

CITY ZONE CHANGE 962

4046 Avenue C

The following are responses to the Zoning Commission's denial of Zone Change Number 962 based on Criteria #1, #8 & #10 and concerns of the residential neighborhood to the north. The proposed zone change from Residential Professional to Community Commercial at 4046 Ave C would allow for a gymnastic facility. The current Residential Professional zoning designation would allow for dance studios, elementary schools, secondary schools, halls which are similar in nature to a gymnastic facility.

Criteria #1: Is the new zoning designed in accordance with the Growth Policy?

City of Billings Growth Policy Statement:

"In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing city limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from developments. The City will prosper with strong neighborhoods with their own unique character that are clean, safe, and provide a choice of housing and transportation options."

The zone change from Residential Professional to Community Commercial directly collates with the above growth policy statement. The infill development will utilize existing infrastructure, increasing tax revenue and build a unique neighborhood with a clean and safe recreation facility to serve the whole Billings community.

In addition to a direct correlation to the Growth Policy Statement, the following growth guidelines will be achieved with the development of this property.

- Infill Development of an underutilized property
- Construction of safe and affordable interconnected sidewalks
- Active living opportunities which are desirable for an attractive and healthy community
- Visually appealing landscaping
- Multi use Recreation Facility
- Improved property value
- Proximity to West End residential which provides safe routes promoting physical health and reduced vehicle trips.
- A successful business that will create jobs to benefit the community

As stated in the West Billings Plan, “commercial development along Shiloh Road should be developed as commercial nodes for neighborhood, community commercial and regional commercial center uses. Commercial nodes should be comprised of, as many as possible, a diverse range of commercial, business office, and entertainment facilities.” Planning for a mix of land uses, within a very short drive or walking distance, from each use can reduce automobile usage which will reduce traffic. The proposed zone change to Community Commercial and the development of the proposed gymnastics facility will expand the mix of uses within the existing commercial node.

Criteria #8 Does the new zoning promotes compatible urban growth in this area?

The properties immediately adjacent to and in the area of this property are zoned Community Commercial, Residential Multi Family, Residential 7000, Residential 9600 and Residential Professional. Currently Community Commercial zoning abuts R 7000 zoning on the north side of Avenue C directly across the street. The Community Commercial zoning of the property on the north side of Avenue C would allow for the construction of this facility directly adjacent to R-7000 zoning. However, the proposed zoning change of the subject property will allow for a public right of way and perimeter landscape buffer between these zoning types. This zone change would also create an interface of Residential Multifamily to Community Commercial zoning. The Residential Multifamily zoning acts as a buffer between the Community Commercial and less dense residential zones. This is typical throughout the area and can be seen on the east side of Shiloh. Therefore, this zone change is compatible with the area and promotes urban growth.

Criteria #10 Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

This property is appropriate for this new zoning due to its location within the existing commercial node near two principle arterial streets, Grand Ave. and Shiloh. The location of this property is on the edge of the commercial node yet the adjacent streets will direct users from or to these principle arterial streets without needing to traverse any residential streets.

The proposed gymnastics facility will meet a fundamental principle of planned growth by adding to the current mixture of land use in the area consisting of high density residential zoning and commercial zoning. This mix of land use is already developed and within close proximity to the large West Billings residential population thus reducing its users automobile usage. The location of gymnastics facilities have been following this principle of planned growth throughout the nation over the last 10 years. The USA Gymnastics 2016 Survey of the Member Clubs noted “it interesting that in 2006 over half (55%) of the gyms operated out of a warehouse or in a light industrial area. By 2016 only 21% reported doing so. Many gymnastic facilities were started in these types of buildings because they could rent a larger space for less money. But now many gym owners have moved away from this model and made the decision to operate their business in facilities often closer to the communities they serve”.

The gymnastics facility also complements the visionary improvements noted in the Comprehensive Parks and Recreation Master Plan. The document notes Gymnastics participation has increased nationally (Figure 1). The proposed indoor recreation gives a new positive dynamic and diverse opportunity to the surrounding community. By providing the privately funded facility for the West End community, the public is relieved from financial pressures that come with tax increase and life cycle cost produced from a publicly owned multifunction indoor recreation facility. The proposed project would provide an indoor facility to one of the perceived underserved segments (West End) of the Billings community outlined as in the Comprehensive Parks and Recreation Master Plan.

Figure 1.

National Participatory Trends - General Sports					
Activity	Participation Levels			% Change	
	2011	2015	2016	11-16	15-16
Basketball	24,790	23,410	22,343	-9.9%	-4.6%
Tennis	17,772	17,963	18,079	1.7%	0.6%
Baseball	13,561	13,711	14,760	8.8%	7.7%
Soccer (Outdoor)	13,667	12,646	11,932	-12.7%	-5.6%
Softball (Slow Pitch)	7,809	7,114	7,690	-1.5%	8.1%
Badminton	7,135	7,198	7,354	3.1%	2.2%
Volleyball (Court)	6,662	6,423	6,216	-6.7%	-3.2%
Football, Flag	6,325	5,829	6,173	-2.4%	5.9%
Football, Touch	7,684	6,487	5,686	-26.0%	-12.3%
Volleyball (Sand/Beach)	4,451	4,785	5,489	23.3%	14.7%
Football, Tackle	6,448	6,222	5,481	-15.0%	-11.9%
Gymnastics	4,824	4,679	5,381	11.5%	15.0%
Soccer (Indoor)	4,631	4,813	5,117	10.5%	6.3%
Track and Field	4,341	4,222	4,116	-5.2%	-2.5%
Cheerleading	3,049	3,608	4,029	32.1%	11.7%
Ultimate Frisbee	4,868	4,409	3,673	-24.5%	-16.7%
Racquetball	4,357	3,883	3,579	-17.9%	-7.8%
Pickleball	N/A	2,506	2,815	N/A	12.3%
Ice Hockey	2,131	2,546	2,697	26.6%	5.9%
Softball (Fast Pitch)	2,400	2,460	2,467	2.8%	0.3%
Lacrosse	1,501	2,094	2,090	39.2%	-0.2%
Roller Hockey	1,237	1,907	1,929	55.9%	1.2%
Wrestling	1,971	1,978	1,922	-2.5%	-2.8%
Rugby	850	1,349	1,550	82.4%	14.9%
Squash	1,112	1,710	1,549	39.3%	-9.4%
Field Hockey	1,147	1,565	1,512	31.8%	-3.4%
Boxing for Competition	747	1,355	1,210	62.0%	-10.7%

NOTE: Participation figures are in 000's for the US population ages 6 and over

Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)
---------	--------------------------------------	----------------------------------	-----------------------------------	------------------------------------

ADDRESSING NEIGHBORHOOD CONCERNS

Aesthetical look of proposed Gymnastic Facility:

- See Appendix A for exterior color rendering, exterior building elevations and color landscape plan of the proposed Gymnastic facility.
 - o Building Height: 27'-3 ½" (Max Height allowed for RP=34 feet for CC=45 feet)
 - o Building Area: 16,500 S.F.
 - o Exterior Finishes to tie into nearby Residential Multi Family and R-7000
 - Painted cement board lap siding
 - Cultured stone wainscot
 - Architectural metal wainscot
 - Standing seam metal roofing
 - PBR metal siding
 - Powder coated entry canopy truss

Potential Uses of Property under Community Commercial Zoning:

Nearby residential neighbors showed concern with the possibility of future uses of the property when the Zone Change is approved. While Community Commercial uses would allow for multi-family residences, large and small retail, business services, restaurants, auto sales and service as well as other commercial uses, residential neighbors should be made aware to the that bars and casinos would require a special review with public hearing and city council approval prior to being allowed on a Community Commercial Lot.

