



Date: February 12, 2018
CITY OF GREAT FALLS
DESIGN REVIEW BOARD

Item: Cine4 Complex – 1116 9th St. South

Applicant: KAPCO, Owner

Representative: Tim Peterson, Maarika Amado-Cattaneo – LPW Architecture

Presented By: Brad Eatherly, Planner I, 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 the Design Review Application for the proposed Cine4 Complex, located at 1116 9th St. 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, Board discussion, public comment, and calls the vote.
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Exhibit 28-1 Standards and Guidelines for specific projects and buildings

Exterior Renovation

The proposal is in compliance with all requirements of Exhibit 28-1. The storefront commercial building is proposed to be renovated with a contemporary architectural design. The exterior materials will consist of polished concrete, brick veneer, and bronze. These materials will convey a contemporary approach and significantly modernize the building. A color and material palette can be found in the attached development drawings.

There are no trash enclosures or mechanical equipment being proposed.

Conformance with Title 17 - Land Development Code

The proposed project has been reviewed for initial compliance 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.

Site Plan

No site plan is required for this proposed project.

Stormwater Management

No stormwater management is required for this proposed project.

Outdoor Lighting

The applicant has provided an outdoor lighting plan which requires modification to be in compliance with the OCCGF. Staff will continue to work with the representative to ensure compliance with Title 17 through the permit stage. The site will be lit with full cutoff building mounted lights. All luminary specifications are in compliance with the OCCGF; however, there are updates to the photometric plan that are still needed to verify compliance.

Landscaping

No landscaping is required for this proposed project.

Signage

The applicant is proposing signage to be placed on a monument sign at the entrance to the property. The proposed signage will be reviewed under a separate application and shall meet the requirements of the OCCGF.

Recommendation:

Staff supports this application and recommends the Design Review Board approve the submitted design with 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.

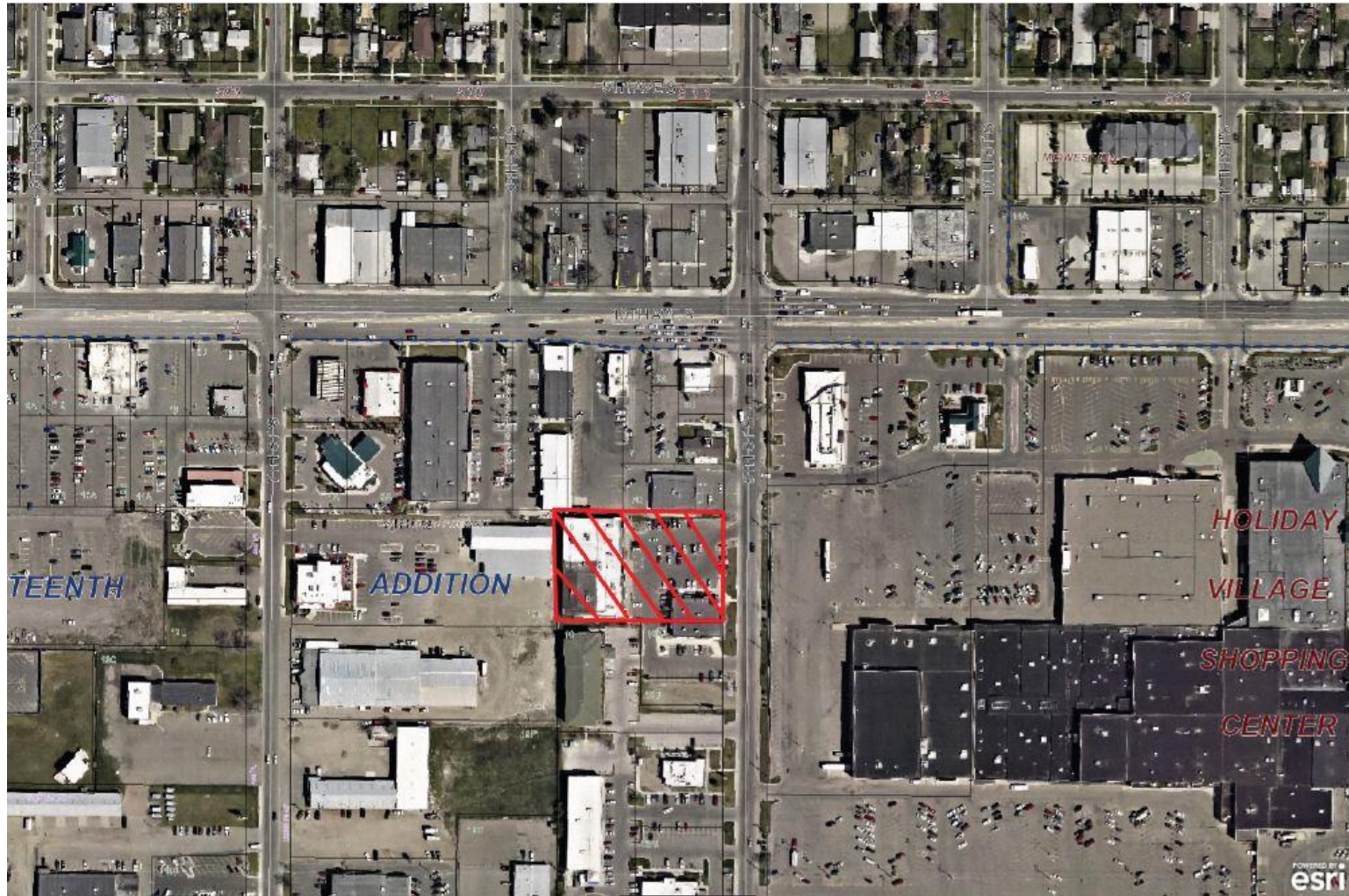
- B. If after the approval of the conceptual development plans as approved by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the findings for one or more review criteria. If such proposed change would alter the findings, the proposal shall be resubmitted for review as a new application.

