

Application

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# _____ - Project # 12-19-00014

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: Residential - 9600

Special Review Requested: The purpose of the Special Review is to allow for expansion and reconfiguration of an existing senior living facility by more than 10% of gross floor area pursuant to Section 27-613.c of City Code.

TAX ID# D-04710 CITY ELECTION WARD # 4

Legal Description of Property: Tract A-4, Certificate of Survey No. 369, Fifth Amended

Address or General Location (If unknown, contact City Engineering): 3940 Rimrock Road, Billings, MT 59102

Size of Parcel (Area & Dimensions): 9.0783 acres

Present Land-Use: Senior Living Facility

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Lutheran Retirement Home, Inc. (c/o David Trost, President and CEO)

(Recorded Owner) 3940 Rimrock Road, Billings, MT 59102

(Address) 406-655-5623 dtrost@sjlm.org

(Phone Number) (email)

Agent(s): A&E Architects (c/o Jason McGimpsey)

(Name) 124 North 29th Street, Ste. 100, Billings, MT 59101

(Address) 406-248-2633 jmcgimpsey@ae.design

(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 1/31/19

(Recorded Owner)



Applicant Letter

SPECIAL REVIEW APPLICATION, CITY OF BILLINGS

Section 1. Answer the following questions:

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

The Chapel Court Apartments project will achieve the objectives of the Growth Policy in the following ways:

- As this project is considered the first phase of an overall renovation of the existing Saint John's Lutheran Ministries (SJLM) nursing home facility, the architectural character of the Chapel Court Apartments development will complement the aesthetics already established on the current campus and the surrounding neighborhoods. The four story tower will radiate a modern feel with special attention paid to incorporating local contextual types of building materials such as masonry and siding. Respecting the surrounding neighborhood fabric, the scale of the tower itself will not exceed the height of the existing evergreen trees on site, all of which will be preserved. The development, bordered by arteries Rimrock Road to the north and Shiloh Road to the west, will not affect the handsomely landscaped boulevard and sidewalk areas which serve as buffers to those streets. The sidewalk network on the SJLM campus is extensive and offers access to nearby Arrowhead School and Poly Vista Park to the southeast; across Shiloh Road to the southwest, Rimrock West Park is accessible.
- When completed, the Chapel Court Apartments project will actually account for a reduction in the total number of living units on the SJLM campus; but, the area of living space per unit will be doubled, from 232 square feet per living unit existing to 467 square feet per living unit new construction. This additional living space offered at Chapel Court Apartments will directly improve the quality of life for seniors in need of affordable housing. These safe, secure, and efficient apartments will be offered to qualified tenants at a cost equal to or below 30% of their income. As this infill project will be relying on existing City and utility infrastructure, employing Green strategies, and using energy efficient building materials and equipment, the reduced overall tenant density will result in a positive impact on the municipal water, sewer, and energy systems, while minimizing its environmental footprint.
- The Chapel Court Apartments project and SJLM campus are located in an area with one of the lowest crime rates in the City of Billings. Public safety is taken seriously in the surrounding areas as a neighborhood task force is in place, and attention has been given to pedestrian scale lighting and boulevards that separate pedestrian and vehicular traffic. These same streetscapes employ

attractive landscaping, trees and, as previously mentioned, pedestrian access to various parks, open spaces, and neighborhood services. The SJLM campus is a continuation of that established neighborhood fabric, employing pleasant, well landscaped walking paths and manicured open spaces that foster social gatherings and events such as the popular Summer Concert Series. An attractive amenity of the Chapel Court Apartments project will be to provide tenants the ability to view these concerts from south facing balconies accessed from the 2nd, 3rd, and 4th level corridors. Balconies will also be constructed off of the same corridors on the north side of the building where views to the Rimrocks and adjacent neighborhoods will be possible.

