



270 Unit Rental Community
460 Parking Spaces

Existing Non-Motorized Trail

2.9 Acre - 24 +/-
Multi-Family
High-End
Owner-Occupied
Garage-Under Units

2.5 Acre - 24
Alley-Loaded
Townhouse Lots/Units

Ski-Bus
Drop and Pick-up

3.0 Acres
Mixed-Use
Commercial

3

6

8

9

1

6

5

4

2

4

6

10

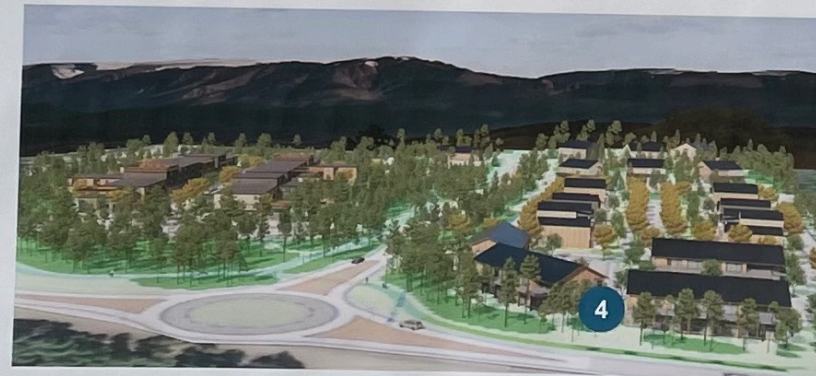
3

MOUNTAIN GATEWAY PLANNED UNIT DEVELOPMENT

Conceptual Building Renderings

FEATURES

- 1 Natural Building Materials
- 2 Varying Building Heights
- 3 270 Rental Community Units
- 4 Multiple Bedroom Types Including Affordable Units
- 5 Mixed-Use Commercial
- 6 24 Townhouse Units
- 7 24 Multi-Family High-End Units
- 8 City of Whitefish Fire Station
- 9 Tree Retention to Preserve Neighborhood and Corridor Character



Cushing
Terrell.



WGMGROUP
Community Values. Inspired Futures.

MOUNTAIN GATEWAY EXISTING SITE

Zoning and Wisconsin Avenue Corridor Plan

Wisconsin Corridor Plan 4-16-18

Big Mountain Road Intersection

Big Mountain Road and East Lakeshore Drive. Existing use is single-family residential. Existing zoning north of road is WR-2 (13.5 acres), WR-3 (8.33 acres), and County R-4 zone (9.33 acres). South of road is County R-3 zone, Suburban Residential (11 acres).

Features/Amenities: Lakeshore frontage with steep slopes & moderately forested. Big Mountain Rd. provides the only general access to Whitefish Mountain Resort.

Infrastructure: Utilities and infrastructure are close to property. Water and sanitary sewer are in East Lakeshore Drive.

Dev. Considerations for all development:

Conservation design and stormwater treatment to protect water quality.

Best practices for lakeshore development such as lakeshore setbacks for sensitive areas.

Coordinate with MDT on intersection improvements and transit stops.

Set backs on East Lake Shore should provide for future street widening.

Design pedestrian crossings at grade or underground to connect parcels.

Regulate land for fire station/transit drop-off.

Maintain vegetation to screen from road and provide buffers to minimize impact on adjacent land owners.

Properties must annex to city to connect to water and sewer.

Suburban residential for lakeshore parcels.

Underlying zoning for properties north of East Lake Shore Dr. allow for multi-family but should be designed to reflect surrounding low-density suburban character.

Transition from higher density in center to lower density on perimeter.

Figure 4.16 Subject Area



Figure 4.17 Preserving the tree canopy will be important

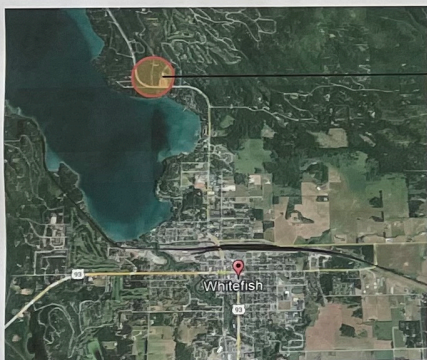


Figure 4.18 Multi-family on the interior of the site clustered around open space to preserve existing tree canopy can engender suburban character.



4-18

WISCONSIN AVENUE CORRIDOR PLAN



VICINITY MAP



Cushing
Terrell.



WGM GROUP
Community Values. Inspired Futures.

MOUNTAIN GATEWAY PLANNED UNIT DEVELOPMENT

Implementing the Wisconsin Avenue Corridor Plan

ELEMENTS FROM PLAN

- 1 Stormwater will be treated using vortex unit(s), landscape/grass filtering, and pond plantings. Pond is planned for infiltration with overflow down East Lakeshore Ditchline to perpetuate existing conditions.
- 2 Preliminary discussions with MDT indicate they would support a roundabout at this intersection. Traffic Impact study reflects the functionality.
- 3 Buildings are set back to accommodate future widening of East Lakeshore Drive if necessary in the future.
- 4 Pedestrian crossings have been included in three locations to promote walkability, and provide access to multi-modal path and bus stop. Additionally, multi-modal path is being extended north to property extents along Big Mountain Road.
- 5 1.5 acres of property is allocated for future use of Fire Station along with private east/west access road.
- 6 From 40' to over 200' of vegetative buffer is provided around development to preserve mature trees and maintain existing neighborhood feel.
- 7 Connections to Whitefish water and sewer are proposed. Existing County Parcels will be annexed to equivalent City zones.
- 8 Multifamily consolidated to the center of the site to limit footprint and subsequent impact to neighborhood and mature stands of trees.
- 9 Density is concentrated at center of both properties.
- 10 Neighborhood commercial with market is proposed to improve walkability and limit vehicle trips to town for this development and surrounding area.



Cushing
Terrell.



WGM GROUP
Community Values. Inspired Futures.