

DESIGN REVIEW BOARD

July 11, 2011

Case Number

DRB2011-14

Applicant/Property Owner

Holiday Village Partners LLC
Devin Hartley, Agent

Architects

CTA Architects Engineers
Martin Byrnes, AIA.

Property Location

1200 10th Avenue South
Neighborhood Council #6

Requested Action

Design Review of the renovation of a portion of the existing commercial structure.

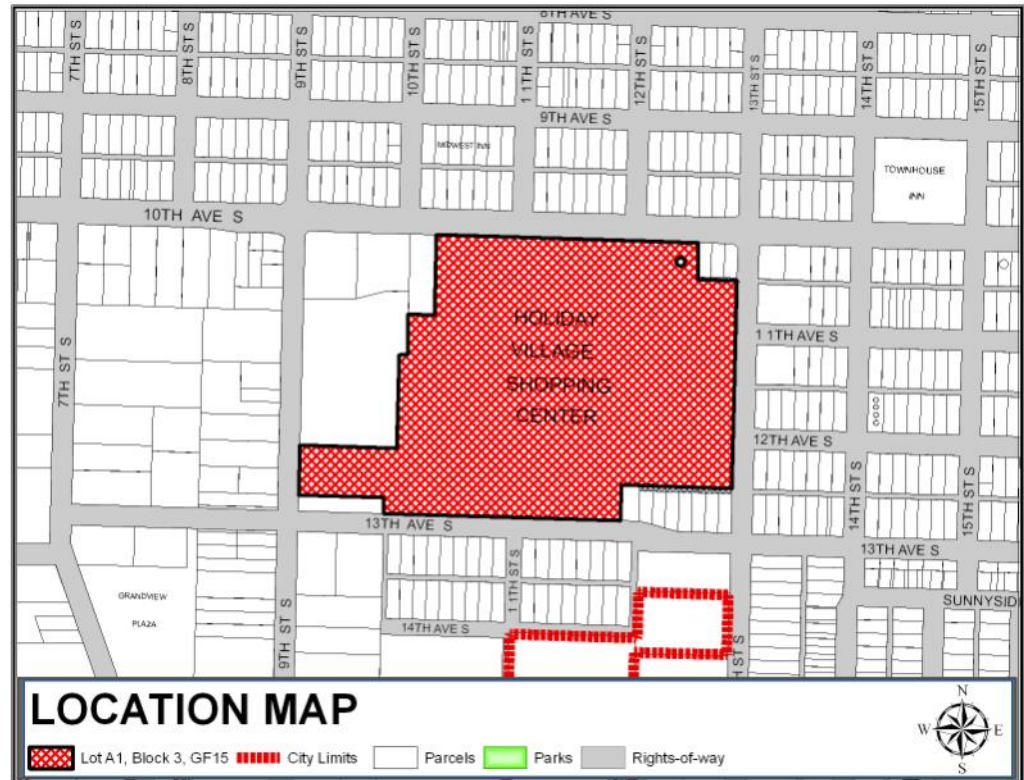
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

1200 10TH AVENUE SOUTH, BIG LOTS!



Summary

Project Description

The applicant is proposing to renovate a 150'-0" portion of the wall frontage of the existing Holiday Village Mall and renovate 30,000 sq. ft. of interior space for a new occupant: Big Lots! Store, a closeout/discount retailer.

Background

- Legal description of property: Lot A1, Block 3, Fifteenth Addition to Great Falls Townsite
- Area of property: ±30 acres
- Mall footprint: ±9.5 acres
- Street frontage: 9th & 13th Streets South and 10th & 11th Avenue South
- Tenant space of renovation : 30,000 sq. ft.
- Building wall frontage: 150'-0" ft.
- Building height: 21'-6"

Project Overview

Proposed Improvements

The applicant is preparing the front façade of a 150'-0" portion of the mall frontage between Ross shop for less and Bed Bath and Beyond. Additionally, Big Lots! Will renovate the vacant 30,000 sq. ft. space for retail space.

