



A Workforce Housing Development Proposal for Hamilton

The owners of the Bitter Root Stock Farm are proposing a development on ranch property located northwest of the Fairgrounds Road and East Side Highway intersection. As currently envisioned, the primary goal of the proposed **D Lazy S Meadows** development is to provide a mix of housing and live-work options for residents in the area. To that end, the development would include townhouses, multi-family buildings, live-work buildings, small and large mansion apartments, and garage apartments, with both for sale and rental units. The proposal is in line with the community goals in Hamilton's recently updated Envision Hamilton growth policy.

- Size of proposal – ~26 acres. ~115 lots. ~212 housing units. ~8.1 units/acre gross density.
- Open Space – ~5.81 acres/~22% of property.
- Water and sewer – If approved, the development would be supported by City water and sewer.
- Neighborhood commercial – The proposal includes live-work units, thus allowing for commercial enterprise opportunities such as local markets.
- Green infrastructure – The proposed development would include green infrastructure wherever possible, including bioswales to manage stormwater runoff from roads.
- Transportation – Access to and from the site would be on Fairgrounds Road just east of Freeze Lane. The City and County are exploring a new East Side Highway intersection through our property to replace the intersection at Fairgrounds Road. While not part of our proposal, the new alignment is factored into our planned road network, and we have provided the County with an easement on ranch land to allow for that new intersection as well as a sewer line to the airport. Non-motorized trails within the development will also connect to Fairgrounds Road.
- Cost of housing – The mix of housing types range from studio to three bedroom and include rental and for sale units, thus lending themselves to a wide variety of price points.
- Property management – The open space areas, trails, and the “Mews” green spaces will be owned and maintained by a Homeowner's Association. The primary roadways will be owned and maintained by the City, while the alleys will be maintained by the HOA.
- City Review Process – We will pursue City of Hamilton approval through a “Planned Unit Development” (PUD) process, which allows the City to consider a proposal like ours while ensuring that it meets all legal requirements for subdivision approval. The PUD application will be accompanied by an annexation petition and a zoning map amendment. There will be formal opportunities for public input throughout the City's process.
- Expert consultants – The owners are planning the development with the assistance of IMEG Corp. (engineering, design, and surveying), Opticos Design Inc. (planning and architecture), Biomimicry 3.8 (engineering and environmental design) and other experts.

For further information or to contact us, please go to d-lazy-s.com or the Bitter Root Stock Farm Facebook page.



BRSF Holdings LLC
A Project of the Bitter Root Stock Farm



BIOMIMICRY 3.8

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