- The SJLM campus has become a prominent and enduring feature of the west-end of Billings. One of the biggest benefits to future Chapel Court tenants will be the countless services offered by SJLM. St. John's has been living out their mission of "*providing living opportunities within nurturing environments of hope, dignity and love every day for the past 55 years.*" In doing so, St. John's offers its residents numerous services that include, but are not limited to, transportation, housekeeping, meal preparation, medication management, personal care, pastoral care and much more. In addition to these services, SJLM offers a full continuum of care and housing for older adults. There is also a state-of-the-art rehabilitation center and a Pharmacy located within the campus. Ample access to public transportation is located along both Rimrock Road and Shiloh Road, and Chapel Court Apartments residents will have a short, 10 minute commute to Billings Logan International Airport which is 6 miles away. Two Emergency Rooms in the Hospital Corridor are located 5 miles away, and the nearest Fire Station is located less than 3 miles away. Emergency response should be prompt due to the project's close proximity to various emergency responders and arterial streets. Many other amenities are located within a short distance including various medical clinics, retail and mercantile establishments, and restaurants.

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

The current Chapel Court development is not a business model that Saint John's Lutheran Ministries can sustain much longer. The annual maintenance and repair costs required by the aging property are becoming a serious financial burden for the organization. In addition to the maintenance and repair costs required by the property, the 50+ year old building design and layout are no longer attractive to today's senior population. At 232 square feet, the units at the existing Chapel Court facility are no longer desirable homes to reside in. Many of the residents living in the existing facility have chosen to do so because of the community, services and other offerings that are synonymous with living on the SJLM campus. The redevelopment of this property and the construction of the Chapel Court Apartments will allow SJLM to appropriately serve low-income seniors in the Billings community for many years to come.

Chapel Court Apartments is a senior Independent Living development that will allow individuals aged 62 and over to rent an apartment unit. These 56 units will be dedicated to individuals earning 60% or less of the Area Median Income of Billings. It will be the first affordable housing development on the SJLM Billings campus and will be integrated into an existing community of nearly 400 residents from all walks of life.

While the minimum age to become a tenant at SJLM is typically limited to individuals age 62 and above, the tenant population is still very diverse and the Chapel Court Apartments project will further diversify this population. SJLM currently offers the following care and living options:

- ✓ Transitional Care
- ✓ Independent Living
- ✓ Assisted Living
- ✓ Skilled Nursing Care

While the Chapel Court Apartments project will be an Independent Living project, it is unique, as it will be the first income restricted project on the SJLM Billings campus. Through the Chapel Court Apartments project, SJLM is broadening its reach and ability to serve low-income seniors, one of the most vulnerable populations in Billings.

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

Seniors need the ability to live comfortably, including having safe, secure, modern and efficient housing at an affordable price. The Chapel Court Apartments will prove very beneficial in that regard, by increasing quality rental options for seniors at a price they can afford. The Chapel Court Apartments will assist the City of Billings in overcoming its housing deficiency, enabling waiting lists and wait times to decrease at other properties, thereby fulfilling the goal to provide efficient, safe and secure homes for seniors in the community.

The Chapel Court Apartments project will, in part, address many of the City's housing needs as determined by the City of Billings Five Year Consolidated Plan FY 2015-2019. The City of Billings has been experiencing a rapid increase of population for the past several years. Annually for the past four years, the City has been expanding at a 2% rate per year, with the elderly being one of the fastest growing segments of the population. Currently 40% of the population of Billings is rent-burdened, meaning that they pay more than 30% of their household income on rent. The Chapel Court Apartments is a quick and efficient solution to this problem, as the project will add 56 apartment units to Billings' housing stock with rent limits ensuring residents do not pay more than 30% of the income on rental payments. These income and rent limits will be included in Restrictive Covenants

that will be recorded at the property and will remain in place for 46 years, ensuring the long-term affordability of the property.

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 project will replace a 56 year old wing (Wing 2) of the existing nursing home that has long exceeded its useful life and is currently subject to expensive maintenance and repairs. The scope of the project is to demolish the majority of Wing 2 and leave the existing corridor and living units to the south intact. The existing living units at that area will be renovated into 8 living units. To the north/northeast of this work, a new four-story apartment building containing 48 living units will be constructed and will be accessible from the renovated corridor. All new and renovation work in the living units will result in much improved accessibility features for tenants. Other areas of work to be completed under this contract include the rehabilitation of approximately 5,000 square feet of adjacent common area space with new finishes, the creation of a new drive/drop-off area to the northwest of the living units, and construction of a new entry into the facility.

The purpose of this Special Review is to allow for expansion and reconfiguration of the existing senior living facility by more than 10% of gross floor area pursuant to Section 27-613.c of the City Code.