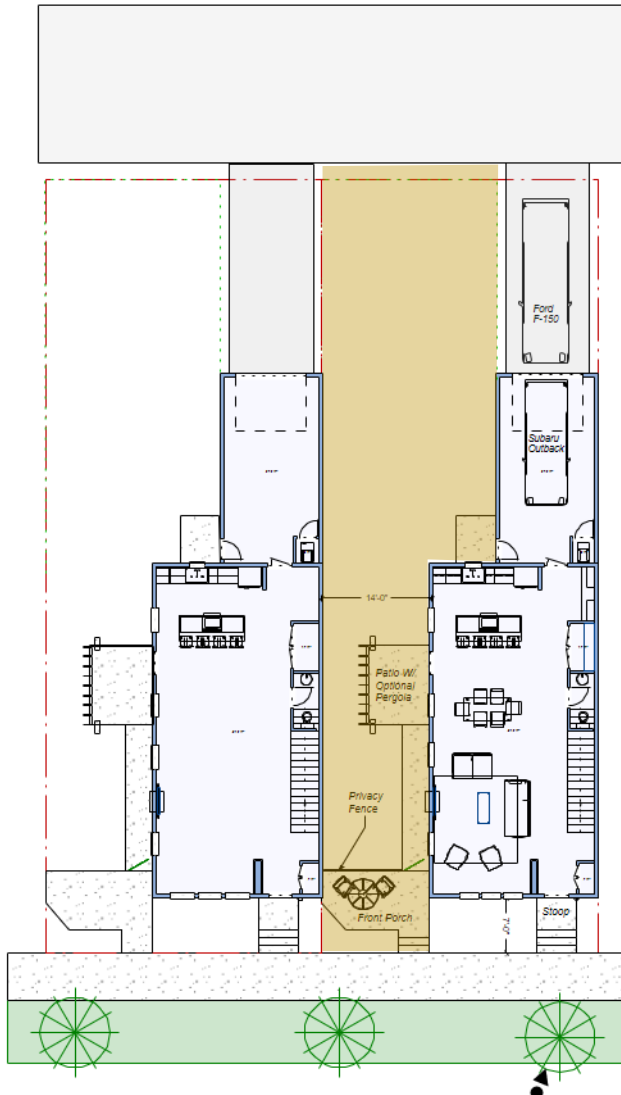
Production home building pairs well within form-based code by providing a standard of quality, design, and planning not as easily achieved otherwise. A variety of home types will be available to buyers that maximize marketability, sustainability, accessibility, livability and function, façade transparency, materiality, and construction efficiency. The architecture blends modern design aesthetics with the Montana climate and lifestyle.

THE SIDE YARD HOME CONCEPT. The side yard home places one side of the home on the lot line, enabling the homeowner to utilize every inch of the yard with zero-waste – front, side, and rear. In addition to maximizing outdoor livable space, when designed properly, the side yard home has several other significant benefits (see Images 1.1-1.3 below for a visual representation of bullet points on a narrow high-density home lot).

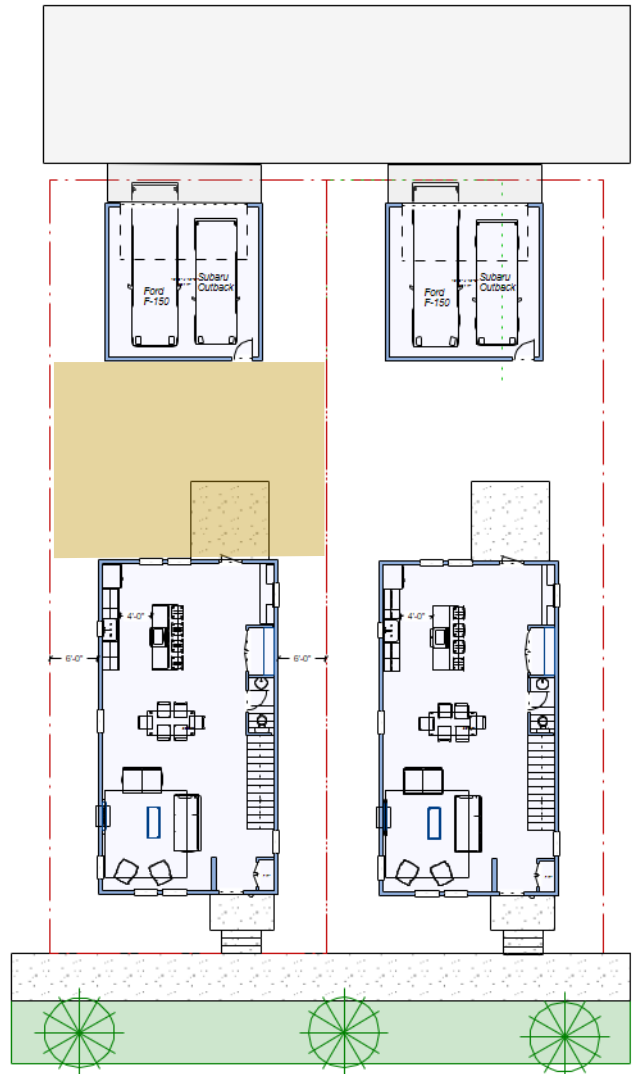
- The open side of the home has a full wall of windows, allowing for a tremendous amount of natural light into the main floor.
- Specific to higher density lots (35' wide), most homes constructed today are centered on the lot with 5' side yard setbacks and often feature an undersized 2-car detached garage placed 5' off the alley. Side yard homes 1) provide the ability to attach an oversized single car garage to a home, 2) leave ample space behind the garage for parking a second full-size vehicle, 3) provide options for the space to the side for a planted yard and/or additional parking for toys (boats, camper, etc.).
- In West End Homes high-density lots the side yard of the home is narrower and ideally suited for a private patio, while on traditional lots the effect is magnified, creating a full-sized rear and side yard.

