



Date: February 26, 2018
CITY OF GREAT FALLS
DESIGN REVIEW BOARD

Item: 3527 10th Avenue South - Ace Hardware

Applicant: JJBCK LLC, Owner

Representative: Dale Nelson – Nelson Architects

Presented By: Erin Borland, Planner II, Planning and Community Development

Action Requested: Approve the submitted design with conditions.

Suggested Motion:

1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions/deny) 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."

2. Chairman calls for a second, discussion, and calls the vote.
-

Overall Project Description:

Ace Hardware is located at the corner of 10th Avenue South and 36th Street South, where the current building sits on three parcels to the south of the alley and the parking lot sits on five parcels to the north of the alley. The applicant is proposing the demolition of the existing building with the construction of a new 23,100 square foot store on the parcels to the north of the alley and the parking lot on the parcels to the south of the alley. Due to the new construction, the parcels on either side of the alley will be aggregated into single parcels. The aggregated parcels to the north of the alley are 37,950 square feet and the parcels to the south are 35,391 square feet with a total project area of 73,341 square feet or 1.68 acres. The entire project area is zoned C-2 General Commercial.

Exhibit 28-1 Standards and Guidelines for specific projects and buildings:

Staff has reviewed the proposal for conformance with the standards and guidelines put forth in Title 17, Chapter 28-1 Design Review. 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-brown hardie-board shake siding, stone wainscot accents and the proposed store signage in red. The south elevation will also include areas for outside merchandise sales. To the west of the proposed building, the applicant is proposing an outdoor greenhouse area that will be screened by a security fence on the

south elevation. Included in this greenhouse area is the trash enclosure that will be screened on the north side by a six-foot framed wall with metal siding to match the building.

Staff has reviewed the proposed building, and finds it to be in compliance with all guidelines located in Exhibit 28-1, except for guidelines #18 and #25:

18. Façade design. Use of different textures, complementary colors, shadow lines and contrasting shapes to produce attractive facades should be used. Use of a single color, minimal detailing, and blank walls is discouraged.

25. Minimum proportion of doors and windows. At least 30 percent of the first floor façade facing a public street should consist of windows and doors. Windows should be distributed in a more or less even manner.

These guidelines affect the north elevation of the building along 9th Avenue South and the east elevation along 36th Street South. According to the applicant, these guidelines could not be met due to the interior floor plan and the particular type of metal material used for the building. Additionally, the applicant's representative conveyed that due to the way the inventory is displayed and the location of storage areas, it would not be feasible to include meaningful window treatments on the two elevations. Also, because of the metal siding used for the building, variation in the colors or pattern on the building will greatly increase the price of the building. Therefore, Staff has recommended that these elevations be improved by including landscaping to break up these elevations, as shown on the landscape plan and the proposed elevations attached to this report.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls (OCCGF), including but not limited to zoning, setbacks, building height and lot coverage.

Due to the tight constraints of the existing site, several existing elements will be utilized for the design of the proposed project. The proposed development includes two points of access; the first is the existing curb cut off of 10th Avenue South, and the second is the existing alley on 10th Avenue South which can be accessed from 36th Street South. The existing curb on the 10th Avenue South access point cannot be moved due to its current opening through the median; therefore the design of the parking lot took this curb cut into consideration. The design will also utilize the alley for the access drive in front of the proposed building and for through traffic. Per the OCCGF, access drives are required to be twenty-five feet wide. There is additional space in front of the proposed building in addition to the alley to accommodate the twenty-five foot width. The curb cut on 36th Street South for the alley is also proposed to be widened to accommodate this access drive.

The proposed parking lot is designed to be south of the alley, and has direct access from 10th Avenue South as well as the existing alley. This will alleviate some of the traffic on 9th Avenue South. The new configuration of the site will also alleviate vehicle lights from spilling over into 9th Avenue South and the adjacent residential area.

The OCCGF requires that retail home improvement centers provide 1 parking space per 300

square feet of gross floor area. This would require the proposed hardware store to provide 77 parking spaces. Due to the existing site conditions, it is not feasible for the project to comply with the required parking space count and also comply with the stormwater management and landscaping requirements, therefore the applicant previously applied for a variance to reduce the amount of parking spaces. On February 1, 2018, the Board of Adjustment met on the mentioned variance and approved the applicant's request to reduce the minimum amount of parking spaces required by 7-10 spaces with the condition that a full stormwater submittal be provided to the Public Works Department. As a result of this decision, the applicant has provided 66 parking spaces, including a small reduction based on providing onsite bicycle parking.

Due to the location of the accessible parking spaces, a crosswalk will be required to direct those patrons to the entrance of the building. To keep the pedestrian out of the parking lot aisle, the landscape island will need to be modified to accommodate the crosswalk. The applicant will work with Staff to revise the plan to ensure that it is in compliance with all ADA requirements.

The proposed parking dimensions are shown at nine feet by nineteen feet which is not in compliance with the standard ten foot by nineteen foot space. A design waiver has been approved by the Director of Planning and Community Development to allow the reduced width of the parking space. Attached to this report is the design waiver for reference.