Reciprocal Parking Agreement:

The site will have access onto Avenue C and 41st Street West, in addition a Reciprocal Parking Agreement exists (document number 3583575) with Fuller Medical. This Reciprocal Parking Agreement would allow use of Fuller Medical's parking lot and approaches onto Avenue B and 41st Street during evenings and weekends. Brad Fuller, owner of Fuller Medical has included a letter dated 12/20/2017 that states they are still in support of the reciprocal parking agreement and will gladly welcome this gymnastics school into the neighborhood. A copy of the Reciprocal Parking Agreement and Brad Fuller's letter can be found in Appendix B.

Traffic:

See Appendix C for Traffic Memo by Morrison-Maierle, Inc

Appendix A



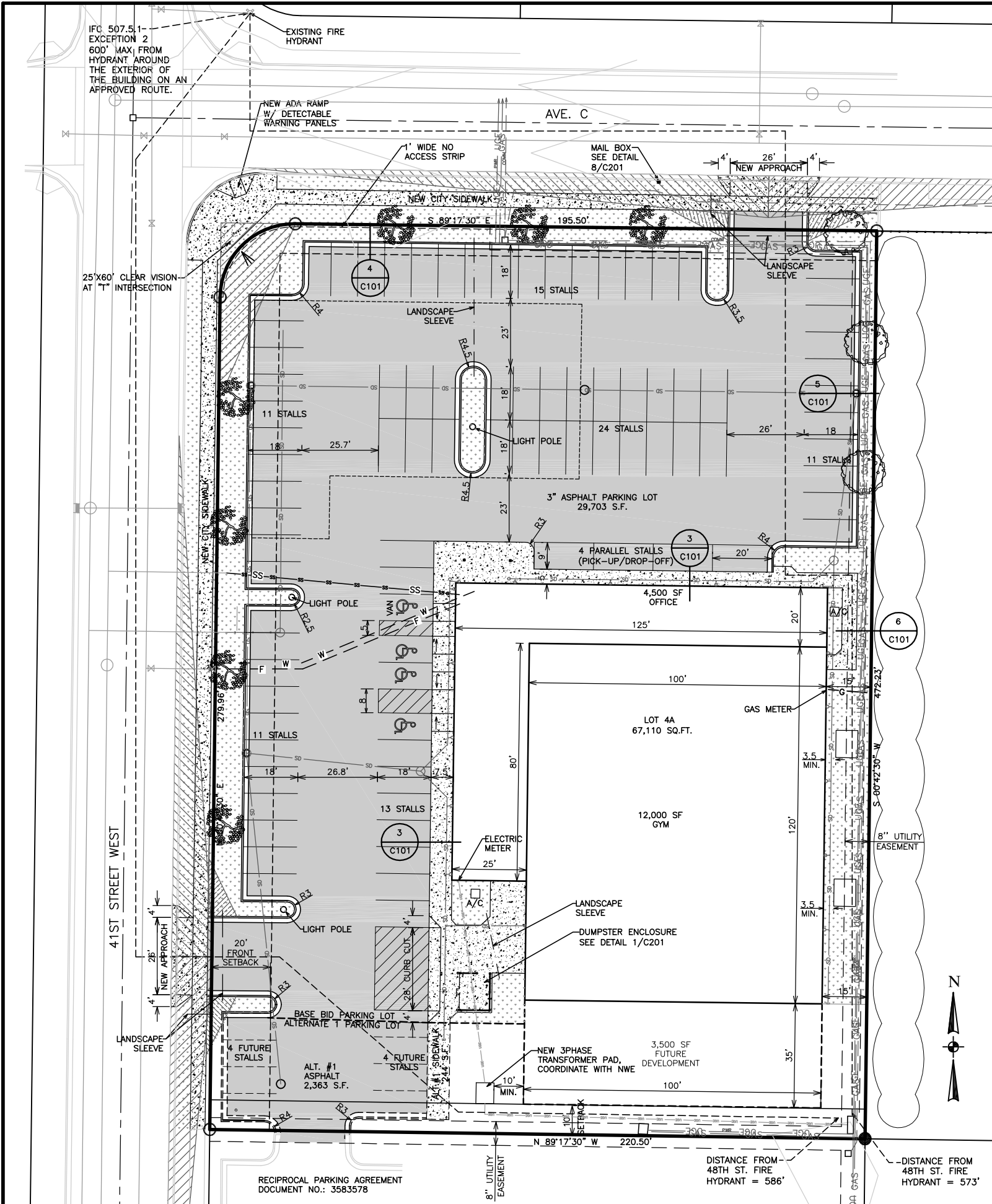
• VIEW FROM 41st STREET •



• MAIN ENTRY •



• VIEW FROM AVENUE C •



LEGEND:

- LANDSCAPED AREA
- CONCRETE
- ASPHALT
- NEW TREE

NOTE: TREES LOCATED WITHIN THE CLEAR VISION ZONE ON THE BOULEVARD SHALL HAVE A MAXIMUM TRUNK DIAMETER OF ONE (1) FOOT MEASURED FOUR (4) FEET ABOVE THE GROUND LINE, AND TRIMMED OF ALL BRANCHES BETWEEN THE GROUND LINE AND EIGHT (8) FEET IN HEIGHT.

ZONING:

- EXISTING: RESIDENTIAL PROFESSIONAL (RP)

SETBACKS FOR RP

- FRONT 20
- SIDE 10
- SIDE ADJACENT STREET 10
- REAR 0

- MAXIMUM HEIGHT 34'
- MAX LOT COVERAGE FOR RMF-R .. 50%
- ACTUAL LOT COVERAGE: 22.3%

ONSITE LANDSCAPING:

- REQUIRED LANDSCAPING (10% OF LOT LESS BUILDING AREA)
67,110 - (16,500) = 50,610 X 0.1 = 5,061 SF
- REQUIRED ADJACENT TO ROW LANDSCAPING: 2,531 (50%)
- REQ. OFF ST. PARKING LOT LANDSCAPING 2,055 SF
- ACTUAL ONSITE LANDSCAPING: 7,110 SF
- ROW LANDSCAPING: 3,655 SF
- TOTAL LANDSCAPING: 10,765 SF

TREES:

- REQUIRED 1/10 PARKING SPACES 10
- ACTUAL NUMBER OF TREES 10

CONCRETE:

- CITY SIDEWALK 3,020 SF
- APPROACH 440 SF
- SIDEWALKS 3,086 SF
- SIDEWALKS (ALT. #1) 244 SF
- MECHANICAL PADS 112 SF
- ELECTRICAL TRANSFORMER PAD .. 42 SF
- DETECTABLE WARNING PANELS ... 2
- CURB AND GUTTER 801 LF
- CURB AND GUTTER (ALT. #1)..... 88 LF
- THICKENED EDGE SIDEWALK 6" 283 LF
- THICKENED EDGE SIDEWALK 1'-4" .. 52 LF
- THICKENED EDGE (ALT. #1)..... 33 LF

ASPHALT:

- ASPHALT PAVING (BASE BID) 29,703 SF
- ASPHALT PATCH AT APPROACH .. 144 SF
- ASPHALT PAVING (ALT. #1)..... 2,363 SF

SEWER:

- 6" SEWER SERVICE 80 LF

WATER:

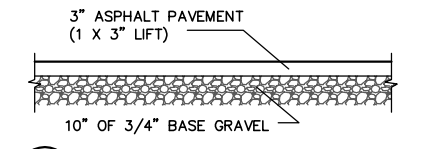
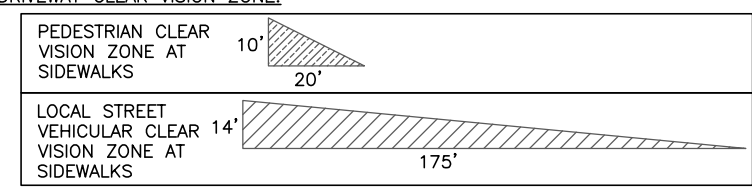
- 1" WATER SERVICE 93 LF
- 4" FIRE LINE 88 LF

PARKING:

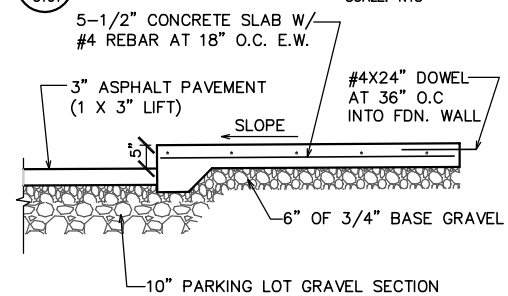
- BUSINESS/GYMNASTICS BUILDING
- BUSINESS REQ.: 1 PER 300 SF OF GROSS FLOOR AREA
--- 4,500/300= 15 STALLS
- GYM REQ.: 1 PER 200 SF OF GROSS FLOOR AREA
--- 12,000/200= 60 STALLS
- EXPANSION 3,600/200= 18 STALLS

- PARKING REQUIRED: 75 STALLS
- PARKING REQUIRED WITH EXPANSION: 93 STALLS
- PARKING PROVIDED: 89 STALLS
- ADDITIONAL PARKING PROVIDED WITH EXPANSION = 8 STALLS
- PARKING PROVIDED WITH EXPANSION: 97 STALLS
- HANDICAP PARKING: 4 STALLS

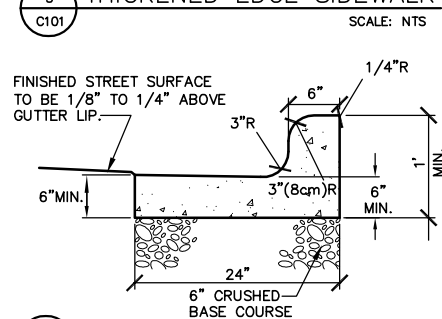
DRIVEWAY CLEAR VISION ZONE:



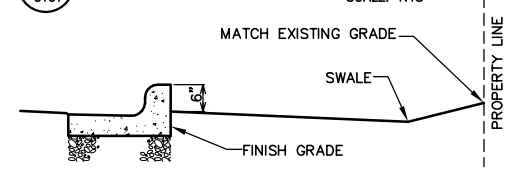
2 TYPICAL ASPHALT SECTION SCALE: NTS



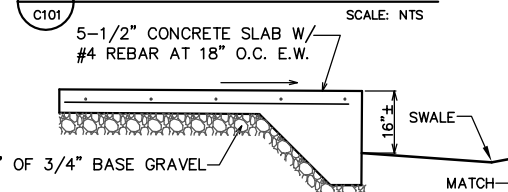
3 THICKENED EDGE SIDEWALK SCALE: NTS



4 CURB SCALE: NTS



5 CURB AT EAST PROPERTY LINE SCALE: NTS

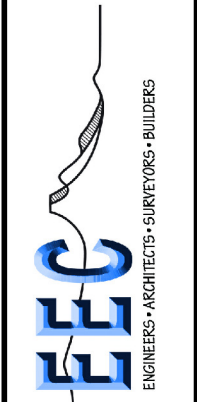


6 THICKENED EDGE SIDEWALK SCALE: NTS

PERMIT
SHEET #:
C101

GYMNASTICS
4046 AVE. C
BILLINGS, MT 59106
BLOCK 2, LOT 4A
GOODMAN SUBDIVISION
4TH FILING AMENDED

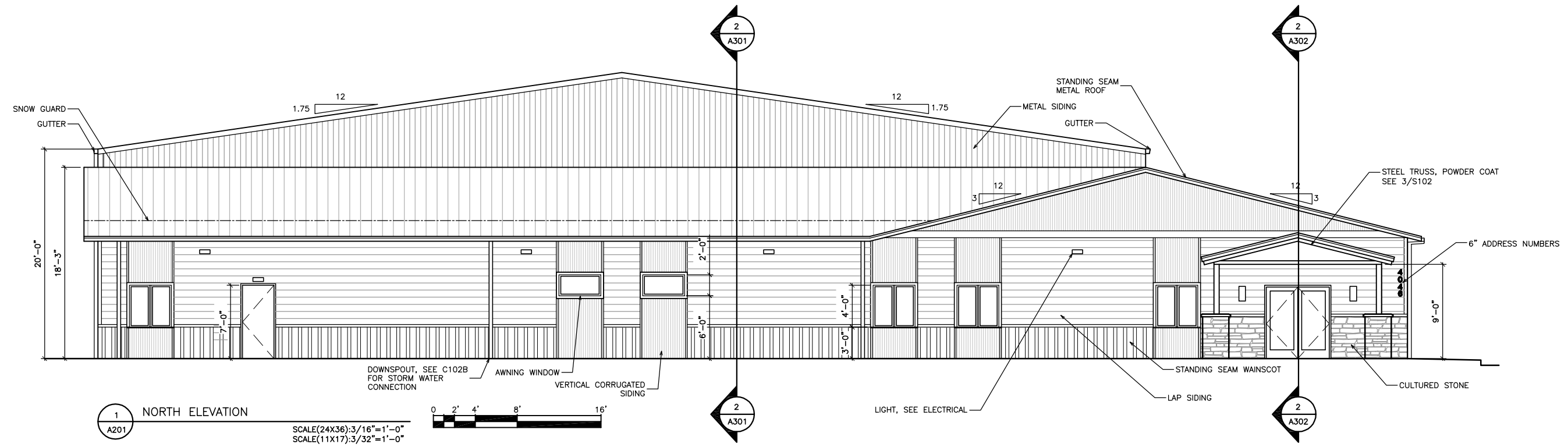
EGGART ENGINEERING COMPANY
720 LOHVEST LANE
BILLINGS, MT 59106
OFFICE: 406-839-9151
FAX: 406-839-9150
www.eecmt.com



