



**2009 Excellence in Design
AIA Montana Design Awards Program
Merit Award**



Architects of Record:

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**Point Six Place
Missoula, Montana**

Located just west of the downtown urban core in the Westside neighborhood of Missoula, MT, Point Six Place offers residents a fantastic opportunity to live sustainably. Point Six Place is an urban infill project that sits on three city lots. Via a Planned Neighborhood Cluster zoning process, this site which was zoned to hold three single-family dwellings now holds six single-family dwellings that are individually owned. Condominium fees for shared areas such as the central courtyard, the garage structure, sidewalks, and landscaping provides low maintenance responsibilities for the residents.

The site was bought by our architecture firm's development arm. An abandoned house sat on the corner lot when the owners purchased the land. The house was donated to the local fire department and burned down as a training drill. The goal was to design an urban infill project that serves as a model for this new kind of development. The established neighborhood is an up-and-coming location near the heart of this progressive, environmentally focused community. Surrounded by turn of the 20th century housing, as well as some newer units, Point Six Place contributes to the mix of housing styles and opportunities. The underlying concept of the project is a modern eco-bungalow court. The six units are grouped around a central courtyard, with a shared detached garage that provides one interior parking space, an a shared bay for lawn mower, recycling, garden tools, etc. An additional uncovered off-street parking space is also sold with each unit. This location provides easy access to the downtown area, grocery stores, hospital and schools via walking, biking and bus routes; cars are not necessary at all if one lives at Point Six Place. The garage is accessed off of the alley so that both streets on the corner lot can be pedestrian friendly.

In order to fit six houses on the site, they had to have a small footprint in the range of 1300 square feet. Each unit has three bedrooms and either two or two and a half baths, a front porch, and private back yard. Four units also have rooftop balconies with great view across town. The architects/developers believe building smaller is the first step in reducing the environmental impacts of a project. With fewer resources used to construct the smaller units, less resources are wasted overall. Above standard code energy efficiency was also a major design goal and was incorporated in all areas of construction. The houses are all Energy Star rated.

The site has xerispace landscaping in the courtyards and a small patch of sod in the private back yards. Fences are made of bamboo with pressure treated top rails and support structure. All concrete on the project has at least 25% fly-ash in the mix. The exteriors and roofs of the buildings are low maintenance corrugated metal siding. Wood members supporting entry canopies and back porches are reclaimed wood for a local supplier. The aluminum clad wood windows from Gienow are high efficiency double-paned windows with a U value of .28. The roof has an R-value of 50 and the walls are R-28. An energy model done of a single unit showed it performing 50% better than what's required by code.

On the interior of the units, two different floor plans provide buyers with an option based on lifestyle preferences. The interiors are loft-like with 9' ceilings on the first floor, amazing amounts of natural light and controlled views to the landscape (and not of one's neighbor). The open floor plans give the feeling of a larger area, yet still comfortable in scale. The concrete radiant heat floors are powered by high efficiency boilers. Heat recovery ventilators capture the energy from the exhaust air and use it to heat the incoming fresh air. All lighting and appliances are Energy Star rated and plumbing fixtures are low-flow. To further conserve energy, programmable thermostats and ceiling fans were installed. All of the decking for the four rooftop balconies are a recycled product. Low VOC paints were used exclusively and excellent ventilation details control mold potential.