

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
February 26, 2018**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by acting Chair, David Grosse, at 3:00 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Tyson Kraft, Vice Chair
David Grosse
Kevin Vining
Shannon Wilson

Design Review Board Members absent:

Dani Grebe, Chair

City Staff Members present:

Tom Micuda, Deputy Director PCD
Erin Borland, Planner II
Jesse Patton, City Engineering Department

Others present:

Matt Beattie, Nelson Architects
Jenn Rowell, The Electric

MINUTES

Mr. Vining moved to approve the minutes of the January 8, 2018, meeting and the February 12, 2018, meeting of the Design Review Board. Ms. Wilson seconded, and all being in favor, the minutes were approved.

NEW BUSINESS

**Ace Hardware
3527 10th Avenue South**

Erin Borland, Planner II, said the proposed project is for redevelopment of the current Ace Hardware property on 10th Avenue South. She reviewed the current site layout, where the store sits on the south side of the property and the parking lot on the north. The applicant is proposing the demolition of the existing building with the construction of a new 23,100 square foot store on the north side of the alley and the parking lot on the south. The proposed parking lot will have direct access from 10th Avenue South as well as the existing alley.

The proposed building has been designed using various colors of metal siding including tan, parchment, and dark green. The south elevation of the proposed hardware store will include an A frame storefront with medium hardie-board shake siding, stone wainscot accents, and the proposed signage in red.

Ms. Borland said there are two guidelines that the project does not meet: the façade design and the minimum proportion of doors and windows. The applicant has explained these guidelines could not be met due to the interior floor plan and particular type of metal material used for the building. Staff recommends the north elevation along 9th Avenue South and the east elevation along 36th Street South be improved by including landscaping to break up the elevations.

The proposed project is in conformance with Title 17. Ms. Borland said the project went before the Board of Adjustment/Appeals to reduce the number of parking spaces, which was granted. Staff believes the proposed site plan will actually help alleviate some traffic on 9th Avenue South.

Ms. Borland reviewed the proposed landscape plan, and noted that because 10th Avenue South is on MDT right-of-way, the addition of the proposed boulevard trees may not be allowed on the 10th Avenue South boulevard. Staff supports the application and recommends approval.

PETITIONER'S PRESENTATION

Matt Beattie, Nelson Architects, said the site is constrained and Ms. Borland did a great job covering the issues.

PUBLIC COMMENT

Mr. Patton said the site is a challenging site and reviewed stormwater, MDT, and sanitation challenges.

Tyson Kraft, Nelson Architects, said the owner invested a lot into this proposed project in order to redevelop and improve this site, not only for aesthetic purposes, but also to make sure the site comes into compliance as much as possible.

BOARD DISCUSSION AND ACTION

Mr. Vining asked if a buffer was considered between the commercial building and the residential neighborhood. Ms. Borland said there was no code requirement for the buffer because of the presence of the right-of-way; however, there will be a buffer of some landscaping and trees.

Mr. Gross asked what triggers boulevard sidewalks versus street sidewalks. Mr. Patton said the City standard is boulevard style, so typically new development adheres to that requirement. However, because this is an existing development and the existing sidewalk is not boulevard style, staff is only requiring the applicant keep the sidewalk in conformance, as well as repair hazardous sections and be ADA compliant.

Ms. Wilson expressed her frustration in seeing small parking spaces for what will potentially have large vehicles parking in them. Mr. Micuda explained the decision to reduce parking stall width is

mostly due to a balance of trying to fit all the required landscaping in on a difficult site. Great Falls also has larger than average parking stall requirements.

Mr. Vining said he appreciates the balance of trying to meet the landscaping code and parking requirements.

MOTION: I move that the Design Review Board approve with conditions the Design Review Application for the proposed new construction of the Ace Hardware located at 3527 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the conditions of approval.

Made by: Mr. Vining
Second: Ms. Wilson

VOTE: All being in favor, the motion carried.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:32 p.m.