

Special Review 940  
Site Plan and Applicant Letter

**A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?**

The addition of a seasonal patio to Doc Harper's Tavern in the Babcock building on North Broadway will present an alternative to most other all-beverage facilities in the downtown area. Doc Harper's offers high end cocktails - martinis, manhattans, gibsons and rob boys - and sophisticated after dinner cocktails such as brandies, scotches and classic whiskeys. The addition of an outdoor patio with high end alcoholic beverage services will bring a second unique facility to the all-beverage license operations now available in downtown Billings. The Montana Brewing Company located directly across the street from Doc Harper's does have a permanent patio facility now existing. Another outdoor service of alcoholic beverages will be attractive to downtown Billings and will add to and improve quality of life. Approval of this outdoor addition to Doc Harper's will promote the live-work environment of downtown Billings. Permitting a second outdoor beverage garden/patio will present a real alternative to other beverage operations throughout downtown Billings business and residential community, thus promoting, enhancing and complimenting both commercial and residential clientele. This additional and enhanced seasonal use of the property contributes to a high quality of life for new and existing residents. The facility will promote the Babcock building and support the downtown Billings hotel and guest services facilities. It will help to invigorate the entire Billings economy and will attract Billings residents and Billings tourists, conventioners and business representatives. Promotion of business, and thus economic development, is a primary goal of the City of Billings Growth Policy of the Billings Zoning Ordinance.

**B. Why is there a need for the intended use of the property at this location?**

North Broadway is undoubtedly the heart of downtown Billings. Literally everything starts, evolves around, or concludes with Sky Point. The introduction of an outdoor patio to Doc Harper's existing indoor all-beverage license facility will present a unique addition and complement to Doc Harper's current beverage and light food facility in downtown Billings. The existence of an outdoor patio at this location will help to promote a vibrant and viable North Broadway in the heart of downtown Billings. Sky Point activities - farmers' markets - Burn the Point activities - parade activities - community events - will all be enhanced in downtown Billings by the addition of a second full beverage license with outdoor patio service on North Broadway.

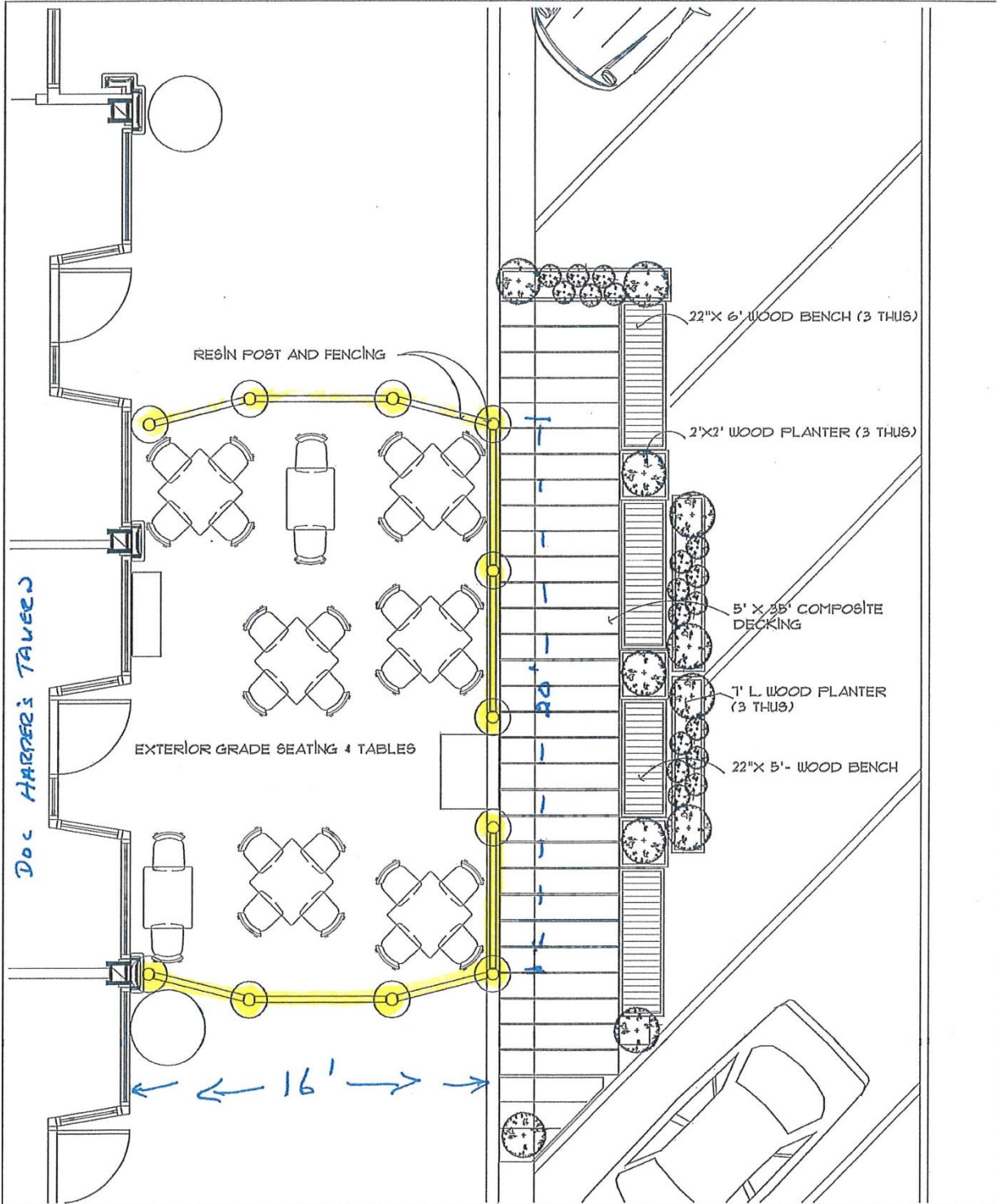
**C. How will the public interest be served if this application is approved?**