Exhibits:

Aerial Map
Project Narrative
Site Photos
Color and Material Sheets
Elevations

CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Tim Peterson, LPW Architecture; timothyp@lpwarchitecture.com
Maarika Amado-Cattaneo, LPW Architecture; maarikaac@lpwarchitecture.com

Aerial Map



January 29, 2018

Project Narrative:

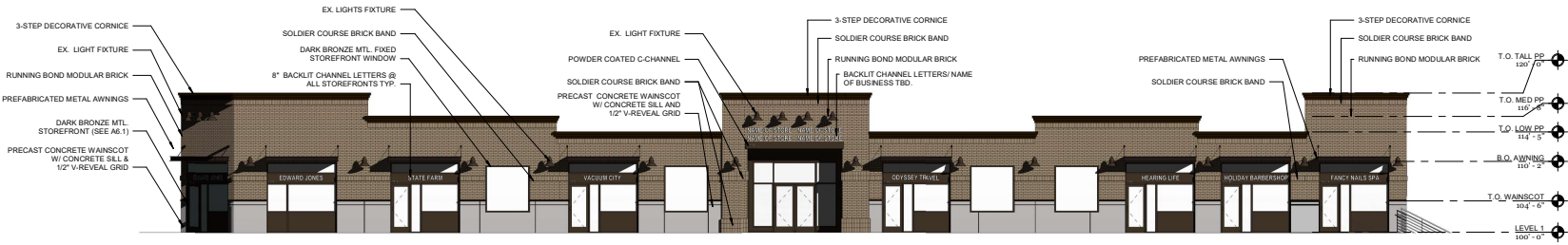
The 1976 Cine 4 Complex located on the 1100 block of 9th Street South Great Falls, MT. 59404, is proposing a complete east façade redesign and remodel. The current condition of the property is in dire need of a new facelift. The current exterior façade is in poor condition with lots of cracks, peeling and weathered materials. The current storefronts are dark and outdated. The client proposes to remodel the entire east façade to help promote the retail space to potential tenants and bring more foot traffic to the retail/commercial area.

The new proposed east façade is bold and “*Montana Modern*” in style. The materials consist of modular brick in a running bond pattern with 2 soldier course bands to highlight the 3-step decorative cornice and the gooseneck barn light accents. All metal accents and decorative elements on the building are to be dark bronze metal material. 3’ deep prefabricated metal awnings with strap supports are located above every storefront entry to provide shade and shelter from the elements for the visiting clients. The new, standardized storefronts tie the entire façade together but also gives each tenant their own identity. The fixed picture window compliments the storefronts and provides an opportunity to market the product being sold or the service being provided inside. The precast concrete wainscot has a polished finish and v-reveal grid to highlight shadow lines. This durable material is designed to protect the building at its most vulnerable location where wear and tear is seen the most. Signage will be standardized throughout. 8” acrylic (LED) backlit channel letters will be used above all storefronts.

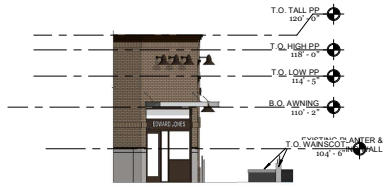
There is no landscape or parking lot work proposed in this remodel. All current condition will remain as is. Concrete sidewalk adjacent to the east façade will be patched as necessary due to demo and remodel.

