

STAFF REPORT

515 N Ewing Zone Change

Zone Change from PLI to R-3

Case# ZONC2302-001

Kyle Holland
Planner II

Community Development Department
316 North Park Avenue, Room 403
Helena, Montana 59623





City of
Helena

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Section 1 - Project Overview

The applicant, The Phoenix Project, is requesting a Zone Change to R-3 (Residential) for the property located at 515 North Ewing Street, legally described as:

All of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

The subject property is located in a Public Lands and Institutions (PLI) zoning district. The subject property has PLI zoning to the north, west, and the adjacent property to the southwest, with R-3 Residential zoning to the east and south.

Section 2 - Staff Recommendation

Move to recommend **Approval** of an ordinance amending City of Helena ordinance no. 3097 and the official zoning map for the City of Helena that changes the zoning district from Public Lands and Institutions (PLI) to R-3 (Residential) for the property legally described as all of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

Section 3 - General Information

Initial Application Date: February 28, 2023
Final Application Date: March 19, 2024

Public Hearing Dates: Zoning Commission – May 14, 2024
City Commission – June 17, 2024 – First Passage
City Commission – July 29, 2024 – Final Passage

Applicant: Rebecca Stanfel
Montana Jewish Project
P.O. Box 491
Helena, MT 59624

Authorized Representative: Kathy Brown
P.O. Box 1881
Helena, MT 59624

Property Owner: Phoenix Project
515 North Ewing
Helena, MT 59601

Legal Description: All of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

General location: The property is generally located on the southeast side of the intersection of 10th Avenue and North Ewing Street.

Present Land Use: Professional Offices, Community Center

Adjacent Land Uses: North: PLI - Worship Facility (First Presbyterian Church)
 PLI - Worship Facility (Cathedral of Saint Helena – Offices)
 R-3 - Residential

South: PLI - Worship Facility (Roman Catholic Bishop of Helena)
 R-3 - Residential

East: R-3 – Residential

West: PLI - Worship Facility (Cathedral of Saint Helena)
 TR - Elementary School (Central School, 1 block away)

Tract/Property Size: Approximately 0.29 acres

2019 Growth Policy

Land Use Designation(s): **Mixed Use**– Places where people can work, live, and play and learn. These areas include a variety of complementary and integrated uses such as, but not limited to, all forms of residential; office; light industrial/manufacturing; retail; entertainment or public uses. Development is usually in a denser comprehensive pattern to achieve a unified, functional, efficient, and aesthetically appealing physical setting, and provides opportunities for connectivity, public transportation, and walkability. Mixed-use areas do not use the traditional segregation of uses.

Section 4 - Public Process

- A. Zone Change applications are filed with the Community Development Department, and any required fees must be paid upon submission of an application. The application will then be reviewed by City staff per City Code Section 11-1-10.
- B. The Zoning Commission shall hold a public hearing and make a recommendation to the City Commission, per City Code Section 11-1-10.
- D. The City Commission shall pass an ordinance approving the zoning change, which is effective thirty (30) days after the passage of the ordinance. (Ord. 3097, 4-7-2008)

This review process as defined by Helena City Code allows for public comment, staff review, and vetting through city departments and appointed and elected boards or committees prior to approval. As part of this process, the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed conditional use relates to the review criteria.

Public Comment

An integral part of the review process is the conducting of public hearings and the solicitation of public comment. As of May 2, 2024, there have been no comments received regarding the proposed rezoning. Any comments received during and after the hearing conducted by the Zoning Commission

will be attached to this report and presented to the City Commission for their review and final decision.

Section 5 –Evaluation

The property at 515 North Ewing currently has the land uses of Professional Offices and Community Center and is zoned Public Lands and Institutions (PLI). The applicant and property owner are requesting a zone change to the predominate zoning of the area, R-3 (Residential).

The building was built in 1891 as a Synagogue and served the Jewish community until 1935 when it was sold to the State of Montana. Since 1935 it has been used as Professional Offices, first by the State of Montana Department of Health and Human Services, and since 1981 by the Catholic Diocese of Helena. When purchased by the Montana Jewish Project in 2022, the use of Professional Offices was allowed to be continued as a pre-existing legal non-conforming use. Montana Code Annotated includes certain criteria that must be reviewed as part of a zoning amendment:

76-2-304. Criteria and guidelines for zoning regulations.