The site redevelopment will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a stormwater management plan in compliance with the City of Great Falls Storm Design Manual and City standards. Based on the preliminary information provided for the variance request and the site conditions, the grading for the various stormwater facilities may necessitate minor site design modifications to accommodate needed water storage and conveyance. The applicant will work with Staff on minor revisions to the design of the site during the building permit process and stormwater review by the Public Works Department.

The applicant has provided an outdoor lighting plan which is in compliance with the requirements of Chapter 40 - Outdoor Lighting of the OCCGF. The proposed lighting plan provides lighting mounted on the building and pole mounted lighting. The proposed lighting plan and specifications show full down cast fixtures to prevent light pollution and meet all averages as set forth in the OCCGF.

The proposed site development will be softened with various landscape elements including boulevard trees, interior trees, sod and multiple planting beds. The applicant has provided a plant list that will provide color and variety throughout the site. The OCCGF requires at least one canopy tree to be planted in the boulevard section for each thirty-five lineal feet of street and avenue frontage or portion thereof. The project site abuts public right-of-way on the north, east and south frontages. The applicant has provided new boulevard trees on 36th Street South and 10th Avenue South, and has proposed to save the existing trees along 9th Avenue South and add one additional tree. Due to 10th Avenue South being under the jurisdiction of MDT, all work in the right-of-way is required to be reviewed by MDT. If the boulevard trees are not approved by MDT, this requirement for 10th Avenue South will be waived.

The OCCGF Chapter 44 – Landscaping, requires a minimum of fifteen percent of the gross

property area to be designated as interior landscaping. The interior landscaping is to be inclusive of landscaping in vehicular use areas and foundation planting areas. The required interior landscaping is calculated by taking the parcels to the north of the alley and the parcels to the south and considering both areas as the project square footage. The proposed project request requires 11,002 square feet of interior landscaping.

The OCCGF further requires one (1) tree and seven (7) shrubs planted per four hundred (400) square feet, or fraction thereof, of required interior landscaping. The landscape plan requires 28 interior trees and 193 shrubs, for compliance with the OCCGF. The landscape plan requires revisions to be in compliance for the required rate of planting. The project representative has conveyed that a Landscape Architect will be hired to revise the landscape plan once the civil drawings have been completed and will work with Staff during the permit process to ensure that the landscape plan will be in compliance with the OCCGF.

The applicant is proposing signage on the building which has been included in the attached development drawings. This proposed signage will be reviewed under a separate application.

Title 17 Compliance Requirements Prior to Permit Issuance:

- A. The parcels to the north of the alley and the parcels to the south of the alley must be aggregated.
- B. Details of the proposed bicycle parking must be included in the permit submittal.
- C. The site plan must be modified to provide a crosswalk from the ADA accessible spaces to the entry of the building.
- D. All proposed work in the right of way along 10th Avenue South must be approved by MDT.

Recommendation:

Staff supports this application and recommends approval of the proposed Ace Hardware project located at 3527 10th Avenue South with the following conditions:

Conditions of Approval:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If, after the approval of the conceptual development plans as approved 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.
- C. Landscaping is required to be designed and installed along the north facade of the building in lieu of compliance with guidelines 18 and 25 of Exhibit 28-1, to soften the facades. Final landscaping must comply with all requirements of the OCCGF.

Exhibits:

- Project Narrative
- Aerial
- Site Photos
- Design Waiver
- Building Perspectives
- Development Plans