- West End Homes high-density side-yard homes and townhomes feature a front door stoop, as well as a side yard front porch, connected to the side yard through a privacy fence.

Image 1.1: Comparing Side Yard Home to Traditional Home on High Density 3,500 SF Lot (35' Wide)



Side-Yard High-Density Home at West End Farms



Traditional High-Density Home Design

Images 1.2 & 1.3: High-Density Side-Yard Home Renderings



A West End Homes High-Density Side-Yard Home Next to a Block of Row Homes



West End Townhomes Incorporate the Benefits of Side Yards (Not All Separated by a Pedestrian Street)

HOME TYPES IN WEST END FARMS

HOMES. All homes incorporate floorplans that have been thoughtfully laid out for function and livability, ensuring furniture fits, and walking paths are not pinched.

HOME DETAILS						
Density	High Density (T4 & T40)			Standard Density (T3)		
Home Type	Row Home (6-8 Per Row)	Side-Yard Home	Mansion Apt	Side-Yard Home	Traditional Home	Mansion Apt
Lot Size	1,800 SF	3,500 SF	3,500 SF	5,500 SF	5,500 SF	5,500 SF
Bed / Bath	2.0 / 2.5	3.0 / 2.5	3.0 / 2.5	3.0 / 2.5	3.0 / 2.5	3.0 / 2.5
Home Size	1,200 SF (N/I Storage or Optional Office)	1,500 SF (N/I Optional Office or Garage)	1,500 SF (N/I Optional Office or Garage)	1,850 SF (N/I Garage)	1,850 SF (N/I Garage)	1,850 SF (N/I Garage)
Floor Plan Options	Single With All Bedrooms Upstairs	Multiple, Including Age-In-Place Main Floor Options.	Multiple, Including Age-In-Place Main Floor Options.	Multiple, Including Age-In-Place Main Floor Options.	Multiple, Including Age-In-Place Main Floor Options.	Multiple, Including Age-In-Place Main Floor Options.
Parking Spaces & Garage	2 Spaces; No Garage; 8'x10' Storage Unit	2 Spaces; Single Car Garage 22' Deep	2 Spaces; Single Car Garage 22' Deep	2 Spaces; Double Car Garage 26' Deep	2 Spaces; Double Car Garage 26' Deep	2 Spaces; Double Car Garage 26' Deep
Additional Toy Parking Available?	No	Yes	Yes	Yes	Yes	Yes

Dedicated Office Space?	Yes	Optional	Optional	Yes	Yes	Yes
Option for ADU?	No	No	No	Yes	Yes	Yes
Side-Yard Design?	No	Yes	Yes	Yes	No	Yes
Solar Ready?	TBD	Yes	Yes	Yes	Yes	Yes

DETAILS ON HIGH DENSITY HOME TYPES (T4 & T40). There are 144 high density homes at West End Farms, which include three building types (row home, mansion apartment, side-yard home), unique floorplans (master on main vs. all bedroom upstairs, etc.), and a variety of interior finish packages.

The massing includes both 2-story and 1.5-story structures with a variety of roof configurations utilizing 12/12 roof pitches. Siding is cementitious with accents (wood, steel, etc.) and includes a mix of patterns and colors to create a neighborhood that feels connected through design while avoiding being homogenistic.