Zoning, Building Height, and Setbacks

The property is zoned C-2 General commercial district. This district is intended to accommodate high-traffic businesses that focus on vehicle traffic. The proposed retail store is permitted and in compliance with the zoning, height and setback requirements of the code.

Parking

The existing site provides for 2690 parking stalls including accessible spaces onsite and enter into a nonexclusive parking agreement as a part of the Holiday Village Mall lease. Staff calculates the existing parking as adequate for the parking needs of the Mall.

Landscaping

City code 17.44.3.010 Design standards for Commercial Buildings is triggered by this renovation. Due to the existing site conditions, the applicant is proposing to install 14 trees along 13th Street South. The trees will be placed on 44'-6" centers within 5'-0" sq. tree grates. The unexpected requirements triggered by the size of the renovation will require the applicant to budget additional funds in 2012 for the tree planting and irrigation system. The applicant shall provide a bond equal to an approved estimate to the City for security of the installation of the landscaping and irrigation. Staff believes this provides a reasonable alternative between new development and the continually changing Mall development. City code 17.44.3.010 Design standards for Commercial Buildings is not triggered by this renovation.

City code requires 15% of the lot to be landscaped and trees and shrubs in the amounts of one tree and seven shrubs per every 400 sq. ft. of required landscaping. The current site has $\pm 45\%$ of the property landscaped, has 12 existing trees and 12 existing shrubs. The addition to the rear of the commercial structure will require two mature trees to be sacrificed.

Sidewalks

The existing public sidewalks are in good condition. Project does not trigger sidewalk requirements.

Signage

Project does not trigger sign requirements. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at such a time as a change is proposed.

Outdoor Lighting

The existing outdoor lighting is conforming with the current code. Project does not trigger outdoor lighting requirements.



Wall frontage of Big Lots! tenant space.



View looking across the parking lot at the mall frontage.



View from parking lot at the proposed frontage of Big Lots! tenant space.



View looking from the intersection of 10th Avenue South and 13th Street South.



View looking south along 13th Street South Boulevard.



View looking North along 13th Street South, behind the Mall.



View looking 13th Avenue South, behind the Mall.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATION

Date: June 22, 2011

Name: Holiday Village Mall

Address: 1200 10th Avenue SouthPhone: 727.208⁹ X 222

Agent: CTA Architects Engineers

Address: 219 2nd Avenue South

Phone: 452.3321

Site Address: 1200 10th Avenue South (Holiday Village Mall)

Square Footage of Building Site

RE0010 6/28/11 REAL ESTATE FILE MAINTENANCE 10:27:15 RE010D

PARCEL: 828700 S.D.: 1C AREA: 22 GEO: 3015 13 1 07 05 0000
USE: G GENERAL PUBLIC STATUS: **ACTIVE** Type- 0000000Legal Owner: HOLIDAY VILLAGE PARTNERS LLC
M Mail To Name: GK DEVELOPMENT INC
Address: 257 E MAIN ST STE 100
City: BARRINGTON St: IL Zip: 60010
Prop Address: 1200 10TH AVE SLegal Descr: FIFTEENTH Sub Code: G15
* LOT A1 * BLOCK 3 MARKComment:
Solid Waste: 0000 Belt Fire: N Total Acres: 30.070
Cons Dist: Y Tax Incr: N
Transit: Y ***** A/R Bill#: 15790 *****

	1997 REAPP. VALUE	2010 PHASE-IN VALUE	2010 PHASE-IN TAXABLE
LAND:	0	12,035,795	327,374
IMPS:	0	12,034,663	327,343
PERS:	0	46,237	1,387
TOTAL:	0	24,116,695	656,104