The Billings community and visitors/guests to the Billings area will be provided a unique addition to Doc Harper's now-existing hors d'oeuvres and beverage service in downtown Billings. Metropolitan areas such as Denver, Seattle, Portland, Boise and Rapid City are praised and repeatedly visited by persons seeking drinking, dining and entertainment experiences such as downtown Billings now provides and which outdoor seating and food and beverage services will only enhance. The idea of limiting the patio services to seasonal and, therefore, temporary use, is adopted from Portland where temporary patios have proven to be a better alternative to the permanent dislocation of parking spaces and other long-term negative impact on traffic flow. Alberta Bair patrons, YAM patrons, arts and crafts patrons, sports fans, tourists and conventioners seek out and support the very kind of bar services and light food proprietors as will be featured at

Doc Harper's full service bar which will now be available on the street during good weather days. Doc Harper's high end bar service and "small plates" facility has already earned the reputation as one of the "go to" places in downtown Billings, and, of course, such reputation will be enhanced with the addition of outdoor facilities for food and beverages. Doc Harper's expects to continue to restrict its hours to midnight closing.

**D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.**

This Special Review is for permission to serve alcoholic beverages "outside" Doc Harper's Tavern facility at 116 North Broadway. The planning is not yet complete, but the current intention is to enclose a portion of the sidewalk and the street area in the immediate vicinity of Doc Harper's current leasehold premises. Attached please find a copy of the Montana Department of Revenue letter dated February 19, 2016, approving the request to alter the licensed premises to include the patio. The exterior improvements are to be seasonal in nature and open to conduct business operations from about May 1 each year to about the end of October. The improvements will be temporary in nature and removed by the end of October each year and reinstalled in the late Spring - about May 1 each year.



**O2A**  
**O2 ARCHITECTS**  
 208 N. BROADWAY #350  
 BILLINGS, MONTANA 59101  
 FAX 406-256-7123  
 PHONE 406-259-7123

© 2016 O2 ARCHITECTS

*Proposed* **Patio Addition**  
**Doc Harpers TAVERN**  
 116 N 28th Billings, MT  
 (BROADWAY)

PROJ. NO. 1602

DW Jan 2016

**Site Plan**

SHEET 1 OF 1