12-15-2017
Drawn By: CH, KL
Checked By: QWE
Date: 12-15-2017
Project #: _____
Cadd file: _____

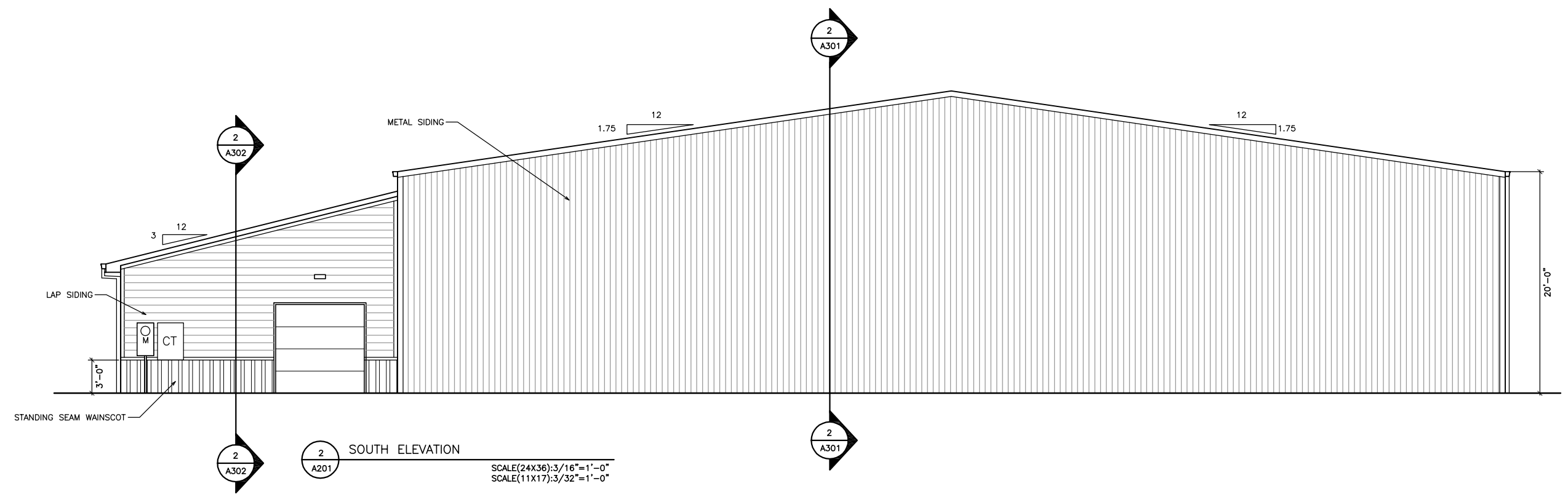
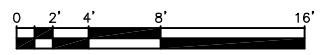
RECIPROCAL PARKING AGREEMENT
DOCUMENT NO.: 3583578

DISTANCE FROM 48TH ST. FIRE HYDRANT = 586'
DISTANCE FROM 48TH ST. FIRE HYDRANT = 573'



1 NORTH ELEVATION
A201

SCALE(24X36):3/16"=1'-0"
SCALE(11X17):3/32"=1'-0"



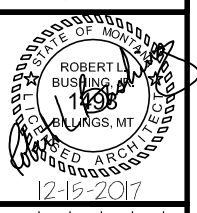
2 SOUTH ELEVATION
A201

SCALE(24X36):3/16"=1'-0"
SCALE(11X17):3/32"=1'-0"