2010/04/08

VIEW AND UPDATE -- CAREFULLY

CF04-RTN, CF11-UPD, ENTER

Shopping Center

± 30 Acres

± 9.5 Acres Mall Footprint

BUILDING FOOTPRINT 150'
HEIGHT 21'-6" INC PARAPET

EXHIBIT B - AERIAL VIEW

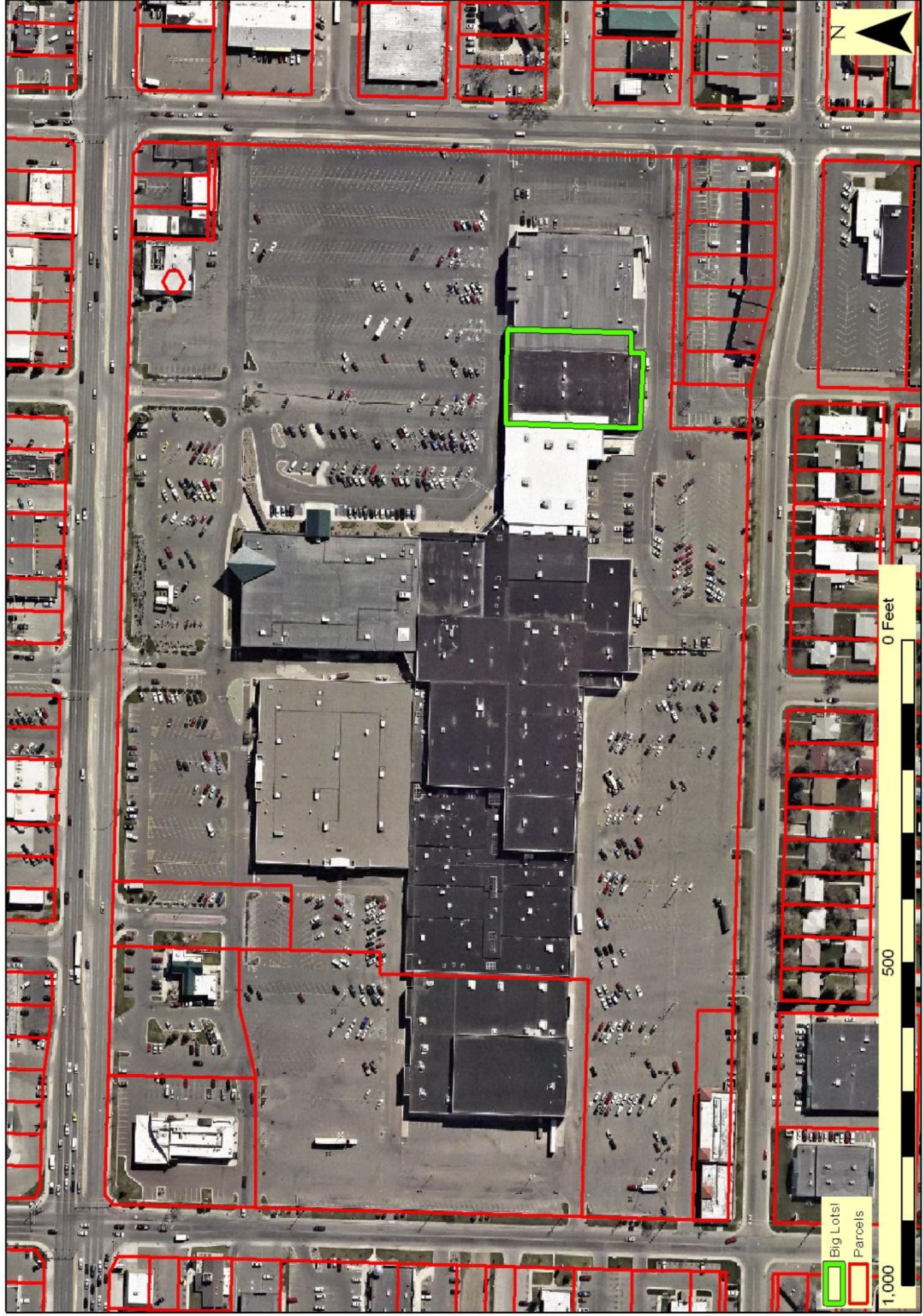


EXHIBIT C - MALL MAP

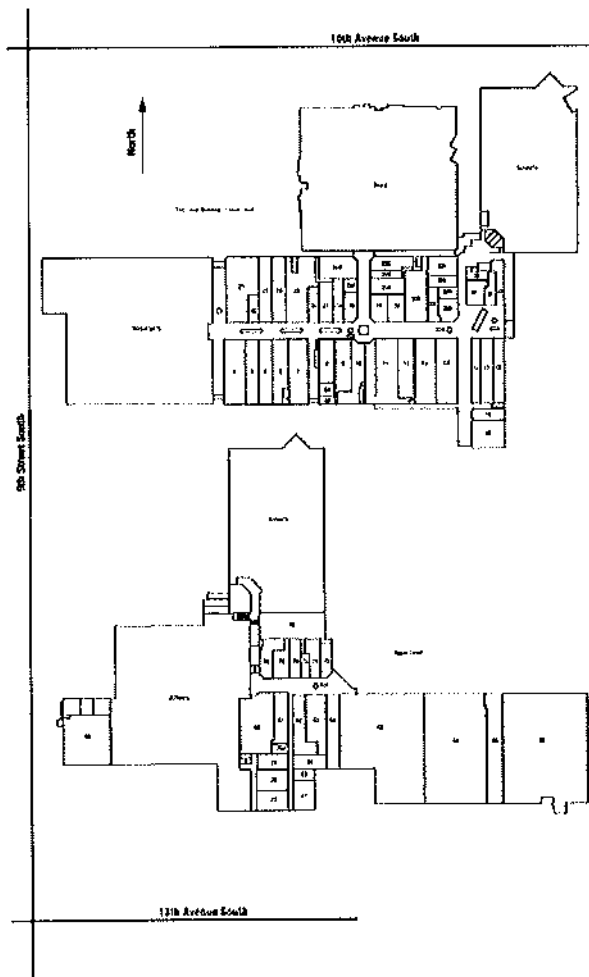
Holiday Village Mall - Great Falls, MT

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2011 Spring & Summer Fashion Trends

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HOLIDAY VILLAGE MALL
 1200 10th Avenue South
 Great Falls, MT 59405

FOR MORE INFORMATION
 (408) 727-2089
 (408) 761-6944 fax

HOLIDAY VILLAGE MALL HOURS:

Monday - Friday
 10am - 9pm

Saturday
 10am - 7pm

Sunday
 11am - 6pm

Store hours may vary on
 holidays.

The mall is closed on
 Easter, Thanksgiving
 and Christmas.



