

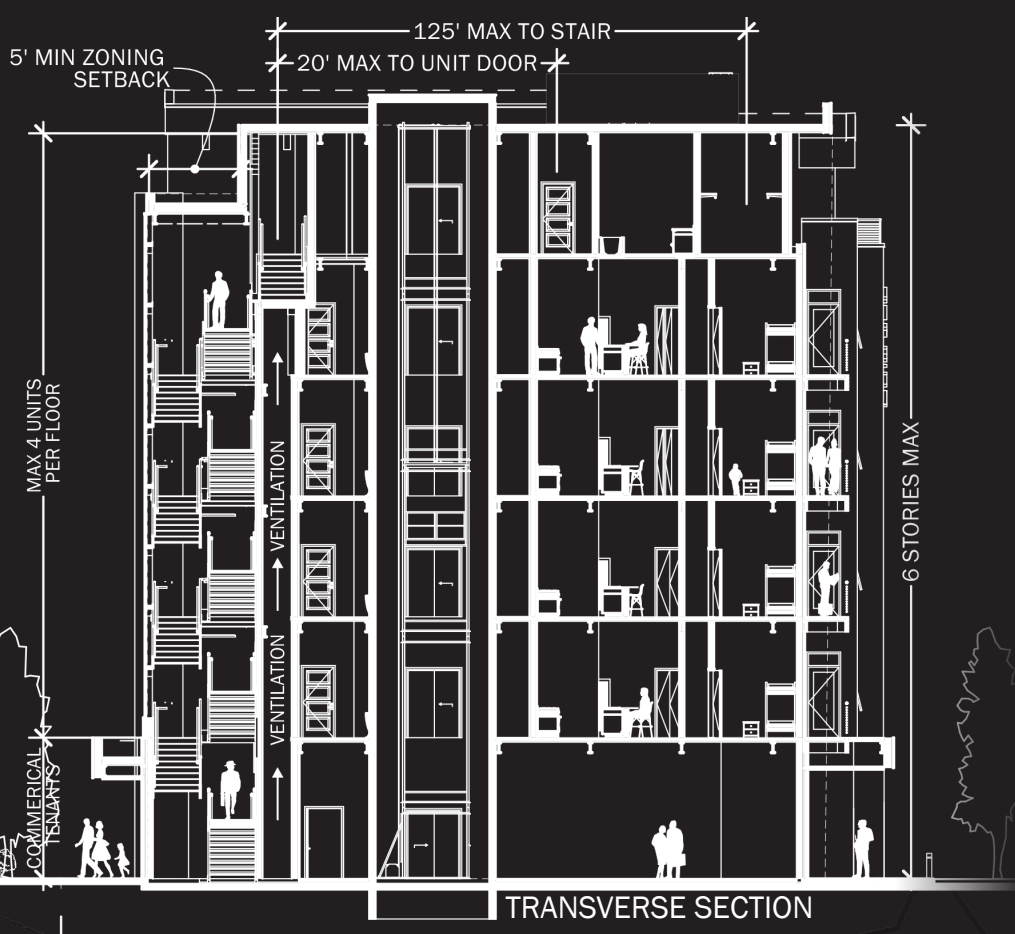
427 XING



Across the country, cities are struggling to maximize land use amid rapid growth and evolving regulations. In dense urban areas, every square foot matters, yet small or irregularly shaped sites are often overlooked due to the challenges they present for efficient development. Limited size, zoning restrictions, and difficult access can make meaningful development costly or impractical. When these parcels cannot be integrated with adjacent properties, they remain underutilized within the urban fabric.

A case illustrating these development constraints can be found within the **East Billings Urban Renewal District (EBURD)** at **427 20th St N** in **Billings, Montana**. This small and uniquely shaped site is positioned at the intersection of the **5th Avenue Corridor**, a planned greenway generating east-to-west pedestrian access, 20th St North—recognized as a main street by the EBURD—and the converging railroad network, defining the site's profile. While these crossroads enhance connectivity, the site's size and strict railroad easements limit expansion, hinder integration with adjacent properties, and complicate access, reducing its development potential.