1. Zoning regulations must be:
 - a. made in accordance with a growth policy; and
 - b. designed to:
 - i. secure safety from fire and other dangers;
 - ii. promote public health, public safety, and the general welfare; and
 - iii. facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
2. In the adoption of zoning regulations, the municipal governing body shall consider:
 - a. reasonable provision of adequate light and air;
 - b. the effect on motorized and nonmotorized transportation systems;
 - c. promotion of compatible urban growth;
 - d. the character of the district and its peculiar suitability for particular uses; and
 - e. conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

EVALUATION

1. **Zoning regulations must be:**

a. **Made in accordance with a growth policy;**

The 2019 City of Helena Growth Policy designates this property as “Mixed Use”, defined as “places where people can work, live, and play and learn”. Office uses are stated as being complementary and integrated uses in these areas.

This property at 515 N. Ewing Street has been used since 1935 with uses that are in alignment with the proposed use and the goals and objectives of the Growth Policy. The following goals and objectives are met by this project:

- [G.01] Promote and sustain Helena’s economic vitality, supporting existing businesses and attracting a diverse range of economic sectors that provide employment opportunities.

- [G.09] Sustain the historic downtown as the “heart” of Helena, bringing community together and enhancing its commercial, service, and civic vitality.
- [G.10] Plan for and establish types and quantities of land uses in Helena supporting community needs, neighborhood centers, aesthetics and the City’s long-term sustainability.
- [O.69] Work to preserve or mitigate potential loss of historic, cultural, or aesthetically-significant features, boosting economic vitality, tourism and local quality of life, including buildings, districts or objects of historic significance.
- [O.77] Apply or revise zoning designations with careful consideration of factors including:
 - Future land use mapping;
 - Compatibility with surrounding land uses;
 - Infrastructure and service plans;
 - Development of vacant and under-utilized buildings;
 - Existing and future traffic patterns;
 - Goals and objectives of the growth policy.

b. Designed to:

i. Secure safety from fire and other dangers;

The subject property is within the City of Helena Urban Standards Boundary and is currently served by all City of Helena emergency services. The proposed zone change will not impact the levels of emergency services available in the surrounding area.

ii. Promote public health, public safety, and the general welfare;

The proposed zone change will bring the subject property’s zoning in alignment with the surrounding residential zoning and will allow for more complimentary non-residential uses in the neighborhood. As such, the proposed zone change will not create unique impacts to health, safety, or welfare within the vicinity.

iii. Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The property is currently fully developed and is served by City of Helena streets, utilities, and public services. The proposed zone change and any future uses will not have a significant impact on these services.

2. In the adoption of zoning regulations, the municipal governing body shall consider:

a. Reasonable provision of adequate light and air;

The existing property is the historic Synagogue, originally constructed in 1891. The applicant has no plans for alteration to the exterior of the building, other than required repairs and maintenance, to protect the historic nature of the building.

An evaluation of the property for compliance with the current zoning requirements of the

R-3 zoning districts shows the following conditions:

Design Standard	Zoning Requirement for R-3	Present Condition
Lot Coverage	40% maximum	Approximately 38% (Calculation taken from aerial imagery)
Height	36' maximum	37' (Scaled from Building Department Archives Files)
Front Lot Line Setback (Ewing Street)	10' Minimum	22' (Scaled from Building Department Archives Files)
Front Lot Line Setback (10th Avenue)	10' Minimum	1' (Scaled from Building Department Archives Files)
Side Lot Line Setback (South)	6' Minimum	4' (Scaled from Building Department Archives Files)
Side Lot Line Setback (East)	6' Minimum	49' (Scaled from Building Department Archives Files)

b. The effect on motorized and nonmotorized transportation systems;

A Public lands and Institutions use is expected to generate approximately 131 daily trips per five acre parcel for a low intensity PLI use, such as a worship facility, and 3,571 daily trips per five acre parcel for a high intensity use, such as an administrative government agency.

A R-3 Residential use is expected to generate approximately 89 daily trips per 5 acre parcel for low density housing developments, and 218 daily trips per 5 acre parcel for higher density housing developments.

The subject property at 515 N Ewing covers 0.29 acres and the proposed zoning change from PLI to R-3 is expected to reduce the daily trips from the PLI averages of 7.6 to 207.12 trips per day to the R-3 averages of 5.16 to 12.64 trips per day.

The 2014 Greater Helena Long Range Transportation Plan designates both 10th Avenue and North Ewing Street as local roads. Roads designed to the City of Helena engineering standards for local roads are designed to accommodate less than 1,500 vehicles per day.

The proposed zone change to R-3 will not have significant impact on local traffic compared to the existing PLI use.

c. Promotion of compatible urban growth;

The 2019 City of Helena Growth Policy designates this area as mixed use, an area intended to include a variety of complementary and integrated including both residential and office uses.

