

Big Sky Town Center: Principles of Sustainable Design

WALKABILITY

- 10-minute walk between home and work.
- Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; garages in rear lane; narrow, slow speed streets).
- Benefits of Narrow Streets:
 - Neighborhood livability
 - Reduced traffic flows
 - Efficient use of urban land
 - Less impervious surface – less stormwater runoff
 - Less heat build up
 - Sized to meet actual traffic needs
 - Place emphasis on the pedestrian, not the vehicle



MIXED-USE & DIVERSITY

- A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings.
- Diversity of people - of ages, income levels, etc.



Arnold Palmer Golf Course

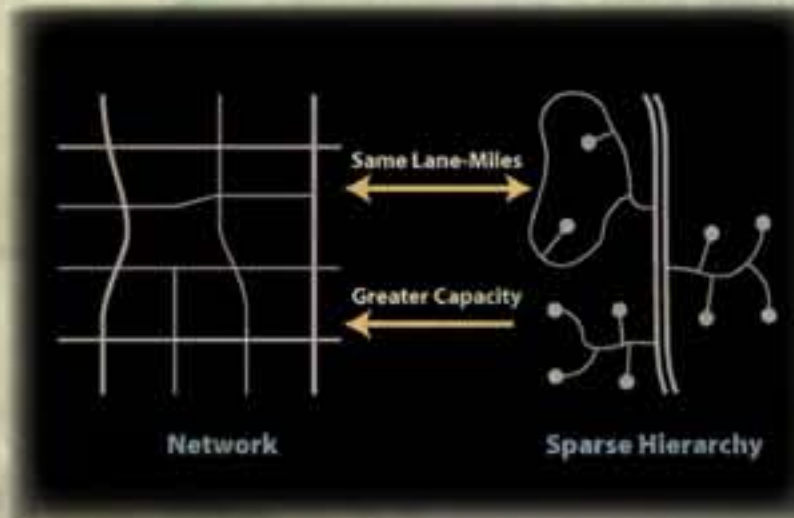
MIXED HOUSING

- A range of types, sizes and prices in closer proximity



CONNECTIVITY

- Interconnected street grid network disperses traffic & eases walking.
- A hierarchy of narrow streets, boulevards, and alleys.
- High quality pedestrian network and public realm makes walking pleasurable.



INCREASED DENSITY

- More buildings, residences, shops, and services closer together for ease of walking, reducing sprawl, to enable a more efficient use of services and preservation of natural resources, and to create a more convenient, enjoyable place to live.



Motorcycle Roundup held at Town Center June 2008.

QUALITY ARCHITECTURE & URBAN DESIGN

- Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites within community. Human scale architecture & beautiful surroundings reward the human spirit.



TRADITIONAL NEIGHBORHOOD STRUCTURE

- Discernable center and edge.
- Public space at center.
- Importance of quality public realm; public open space designed as civic art.
- Contains a range of uses and densities within 10-minute walk.
- Transect planning: Highest densities at Town center; progressively less dense towards the edge.



SMART TRANSPORTATION

- Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation.
- Transit-oriented to encourage use of public transportation.
- Minimal environmental impact on outlying pristine habitat.



Town Center bus shelter.

RESIDENTIAL BENEFITS

Better quality of life; Better places to live, work, & play; Higher, more stable property values; Reduced traffic congestion & less driving; Healthier lifestyle with more walking, and less stress; Close proximity to main street retail & services, bike trails, parks, and nature; Pedestrian friendly communities offer more opportunities to get to know others in the community, resulting in meaningful relationships with more people; Children being able to walk or bicycle to neighborhood schools; More diversity and smaller, unique shops and services with local owners who are involved in community; Big savings by driving less, and owning fewer cars; Better sense of place and community identity with more unique architecture; More open space to enjoy.

BUSINESS BENEFITS

Increased sales due to more foot traffic & people spending less on cars and gas; More profits due to spending less on advertising and large signs; Better lifestyle by living above shop in live-work units - saves the stressful & costly commute; Economies of scale in marketing due to close proximity and cooperation with other local businesses; Smaller spaces promote small local business incubation; Lower rents due to smaller spaces & smaller parking lots; Healthier lifestyle due to more walking and being near healthier restaurants; More community involvement from being part of the community and knowing its residents.

Source www.newurbanism.org

SUSTAINABILITY

- Minimal environmental impact of development and its operations.
- Eco-friendly technologies, respect for ecology and value of natural systems.
- Energy efficiency.
- Less use of fossil fuels.
- More local production.
- More walking, reduced dependence on automobiles.



Solar powered beacons on street signs.



Solar powered, underground drip irrigation.

QUALITY OF LIFE

- Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.

Right: Corvette rally held at Town Center in the spring of 2008. Will Genge photo.

Local resident enjoying Ousel Falls, easily accessed by trails from Town Center. Kene Sperry photo.



BIG SKY TOWN CENTER

MONTANA

bigskytowncenter.com