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EXHIBIT D - PROPOSED WALL FRONTAGE ELEVATIONS

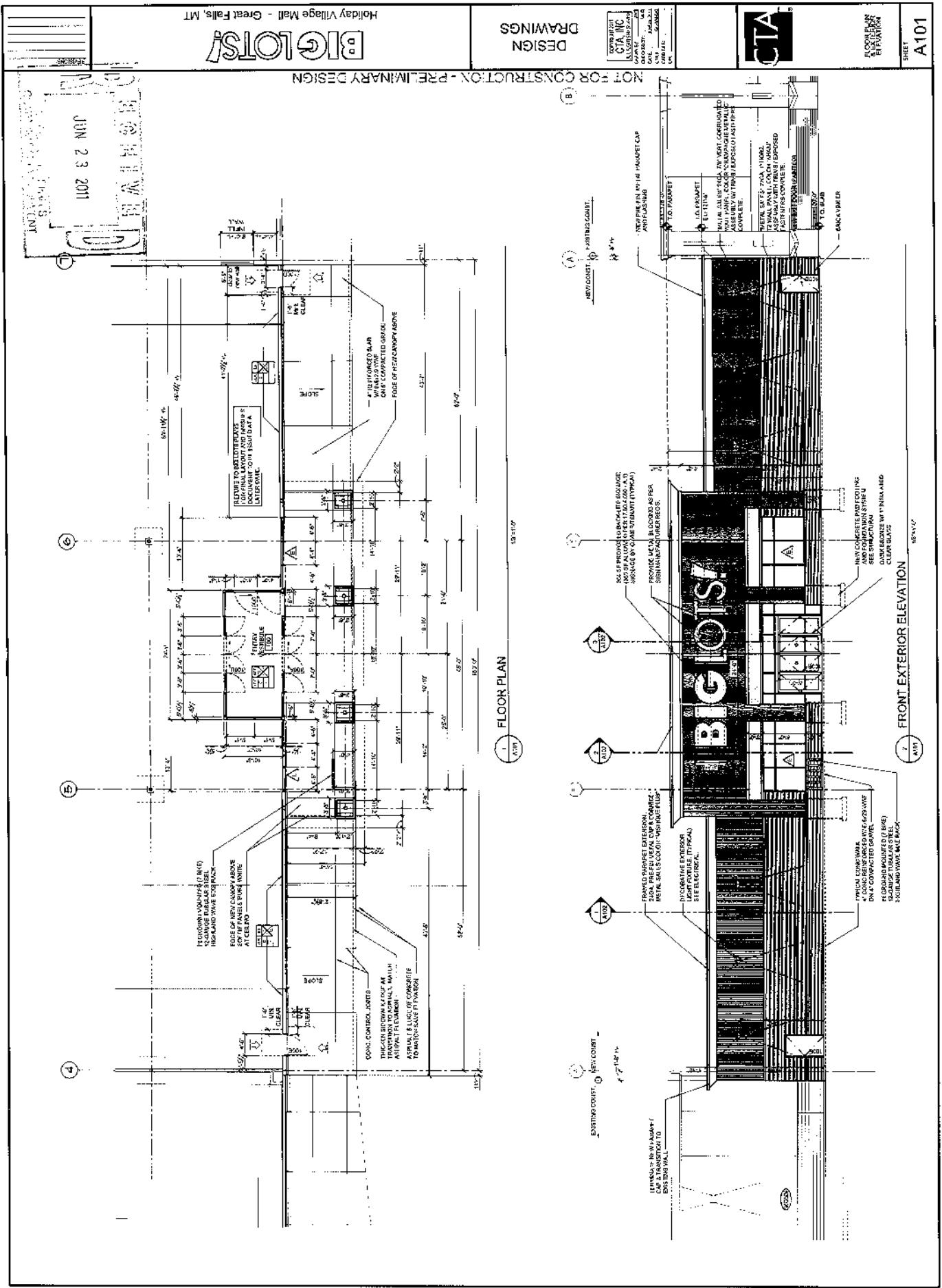


EXHIBIT E - FLOOR PLAN