The PLI zoning district restricts the type of uses typically found in mixed use areas by limiting both residential and commercial activities within the district. PLI zoning districts

prohibits residential use outside of community residential facilities for 13 or more residents and prohibits almost all sales and services uses.

The proposed R-3 zoning will create conformity both with the adjacent properties and the with the growth policy by allowing greater residential uses and the possibility of compatible commercial uses.

d. The character of the district and its peculiar suitability for particular uses; and

The zoning change to R-3 will bring the property in alignment with the predominate zoning of the area. This will give the subject property the same zoning rights and restrictions as the surrounding properties.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

The proposed zone change to R-3 will create consistency with adjacent properties and create unified development opportunities within the surrounding area. The proposed zoning is not expected to create detrimental impacts to the surrounding properties due to the homogeneous zoning that will be created. The increased compliance with the Growth Policy will generate use more consistent and appropriate with the surrounding properties.

Section 6 - Staff Recommendation

The approval of this zone change is consistent with the goals and objectives of the 2019 Growth Policy and is consistent with all of the Montana zoning criteria.

Staff Recommendation:

Move to recommend **Approval** of an ordinance amending City of Helena ordinance no. 3097 and the official zoning map for the City of Helena that changes the zoning district from Public Lands and Institutions (PLI) to R-3 (Residential) for the property legally described as all of Lot 9 and the north 1/2 of lots 10, 11, and 12 in Block 434 of the Allen Addition to the City of Helena, Lewis and Clark County, Montana.

Appendix A - Maps


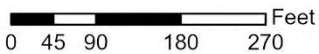
515 N. Ewing Street Vicinity Map



 515 N. Ewing Street
 Paved
 Alley
 MT Parcels w Condos
RGB
 Red: Band_1

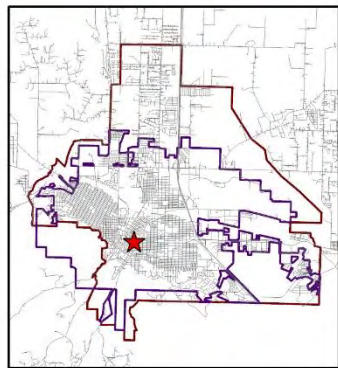


Community Development
City/County Building
316 North Park Avenue, Rm. 445
Helena, MT 59623

0 45 90 180 270 Feet

Legal Description: ALLEN
ADDITION, S30, T10 N, R03
W, BLOCK 434, Lot 9, N2 LTS
10-12