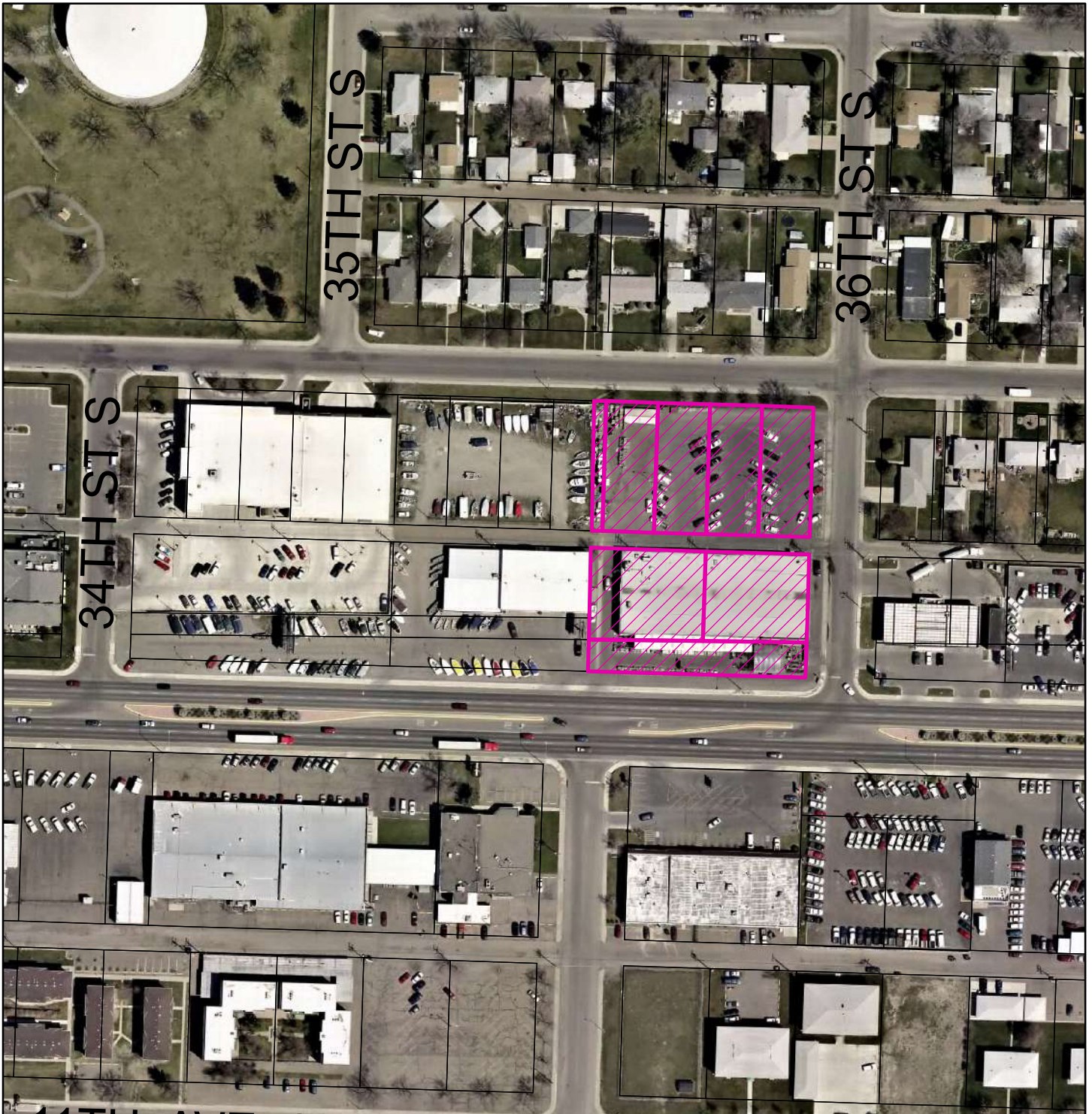
CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Dale Nelson, Nelson Architects
Matt Beattie, Nelson Architects

ACE 10TH AVENUE SOUTH NEW STORE/RELOCATE PROJECT NARRATIVE

The proposed Ace hardware retail store will account for several improvements for our client and the Great Falls community. The all new construction retail store will now occupy the North side of the business's current location and the parking lot will occupy the South side of the property. This is opposite to the business's current configuration on the property, with the retail store to the South and the parking lot to the North. To best accommodate the program of the new retail store, all lots to the North of the alley will be aggregated into one lot, as will all lots to the South of the alley, accounting for a new lot total on the property of one to the North and one to the South. The new parking lot location will now provide access from 10th Avenue South while still being accessible from 36th Street North. The new building will significantly expand upon the business's current retail space, with additional sales/merchandizing space added both to the interior and exterior of the building. The required storm water treatment will be fully accounted for by several on-site detention swales located interior to the property boundaries on three sides. Landscaping numbers currently exceed the city's requirements and selection and placement of plantings will improve the view along the 10th Avenue South corridor. A professional landscape architect will design all landscaping upon completion of site design by the civil engineering team.

Aesthetically, the retail store seeks to blend in with the adjacent residential setting and establish a connection to the home and hardware market that it serves. The main entrance will utilize craftsman style home design elements, a color scheme utilizing various shades of brown, green, and white, and materiality fitting to retail and residential applications. The relocation of the retail store to the North portion of the property will also shield the residences along 9th Avenue South from vehicle lights and noise from 10th Avenue South.

AERIAL MAP



Subject Properties



City Limits



Tracts of Land

180 90 0 180 Feet



Site Photos - Google Street View)