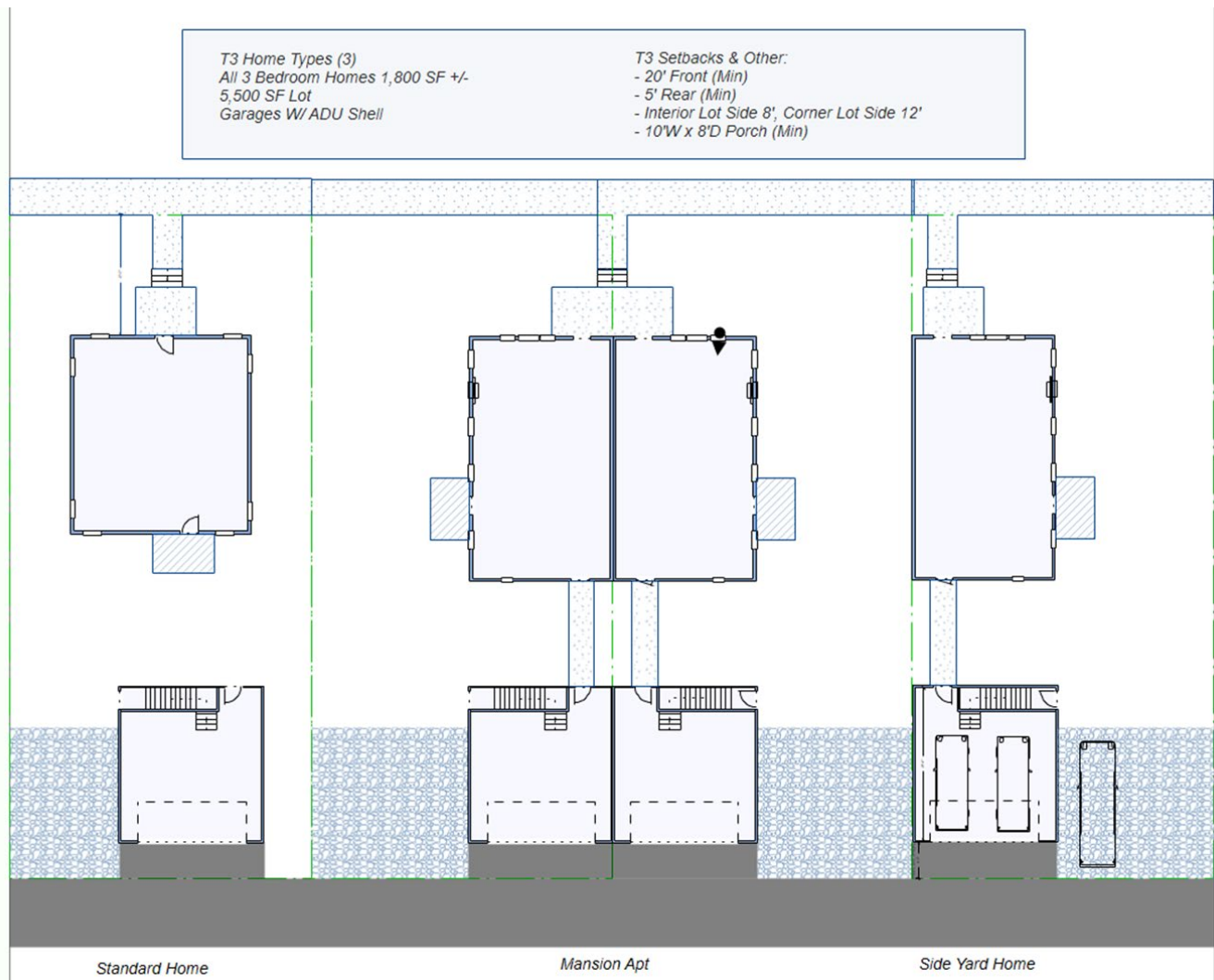
Example of Row Home & Townhome, Higher Density Section of West End Farms

[Additional Renderings and Layouts from Paradigm Architecture Forthcoming]

DETAILS ON STANDARD DENSITY HOME TYPES (T3). There are 116 standard density homes at West End Farms, which include three building types (standard home, mansion apartment, side-yard home), unique floorplans across the building types, different elevations, and exterior finishes across building types and floor plans (roof types, siding, etc.), and a variety of interior finish packages.

The floorplans for T3 standard density homes are currently in design, but the “building block” home types are shown below in Image 1.4. Note a fourth home type is being considered as an unfinished ADU for all garages, though it may need to be at an additional cost to the homebuyer.

