

DESIGN REVIEW BOARD

May 13, 2013

Case Number

DRB2013-08

Representative

Nelson Architects

**Property Owner/
Applicant**

Shanahan/Paycheck

Property Location

1201 7th Street South
Neighborhood Council
#6

Requested Action

Design Review of a new
commercial store

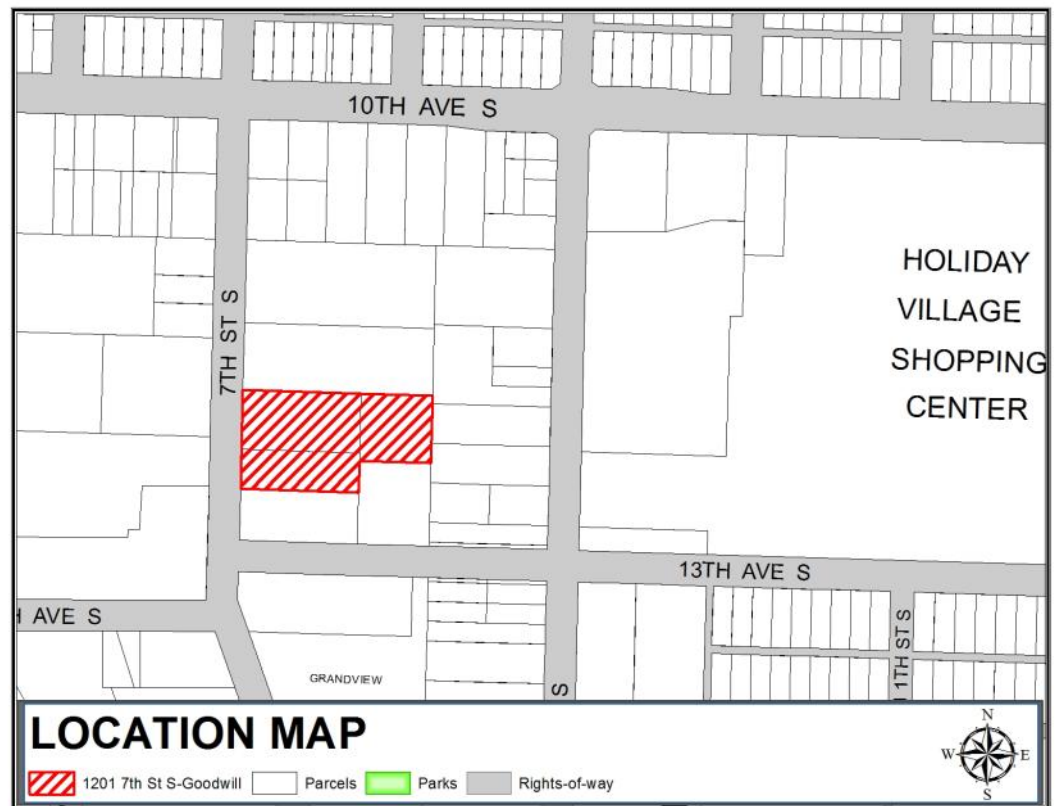
Recommendation

Approve design with con-
ditions

Project Planner

Jana Cooper, RLA

GOODWILL
1201 7TH STREET SOUTH



Project Description

The owner is proposing construction of a new retail store, located at 1201 7th Street South. There was an existing building on the site which was demolished in May 2013. The new 26,440 s.f. Goodwill store will house retail operations.

Background

- Legal Description: Lots 19F, 19H and 19BB, Block 2, Fifteen Addition
- Property Area: ± 91,366 s.f.
- Property Zoning: C-2 General Commercial

Project Overview

The previous building on the subject property was built in the 1960s and has been used for a number of businesses since that time. The most recent use of the building was for Contract Flooring, which moved to a new location in 2012. The existing building is being demolished in order to construct the proposed Goodwill store.

The proposed Goodwill store consists of a 26,440 sq. ft. metal structure. The south and west façade of the building will be enhanced with a tan stucco material and a dark brown polished cmu block wainscot. The west elevation will include a 21-23 foot parapet, large display windows covered by decorative awnings and a covered entrance. The south façade will continue the stucco and wainscot for approximately half of the building, then transition to a drop-off area that will consist of primarily the polished block. The rest of the south façade will consist of two-tone (tan and brown) metal paneling. The north and east elevations are primarily the two-tone metal finish. The east elevation will house the drop-off area and large truck bays for deliveries and pickups. The building trim will be a dark brown color. Roof top mechanical equipment shall be screened by the 4-6 foot parapet wall.