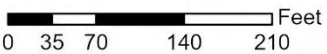
515 N. Ewing Street Zoning Map



515 N. Ewing Street
 Paved
 Alley
 MT Parcels w Condos

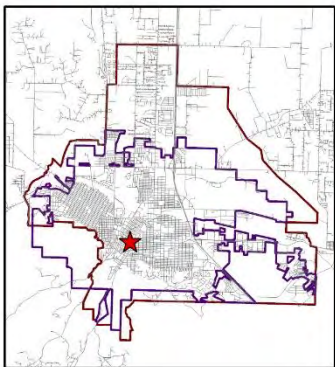


Community Development
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316 North Park Avenue, Rm. 445
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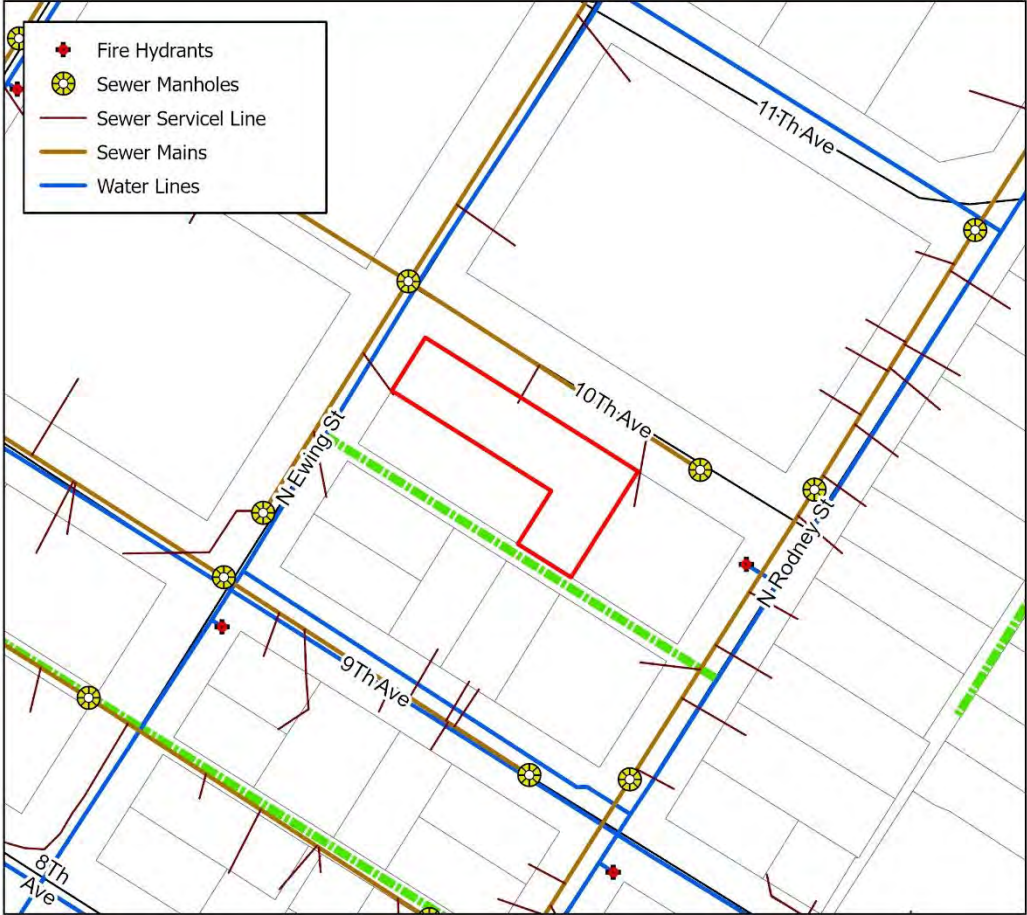



0 35 70 140 210 Feet


Legal Description: ALLEN
ADDITION, S30, T10 N, R03
W, BLOCK 434, Lot 9, N2 LTS
10-12




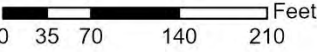
515 N. Ewing Street Utility Map

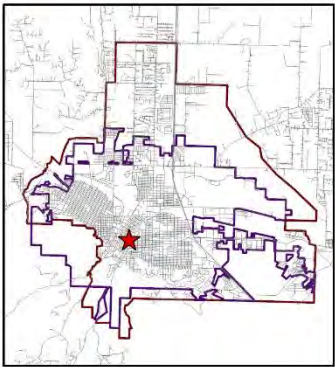


515 N. Ewing Street
 Paved
 Alley
 MT Parcels w Condos



Community Development
City/County Building
316 North Park Avenue, Rm. 445
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Legal Description: ALLEN
ADDITION, S30, T10 N, R03
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10-12



Appendix B – Comments



ZONE CHANGE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

APPLICATION FEE: \$410.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

Application to the Helena Zoning Commission and City Commission for an amendment to the official Zoning Map. Such amendments re-classify property from one zoning district to another.

PROPERTY OWNER: Primary Contact?

Name: Phoenix Project Primary Number: _____
Address: 515 N Ewing Other Phone: _____
Email: _____

APPLICANT (If different from property owner): Primary Contact?

Name: Rebecca Stanfel Primary Number: (916) 216-1580
Address: PO Box 491 Other Phone: _____
Email: rebecca@montanajewishproject.com Company: MT Jewish Project

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: Kathy Brown Primary Number: (406) 459-8045
Address: PO Box 1881 Other Phone: _____
Email: kzbrown61@gmail.com Company: 2 Sams Property Management

Address of the Property: 515 N Ewing Helena, MT 59601
Address City State Zip Code

Legal Description (Lots, Block, & Subdivision, COS #, deed reference)
Allen addition, S30, T10 N, R03 W, Block 434, LTS 10-12 S2

Provide a current deed and plat/COS with the metes and bounds of the subject property

Geocode 0518830316170000

Current City Zoning District PLI

Proposed Zoning District R3

Adjacent Zoning Districts R3, R0, R-2, TR + PLI

Are there other related Land Use Applications being submitted: Yes No

Submit proof of current paid taxes

Existing use on the property Offices

To: Helena Community Development Planner
From: Rebecca Stanfel, Executive Director, Montana Jewish Project
Re: Zoning Change Application – 515 N. Ewing, Helena, MT 59601

Please accept this application on behalf of the Montana Jewish Project to change the zoning for 515 N. Ewing from PLI to R3.