Image 1.4: Standard Lot Home Types (Massing Diagram)



[Additional Renderings and Layouts from Paradigm Architecture Forthcoming]

Residential Type 1 for T4-R & T4-O: Side Yard Houses

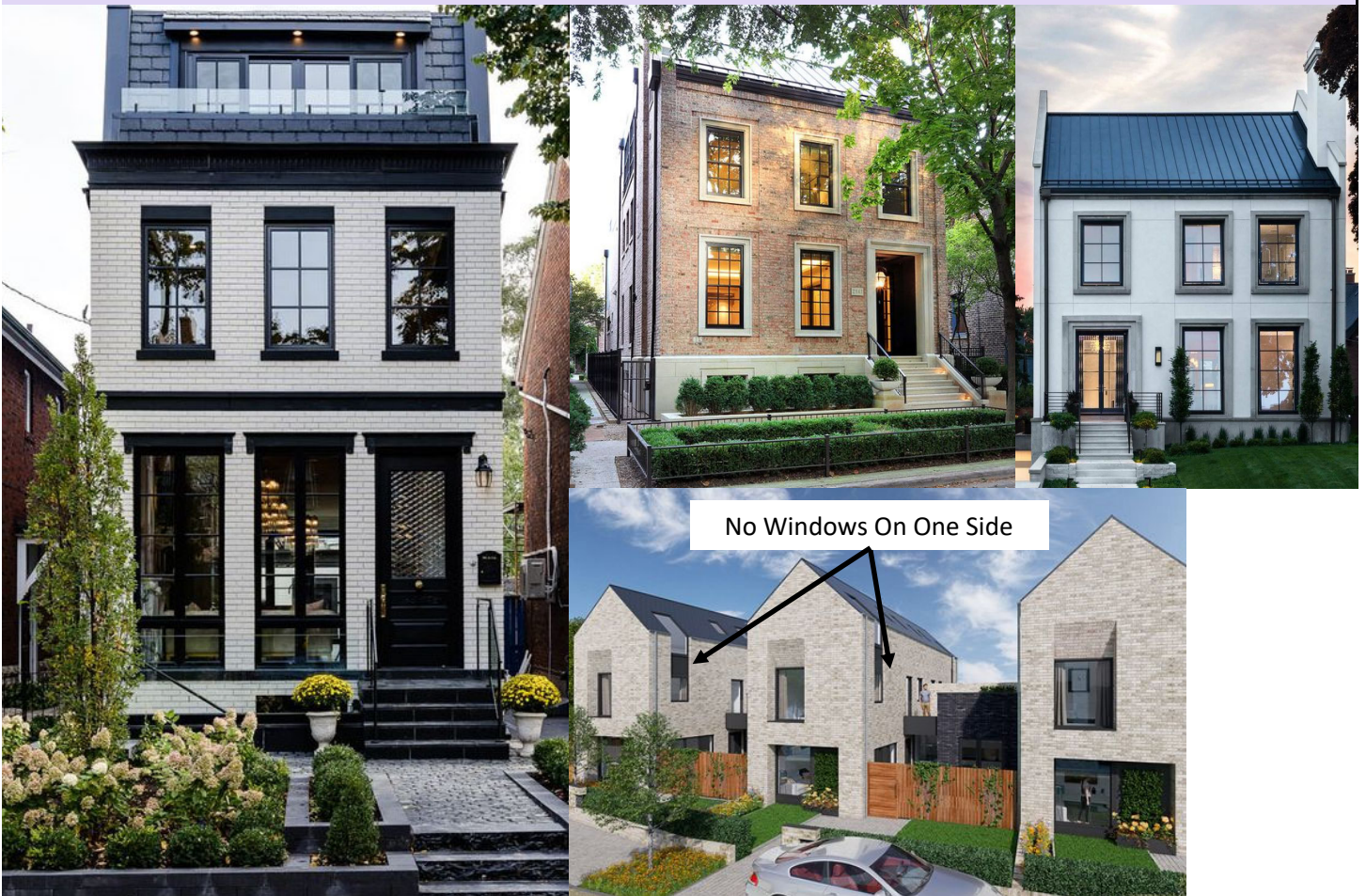
Allocation of Residential Type Across Transect Zones & Home Specs

	T4-R	T4-O
Average Lot Size	35' x 110' (3,850 SF)	35' x 100' (3,500 SF)
Bed / Bath	3.0 / 2.5	3.0 / 2.5
SF of Home (Avg)	1,500	1,500
Office / Bonus Room?	Optional / Detached	Optional / Detached
ADU Ready?	No	No
Solar Ready?	Yes	Yes

