

February 22, 2006

Revisions to the Proposed Residential Treatment Facility, 8th Ave. No, 17<sup>th</sup> St.

As directed by the City Council at their meeting on January 27<sup>th</sup>, Rimrock Foundation presented a compromise to the neighbors in North Park at a meeting on February 7<sup>th</sup>. Ten neighbors were present including North Park Task Force Chair, John Armstrong. Five Council members were present: Mayor Tussing, Vince Ruegamer, Jim Ronquillo, Peggy Gaghan, and Nancy Boyer. Tina Volek, Acting Administrator and Cal Meyer, Code Enforcement Officer, were also present. Five individuals from outside the North Park neighborhood were present.

As part of Rimrock Foundation's compromise, we are proposing to build one 4-plex of two rather than three stories to mitigate the impact of height on the surrounding area and to utilize earth tone materials and colors to further reduce visibility. The original three story residential treatment center had exterior grade heights of 27'-4" on the north side and 37'-8" at the patio which gave an average height of 32'-6". **Please see Schedule I to review the City of Billings Zoning Commission conditions as approved.**

The two story building compromise would be 8'-2" shorter than the original three story building and repositioned closer to the mature Silver Leaf poplars. The 4-plex will be set into the hillside on the upper [north] portion of the tract and the streetside [17<sup>th</sup>] will be bermed, then planted with pine trees to reduce visibility from the street. Subsequent units [not a part of this proposal] will be of duplex design at the request of the neighbors and Rimrock Foundation will continue to work with the North Park Task Force to address their concerns about this planned development. **Schedule II details the proposed significant changes to our original plan which was presented at a public forum held on February 7, 2006.**

In agreeing to these revisions, the Foundation is now expecting it will incur up to a possible 25% increase in costs associated with the project. It was also clarified for the neighbors that the Foundation must have one 4-plex in order to assure a large enough footprint to house two counseling offices and a dining facility. The sixteen person occupancy also represents the minimum critical mass that must be accommodated for the operation to be financially viable.

**After further careful consideration, we believe your suggestion to design the facility so it can be quickly renovated into a 4-plex is an outstanding concept. We believe this additional compromise offers even more assurance to our neighbors that this facility would not be turned into a commercial business.**

Enclosed with this report is a revised site plan and excerpts of a report by David J. Moen, Certified Independent Appraiser asserting that a 4-plex is a conforming use of the property.

We appreciated the attendance at the meeting by council members.

## Schedule I

### Billings Zoning Commission Conditions

- One 4-plex apartment building to be operated as a Community Residential Facility for more than 8 persons.
- Location of the building shall be as shown on the submitted site plan – adjacent to the northern property line.
- The facility shall be licensed by the State of Montana and provide 24 hour supervision of the residents.
- Install a 6 foot tall sight obscuring fence or wall along the test property line. A continuous evergreen hedge may be substituted.
- Provide adequate street lighting, curbing and sidewalk along the east boundary of the property.
- Maintain as many of the existing Silver Leaf Maple trees as possible – and install at least 4 canopy trees in the front yard.
- Infill requirements to meet city long range planning.

## Schedule II

### Proposed Compromise Change to Rimrock Foundation's Residential Facility

- Lowered the height of the building by one story.
- Angled the building to nest into the existing land contours.
- Turned two 4-plexes into four 2-plexes.
- Added berms along North 17<sup>th</sup> street.
- Added hedge and coniferous trees along alley.
- Added shade trees and coniferous trees along North 17<sup>th</sup> Street.
- Reduced number of parking spaces to minimum required and separated the parking lots.
- Will minimize exterior lighting and use lights with cutoffs in parking areas and pedestrian lights in walkways.
- Increased estimated cost of the facility by an estimated 25% due to compromise solution.