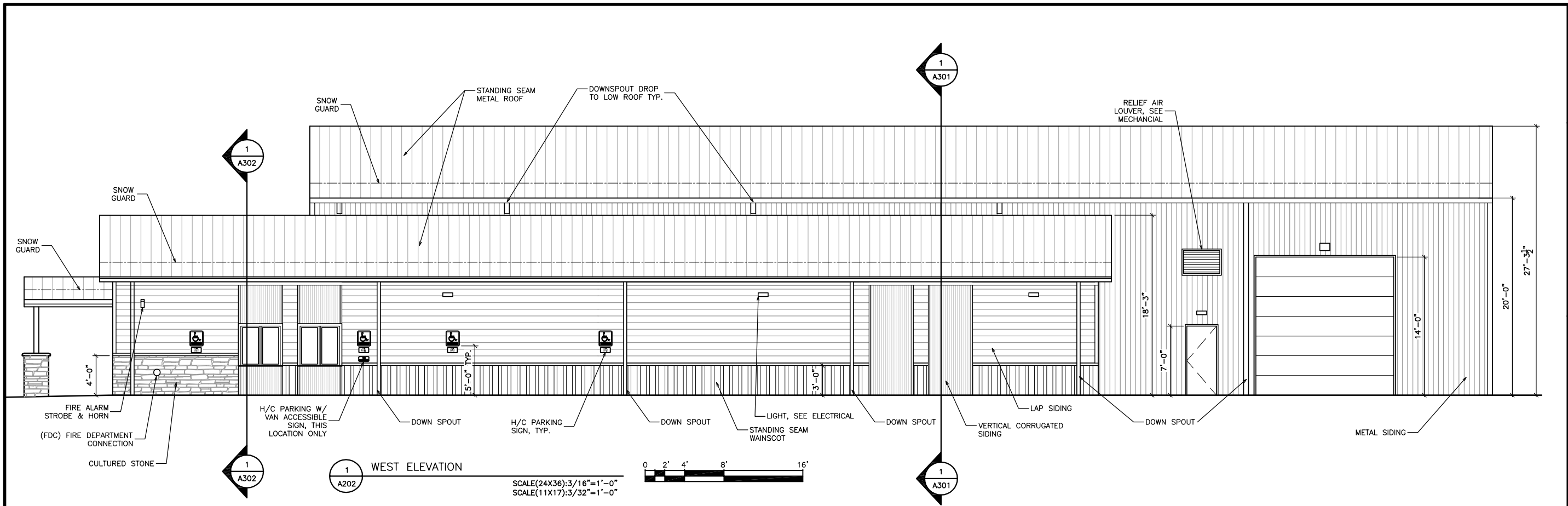
PERMIT
SHEET#:
A201

GYMNASIACS
4046 AVE. C
BILLINGS, MT 59106
BLOCK 2, LOT 4A
GOODMAN SUBDIVISION
4TH FILING AMENDED

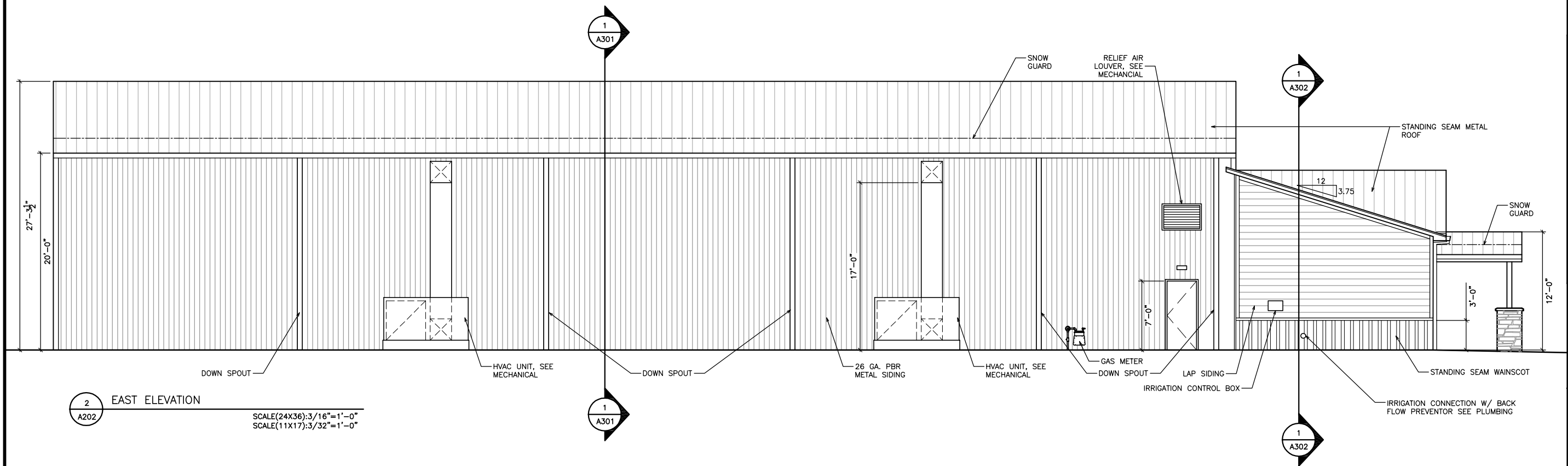
EGGART ENGINEERING COMPANY
720 LOHWEST LANE
BILLINGS, MT 59106
OFFICE: 406-839-9151
FAX: 406-839-9150
www.eccmt.com



Drawn By: CH.I.KL
Checked By: QWE
Date: 12-15-2017
Project #: _____
Cadd file: _____



1 WEST ELEVATION
 SCALE(24X36):3/16"=1'-0"
 SCALE(11X17):3/32"=1'-0"

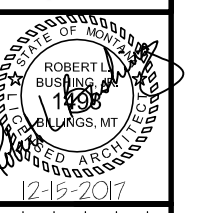


2 EAST ELEVATION
 SCALE(24X36):3/16"=1'-0"
 SCALE(11X17):3/32"=1'-0"

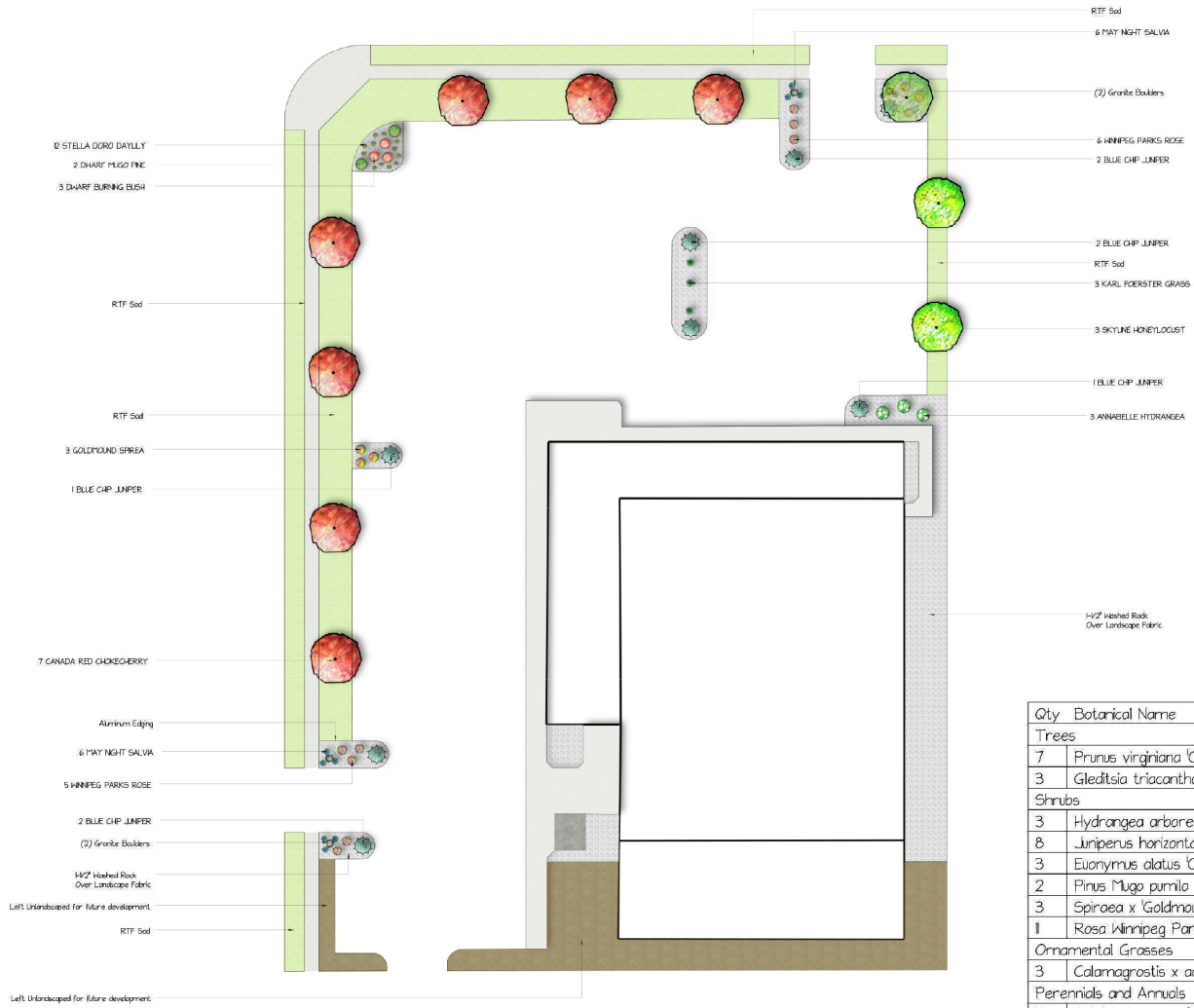
PERMIT
 SHEET#: **A202**

GYMNASTICS
 4046 AVE. C
 BILLINGS, MT 59106
 BLOCK 2, LOT 4A
 GOODMAN SUBDIVISION
 4TH FILING AMENDED

EGGART ENGINEERING COMPANY
 720 LOHWEST LANE
 BILLINGS, MT 59106
 OFFICE: 406-839-9151
 FAX: 406-839-9150
 www.eccmt.com




Drawn By: CH.KL
 Checked By: QWE
 Date: 12-15-2017
 Project #:
 Cadd file:
 12-15-2017