The Montana Jewish Project (MJP), a Helena-based 501 (c) (3) organization incorporated in April 2021 for the purpose of buying back historic Temple Emanu-El at 515 North Ewing. This 1891 building is listed on the National Register for Historic Places, is Montana's oldest synagogue, and the first synagogue built between Portland, Oregon, and St. Paul, Minnesota.

The building itself is testament to a unique and often-overlooked aspect of Montana history. Jewish Montanans played an important role in the history and development of both Helena and the state. Prior to 1935, historic Temple Emanu-El was a community synagogue. It had a large sanctuary with 36-foot vaulted ceilings, and a basement used for administration and education.

In the midst of the Great Depression, Temple Emanu-El's congregation recognized they could no longer maintain their synagogue. In 1935, they "sold" the building to the State of Montana for one dollar, asking only that it "be used for a good and social purpose." It was. The State divided the sanctuary into two additional floors of offices and headquartered the Department of Health and Human Services there.

By 1981, the State was mainly using the building for storage, and agreed to sell it to the Bishop of Helena to house administrative offices for the Catholic Diocese. Between 1981 and 2022, approximately 30 employees worked in the building.

MJP received tremendous community support from Helena for our efforts to reacquire the building for the Jewish community. Most of our 2,000 donors were small donors, and most were not Jewish. Local business and churches fundraised for us, including the Montana Book Co, the Windbag Saloon and Grill, Headwaters Brewing, Gulch Distillers, Plymouth Congregational Church, the Cathedral of Helena, and numerous Lutheran and Episcopal churches. It was clear that Helena saw the benefit in returning this building to Jewish ownership and use.

When MJP decided to proceed with the purchase of the building, our business plan was always to rent out office space in the basement and first floor levels to professionals. We were shocked to find out the current zoning designation of PLI would not allow that type of use, as the building has provided office space since 1935. MJP will occupy the second floor to house up to three volunteer staff people to operate our statewide Jewish community center. The second floor will also be used to provide space for the Helena Jewish community to hold religious observances, holiday celebrations, and gatherings. Renting out the two lower levels to a maximum of 10-12 professional tenants will allow MJP to remain a viable organization, cover the building expenses, and maintain an historic treasure for the city of Helena and the state of Montana.

Rezoning historic Temple Emanu-El as R3 is in keeping with the character of this neighborhood. Our use of historic Temple Emanu-El would not alter this quiet stretch of North Ewing Street. With our current designation of PLI, we are entitled to rent out space as a large daycare to help us cover maintenance costs. This would generate much more traffic, congestion, and noise than rezoning this building for MJP's intended uses.

I am enclosing the application along with answers to the supplemental questions as part of the application. I hope you will consider our application favorably. We will be available at all public hearings to answer questions or share more information.

Respectfully,

Rebecca Stanfel

Executive Director and Board Chair

Supplemental Questions and Answers:

2. Describe how your proposal relates to the above zoning review criteria.

Our request to change the zoning from PLI to R3 should have very little, if any, effect on the growth policy. Prior to the building being purchased by the Montana Jewish Project, it was owned and occupied by the Catholic Diocese of Montana as office space. Prior to that, the building was owned by the State of Montana who also used it for offices. We would be leasing a maximum of six (6) offices on the main floor and five (5) offices in the “garden level” basement. With that in mind, we believe:

- Changing the zoning to R3 aligns with the growth policy for that area.
- Our proposal would not adversely affect public health, public safety or the general welfare of the neighborhood.
- Our proposal would not require any additional provisions for transportation, water, sewer systems, schools, parks or any other public requirements.
- There is already adequate light and air.
- There would be no change in the current motorized or nonmotorized transportation systems.
- Our use would be consistent with the current promotion of compatible urban growth.
- As the building has been used for office space since 1935, our continued use as professional office space would offer consistency. We went door to door to talk personally with the neighbors in a several block area and encountered no objections, and in fact, most all were very supportive. They are not open to a day care or an educational facility as that could, and likely would have an adverse effect on the character of the neighborhood.
- Allowing us to lease to professional clientele will aid us in our intent to maintain the building and the neighborhood in a positive way.

