

1127 Alderson Zone change 982, project PZX-20-00179
August 30,2020

Dear Zoning Commission members:

We are requesting a Zone change from RP to RMF on our property at 1127 Alderson. This building most current use was as a call center for 10 years, but it has been vacant for the last two years. The Billings office market is extremely weak and securing a tenant has proven fruitless. The good news is the residential rental properties are in extreme short supply and new affordable units in the middle of town are almost nonexistent. This site offers groceries, shopping, gasoline, and restaurants within one block. Lewis and Clark middle school is within two blocks and City busing is less than one half block on Grand Ave.

We intend to supply new affordable -studio, 1-bedroom and 2-bedroom units with a fenced off-street lighted parking lot with 43 spaces [29 spaces are required]. The majority of the rest of the lot will be fenced for a secure play area for children. Any additional overflow parking needed will be provided on our commercial property located next door at 1116 Grand. The building will have eight units without any steps and elevator service to the others. There will be a designated loading area in the alley to prevent loading and unloading on the Alderson Ave side. The building will have an electronic entry system, fire alarm, interior and exterior lighting with cameras to provide security for the tenants and the neighborhood.

It is our intent to bring new life and a quality product to the neighborhood that has not seen any new building in a long time. Our project will decrease parking allowances from 60 spaces- RP to 29 spaces RMF. The old tenant operated 24/7 with up to 60 people at a time. A residential project will decrease traffic considerably from that use and be a better fit for the neighborhood.

This neighborhood is a transition area from commercial to residential. Within the 300' zoning map that was sent out there is a 24-unit apartment building next door to our property, one-fourplex, two duplexes, Eight rental properties and 12 commercial properties fall in the zoning map area including the 7.73-acre Grand shopping center to the west. Of the 35 surrounding property owners only 11 are residential owner occupied [see attachments].

We have met with the neighborhood and understand their concerns of providing off street parking, a well-lighted secure building and most of all do not make a problem for their neighborhood. We agree with those issues and will make sure we meet our commitments, but we cannot alter the reluctance of change that these issues always bring or reverse the existing makeup of the neighborhood where only 31% of the property owners live there. But we can build a project that respects the neighborhood character and follows the infill policy of the City to use existing infrastructures whenever possible. A vacant building depresses surrounding property values and attracts vandalism and trespassing. We feel this is an appropriate use of the property and hope to be a good neighbor in the Community.

The bigger issue is Billings has a large need for affordable midtown housing to fit the needs of the changing housing demographics especially for the elderly and young families. We hope to fill that need in some small way to make Billings a better safer place to live.

Thank you for your consideration



Max Griffin

	<u>owners</u>	<u>% of owners</u>
1 <u>total property owners in 300' zone</u>	<u>35</u>	<u>100%</u>
2 <u>multi family in 300' radius map</u>	<u>4</u>	<u>11.43%</u>
24 plex - 1107 Alderson	1	
5 plex - 1048 Alderson	1	
duplexs - 1102 Alderson, 1219 12st w.	2	
3 <u>rental houses in 300' radius map</u>	<u>8</u>	<u>22.86%</u>
Alderson Ave	5	
Burlington & Cottage lane	3	
4 <u>commercial owners in 300' radius map</u>	<u>12</u>	<u>34.29%</u>
5 <u>total commercial & rentals</u>	<u>24</u>	<u>68.57%</u>
6 <u>owner occupied in 300' zone</u>	<u>11</u>	<u>31.43%</u>
Alderson	6	
<u>Burlington & Cottage</u>	<u>5</u>	