Site Photos

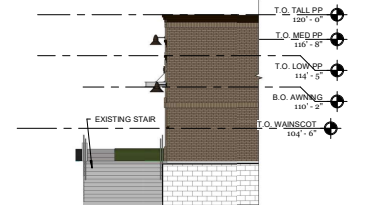




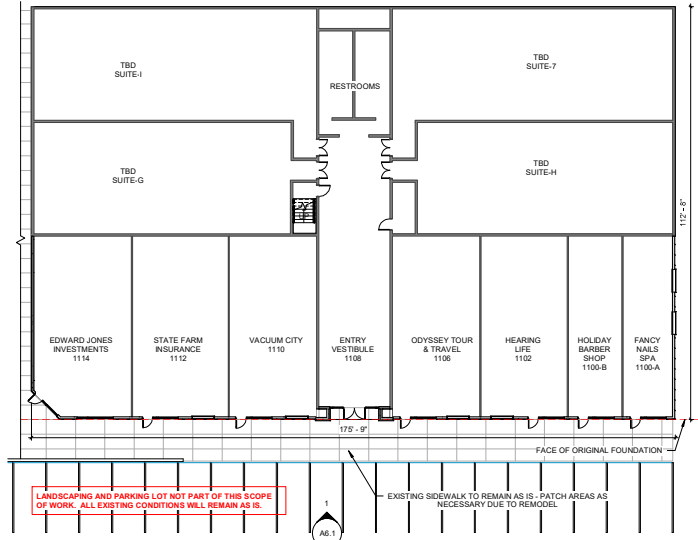
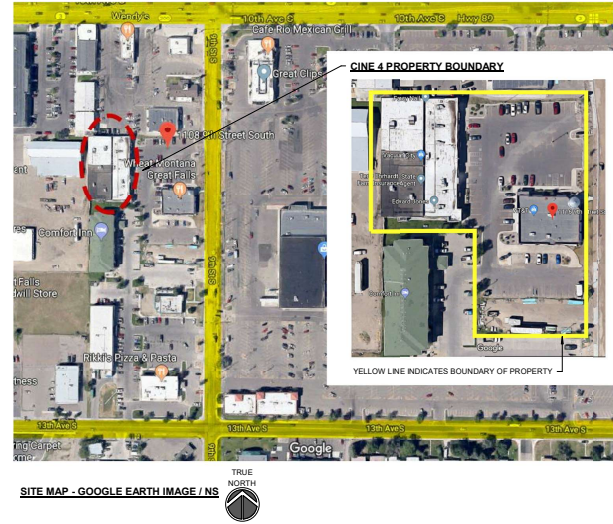
1 EAST ELEVATION-NEW
1/8" = 1'-0"



3 NORTHEAST ELEVATION
1/8" = 1'-0"

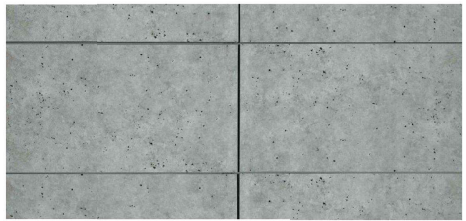


2 SOUTH ELEVATION
1/8" = 1'-0"

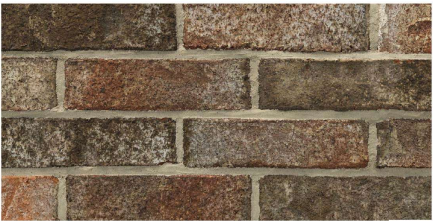


4 FLOOR PLAN-DRB
1/10" = 1'-0"

MATERIALS BOARD



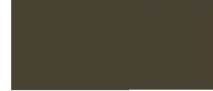
PRECAST POLISHED CONCRETE WAINS-COT WITH 1/2" REVEAL AND GRID



OLDE TOWNE WESTERN MODULAR ACME BRICK RUNNING BOND & SOLDIER COURSE BANDS (SEE EXTERIOR ELEVATION)



PRE-FABRICATED DARK BRONZE MTL. AWNINGS WITH WALL STRAP SUPPORTS



ALL MTL. ACCENTS, STOREFRONTS, AND 3-STEP DECORATIVE CORNICE IN A DARK BRONZE FINISH.



DARK BRONZE MTL. GOOSENECK BARN LIGHTS (SR365 WALL MOUNT)

| Revision Schedule | |
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| No. | Description |
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| Author | Checked | Date |
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DESIGNED BY: M.A.C.
DRAWN BY: M.A.C.
DATE: 01/25/18
PROJECT NUMBER: 17-036
SHEET NUMBER: **DRB**

CURRENT CONDITION OF THE PROPERTY



PROPOSED REDESIGN AND MATERIALS



LPU
 ARCHITECTURE | ENGINEERING
 PHONE | 406.771.0770
 16 FIFTH STREET
 GREAT FALLS, MT
 59404
 www.lpuarchitecture.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

CINE 4 THEATER - FACADE REPLACEMENT
 GREAT FALLS, MT. 59404

PROPOSED DESIGN / MATERIALS

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| NO. | DESCRIPTION | QTY |
| | | |
| NO. | DESCRIPTION | QTY |
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| DESIGNED BY | MJC |
| DRAWN BY | TJH |
| DATE | 01/16/18 |
| PROJECT | 17-036 |
| SCALE | AS SHOWN |
| ARCH | ARCH |

PHOTO: T.J. HAYES

CURRENT CONDITION OF THE PROPERTY



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