

March 31, 2023

City of Great Falls Planning and Zoning Office

Attn: Brad Eatherly

127 E Main St. Suite 302

RE: Touro Medical College – Additional Parking Conditional Use Application

The purpose of this document is to request a conditional use permit for 41 additional parking spaces on the western side of the Touro Medical College, located at 2801 18th Ave. South, in Great Falls, MT. The Touro Medical College (the College) received City design approval in late 2021 and is currently nearing completion of construction. Original facility designs included the zoning required parking spaces plus an allowable 20% increase beyond the minimum requirements. The following narrative presents the additional parking needs to support the facility beyond this maximum exceedance, as required by City of Great Falls City Code, Section 17.36.2.020.3.

Parking Needs

The Touro Medical College is located in between 26th Street South and 29th Street South and runs along the north side of 18th Avenue South. The building is approximately 98,000 square-feet over three stories located on an approximately 5.12 AC lot. Site design for the project included the previously mentioned 147-space parking area on the east side of the building that is accessed by two driveways on the south side of the site, off 18th Ave. South.

Future residential developments (and associated parking areas) are planned on the properties adjacent to the College to the north and east, which will serve as housing for the main College's population. As such, a majority of the College population is anticipated to park off-site at the residential developments and walk or bike to the College campus. These developments are currently under construction, however, and will not be completed prior to the College's occupancy. Based on anticipated attendance rates and building capacity, proposed parking areas on the College site will not be adequate to serve the College population, and additional on-site parking will be necessary to serve the commuter population.

Stormwater Management Concepts

According to the Touro Medical School Drainage Report, dated October 2021, the site's current stormwater management system generally consists of two detention facilities located on the east and west sides of the site. Existing storm drain piping along the west side of the site has a shallow bury which prevented a single detention facility for the entire site on the undeveloped western area. As such, the majority of the developed area of the site relies on a series of inlets and conveyance pipes that direct stormwater to a detention pond northeast of the building which

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discharges into an existing stormwater conveyance system at rates below the pre-developed condition per City standards.

The western detention pond was designed to accommodate runoff from the open vegetated area and a small portion of hardscaped area west of the building. The previously approved drainage report for the College described this basin as Sub-basin 9S, which included approximately 57,650 SF comprised of 5% impervious areas (a gravel path, concrete patio and sidewalk) with the remaining being turf grass and landscape. The additional parking will increase the impervious area of Sub-Basin 9S to 34%.

Preliminary stormwater calculations were prepared for the additional parking area by revising the amounts of pervious and impervious areas for Subbasin 9S. The Touro Medical School Drainage Report stated that the western detention basin provided a total detention volume of 4,397 cf, and calculations for the 100-year 2-hr runoff volume (including outflow from the 3.7" diameter orifice), required a total storage volume from Subbasin 9S of 1,163 CF.

Including the proposed additional parking areas, the proposed 100-year 2-hr runoff volume and including outflow from the orifice results in an additional approximately 2,200 CF of required storage volume, for a total storage requirement of 3,362 CF. As stated above, as designed, the western detention basin has adequate capacity for the additional runoff volume from the proposed parking areas.

Previous design for the detention basin did not include additional water quality treatment as drainage basin 9S consisted of limited impervious areas and the initial infiltration volume from the basin accounted for the water treatment. The additional paved parking will require water quality treatment prior to discharge into the detention basin. This will be provided by a biofiltration swale facility located along the western edge of the proposed parking area. Stormwater will sheet flow to the biofiltration swale where suspended solids will be settled and removed prior to discharge to the detention basin. The biofiltration swale will be designed in accordance with the Montana Post-Construction Storm Water BMP Design Guidance Manual.