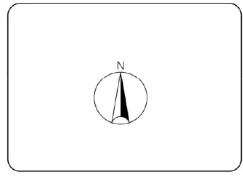
Qty	Botanical Name	Common Name
Trees		
7	<i>Prunus virginiana</i> 'Canada Red'	CANADA RED CHOKECHERRY
3	<i>Gleditsia triacanthos</i>	SKYLINE HONEYLOCUST
Shrubs		
3	<i>Hydrangea arborescens</i>	ANNABELLE HYDRANGEA
8	<i>Juniperus horizontalis</i> 'Blue Chip'	BLUE CHIP JUNIPER
3	<i>Euonymus alatus</i> 'Compactus'	DWARF BURNING BUSH
2	<i>Pinus Mugo pumilo</i>	DWARF MUGO PINE
3	<i>Spiraea x 'Goldmound'</i>	GOLDMOUND SPIREA
1	<i>Rosa Winnipeg Parks</i>	WINNEPEG PARKS ROSE
Ornamental Grasses		
3	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	KARL FOERSTER GRASS
Perennials and Annuals		
12	<i>Salvia nemorosa</i> 'Maihacht'	MAY NIGHT SALVIA
12	<i>Hemerocallis Stella d'Oro'</i>	STELLA DORO DAYLILY

NOTES



3223 River Road
 Laurel, MT 59044
 Phone: 406-628-7317
 www.riverridgelandscape.com

NO.	DATE	DESCRIPTION



Landscape Plan

Gymnastics

4016 Ave. C

Billings, MT 59106

SCALE: 1/4" = 1'-0"	PROJECT NO:
DRAWN BY: JEA	DIST NO:
CHECKED BY: JEA	DATE: 11/22/2017
DATE: 11/22/2017	SHEET NO: 110

Appendix B



Chicago Title
2326005733

Reciprocal Parking Agreement

For value received, Randall D. Swenson, Jeff Muri, LLC, Bearcreek Investments, LLC, hereinafter called the "grantor(s)," and B & M Property Investments, LLC, hereinafter called the "grantee(s)," do hereby enter into a reciprocal parking agreement that affects the following properties:

Lots 4A and 4B, Block 2, of Goodman Subdivision, 4th Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document No. 3455087.

- This parking agreement is entered into with mutual understanding and for the mutual benefit of both parties.
- The location of the reciprocal parking access between the two parties will be situated in the northwestern portion of Lot 4B and the southwestern portion of Lot 4A, and will be designed and built as depicted on Preliminary Site Grading and Storm Drainage plans authored by HGFA Architects, and dated 2 Mar 11.
- The particulars of the agreement will be crafted at a later date between the two parties; this document only acknowledges the legal existence of same.
- Both parties agree to cooperate with each other in a spirit of accord and collaboration.
- This agreement is a covenant appurtenant running with the land and is intended to inure to the benefit of any future owners of the properties.

IN WITNESS THEREOF, both the Grantor(s) and the Grantee(s) hereby execute this agreement this 31st day of March, 2011.

Grantor(s)

Grantee(s)

Randall D. Swenson
Randall D. Swenson

Bradley D. Fuller
Bradley D. Fuller

Jeffrey L. Muri
Jeffrey L. Muri

Melissa L. Fuller
Melissa L. Fuller

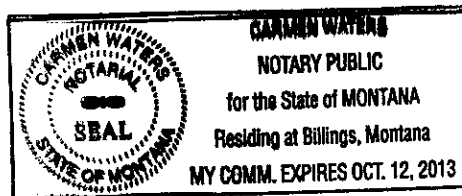
Steven M. Repac
Steven M. Repac

STATE OF MONTANA

COUNTY OF YELLOWSTONE

This instrument is acknowledged before me on the 31st day of March, 2011, by Randall D. Swenson, Jeffrey L. Muri, Steven M. Repac, Brad D. Fuller, and Melissa L. Fuller.

Carmen Waters
Carmen Waters



Notary Public for the State of Montana
Residing in Billings, MT
My Commission Expires: 10/12/2013

(SEAL)



Bradley D Fuller, MD

Melissa L Fuller, FNP-BC

4045 Avenue B, Billings, MT 59106

Phone: 406-651-9355

Fax: 406-651-8983

12/20/2017

To Whom It May Concern:

Per our agreement dated March 3, 2011 we are still in support of reciprocal parking with the proposed gymnastics school. We will gladly welcome this gymnastics school into the neighborhood.

Sincerely,

Brad Fuller, MD

Brad Fuller M.D.

Appendix C

December 21, 2017

Tyler M. Kerns, P.E.
EEC
720 Lohwest Lane
Billings, MT 59106

Re: **4046 Avenue C – Proposed Gymnastics Facility | Billings, Montana
Preliminary Traffic Assessment**

Dear Mr. Kerns:

At your request, we have performed a preliminary traffic assessment for the gymnastics facility proposed to be located at 4046 Avenue C in Billings, Montana. This assessment included an evaluation of anticipated vehicular traffic generation for the proposed development, parking evaluation, and consideration of the ability of the existing transportation network in the area to support the site. A summary of our preliminary assessment is provided in the following passages.

Proposed Development

The proposed gymnastics facility is to be located in Billings, Yellowstone County, Montana on Lot 4A, Block 2 of Goodman Subdivision, 4th Filing Amended at 4046 Avenue C. Generally, the property is bordered by 41st Street West to the west and Avenue C to the north. Adjacent properties to the northeast, south, and east are generally commercial uses. Residential properties are located to the west and northwest from the site. The site location is depicted in Figure 1, which is attached for reference.

As currently proposed, the gymnastics facility would operate six days a week (Monday thru Saturday) between the hours of 9:00 a.m. and 9:00 p.m. located within a 12,000 square foot (ft²) building initially. A potential expansion area of up to approximately 3,500 ft² on the south end of the building is also noted. The site includes a total of 89 parking spaces, with provisions for an additional eight parking spaces to be included with the potential expansion. Four accessible parking spaces are included in the total number of parking spaces to be provided. The site includes one proposed access to 41st Street West and one to Avenue C.

Traffic Generation

As part of our preliminary traffic assessment for the proposed site, we were asked to evaluate both a gymnastics facility as well as medical-dental office space. The sections on the following pages compare the estimated vehicular trip generation for the proposed development with those two land uses. For the gymnastics facility, because the operating hours are outside the normal weekday, AM peak period (7:00 – 9:00 a.m.), that time period has been excluded from the trip generation estimates.

We create solutions that build better communities.

Gymnastics Facility Trip Generation

Institute of Transportation Engineers Trip Generation

Commonly, rates found in the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE) are used to develop an estimate of the vehicular trip generation for a proposed development. The ITE *Trip Generation Manual, 10th Edition* does not include a specific gymnastics facility land use; therefore, average vehicle trip ends (Trip ends are defined as a single or one-directional travel movement with either the origin or the destination of the trip inside the study site.) were estimated using Land Use Code 495 – Recreational Community Center. The gross floor area of the proposed building in thousands of square feet was the independent variable used to estimate trip generation for the development.