View from the intersection of 9th Ave S and 36th St S



View looking southeast from 9th Ave S



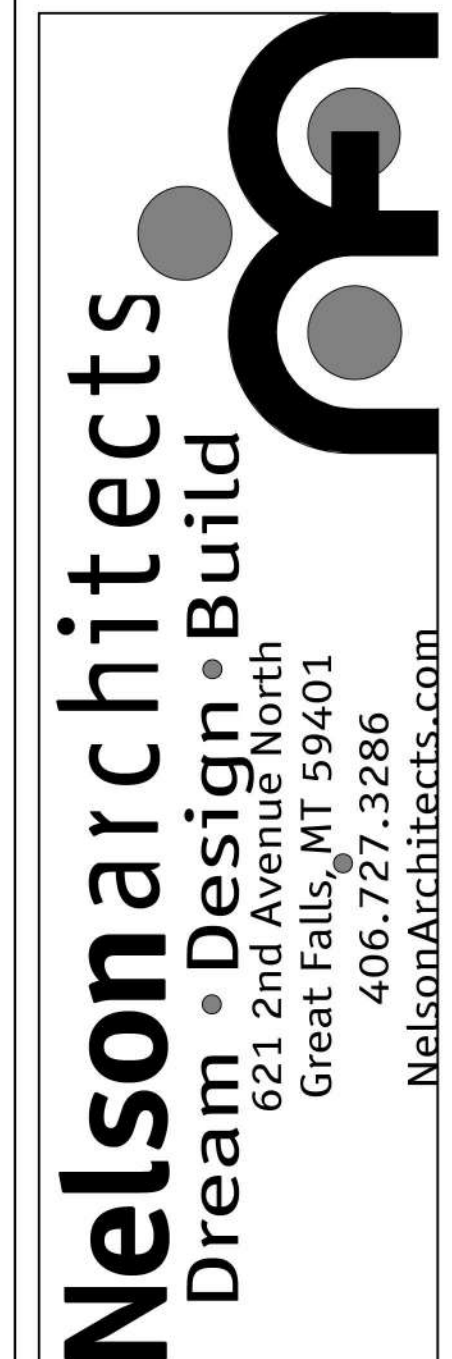
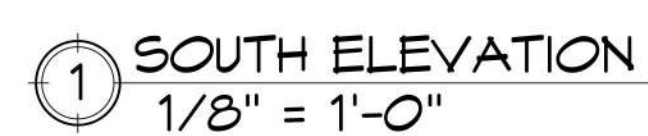
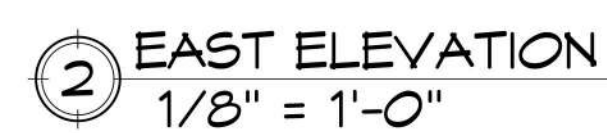
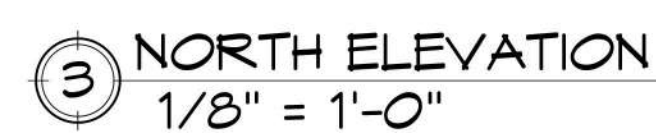
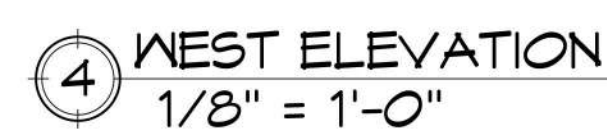
Existing alley curb cut on 36th St S



View from corner of 10th Ave S and 36th St S



Existing curb cut on 10th Ave S



ACE HARDWARE

3527 10TH AVE S, GREAT FALLS, MT 59405

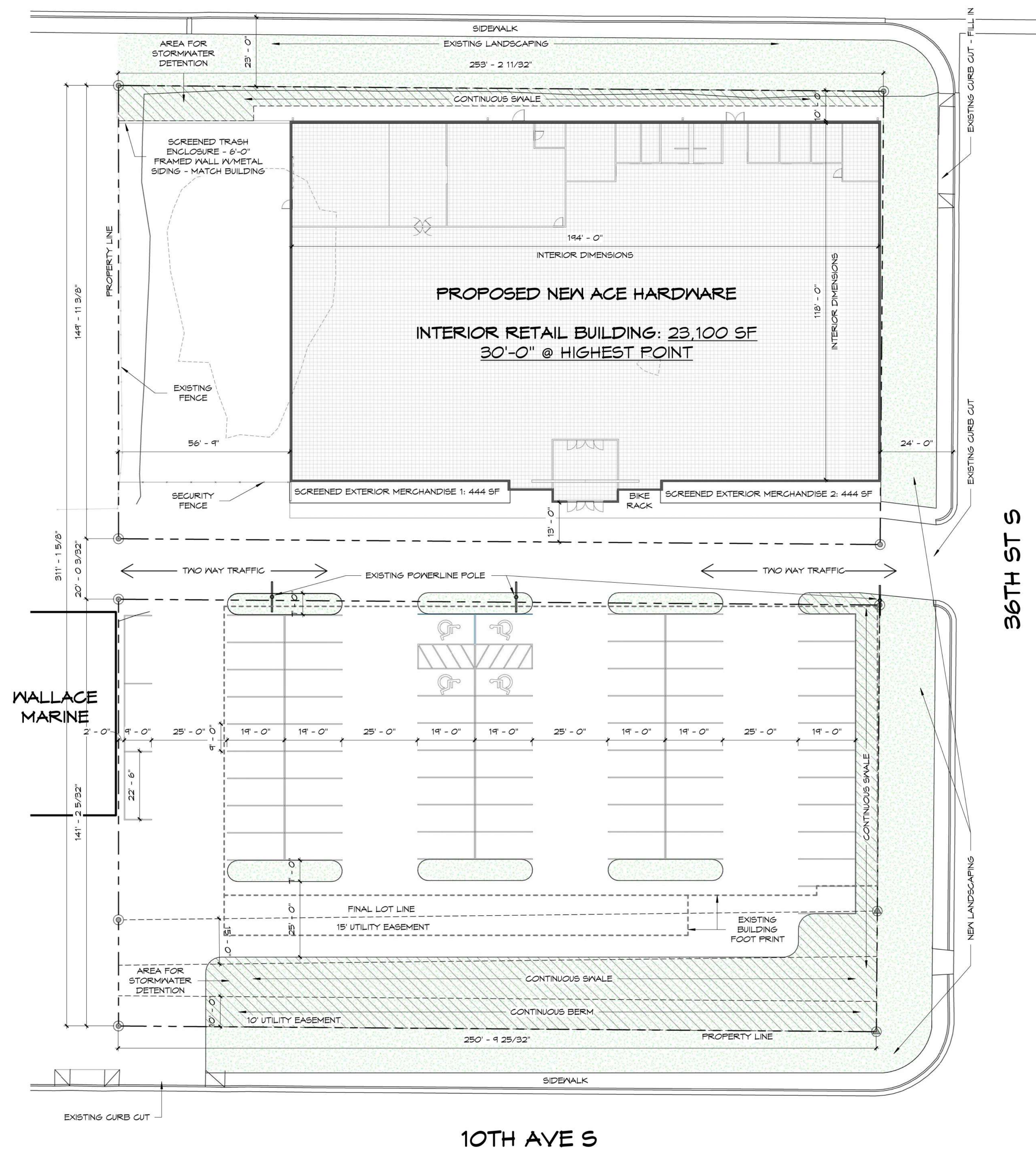
△ REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