TABLE 3-2:
PERMITTED USES

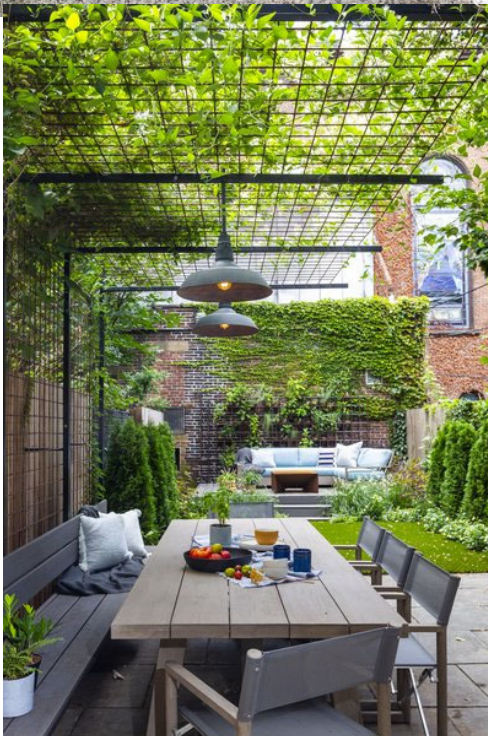
	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block								
Apartment Building								
Mansion Apartment								
Live/Work Unit								
Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sideyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Side Yard Houses in T4 Transect Zones are 2-story structures that utilize 100% of the lot for indoor and outdoor living - there is zero wasted space alongside each home and a concentration of windows on the side yard (no windows on lot-line side of home). This layout maximizes livability on all lot sizes, but is very meaningful in smaller lots. The front wall setback is 6'-8' off the sidewalk, providing for a semi-urban look complementing the other T4 Residential Types and large windows and tall ceilings are prominent design features. As envisioned, all side yard homes would be connected to the sidewalk in two places, formally via a covered stoop and informally at a side porch in front of the side yard. All homes include a large single car garage and uncovered parking space, both able to accommodate parking a full size modern pickup truck. The exterior elevations, materiality, and facades of the Side Yard Houses will vary throughout the T4 Transect Zones.