3. Provide a statement why the proposed change should be approved.

As stated above, our application to change the zoning will not actually change the prior use of the building nor would it change the character of the neighborhood. As has been the case since 1935, professionals will be using the office space during regular business hours. As we understand it, the current zoning would only allow us to use the building for educational purposes or childcare. We do not want to lease the space to a daycare facility or an educational facility as we firmly believe that is not a good use for the building and would not serve the

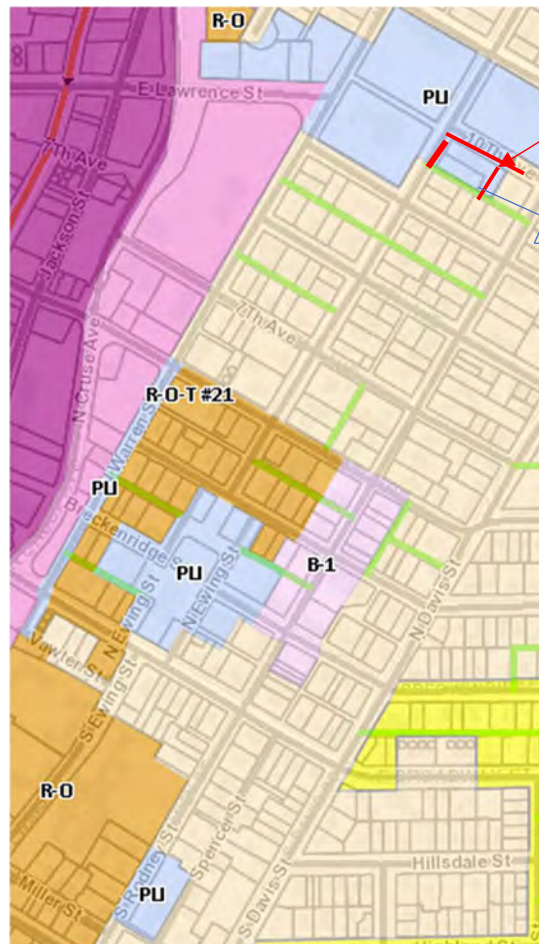
neighborhood well either. It would create more traffic on a daily basis, particularly at drop off and pick up times. It would impact the parking in the neighborhood as well. We believe it is in the best interest of the neighborhood to grant this request for a zoning change, as it will have little impact to the neighborhood, and will continue to enhance the building and the community.

4. Submit a traffic impact study for a proposed zoning district that is anticipated to generate more than two hundred (200) vehicles a day.

The Catholic Diocese had approximately 30 people utilizing the offices during their tenure. The Montana Jewish Project staff is small, and even if we rented all eleven (11) offices, it is highly unlikely we would exceed that number of tenants. We have a parking lot for the building so we would not create any problems with parking either.

5. Provide vicinity map of the area.

Our building, 515 N Ewing is shown here at the top right-hand corner, intersecting 10th Avenue and Ewing Avenue. As you see, this map shows a mixture of residential, residential office, and PLI zoning which all currently interact very well together. Our request to change from PLI to RO will have little impact on this neighborhood, whereas adding additional educational or childcare uses would.



6. Submit a statement on how the proposed zoning conforms to the Helena Growth Policy and Land Use Map; include how proposed zoning conforms to area neighborhood plans if one has been adopted.

This map below clearly shows the mixed uses of residential, commercial and public lands and institutions in this downtown area. The various uses are already intermingled in this neighborhood with no adverse results. We truly believe our request for a change would not have a negative impact on the neighborhood in any way.



7. Statement indicating if the existing structures meet the proposed zoning dimensional standards requirements without the need for a variance.

We believe the existing structure does indeed meet the proposed zoning dimensional standards requirements. It has long been used as office space. We want to continue to lease to professionals which we absolutely believe will maintain the integrity of the building and the quality character of the neighborhood, the city and the state.

8. Statement indicating if the existing use of the property meets the proposed zoning permitted uses.

Currently, the MJP staff are occupying the 2nd floor of the building and using it as administrative office space. This is a proper use of the PLI zoning. We want to expand that to include other non-profit organizations who need office space, as well as professionals such as licensed counselors, accountants, attorneys, association executives, engineers, etc.

9. Historical uses, established use patterns, and recent changes and trends in the neighborhood.

As detailed above, Historic Temple Emanu-El has changed ownership four times since 1891. Since 1935, this landmark building has been home to office spaces—first for State employees and then for Diocesan employees. It stands proudly on what some call “Church row,” across the street from the Cathedral of Helena and next door to the First Presbyterian Church. Since 1981, approximately 30 Diocesan employees worked in the building.

If the proposed zoning permits are allowed, MJP will not change the use pattern of this building. We expect to rent to far less than 30 professionals and will not allow retail space inside. The building will remain a historical landmark, without bringing additional traffic to the area.

This area is a desirable one to own property in. It is close to downtown, and yet away from the bustle of those businesses. The City’s investment in the Rodney Street area has enhanced the neighborhood and makes it likely that property values will continue to increase. Keeping historic Temple Emanu-El as close to its historic use—which is MJP’s intent—is best for the entire neighborhood and the surrounding areas.