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

The proposed project meets the intent of the standards of Exhibit 28-1. Staff makes the following recommendations:

1. **Building placement.** Buildings should be located to: facilitate pedestrian access and circulation. The applicant shall meet the requirements of the Americans with Disabilities Act including providing an accessible route from the building to the public way.
2. **Consistent use of exterior material and finishes.** Staff suggests the applicant consider adding either windows to the north façade or taller shrubs/trees along the north facade to break up the ±210 feet of continual metal façade.
3. **Outdoor Lighting.** The applicant has stated that the lighting design for the project is not yet complete. The Outdoor Lighting will consist of poles and wall packs and shall meet City Standards.
4. **Landscaping.** The applicant has submitted a proposed landscape plan that includes 11,169 sq. ft. of landscape area. The code requires 13,700 sq. ft. of landscaping. After the plans were submitted, the applicant was informed by their engineer that the geo-tech report states that the soils in the vicinity of the project are expansive clays. As a result, it was recommended that plantings not be put within 10 feet of the building. Staff is recommending the applicant shift the parking located south of the building, to the north, and provide a new continuous planting bed along the southern boundary line of the project adjacent to the parking lot. Staff is recommending the plantings provided at the front of the building be relocated to the boulevard planting area. Staff recommends the front of the building be accentuated with large container plantings, benches, an art sculpture or large boulders in lieu of providing the foundation planting. Additional innovative solutions and recommendations from the Design Review Board shall be considered by the applicant. The applicant shall provide an updated landscape plan with the building permit, which will be reviewed for code requirements at that time. Additionally, there is an unused portion of the site on the east side of the property which staff assumes will be used for on-site detention. Staff requires this area be planted with native grasses or other treatment and be maintained to prevent the growth of weeds.

Conformance with Title 17

The proposed project meets the intent of the relevant requirements of Title 17 Land Development Code including but not limited to zoning, building height and lot coverage. The design team has provided a site plan showing the conceptual parking layout. They are proposing 81 parking stalls, three of which will be ADA accessible. The required parking for the project is 75 spaces.

The current configuration of the property includes three lots. Staff is requiring that an amended plat of the property be filed prior to building permits being issued to consolidate the three lots into one lot in order to meet relevant building setback requirements.

Sign information for the project has not been provided at this time, but all signage would be subject to review by the Planning and Community Development Department.

Summary

The construction of the new commercial building is compatible with nearby properties, neighborhood character, and natural features. The redevelopment of the subject property from a deteriorating building to the proposed Goodwill store promotes street activity and provides a new business opportunity in Great Falls. Staff supports approval of this application.

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Goodwill, as shown in the conceptual development plans contained within this report and provided by the project property Owner’s Agent, subject to the follows conditions:

1. 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.
2. If after the approval of the concept development plan 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.
3. Building placement. Buildings should be located to: facilitate pedestrian access and circulation. The applicant shall meet the requirements of the Americans with Disabilities Act including providing an accessible route from the building to the public way.
4. Consistent use of exterior material and finishes. Staff suggests the applicant consider adding either windows to the north façade or taller shrubs/trees along the north facade to break up the ±210 feet of continual metal façade.
5. Outdoor Lighting. The applicant has stated that the lighting design for the project is not yet complete. The Outdoor Lighting will consist of poles and wall packs and shall meet City Standards.
6. Landscaping. The applicant shall provide an updated landscape plan at the time of building permit application, and staff shall review for code compliance. Additionally, there is an unused portion of the site on the east side of the property. Staff assumes this will be used for onsite detention. Staff requires this area be planted with native grasses or other treatment and be maintained to prevent the growth of weeds.
7. Amended plat of the property shall be filed prior to building permits being issued to consolidate the three lots into one lot in order to meeting relevant building setback requirements.

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

CC Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Dale Nelson, Nelson Architects, Dale@nelsonarchitects.com

EXHIBIT A - APPLICATION

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: _____
 Application Number _____

DESIGN REVIEW BOARD APPLICATION

GOODWILL

Name of Project / Proposed Use:

LAYNE SHANAHAN / DICK PACHEK

Owner Name:

400 HUFFMAN DRIVE, GF MT 59404

Mailing Address:

406-453-4711

Phone:

Email:

DALE NELSON / NELSON ARCHITECTS

Representative Name:

621 2ND AVE N, GF MT 59401

Mailing Address:

406-727-3286

Phone:

DALE@NELSONARCHITECTS.COM

Email:

PROJECT LOCATION:

1201 7th STREET SOUTH GF MT 59405

Site Address:

91,366

Sq. Ft. of Property:

26,440

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:

Section:

Township/Block

Range/Addition

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge.
 Further, I (We) owner of said property authorize the above listed representative to act as my agent in this
 application.

