



# Hellgate Meadows

America Way off South Reserve Street  
Missoula, Montana

## Community Design

## Planning & Policy

### Developer/Owner:

Neighborhoods by Design LLC  
Bob Brugh  
25685 Nine Mile Rd.  
Huson, MT 59847  
406.626.4687

Edgell Homes & Development  
David Edgell  
320 Express Way  
Missoula, MT 59808

### Architect:

Lennertz Coyle and  
Associates  
433 California St.  
San Francisco, CA 94104

James Hoffman and  
Associates  
265 West Front  
Missoula, MT 59802

Land Cost	\$1.1M
Pre-Development Cost	\$701,000
Financing Cost	\$472,000
Building Cost	\$4.9M
<b>Total Cost</b>	<b>\$7.3M</b>

Area of Site	97 acres
Number of Living Units	325-400
Open Space	1.69 acres
Parking and Pavement	8.93 acres

Hellgate Meadows was conceived, designed and executed with a clear and persistent commitment to the principles of "New Urbanism," successfully illustrated by:

- A street, block and building design concept based on local historic precedents
- A five-minute walk from the edge of the neighborhood to the center
- A neighborhood center organized around a park with community services and a mix of higher density residential and nonresidential uses encompassing the park
- Local retail and residential uses connected to an arterial street where city-wide commercial activity is available
- Small front-yard setbacks and porches for all residential units;
- An inter-generational and economically diverse community achieved by providing a variety of housing types intermixed throughout the neighborhood.



## Best Practices In Action

Diversity of Housing Types: Single-family homes with mother-in-law units, duplexes, a variety of lot sizes, apartments, and senior housing were all integrated into the development.



Left: Parking lots are located adjacent to residential alleys behind commercial buildings. Above: Accessory dwelling units permitted above garages creates affordable housing units in the neighborhood.

"In the West, I think planning should be a crucial part of development in addition to design. Really, good planning is good architecture."  
Bob Brugh — Neighborhoods by Design

## Planning and Policy

The success of Hellgate Meadows is owed to the willingness of the City of Missoula to adopt a Traditional Neighborhood Design zoning ordinance. This allowed the developer to organize the village core in a manner that could receive zoning approval yet at the same time gave the developer the flexibility to respond to market demands.



The Hellgate Meadows site plan demonstrates the concept of high density at town center and diminished density toward the edges. © Oliver Kuehne/HDR



A typical single-family home shown adjacent to multi-family homes, duplexes, and apartments beyond.

## Lessons Learned

- Have an excellent, well-thought-out plan that has been thoroughly discussed within the community, and don't deviate from it.
- Pay for the best experts in the field of town planning.
- Do not allow "cookie cutter" design that is endlessly repeated throughout the development.
- Realize that in developing a neighborhood in a manner that is new to a community, the price points will move up as the consumer sees the project maturing and as its desirability as a place to live comes to fruition.