As recommended and stated earlier, MJP did go door to door and speak personally to many of the neighbors to alert them of our intended zoning change application and assured them we only want to continue to use the building for professional offices. We encountered no negative feedback or opposition, and in fact, received great support. For those neighbors that were not at home, we left printed information.

To: Helena Community Development Planner
From: Rebecca Stanfel, Executive Director, Montana Jewish Project
Re: Zoning Change Application – 515 N. Ewing, Helena, MT 59601

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The building itself is testament to a unique and often-overlooked aspect of Montana history. Jewish Montanans played an important role in the history and development of both Helena and the state. Prior to 1935, historic Temple Emanu-El was a community synagogue. It had a large sanctuary with 36-foot vaulted ceilings, and a basement used for administration and education.

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Rezoning historic Temple Emanu-El as R3 is in keeping with the character of this neighborhood. Our use of historic Temple Emanu-El would not alter this quiet stretch of North Ewing Street. With our current designation of PLI, we are entitled to rent out space as a large daycare to help us cover maintenance costs. This would generate much more traffic, congestion, and noise than rezoning this building for MJP's intended uses.

I am enclosing the application along with answers to the supplemental questions as part of the application. I hope you will consider our application favorably. We will be available at all public hearings to answer questions or share more information.

Respectfully,

Rebecca Stanfel

Executive Director and Board Chair

Supplemental Questions and Answers:

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- Our proposal would not adversely affect public health, public safety or the general welfare of the neighborhood.
- Our proposal would not require any additional provisions for transportation, water, sewer systems, schools, parks or any other public requirements.
- There is already adequate light and air.
- There would be no change in the current motorized or nonmotorized transportation systems.
- Our use would be consistent with the current promotion of compatible urban growth.
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- Allowing us to lease to professional clientele will aid us in our intent to maintain the building and the neighborhood in a positive way.

3. Provide a statement on why the proposed change should be approved.

As stated above, our application to change the zoning will not actually change the prior use of the building nor will it change the character of the neighborhood. As has been the case since 1935, professionals will be using the office space during regular business hours. As we understand it, the current zoning would only allow us to use the building for educational purposes or childcare. We do not want to lease the space to a daycare facility or an educational facility as we firmly believe that is not a good use for the building and would not serve the

neighborhood well either. It would create more traffic on a daily basis, particularly at drop off and pick up times. It would impact the parking in the neighborhood as well. We believe it is in the best interest of the neighborhood to grant this request for a zoning change, as it will have little impact on the neighborhood, and will continue to enhance the building and the community.

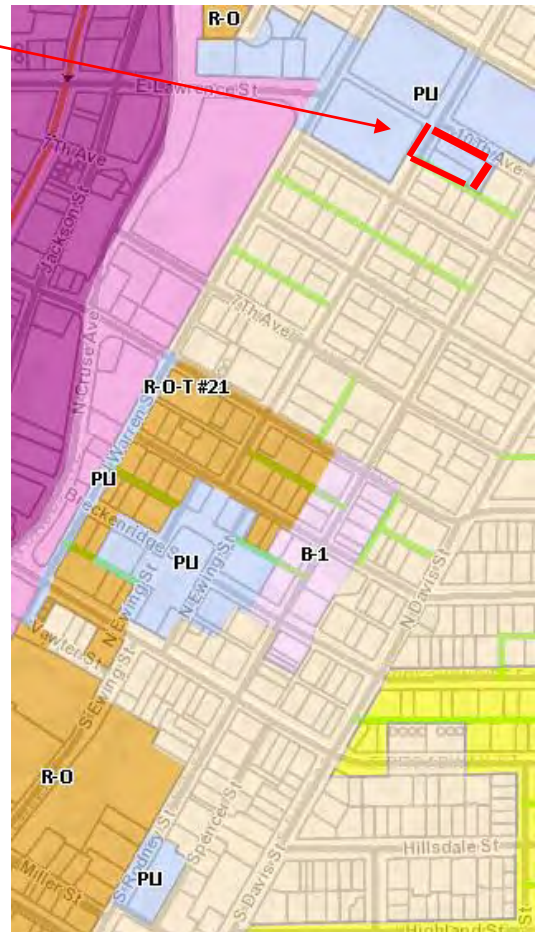
4. Submit a traffic impact study for a proposed zoning district that is anticipated to generate more than two hundred (200) vehicles a day.