✓	REVIEW	<input type="checkbox"/>	% COMPLETE
	SCHEMATIC DESIGN	<input type="checkbox"/>	BIDDING
	DESIGN DEVELOP.	<input type="checkbox"/>	PERMIT
	CONSTR. DOCUMENTS	<input type="checkbox"/>	CONSTRUCTION

Project	17-028
Date	01/2018
Drawn by	MMB
Checked by	DEN

A6.1

9TH AVE S



PROJECT NAME: ACE HARDWARE NEW RETAIL STORE
DEVELOPER/LANDOWNER NAME: JIBCK LLC
PREPARATION DATE: 1/10/18
PREPARER: MATT BEATTIE
LEGAL DESCRIPTION:

LOTS: 1-7 & MKTA SECTION: 508 TOWNSHIP/BLOCK: T20N/005 RANGE/ADDITION: R04E/SUNRISE #3

PROPERTY ACREAGE: 1.8 ACRES OR 78,400 SF

GREAT FALLS, MONTANA - CODE OF ORDINANCES - TITLE 17
ZONING DISTRICT: C-2 GENERAL COMMERCIAL

MIN. LOT SIZE FOR NEWLY CREATED LOTS: 7,500 SF
MIN. LOT WIDTH FOR NEWLY CREATED LOTS: 50 FEET
MAX. BUILDING HEIGHT OF PRINCIPAL BUILDING: 65 FEET
MAX. BUILDING HEIGHT OF ACCESSORY BUILDING: 24 FEET, BUT LESS THAN PRINCIPAL
MIN. FRONT YARD SETBACK OF PRINCIPAL AND ACCESSORY BUILDINGS: NONE
MIN. SIDE YARD SETBACK OF PRINCIPAL AND ACCESSORY BUILDINGS: 10 FEET EACH SIDE
MIN. REAR YARD SETBACK OF PRINCIPAL AND ACCESSORY BUILDING: 1/10TH OF LOT DEPTH,
BUT NOT LESS THAN 1/10TH OF BUILDING HEIGHT
MAX. LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS: CORNER LOT: 70%

DEVELOPMENT PLAN

NORTH LOT AGGREGATE: 150' WIDE x 253' DEEP = 37,950 SF
FRONT YARD: EAST LOT LINE. SETBACK: NONE
SIDE YARDS: NORTH AND SOUTH LOT LINES. SETBACK: 10'-0"
REAR YARD: WEST LOT LINE. SETBACK: 25'-4"
MAX. LOT COVERAGE: 37,950 SF X 0.70 = 26,565 SF

SOUTH LOT AGGREGATE: 141' WIDE x 251' DEEP = 35,391 SF
FRONT YARD: EAST LOT LINE. SETBACK: NONE
SIDE YARDS: NORTH AND SOUTH LOT LINES. SETBACK: 10'-0"
REAR YARD: WEST LOT LINE. SETBACK: 25'-4"
MAX. LOT COVERAGE: 35,391 SF X 0.70 = 24,774 SF

