

Sundance Apartments Helena, LLC Case Study

Development of the Space-Limited Complex

What was the client's issue presented to WWC?

Sundance Apartments Helena, LLC presented to WWC the issue of the development of a 10-acre site outside of the City limits of Helena, MT with a 216-unit apartment complex. The site was constrained by access to the east, utility easements running through the property, the desire of high-density development, and lack of area for stormwater detention and treatment.

How did WWC brainstorm and collaborate with the client to find a solution?

WWC met with the client and the City of Helena jointly to determine the permitting process for annexation, zoning, and site design in order to complete the project on the client's timeframe and budget. WWC further brainstormed creative stormwater detention and treatment methods for space-limited areas.

What was the solution chosen by WWC?

WWC worked with the client to prepare the necessary annexation and zoning application documents required by the City of Helena. WWC worked with the City on the annexation and zoning process and attended public hearings. Once annexation and zoning were approved by the City of Helena, WWC prepared site development and utility plans for review and approval by the City of Helena and the Montana Department of Environmental Quality.

Why did WWC choose this solution?

WWC chose a collaborative approach to the project with the City of Helena in order to facilitate the annexation and zoning approval, along with approval of site development and utility plans.

What was the final result of the completed project?

The result was successful annexation and zoning of the property in order to develop the project utilizing City of Helena water and sewer services and an innovative stormwater detention and treatment system.

How was the outcome defined as good or effective for your customer?

The annexation and zoning approval for the property allowed the client to connect to City of Helena water and sewer services while allowing them to achieve the development density they needed in order to make the project economical.

Why did WWC feel the solution chosen was the best choice?

WWC's excellent working relationship with the City of Helena and the Montana Department of Environmental Quality facilitated regulatory approvals for the project that expedited the project by several months.

Notes:

The project site provided many challenges for the permitting and design. The most unique aspect of the project was the lack of space for typical stormwater detention ponds to treat stormwater onsite. This required the use of underground stormwater detention areas with pre-treatment structures under the driving and parking areas in order to allow for high-density development. This was the first project utilizing a large underground stormwater detention approved by the City of Helena.