According to the IT & E Trip Generation Manual, we are told there are 138 trips per day. This is based on the office building calculation of 11.01 trips per every 1,000 sq ft of space. There is no evidence to show that our requested zoning change will have any impact on the current traffic pattern. The Catholic Diocese had approximately 30 people utilizing the offices during their tenure. The Montana Jewish Project staff is small, and even if we rented all eleven (11) offices, it is highly unlikely we would exceed that number of tenants. We have a parking lot for the building so we would not create any problems with parking either.

5. Provide vicinity map of the area.

Our building, 515 N Ewing, is shown here at the top right-hand corner, intersecting 10th Avenue and Ewing Street. As you see, this map shows a mixture of residential, residential office, and PLI zoning which all currently interact very well together. Our request to change from PLI to R-3 will have little impact on this neighborhood, whereas adding additional educational or childcare uses would.

This photo shows the manhole at 9th Avenue and Ewing Street – about a half a block away from the subject property.



The manhole shown in this photo is on 10th Avenue in between Ewing and Rodney Streets.

The entrance to the parking lot for the building is just behind the blue truck.

This photo shows the parking lot located at the back of the building.

You can also see the sanitation receptacles in place.



This photo shows the sidewalks along 10th Avenue and Ewing Street, with existing curb cuts. The sidewalks are level and easily walkable.

6. Submit a statement on how the proposed zoning conforms to the Helena Growth Policy and Land Use Map; include how proposed zoning conforms to area neighborhood plans if one has been adopted.

This map below clearly shows the mixed uses of residential, commercial and public lands and institutions in this downtown area. The various uses are already intermingled in this neighborhood with no adverse results. We truly believe our request for a change would not have a negative impact on the neighborhood in any way.



7. Statement indicating if the existing structures meet the proposed zoning dimensional standards requirements without the need for a variance.

We believe the existing structure does indeed meet the proposed zoning dimensional standards requirements. The Montana Cadastral identifies this property as an office building – low rise. The building has two stories with a basement and is compliant with the city of Helena Zoning ordinance which allows for a maximum height of 36 feet. The ordinance also requires a 10-foot setback on the front and rear lot lines and a 6-foot setback on the side lot line. In addition, the ordinance references a 40% maximum lot coverage. The lot is 12,500 square feet and the building perimeter footage is 252 feet. Based on our research, the building meets the zoning dimensional standards requirements.

8. Statement indicating if the existing use of the property meets the proposed zoning permitted uses.

This building has long been used as office space. We want to continue to lease to professionals which we absolutely believe will maintain the integrity of the building and the quality character of the neighborhood, the city and the state. Currently, the MJP staff are occupying the 2nd floor of the building and using it as administrative office space. This is a proper use of PLI zoning. We want to expand that to include other non-profit organizations who need office space, as well as professionals such as licensed counselors, accountants, attorneys, association executives, engineers, etc.

9. Historical uses, established use patterns, and recent changes and trends in the neighborhood.

As detailed above, Historic Temple Emanu-El has changed ownership four times since 1891. Since 1935, this landmark building has been home to office spaces—first for State employees and then for Diocesan employees. It stands proudly on what some call “Church row,” across the street from the Cathedral of Helena and next door to the First Presbyterian Church. Since 1981, approximately 30 Diocesan employees worked in the building.

If the proposed zoning permits are allowed, MJP will not change the use pattern of this building. We expect to rent to far less than 30 professionals and will not allow retail space inside. The building will remain a historical landmark, without bringing additional traffic to the area.

This area is a desirable one to own property in. It is close to downtown, and yet away from the bustle of those businesses. The City’s investment in the Rodney Street area has enhanced the neighborhood and makes it likely that property values will continue to increase. Keeping historic Temple Emanu-El as close to its historic use—which is MJP’s intent—is best for the entire neighborhood and the surrounding areas.

As recommended and stated earlier, MJP did go door to door and speak personally to many of the neighbors to alert them of our intended zoning change application and assured them we only want to continue to use the building for professional offices. We encountered no negative feedback or opposition, and in fact, received great support. For those neighbors that were not at home, we left printed information.

515 N Ewing

Site Plan



- **Yellow Dotted line shows Pedestrian ingress and egress to premises**
- **Red dotted line shows 2-way vehicular traffic on Ewing and 10th Ave as well as bicycle traffic**
- **Green outlines the parking lot and loading area behind the building**
- **Orange line shows the mature shrubbery, hedges, trees, etc. surrounding the subject property**
- **X marks the site of the sanitation bin with easy pickup from the alley**

Our narrative offers more detailed descriptions and photos of these items, but this gives you a good sense of the entire picture.