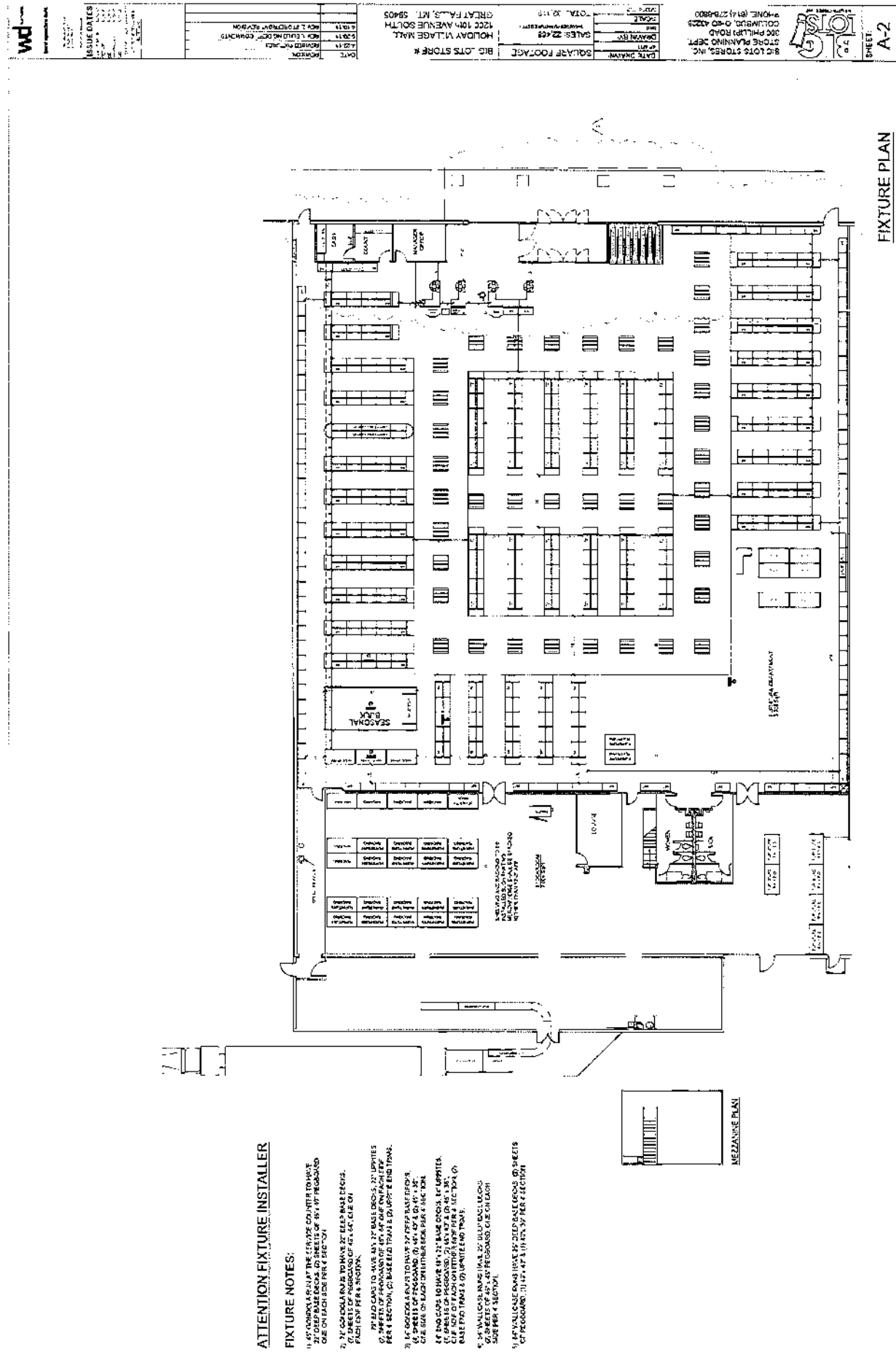
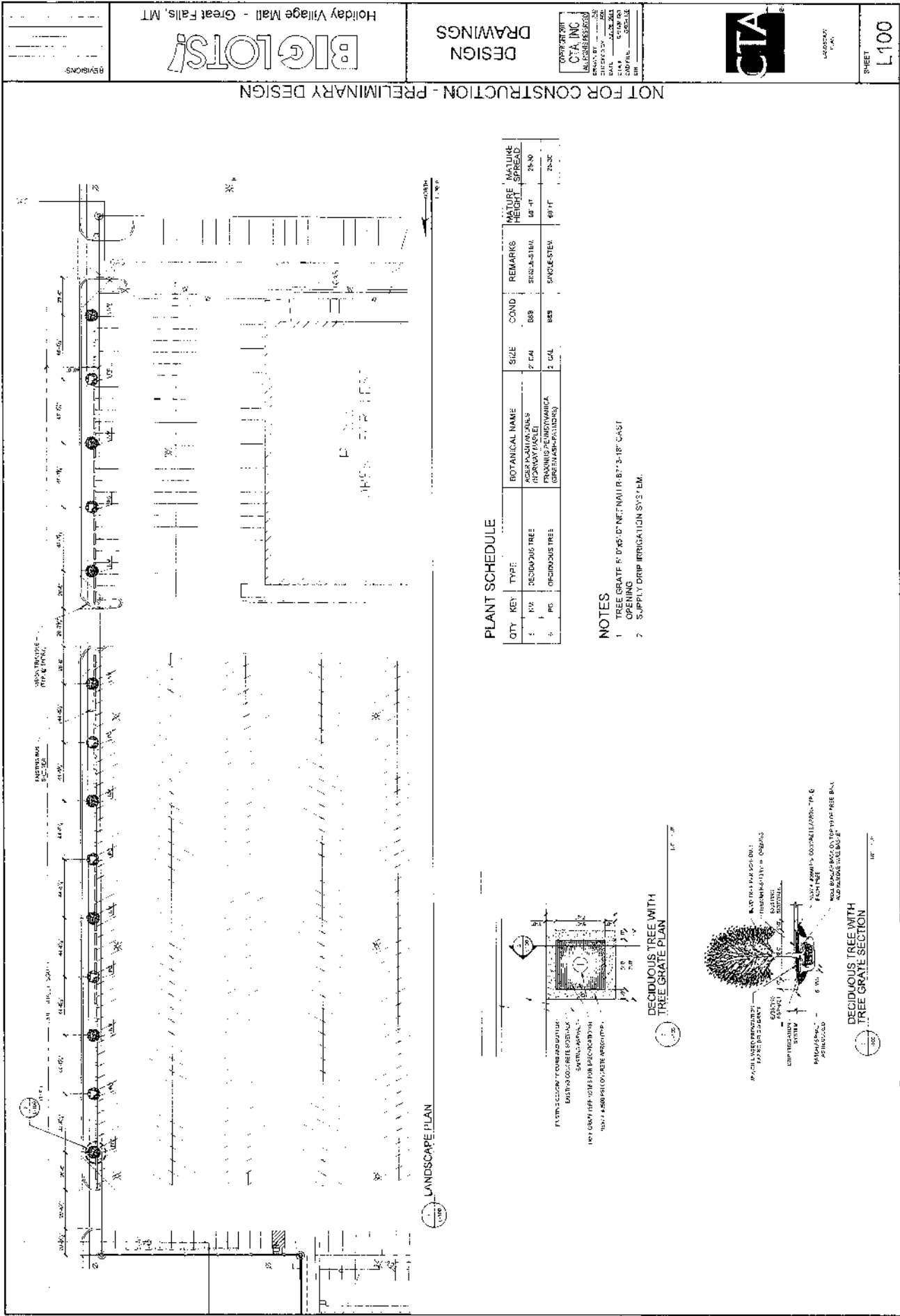