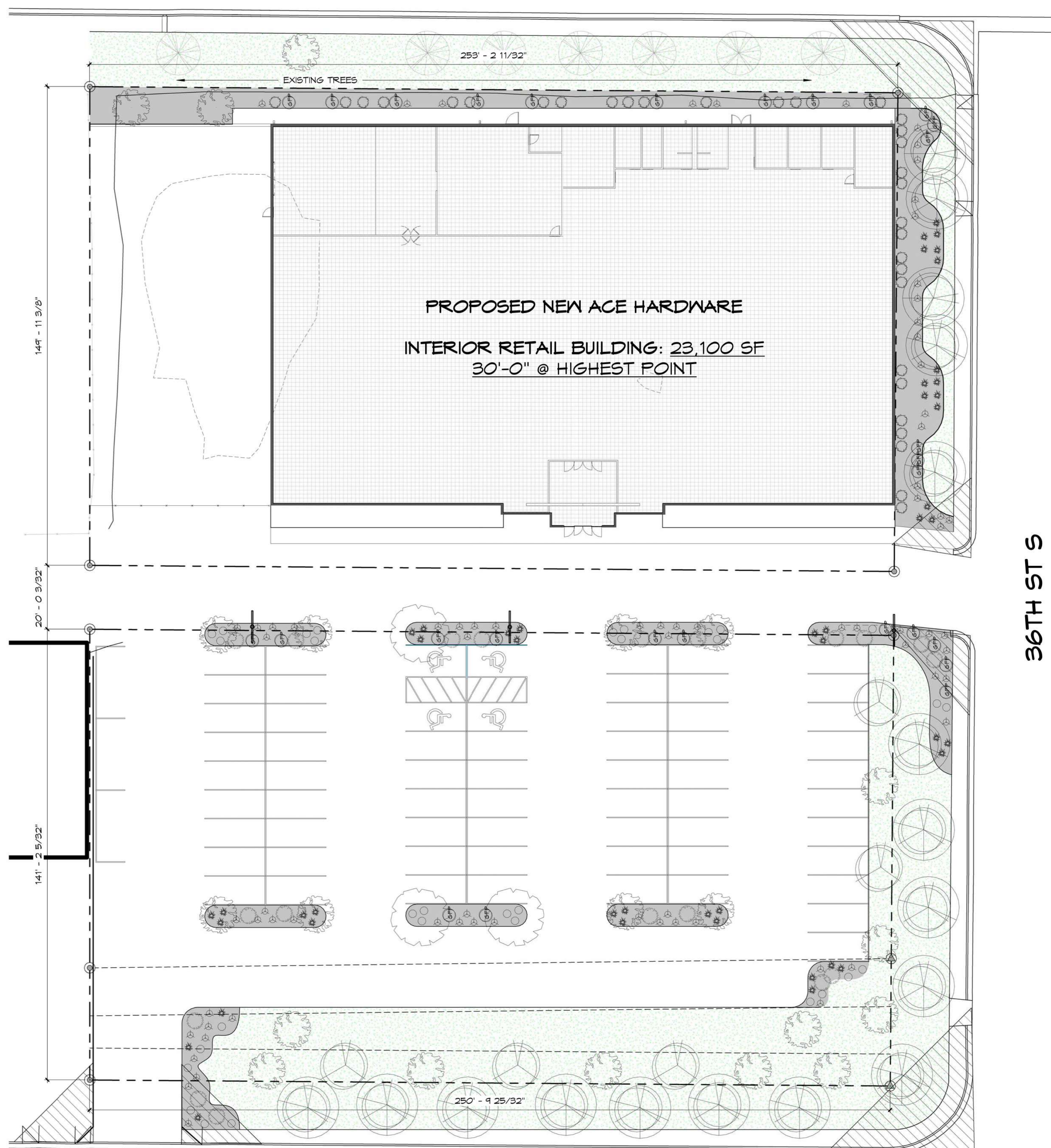
PARKING REQUIREMENTS RETAIL HOME IMPROVEMENT CENTER

INTERIOR RETAIL BUILDING: 23,100 SF/300 (1 SPACE PER 300 SF OF GROSS)
REQUIRED PARKING: 73 STANDARD (4 OF WHICH ARE ADA); 77 STANDARD - 4 PARKING SPACES (BIKE SPACES CREDIT)
ACTUAL PARKING: 66 STANDARD (4 OF WHICH ARE VAN ADA) + CURBSIDE PARKING (9TH AVE S & 36TH ST S) + 5-10 BIKE SPACES

1 SITE - NEW CONSTRUCTION
1" = 20'-0"



9TH AVE S



LANDSCAPING REQUIREMENTS (15% GROSS DEVELOPED AREA)