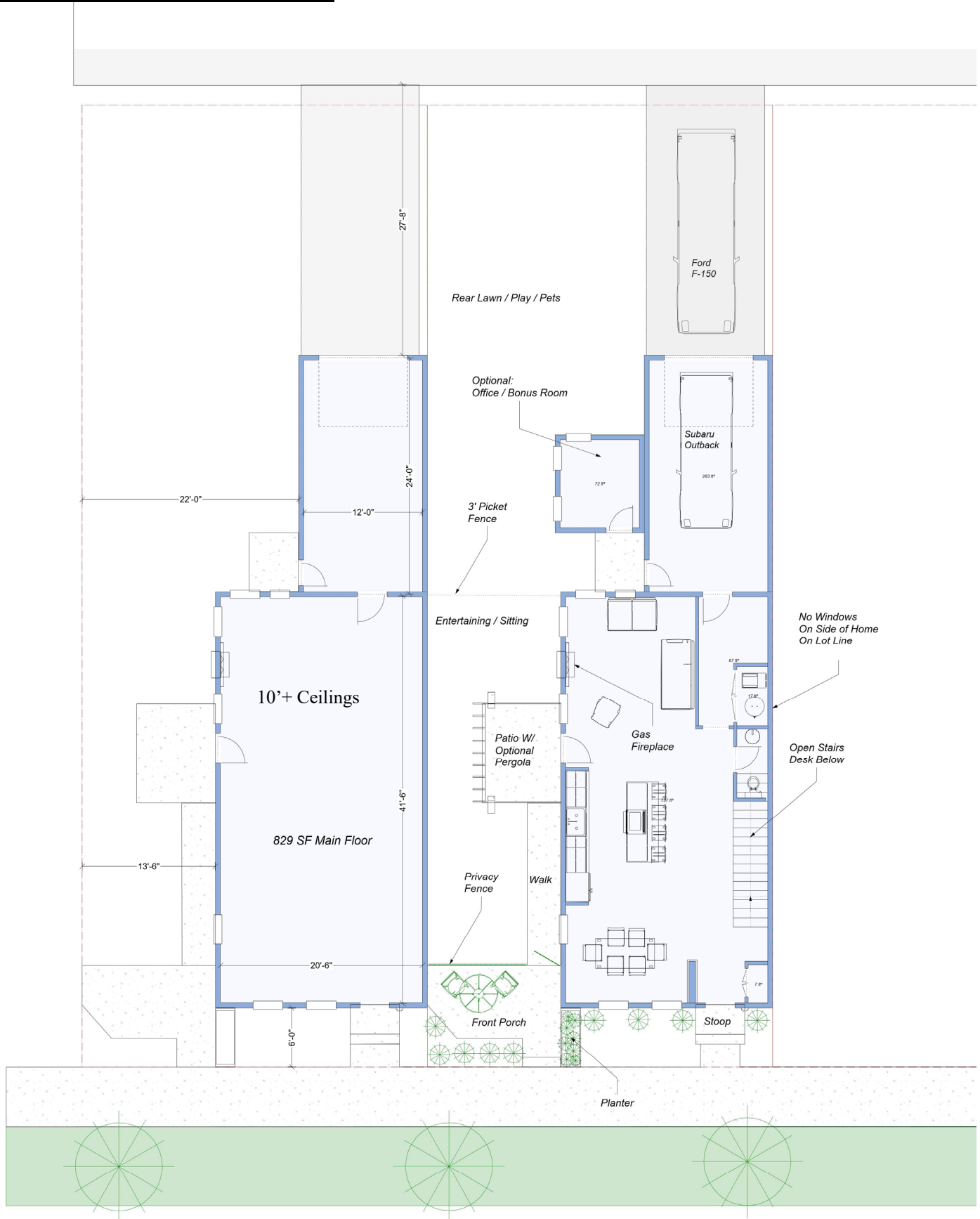


Residential Type 1 for T4-R & T4-O: Side Yard Houses

Additional Images



Example of Main Floor Layout



Residential Type 2 for T4-R & T4-O: Mansion Apartment Homes

Allocation of Residential Type Across Transect Zones & Home Specs

	T4-R	T4-O
Average Lot Size	(2) 35' x 110' (3,850 SF)	(2) 35' x 100' (3,500 SF)
Bed / Bath	3.0 / 2.5	3.0 / 2.5
SF of Home (Avg)	1,500	1,500
Office / Bonus Room?	Optional / Detached	Optional / Detached
ADU Ready?	No	No
Solar Ready?	Yes	Yes

TABLE 3-2:
PERMITTED USES

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block								
Apartment Building								
Mansion Apartment								
Live/Work Unit								
Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sideyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Mansion Apartment Homes in T4 Transect Zones are 2-story structures that house 2-units with a single front porch. The homes are built in units of 2 to so each may utilize 100% of the side lot for indoor and outdoor living, thus capturing the benefits of the Side Yard House design. The front wall setback is 6'-8' off the sidewalk, providing for a semi-urban look complimenting the other T4 Residential Types and large windows and tall ceilings are prominent design features. All homes include a large single car garage and uncovered parking space, both able to accommodate parking a full size modern pickup truck. The exterior elevations, materiality, and facades of the Mansion Apartment Homes will vary throughout the T4 Transect Zones.



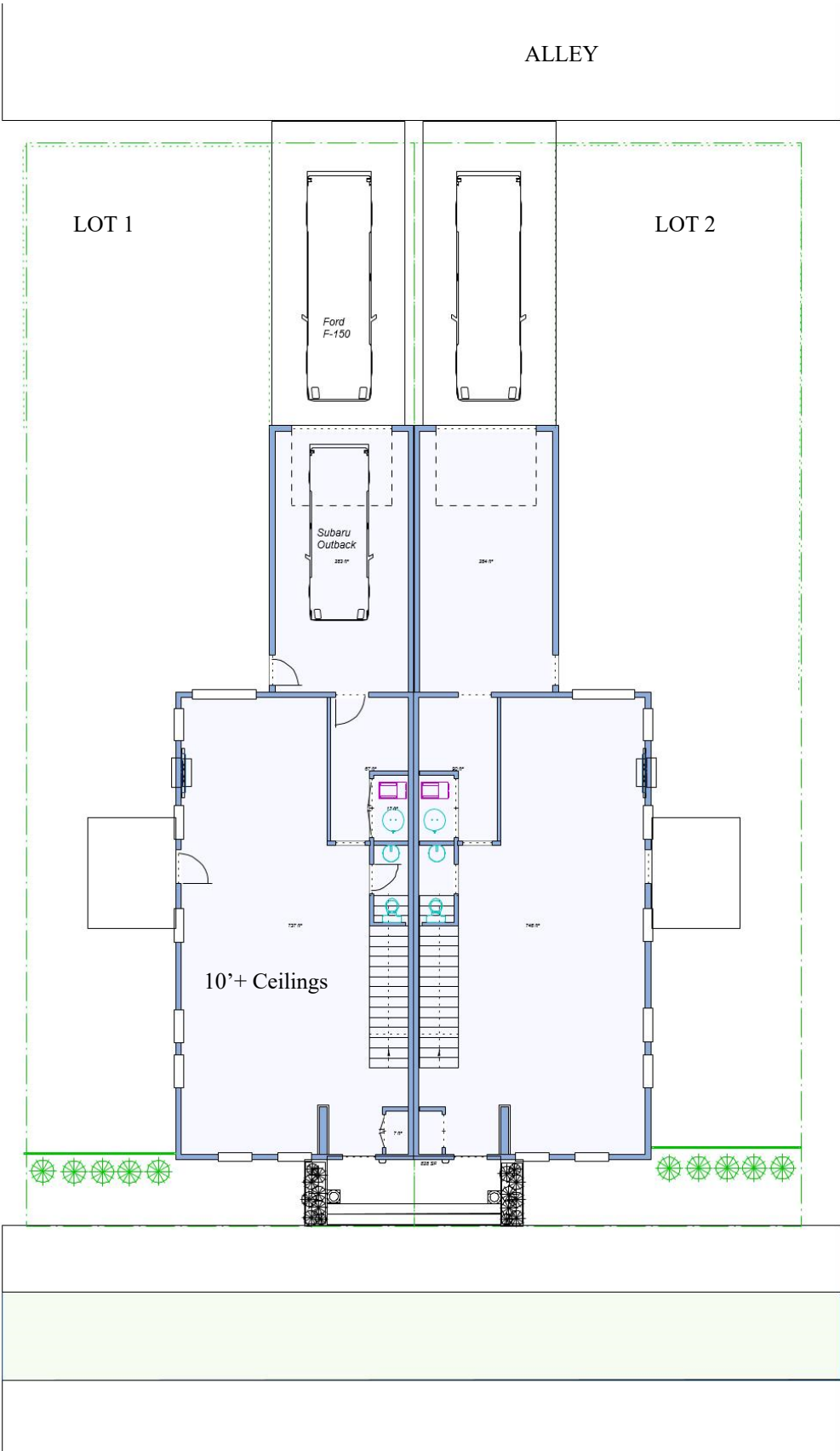
Residential Type 2 for T4-R & T4-O: Mansion Apartment Homes

