



August 27, 2019

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**City of Missoula - Development Services**

435 Ryman St.  
Missoula, MT 59802

Re: Providence St. Patrick Hospital - Partial Right-of-Way Vacation -  
south 40-feet of Pine Street between May and McCormick Street

Dear Development Services:

St. Patrick Hospital has served the City of Missoula and Western Montana for nearly 150 years (established in 1873). Over the decades, the hospital has grown along with the City and the region. It consistently provides best in class service to the community, and recently was ranked as the #1 hospital in Montana by U.S. News and World Report. To continue providing excellent service to the growing population in the region, the hospital is expanding its operations into the site of the old Safeway building directly across McCormick Street from the main hospital. Construction on a new parking structure and building is proposed to commence this fall.

The proposed parking structure will provide approximately 500 new off-street parking spaces for hospital patients, visitors, and employees, and will reduce the hospital's parking demand on the existing on-street parking inventory in the neighborhood. The building geometry necessary to create a parking structure layout that allows for this large number of parking spaces requires that the building extend north into the existing Pine Street right of way. This request is for partial vacation of the south 40-feet of the Pine Street right of way between May and McCormick streets. The current Pine Street right of way width at this location is 102-feet; a 62-foot public right of way will remain upon approval of this partial vacation request. The partial vacation request submitted herein is based on several collaborative meetings with the hospital design team and City Development Services.

Attached is a completed Right-of-Way Vacation Application with supporting materials that detail this request. We look forward to working further with the City on this important request for St. Patrick Hospital's employees, patients, and the Missoula community.

Sincerely,  
WGM Group, Inc.

A handwritten signature in blue ink, appearing to read 'Jeff R. Smith', is positioned above the printed name.

**Jeff R. Smith, P.E.**  
Principal Engineer, VP

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JRS:aes

Encl. Right-of-Way Vacation Application  
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## RIGHT-OF-WAY VACATION APPLICATION

### A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), the applicant shall submit a final hard copy of the application and appropriate review fee.
3. Proposed Right-of-Way Vacation: **The southerly 40 feet of West Pine Street, between May Street and McCormick Street**
4. Name(s) of Applicant(s): **St. Patrick Hospital Corp. (Phil Lafata - owner's designated representative)**  
Mailing Address: **500 West Broadway Street, Missoula, MT 59802**  
Telephone Number: **406-600-9458**  
Email Address: **philip.lafata@providence.org**
5. Name(s) of all Owners of Record Adjacent to Right-of-Way: **Same as Applicant**  
Mailing Address  
Telephone Number  
Email Address
6. Name and Company & Representative: **Jeff R. Smith, PE w/ WGM Group, Inc.**  
Mailing Address: **1111 E. Broadway St, Missoula, MT 59802**  
Telephone Number: **406-728-4611**  
Email Address: **jsmith@wgmggroup.com**
7. If the applicant is someone other than the adjacent property owner, the titled owner(s) must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.



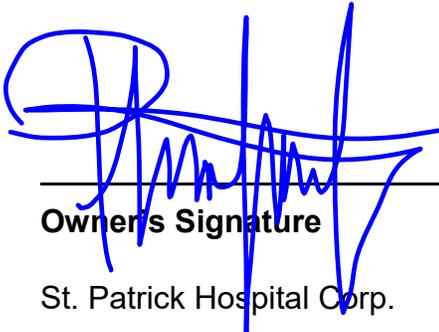
8/20/19

**Applicant's Signature**

**Date**

St. Patrick Hospital Corp.

By: Phil Lafata, Owner's Designated Representative



8/20/19

**Owner's Signature**

**Date**

St. Patrick Hospital Corp.

By: Phil Lafata, Owner's Designated Representative



8/19/19

**Representative's Signature**

**Date**

Jeff R. Smith, PE

WGM Group, Inc.

## **B. SUBJECT PROPERTY INFORMATION**

1. General location of proposed right(s)-of-way vacation:

**The southerly 40 feet of W. Pine St. lying between May St. and McCormick St.**

2. Complete Legal Description(s) of adjacent property:

**Lots 11-20, Block 41, and Lots 1-10, Block 50 of W.J. McCormick's Addition**

3. Geocode(s) of adjacent property:

**04-2200-21-1-37-01-0000 and 04-2200-21-1-29-01-0000**

## **RESPONSES TO TITLE 12, SECTION 12.04 STREET VACATION**

1. When any request to vacate or close any public right-of-way is made, the initiator of the request to vacate or close any right-of-way is responsible for contacting all property owners adjacent to the right-of-way proposed vacation or closure to solicit their signatures upon the petition. If signatures of any of the adjacent property owners are not provided the initiator of the request must provide the reasons for the lack of any property owner's signature on the petition for the vacation or closure.