AREA OF NORTH LOT: 150' X 253' = 37,950 SF X 0.15 = 5,693 SF LANDSCAPING

AREA OF SOUTH LOT: 141' X 251' = 35,391 SF X 0.15 = 5,309 SF LANDSCAPING

TOTAL AREA OF INTERIOR LANDSCAPING REQUIRED = 11,002 SF

ACTUAL LANDSCAPING AREA

INTERIOR LANDSCAPING AREA = 9,828 SF

BOULEVARD LANDSCAPING AREA ADDED TO INTERIOR = 12,716 X 0.25 = 3,179 SF

TOTAL AREA OF ACTUAL LANDSCAPING COUNTING TOWARDS INTERIOR LANDSCAPING = 13,007 SF

PLANTING REQUIREMENTS

1 TREE AND 7 SHRUBS PER 400 SF OF REQUIRED INTERIOR LANDSCAPING = 33 TREES AND 228

SHRUBS REQUIRED

ACTUAL PLANTINGS

25 BOULEVARD TREES AND 28 INTERIOR TREES = 53 TREES

25% OF BOULEVARD TREE COUNT TOWARD INTERIOR = 25 TREES X 0.25 = 5 TREES

33 REQUIRED INTERIOR TREES - 5 TREES ALLOWED FROM BOULEVARD = 28 INTERIOR TREES

228 SHRUBS REQUIRED - 230 SHRUBS PROVIDED

PLANTING SCHEDULE			
QTY	COMMON NAME	BOTANICAL NAME	SIZE
01 - DEC TREE			
3	CANADA RED CHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" B&B
1	EXISTING		
16	JAPANESE LILAC	SYRINGA RETICULATA	2" B&B
1	MATCH EXIST		
17	SKYLINE HONEY LOCUST	GLEPITSIA TRIACANTHOS 'SKYCOLE'	2" B&B
4	SPRING FLOWERING SNOW CRAB	MALUS 'SPRING SNOW'	2" B&B
02 - CON SHRUB			
19	BIRDS NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	5 GALLON
32	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	5 GALLON
03 - DEC SHRUB			
28	GOLD FINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GALLON 18"
30	SPIREA	SPIRAEA SALICIFOLIA	2 GALLON
04 - FLOWER			
46	DAYLILLY	HEMEROCALIS 'STELLA DE ORO'	1 GALLON
05 - GRASS			
75	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	1 GALLON

PLANTING LEGEND		SYMBOL & HATCH KEY	
DECIDUOUS TREES	DECIDUOUS SHRUBS	GRASS	
SKYLINE HONEY LOCUST, 35 FT	FEATHER REED GRASS, 1 FT		
CANADA RED CHERRY, 25 FT	DAYLILLY, 2 FT		
SPRING SNOW FLOWERING CRAB, 35 FT	SPIREA, 2 FT		
JAPANESE TREE LILAC, 30 FT	GOLD FINGER POTENTILLA, 3 FT		
	BIRDS NEST SPRUCE, 2 FT		
	ROCKY MOUNTAIN JUNIPER, 10 FT		