Additional Images



Residential Type 2 for T4-R & T4-O: Mansion Apartment Homes

Example of Main Floor Layout



Residential Type 3 for T4-R & T4-O: Townhomes (Row Homes)

Allocation of Residential Type Across Transect Zones & Home Specs

	T4-R	T4-O
Average Lot Size	18' x 110' (1,980 SF)	18' x 100' (1,800 SF)
Bed / Bath	2.0 / 2.5	2.0 / 2.5
SF of Home (Avg)	1,250	1,250
Office / Bonus Room?	Optional / Detached	Optional / Detached
ADU Ready?	No	No
Solar Ready?	Yes	Yes

TABLE 3-2:
PERMITTED USES

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block								
Apartment Building								
Mansion Apartment								
Live/Work Unit								
Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sidyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Townhome Row Homes in T4 Transect Zones are 2-stories and consist of 4+ attached units. Designed with first time home buyers in mind, the 2-bedroom / 2.5 bath homes are ample in size at 1,250 SF and have large windows and tall ceilings as prominent design features. The front wall setback is 6'-8' off the sidewalk, providing for a semi-urban look complimenting the other T4 Residential Types. All homes include a modest backyard and detached storage shed with two uncovered parking spaces that accommodate full size vehicles. The exterior elevations, materiality, and facades of the Townhome Row Homes will vary throughout the T4 Transect Zones.



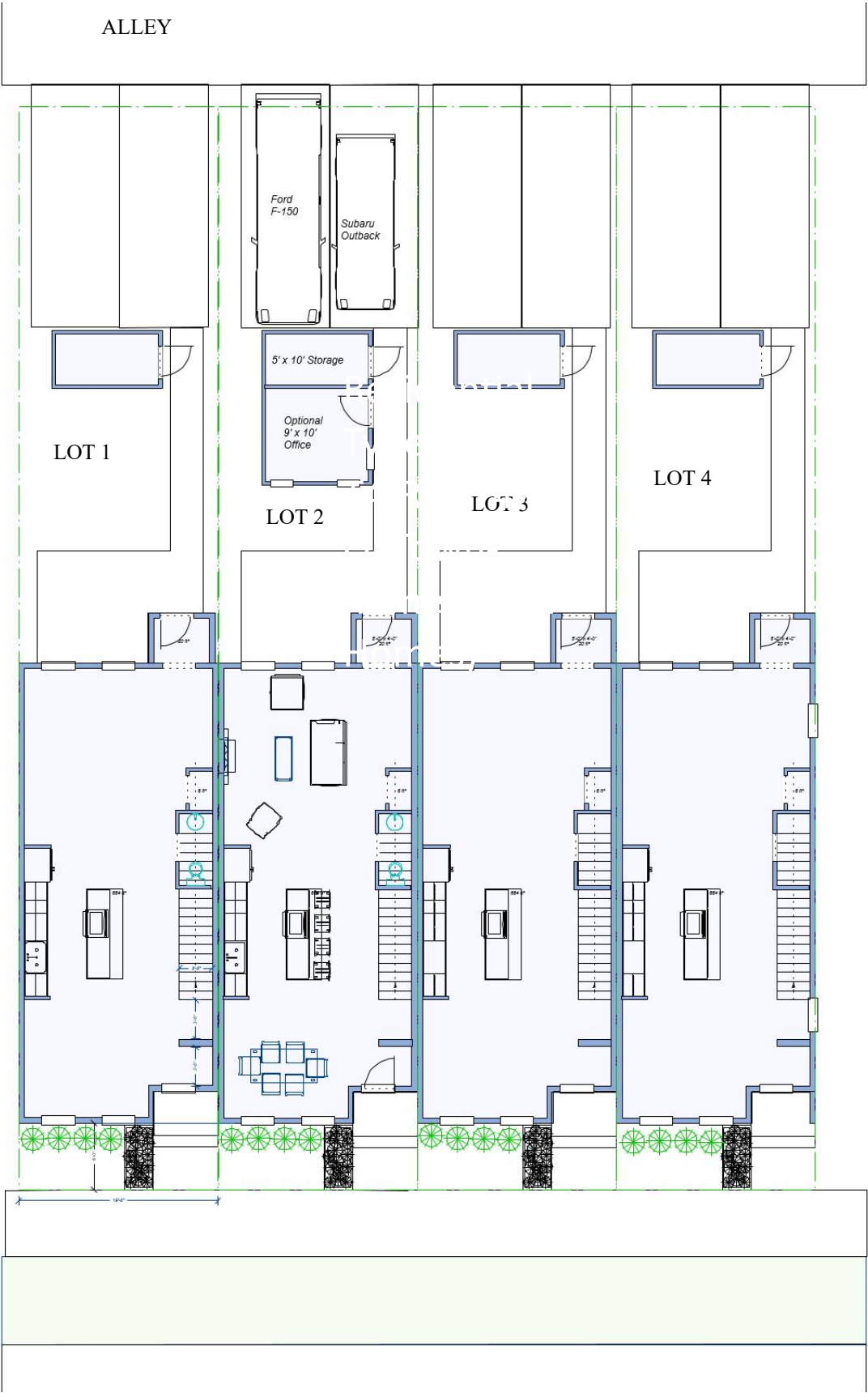
Residential Type 3 for T4-R & T4-O: Townhomes (Row Homes)