EXHIBIT F - PROPOSE LANDSCAPE TREE PLANTING PLAN



HOLIDAY VILLAGE MALL - GREAT FALLS, MT

BIG LOTS!

DESIGN DRAWINGS

CTA INC
ALBUQUERQUE, NM
10000 1ST AVE SW
ALBUQUERQUE, NM 87105
505.263.1111
WWW.CTA-INC.COM

CTA

10000 1ST AVE SW

SHEET L100

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

LANDSCAPE PLAN

DECIDUOUS TREE WITH TREE GRATE PLAN

DECIDUOUS TREE WITH TREE GRATE SECTION

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Holiday Village Partners, L.L.C., Devin Hartley, Agent, 1200 10th Avenue South, Big Lots! Retail, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

- The proposed project shall be developed consistent with the conditions in this agenda report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- If after the approval of the concept development plan as amended by this board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- The applicant shall provide a landscape bond in the amount of an approved estimate for the planting of trees and irrigation for the proposed renovation.

2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

Cc: City Engineering, Dave Dobbs
City Neighborhood Council Rep., Patty Cadwell
Holiday Village Mall, Devin Hartley, 1200 10th Avenue South, Great Falls, MT 59405
CTA Architects Engineers, Martin Byrnes, 219 2nd Ave S, Great Falls MT 59405