The proposed gymnastics facility with the potential expansion generates an estimated 446 average weekday as well as average weekday PM peak hour trips of 36 vehicles and average Saturday peak hour trips of 17 vehicles. The ITE based trip generation analysis for the gymnastics facility is attached for reference. All of the estimated trips for the proposed development are projected to be primary purpose, vehicular trips. Primary purpose trips are those where the site is the primary origin or destination, which result in new trips on the roadway system.

Gymnastics Facility Study Trip Generation

Alternatively to the ITE based trip generation analysis, an evaluation was also prepared based on rates derived specifically from a gymnastics facility. A study was completed of a gymnastics center located at 218 Madison Street in the Village of Oak Park, Illinois from August 23 to December 18, 2010. The *Gymnastics Center Travel Survey Report – Fall 2010* prepared by Rick Kuner, AICP (December 2010) for the Park District of Oak Park Commonly, found peak trip generation rates for the weekday PM peak period (Wednesday within the study) and Saturday peak period based on the number of registered participants within the gymnastics program. Additionally, Morrison-Maierle estimated the gross floor area of the facility at 218 Madison Street in Oak Park from aerial imagery and found it to be approximately 18,400 ft².

Having 950 weekly enrolled participants in the gymnastics program at the time of the study in Oak Park, the study found weekday peak hour entering and exiting trips of 33 and 43 vehicles, respectively. Additionally, Saturday peak hour entering trips of 27 vehicles and exiting trips of 32 vehicles were noted. A summary of the trip generation rates derived from the study are provided below:

Weekly Enrolled Participants	=	950 weekly registered participants (enrollees)
Weekday PM Peak Hour Trip Generation Rate	=	76 trips / 950 enrollees = 4.13 trips / enrollee (43% Entering / 57% Exiting)
Saturday Peak Hour Trip Generation Rate	=	59 trips / 950 enrollees = 3.21 trips / enrollee (46% Entering / 54% Exiting)
Building Gross Floor Area	=	18,400 ft ² (18.4 ⇔ 1,000 ft ² GFA)
Weekday PM Peak Hour Trip Generation Rate	=	76 trips / 18.4 1K GFA = 0.08 trips / 1K GFA (43% Entering / 57% Exiting)
Saturday Peak Hour Trip Generation Rate	=	59 trips / 18.4 1K GFA = 0.06 trips / 1K GFA (46% Entering / 54% Exiting)

Based on information provided by the owner, the proposed gymnastics facility is initially slated to have around 450 weekly registered participants, with the potential for a maximum of 800 weekly registered participants in the future. Initially, it is more conservative to estimate the potential trip generation based on the proposed building size of 12,000 ft², resulting in estimated weekday PM peak hour trips of 50 vehicles and Saturday peak hour trips of 38 vehicles. Interestingly, with the potential building expansion and increase in enrollment the estimated trip generation is the same based on either independent variable (1,000 ft² of gross floor area or weekly enrolled participants). Thereby, using the gross floor area of the building the facility has an estimated weekday PM peak hour trip generation of 64 vehicles and Saturday peak hour trip generation of 50 vehicles.

Gymnastics Facility Trip Generation Summary

Because the results for the estimated trip generation for the proposed gymnastics facility based on the study completed in Oak Park, Illinois are land use specific and slightly more conservative, it is recommended that those be the estimated values for the proposed development. As such, the initially recommended trip generation estimates for the proposed gymnastics facility are as follows:

Table 1: Estimated 4046 Avenue C – Gymnastics Facility Trip Generation Summary

Land Use	Units	Average Weekday, PM Peak Hour Trips			Average Saturday, Peak Hour Trips		
		Enter	Exit	Total	Enter	Exit	Total
<i>Estimated Total Site Generated Trips (Units = 1,000 ft² Gross Floor Area)</i>							
Initial Development	12.0	22	28	50	17	21	38
Future Full Buildout	15.5	28	36	64	23	27	50

Medical-Dental Office Trip Generation

The ITE *Trip Generation Manual, 10th Edition* was used for estimating the potential trip generation based on this alternate land use based on Land Use Code 720 – Medical-Dental Office Building. Again, the gross floor area of the proposed building in thousands of square feet was the independent variable used to estimate trip generation for the development. It was estimated that the proposed 12,000 ft² building would initially include four suites, each consisting of approximately 3,000 ft² of gross floor area. The potential expansion was based on the same land use with an additional gross floor area of 3,500 ft².

The medical-dental office land use generates an estimated 374 average weekday as well as average weekday PM peak hour trips of 34 vehicles and average Saturday peak hour trips of 37 vehicles with the initial development. Upon full buildout with the expansion, the estimated trip generation is average weekday trips of 420 vehicles and average weekday PM peak hour trips of 45 vehicles as well as average Saturday, midday peak hour trips of 48 vehicles.

Parking

As noted previously, the site includes a total of 89 parking spaces, with provisions for an additional eight parking spaces to be included with the potential expansion. Four accessible parking spaces are included in the total number of parking spaces to be provided. The City of Billings requires one parking space per 300 ft² of gross floor area for the business portion of the proposed building (4,500 ft² has been noted by the site civil engineer), which requires 15 parking spaces. Accounting for the whole building for the gymnastics use requires one parking space per 200 ft² of gross floor area per City of Billings regulations. The gymnastics portion of the building thereby requires 60 parking spaces for a total of 75 required spaces with the initial development. The expansion area (3,500 ft²) requires an additional 18 parking spaces based on the gymnastics use for a total of 93 required spaces.

The proposed parking of 89 parking spaces with the initial development plus the additional eight spaces included with the potential future expansion (total of 97 parking spaces) is in excess of the required parking, thereby it meets the City of Billings standards. The proposed four accessible spaces also meet the number of required spaces for a total number of parking spaces in the range of 76 – 100 provided spaces. At a minimum, one of the accessible parking spaces must meet van accessibility requirements per City of Billings standards and the *Americans with Disabilities Act Guidelines*.

Existing Transportation Network

As shown in the attached Figure 1, the proposed development can be accessed from the adjacent transportation network via 41st Street West and Avenue C. It is anticipated that vehicular traffic to the proposed gymnastics facility would originate from residential areas. These areas are predominantly located to the east, north, and south of the site. It is projected that a majority of traffic to and from the site would utilize Shiloh Road and Grand Avenue. These roadways are estimated to have adequate reserve capacity at this time to accommodate the limited amount of traffic from the proposed development.

At its intersection with Grand Avenue, 41st Street West includes a westbound right turn lane that reduces delay experienced by westbound through traffic on Grand Avenue that may access the site. Shiloh Road includes a dedicated left turn lane at its intersection with Avenue C, which would be utilized by traffic to the site coming from the south. Additionally, the roundabout at the intersection of Shiloh Road and Grand Avenue allows for U-turn movements; thus, it provides the option for drivers to make a right turn in lieu of making a left turn at the intersection of Avenue C and Shiloh Road and then a U-turn at the intersection of Shiloh Road and Grand Avenue to proceed north. Based on the existing roadway network and traffic controls, the existing transportation system is projected to be able to accommodate the additional traffic generated by the proposed gymnastics facility development at 4046 Avenue C.