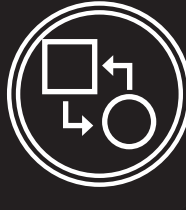
New and inclusive building codes, such as **Seattle's Single Stair Housing**, enable high-density development by accommodating constrained and irregular sites. These evolving standards provide flexibility for design solutions that transform underutilized parcels into valuable urban assets, enhancing efficiency and encouraging feasible development.



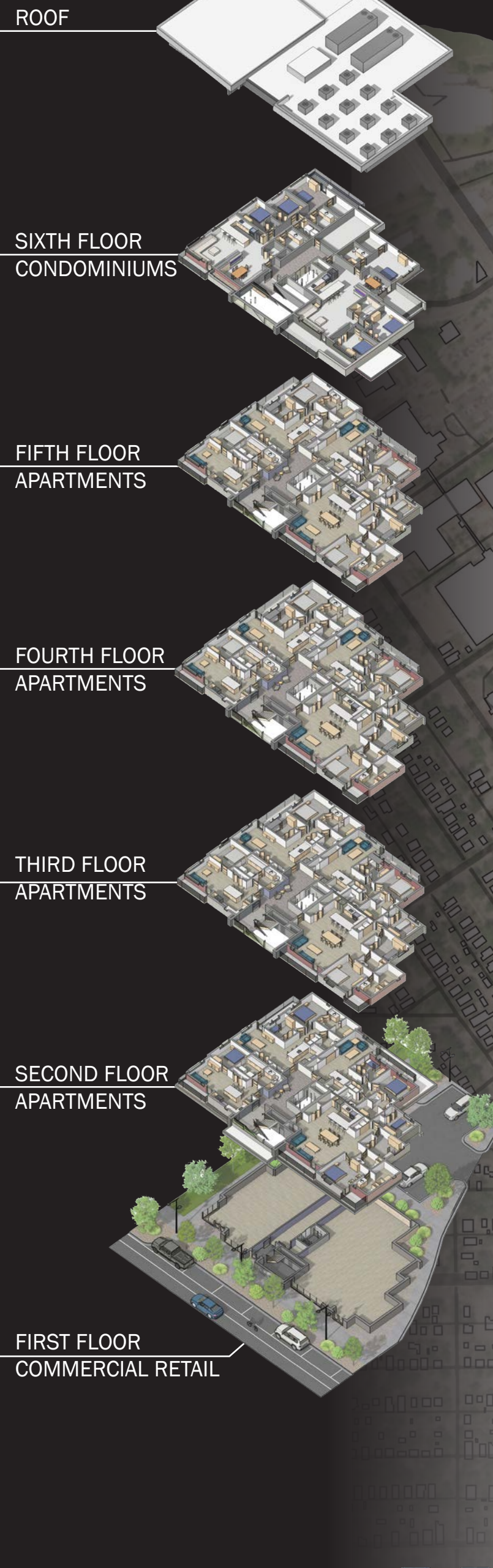
DESIGN FOR INTEGRATION
Support the goals of the East Billings Urban Renewal District (EBURD) by fostering a dynamic, mixed-use environment that supports both residential and commercial activity. Reinforces the principle of the planned 5th Avenue Corridor, fostering a cohesive urban fabric that enhances connectivity, economic vitality, and targeted growth.



DESIGN FOR ECONOMY
Compact planning and innovative code compliance, such as the efficiency of a single-stair layout, optimize unit feasibility relative to site area, ensuring cost-effective and practical development. Opportunities for mixed-use residential and commercial spaces encourage economic growth and long-term investment in the district.



DESIGN FOR CHANGE
Progressive building codes demonstrate the potential to transform overlooked urban spaces into vibrant, functional developments. As part of a broader vision for change in Billings, strategic infill of underutilized sites enhances land use efficiency and supports EBURD's vision for a thriving, walkable district with revitalized infrastructure.



NORTH-EAST ELEVATION

NORTH-WEST ELEVATION

SOUTH-WEST ELEVATION

SOUTH-EAST ELEVATION