

June 25, 2018

Mr. Chris Hertz, PE  
City of Billings – Public Works Department  
2224 Montana Avenue  
Billings, MT 59101

Reference: Proposed Billings Clinic Dialysis  
Lots 4-12 & 17-2, Block 59 of Fosters Addition Subdivision & Lots 4-11, Block 269  
of Billings First Addition  
Variance Request for Number of Parking Spaces  
Project No. 17047.02

Dear Mr. Hertz:

On behalf of the property owner, Dialysis Clinic Inc., we are requesting a variance for the number of required off-street parking stalls for the proposed 14,309 square foot dialysis clinic. The development is located on the above described lots. Attached is a proposed site plan exhibit (Exhibit A) for reference as well as other exhibits referenced later in this letter.

### **Project Background**

The proposed project will be a 36-chair dialysis clinic, which will be a joint venture between Dialysis Clinic, Inc. (DCI) and Billings Clinic. Currently DCI and Billings Clinic operate a dialysis facility on the Billings Clinic campus located in the Medical Corridor. Given the community's growth needs for dialysis treatment, they have proposed to build a larger standalone facility located at the southwest corner of North 25th Street and 7th Avenue North, which will provide for close access to the Billings Clinic campus as well as being centrally located within the community to efficiently serve the needs of the patients. This property was previously occupied by rental homes and undeveloped land. The homes have since been removed in preparation for the proposed project. Photos have been attached to show the project site prior to the homes being removed (Exhibit B).

The proposed facility has been designed to be architecturally pleasing and fit in with the existing neighborhood which is a mixture of residential, multi-family and commercial land uses. The project is also proposing a covered drop-off area to give the patients a safe and protected area to be dropped off and picked up during their times of treatment. Renderings of the proposed building and site have been attached for reference (Exhibit C). The project is located centrally in downtown Billings and is a great example of an "infill" development which is one of the primary goals of the City's current Growth Policy.



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### **Variance Request**

The proposed building will consist of approximately 14,309 square feet of gross floor area and is defined as a “Medical Clinic located outside of the Medical Corridor” in the off-street parking code which requires 1 parking space per 200 square feet of gross floor area. Therefore, the code would require 72 off-street parking spaces for the 14,309 square-foot building.

The property owner, Dialysis Clinic Inc. (DCI), has studied the building program and determined the estimated number of staff and patients that would occupy the building at any given time as shown on the analysis below. Based on this analysis it is estimated that 60 off-street parking spaces are required for function of the facility at the busiest times of operation.

### **Staff Parking Needs Breakdown**

- Direct Patient Care = 14 staff
- Home Care Nurses = 4 staff
- Providers (MD or NP) = 2 staff
- Masters of Social Work (MSW) = 2 staff
- Registered Dietitian (RD) = 2 staff
- Biomed = 2 staff
- Support/Admin = 5 staff
- Outreach/Educator = 1 staff

**Total estimated maximum staff = 32 staff (see note 1 below)**

### **Patient Parking Needs Breakdown**

- Home Patients = 8 patients (see note 2 below)
- In Center patients = 20 patients (see note 3 below)

**Total estimated maximum patients = 28 patients**

**Total estimated maximum Staff & Patients = 60 (32 staff and 28 patients)**

### **Notes:**

1. On any given day there could be a maximum of 32-staff members parking at the building at one time during maximum staffing (assuming each staff drives separately and does not use other modes of transportation).

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2. With 4 home modality rooms there could be a maximum of 8 home modality patients parked at the facility during patient turnover (up to 4 completing treatment with up to 4 waiting to begin treatment)
3. With a 36-chair facility there could be a maximum number of 72 “in center patients” during patient turnover (up to 36 completing treatment and up to 36 waiting to begin). Based on data of the patient population, approximately 25% drive and park at the facility (18-20) while the remaining 75% are dropped off and picked up by family/friends or other means of transportation.

**Conclusion:**

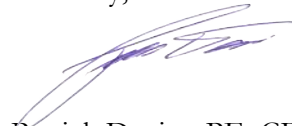
We are requesting a variance to allow a minimum of 64 off-street parking spaces versus the code requirement of 72. This is 4 more spaces than the calculated need of 60 parking spaces. The attached proposed site plan shows a total of 66 off-street parking spaces which exceeds the request of a minimum of 64 off-street parking spaces. Although the current site plan shows 66 off-street parking spaces versus the request of a minimum of 64 off-street parking spaces, we are requesting that the variance allow a minimum of 64 off-street parking spaces to allow for flexibility in final design of the project if required. Therefore, we are requesting a variance from Article 1203(l) of the City code to allow a total of 64 parking stalls.

Based on the project specific analysis included in this letter we believe the proposed request is appropriate and will allow the facility to function efficiently during peaks time of use.

In addition, we believe this project will be a great enhancement to the neighborhood as well as be a great example of infill development which is a priority of the City’s Growth Policy.

Please contact me with any questions or if you need additional information.

Sincerely,



Patrick Davies, PE, CDP, LEED AP  
Associate Principal/Senior Engineer

PJD/bc  
Enc.

P:17047.02\_Billings\_Clinic\_Dialysis\_Center\_Variance\_Request\_062518

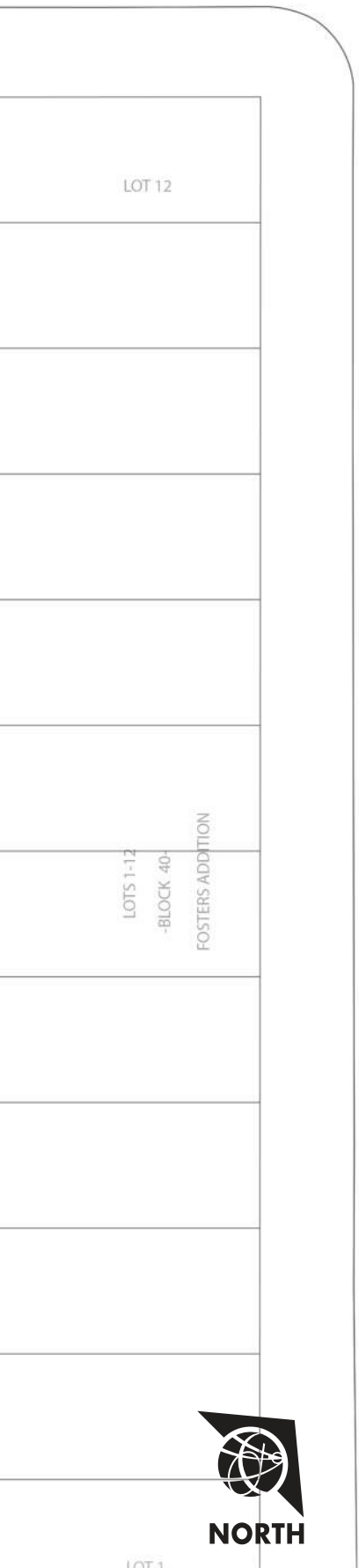
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EXHIBIT A

7TH AVENUE N.



N. 26TH STREET



6TH AVENUE N.

← One Way Westbound



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EXHIBIT B

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