Additional Images



Residential Type 3 for T4-R & T4-O: Townhomes (Row Homes)

Example of Main Floor Layout



Residential Type 1 for T3: House

Allocation of Residential Type Across Transect Zone & Home Specs

T3	
Average Lot Size	50' x 110' (5,500 SF)
Bed / Bath	3.0 / 2.5 to 3.0
SF of Home (Avg)	1,850
Office / Bonus Room?	Yes
ADU Ready?	Optional
Solar Ready?	Yes

TABLE 3-2:
PERMITTED USES

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block								
Apartment Building								
Mansion Apartment								
Live/Work Unit								
Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sidyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Houses in the T3 Transect Zones are traditional 1.5 to 2-story structures and have larger floorplans averaging 1,850 SF. The front wall setback is 20'+ off the sidewalk, providing for a traditional neighborhood look complementing the other T3 Residential Types. The exterior elevations, materiality, and facades of the side Houses will vary throughout the T3 Transect Zones.



Residential Type 2 for T3: Side Yard House

Allocation of Residential Type Across Transect Zone & Home Specs

T3	
Average Lot Size	50' x 110' (5,500 SF)
Bed / Bath	3.0 / 2.5 to 3.0
SF of Home (Avg)	1,850
Office / Bonus Room?	Yes
ADU Ready?	Optional
Solar Ready?	Yes

TABLE 3-2:
PERMITTED USES

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block								
Apartment Building								
Mansion Apartment								
Live/Work Unit								
Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sideyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Side Yard Houses in T3 Transect Zones 2-story structures that utilize 100% of the lot for indoor and outdoor living - there is zero wasted space alongside each home and a concentration of windows on the side yard (no windows on lot-line side of home). Unlike side yard homes in T4, the larger T3 lots allow for Side Yard Homes to incorporate a large front porch to compliment the 20'+ front setback and traditional neighborhood look of the other T3 Residential Types. The exterior elevations, materiality, and facades of the Side Yard Homes will vary throughout the T3 Transect Zones.



Residential Type 3 for T3: Mansion Apartment Homes

Allocation of Residential Type Across Transect Zones & Home Specs

	T3
Average Lot Size	50' x 110' (5,500 SF)
Bed / Bath	3.0 / 2.5 to 3.0
SF of Home (Avg)	1,850
Office / Bonus Room?	Yes
ADU Ready?	Optional
Solar Ready?	Yes

TABLE 3-2:
PERMITTED USES

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block								
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Live/Make Unit								
Townhouse								
Duplex House								
Courtyard House								
Sideyard House								
Cottage								
House								
Villa								
Accessory Dwelling Unit								

Mansion Apartment Homes in T3 Transect Zones are 2-story structures that house 2-units, yet have the appearance of a single large single family home. The homes are built in units of 2 to so each may utilize 100% of the side lot for indoor and outdoor living, thus capturing the benefits of the Side Yard House design. Incorporating a large front porch, the front wall setback is 20'+ off the sidewalk and provides for a traditional neighborhood look complimenting the other T3 Residential Types. The exterior elevations, materiality, and facades of the Mansion Apartment Homes will vary throughout the T3 Transect Zones.

