

Attachment D
Applicant Letter – Special Review #915



December 2, 2013

Planning & Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

RE: Special Review Application for Wadsworth Acquisitions, LLC dated December 2, 2013

To Whom It May Concern:

Wadsworth Acquisitions, LLC is under contract to purchase the property located at 910 Grand Avenue in Billings, Montana. Our client, Starbucks, has requested that we provide them a built-to-suit, 3,000 square foot café with a drive-thru. We plan to build an approximate 2,000 square foot building which will be leased by an additional retail tenant. The Zoning Coordinator explained that because the property is adjacent to residential, the drive-thru requires a special review by the Zoning Commission and City Council.

We are confident that the new buildings will be constructed to high standards which will be consistent with the goals and policies of Billings's adopted Growth Policy. Our project will meet the goals found within the Aesthetics Element by removing the existing approximately 5,500 square foot building that was constructed in 1969 and replacing it with two new buildings. In addition, the asphalt, sidewalks, curb & gutter and landscaping will be replaced / repaired as needed to make the site look and feel brand new.

The project also seeks to meet the Public Facilities and Services Element. Often, as properties come to the end of their useful life, they become dilapidated and unsafe as noted in the Growth Policy. The new property design, combined with nationally successful tenants, will likely revitalize the area and encourage redevelopment of other sites as well.

In an effort to minimize the impact on the adjacent landowners, we designed the site with the drive-thru as far away from the southern property line as possible. In addition, a six foot tall fence will be installed at the southern property line along the alley which will provide a buffer from noise and vehicle headlights.

We feel strongly this re-development will add to the community by providing a clean and safe gathering place, creating employment, and adding tax revenue.

Sincerely,

Ed Waldvogel
Project Manager

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City of Billings Planning Div.
Attn: Ms. Nichole Cromwell
2825 3rd Ave N. 4th Floor
Billings, MT 59101

12/28/13

RE: Application for 910 Grand Ave, Billings, Montana

Dear Ms. Cromwell:

I would like to speak strongly in support of the application by Wadsworth Development for the property at 910 Grand Ave. I will unfortunately not be able to attend the hearing on this application, but wanted my comments considered and part of the record.

As you know, I currently own the property but I also own the property directly to the west of 910 Grand. The old JB's building is quite tired and while it could be fixed up, a much better option is what Wadsworth is proposing. Their proposal would revitalize the block, create high quality construction jobs and economic activity for the city and result in an end use that would more than replace the jobs lost when JB's chose to shut down.

With the Planning Departments conditions, any negative impacts of the new construction would be minimal and after the construction is completed the new businesses would be a great addition to the area. With this fix up of our block, I am encouraged to rebuild the front of my adjacent building and I am sure getting quality tenants will be greatly facilitated.

The drive thru that is being proposed is substantially shielded from any residents by it's location on the Grand Avenue side of the proposed building and I don't feel it would have any negative effect at all. I strongly urge the Commission to approve the application for the betterment of our neighborhood, Grand avenue and quality business development in our city.

Thank you for consideration of my comments.

Sincerely,



Chris Bakwin