1 LANDSCAPE PLAN - NEW CONSTRUCTION
1" = 20'-0"



ACE HARDWARE

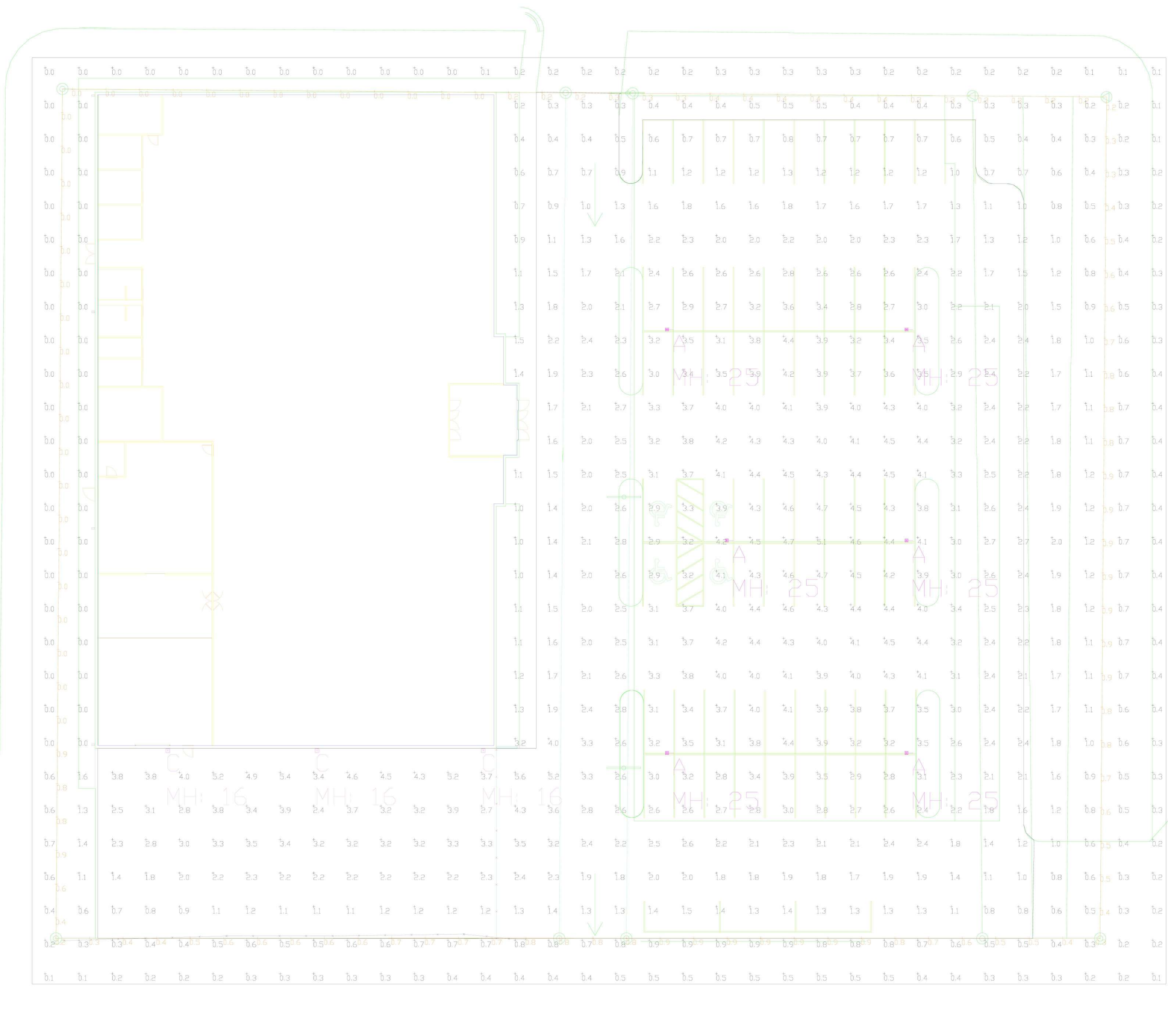
3521 10TH AVE S, GREAT FALLS, MT 59405

LANDSCAPE PLAN

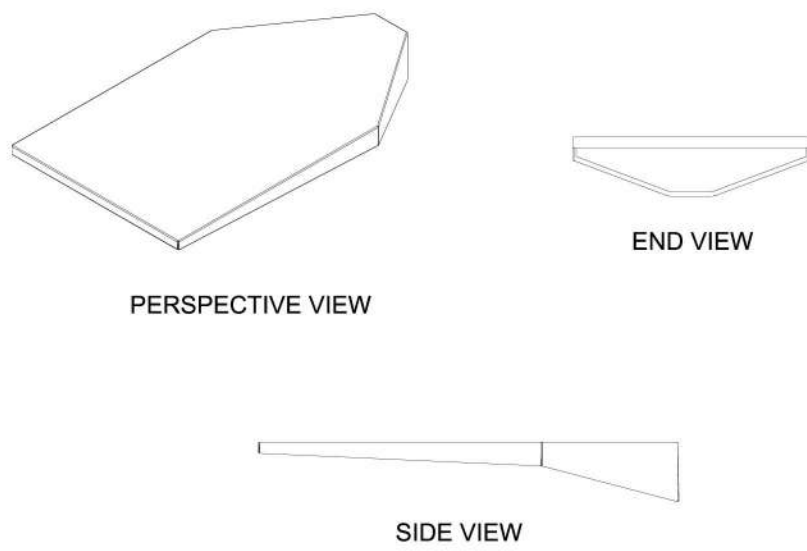
ISSUED FOR	
✓ REVIEW	100% COMPLETE
✓ SCHEMATIC DESIGN	100% COMPLETE
✓ DESIGN DEVELOPMENT	100% COMPLETE
✓ CONSTRUCTION DOCUMENTS	100% COMPLETE

Project	17-028
Date	01/2018
Drawn by	TCK/MB
Checked by	MB/DN

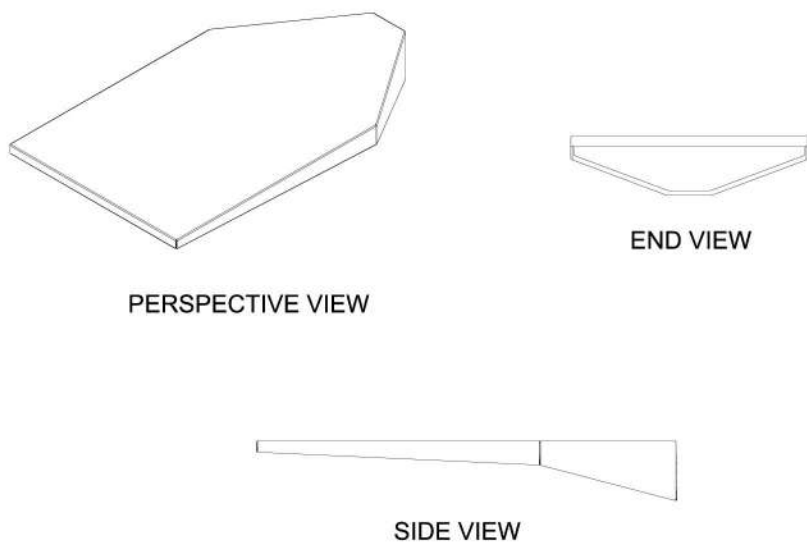
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XLCM
LED Area Light



XLCS
LED Area Light



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE 10'X10'	Illuminance	Fc	1.81	5.6	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.42	0.9	0.0	N.A.	N.A.
PARKING AND ARE SUMMARY	Illuminance	Fc	2.55	5.6	0.2	12.75	28.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	6	A	SINGLE	XLCM-SE-LED-HQ-CW-SINGLE-25'MH	0.900	N.A.	21173	267.7
	3	C	SINGLE	XLCS-FTE-LED-HQ-CW-16'WM	0.900	N.A.	10585	141.3

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 20361



3587 10TH AVE. S.
GREAT FALLS, MT 59404
(406) 763-0000 • FAX (406) 763-0003

LIGHTING PROPOSAL LO-141621

ACE HARDWARE
3587 10TH AVE. S.
GREAT FALLS, MT

BY:GEP DATE:02/14/2018 REV:1 SHEET 1 OF 1

SCALE: 1"=20' 0