Please find attached Figure 1 showing the location of the proposed development as well as the trip generation analyses based on the various methods for the gymnastics facility as well as the analyses for the medical-dental office. If you have any questions or require additional information, please feel free to contact me directly at (406) 922-6806, by cell phone at (406) 209-3960, or by email at teastwood@m-m.net.

Sincerely,



Tom Eastwood, PE

- Encl.: Figure 1 – Site Location
- 4046 Avenue C – Gymnastics Facility | Estimated ITE Based Total Trip Generation
 - 4046 Avenue C – Gymnastics Facility | Oak Park, IL – Kuner Study Based Total Trip Generation
 - 4046 Avenue C – Medical-Dental Office | Estimated ITE Based Total Trip Generation



FIG. 1: SITE LOCATION

SCALE: 1" = 200'

4046 AVENUE C - GYMNASTICS FACILITY | ESTIMATED ITE BASED TOTAL TRIP GENERATION

Land Use Description	Independent Variable	Units	Average Weekday Trips			Weekday, PM Peak Hour Trips			Saturday, Midday Peak Hour Trips		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Initial Development											
Recreational Community Center ¹	1,000 Sq. Ft. Gross Floor Area	12.0	173	173	346	13	15	28	7	6	13
Future Expansion											
Recreational Community Center ¹	1,000 Sq. Ft. Gross Floor Area	3.5	50	50	100	4	4	8	2	2	4
Potential Full Buildout - Total Units =		15.5	223	223	446	17	19	36	9	8	17

¹ Recreational Community Center - ITE Land Use Code 495 Independent Variable: 1,000 Square Feet Gross Floor Area Setting/Location: General Urban/Suburban			
Average Vehicle Trip Ends On a: Weekday	Average Trip Generation Rate Equation: $T = 28.82(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 50% Entering 50% Exiting	Coefficient of Determination: $R^2 = ****$
Average Vehicle Trip Ends On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average Trip Generation Rate Equation: $T = 2.31(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 47% Entering 53% Exiting	Coefficient of Determination: $R^2 = ****$
Average Vehicle Trip Ends On a: Saturday, Peak Hour of Generator	Average Trip Generation Rate Equation: $T = 1.07(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 54% Entering 46% Exiting	Coefficient of Determination: $R^2 = ****$

¹ Source: *Trip Generation Manual, 10th Edition - Volume 2: Data - Part 2*, Institute of Transportation Engineers (Washington, DC), September 2017

4046 AVENUE C - GYMNASTICS FACILITY | ESTIMATED TOTAL TRIP GENERATION

Land Use Description	Independent Variable	Units	Weekday, PM Peak Hour Trips			Saturday, Midday Peak Hour Trips		
			Enter	Exit	Total	Enter	Exit	Total
Village of Oak Park, Illinois - 218 Madison Street Gymnastics Facility Study								
Gymnastics Center ¹	1,000 Sq. Ft. Gross Floor Area	18.4	33	43	76	27	32	59
Gymnastics Center ²	Weekly Enrolled Participants	950	33	43	76	27	32	59
4046 Avenue C - Gymnastics Facility: Initial Development								
Gymnastics Center ¹	1,000 Sq. Ft. Gross Floor Area	12.0	22	28	50	17	21	38
Gymnastics Center ²	Weekly Enrolled Participants	450	16	20	36	13	15	28
Initial Development - Estimated Trips = 1K SF GFA 12.0 22 28 50 17 21 38								
4046 Avenue C - Gymnastics Facility: Potential Future Expansion								
Gymnastics Center ¹	1,000 Sq. Ft. Gross Floor Area	15.5	28	36	64	23	27	50
Gymnastics Center ²	Weekly Enrolled Participants	800	28	36	64	23	27	50
Future Expansion - Estimated Trips = 1K SF GFA 15.5 28 36 64 23 27 50								

¹ Gymnastics Center Independent Variable: 1,000 Square Feet of Gross Floor Area Setting/Location: General Urban/Suburban			
Average Vehicle Trip Ends On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Trip Generation Rate Equation: $T = 4.13(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 43% Entering 57% Exiting	Coefficient of Determination: $R^2 = ****$
Average Vehicle Trip Ends On a: Saturday, Peak Hour of Generator	Trip Generation Rate Equation: $T = 3.21(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 46% Entering 54% Exiting	Coefficient of Determination: $R^2 = ****$
² Gymnastics Center Independent Variable: Weekly Enrolled Participants (Excludes Sunday Participants) Setting/Location: General Urban/Suburban			
Average Vehicle Trip Ends On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Trip Generation Rate Equation: $T = 0.08(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 43% Entering 57% Exiting	Coefficient of Determination: $R^2 = ****$
Average Vehicle Trip Ends On a: Saturday, Peak Hour of Generator	Trip Generation Rate Equation: $T = 0.06(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 46% Entering 54% Exiting	Coefficient of Determination: $R^2 = ****$

^{1 & 2} Source: Gymnastics Center Travel Survey Report - Fall 2010, Rick Kuner, AICP (Village of Oak Park, IL), December 2010

4046 AVENUE C - MEDICAL-DENTAL OFFICES | ESTIMATED TOTAL TRIP GENERATION

Land Use Description	Independent Variable	Units	Average Weekday Trips			Weekday, AM Peak Hour Trips			Weekday, PM Peak Hour Trips			Saturday, Midday Peak Hour Trips		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Initial Development														
Medical-Dental Office Building ¹	1,000 Sq. Ft. Gross Floor Area	12.0	187	187	374	27	7	34	12	30	42	21	16	37
Future Expansion														
Medical-Dental Office Building ¹	1,000 Sq. Ft. Gross Floor Area	3.5	23	23	46	9	2	11	3	9	12	6	5	11
Potential Full Buildout - Total Units =		15.5	210	210	420	36	9	45	15	39	54	27	21	48
Total Estimated Average Weekday Trips														

Medical-Dental Office Building - ITE Land Use Code 720 Independent Variable: 1,000 Square Feet Gross Floor Area Setting/Location: General Urban/Suburban			
Average Vehicle Trip Ends On a: Weekday	Fitted Curve Trip Generation Rate Equation: $T = 38.42(X) - 87.62$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 50% Entering 50% Exiting	Coefficient of Determination: $R^2 = 0.95$
Average Vehicle Trip Ends On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Fitted Curve Trip Generation Rate Equation: $\ln(T) = 0.89 \ln(X) + 1.31$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 78% Entering 22% Exiting	Coefficient of Determination: $R^2 = 0.80$
Average Vehicle Trip Ends On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average Trip Generation Rate Equation: $T = 3.46(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 28% Entering 72% Exiting	Coefficient of Determination: $R^2 = ****$
Average Vehicle Trip Ends On a: Saturday, Peak Hour of Generator	Average Trip Generation Rate Equation: $T = 3.10(X)$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 57% Entering 43% Exiting	Coefficient of Determination: $R^2 = ****$

¹ Source: *Trip Generation Manual, 10th Edition - Volume 2: Data - Part 2*, Institute of Transportation Engineers (Washington, DC), September 2017