**St. Patrick Hospital Corporation owns all property adjacent to the right of way being vacated (properties along both the north and south sides of Pine Street).**

2. Provide the following information and exhibits:

A. A site-specific evaluation explaining the reasons of the proposed public right-of-way vacation:

**The Pine Street right of way between May and McCormick Streets is currently 102-feet in width. The southern 40-foot proposed for vacation is currently occupied by diagonal parking spaces and boulevard sidewalks. These existing spaces are occupied almost exclusively by visitors and employees of St Patrick Hospital. A right of way width of greater than 60-feet will remain upon approval of this partial vacation.**

**The proposed structure will include 3 and ½ levels of parking with over 550 parking spaces. In order to create space for efficient parking layout within the structure (double fronted access aisles and appropriately dimensioned spaces) the building footprint must extend into the Pine Street right of way. The parking spaces created within the structure reduce the pressure from St Patrick Hospital employees and visitors on the on-street parking inventory, thus creating more availability for the public to park on street within the area. The impacts of the vacation on the public are beneficial as they will reduce the overall pressure from St. Patrick Hospital on the available public parking within the rights of way in the vicinity of the hospital.**

- B. A description of the intended usage and goals of the public right-of-way if the vacation is approved, including a site plan:

**The vacated portion of right of way will be used for construction of a parking structure and hospital building. The on-street parking spaces lost on both the south and north side of Pine Street, as well as those lost due to vehicle turning movements and updating curb striping to city standards that are part of this vacation are more than off-set by the 550 parking spaces being constructed in the building. The existing boulevard sidewalk that will be lost during the construction of the parking garage will be reconstructed within the un-vacated right of way. The Vacation of this public right-of-way will be advantageous as described herein. The area relieved of the public right-of-way will be able to be improved without issues and better utilized by patrons of St. Patrick Hospital. The development of this parking building will improve congestion of surrounding side streets by providing more parking for the hospital facility.**

- C. A review of the existing utilities occupying any portion of the proposed public right-of-way vacation area, including a utility exhibit:

**The 40-foot wide section of public right-of-way currently contains a portion of St. Patrick Hospital parking stalls, curb, sidewalk, and boulevard. Utilities located within this proposed vacation are buried telephone and gas, as well as aerial power, and a light pole. Utilities will be relocated into the remaining right of way to the north of the building.**

- D. An evaluation of other alternatives explored other than vacating right-of-way, including, but not limited to, zoning variances, adjacent land use, design modifications, and/or a partial right-of-way vacation or closure:

**A full vacation of Pine and McCormick Street was evaluated to allow development of a cohesive campus for St. Patrick Hospital. After conferring with City staff the partial vacation of the south portion of Pine Street was selected.**

- E. Provide an analysis of potential tax impacts to the affected properties adjacent to the right-of-way proposed for vacation:

**The parcel sizes within the effected property will increase by a total combined area of approximately 12,000 square feet. The building that will be possible by approving this vacation will create a significant increase in the taxable value of the property.**

- F. A description of public benefits the property owner(s) adjacent to the proposed right-of-way vacation are willing to consider in exchange for the approval of the vacation, e.g. any public improvements, easements, walkways, bicycle paths, etc.

**St Patrick Hospital creates significant benefit to the public for Missoula and Western Montana by providing high quality medical care, extensive**

**community outreach, and as a major employer. The reduction in pressure on on-street parking that this project creates and that is made possible by this right of way vacation is a net benefit to the public.**

### **C. ATTACHMENTS**

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Required information may be combined on one attachment as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A"

- ✓ **Petition to Vacate** the subject right(s)-of-way.
- ✓ **A utility map** showing all utilities within and surrounding the proposed right(s)-of-way vacation.
- ✓ **A cover letter** describing the purpose of the proposed right(s)-of-way vacation, existing site conditions, and a brief description of the proposed project.
- ✓ **A vicinity map** showing the proposed right(s)-of-way vacation and the area within 300.
- ✓ **An aerial photo** showing the subject right(s)-of-way.
- ✓ **The current plat(s)** containing the subject right(s)-of-way and any easements.
- ✓ **Site plans and building elevation drawings** of the proposed project associated with the right(s)-of-way vacation.
- ✓ **A Zoning map** of the surrounding property extending at least 300 feet from the subject right(s)-of-way.
- ✓ **A land use map** of the applicable vicinity and regional plans.