Property Owner's Signature:

DALE NELSON

Representative's Signature:

Date:

5/1/13

Date:

EXHIBIT B - AERIAL PHOTO

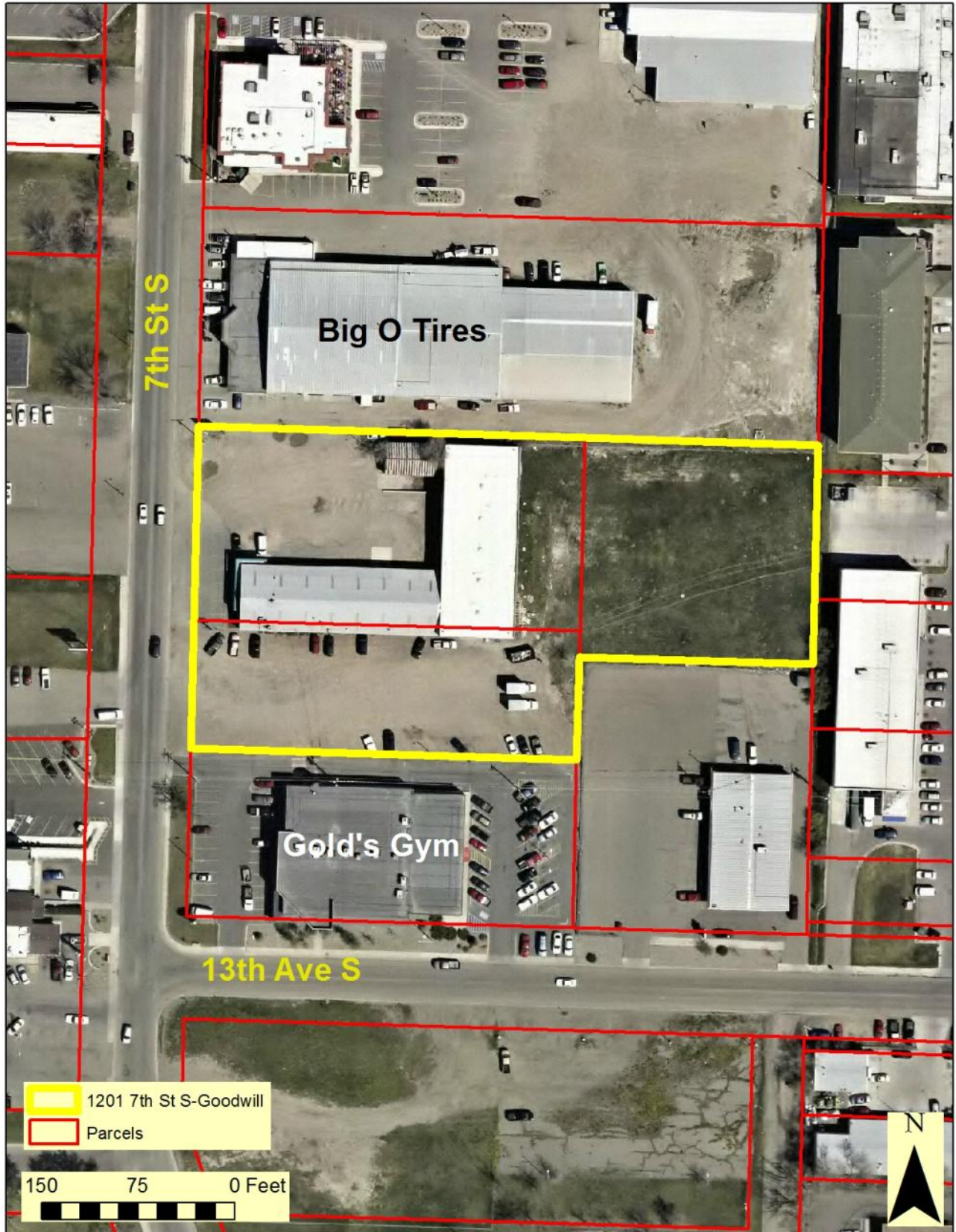


EXHIBIT C - GOODWILL SITE PLAN

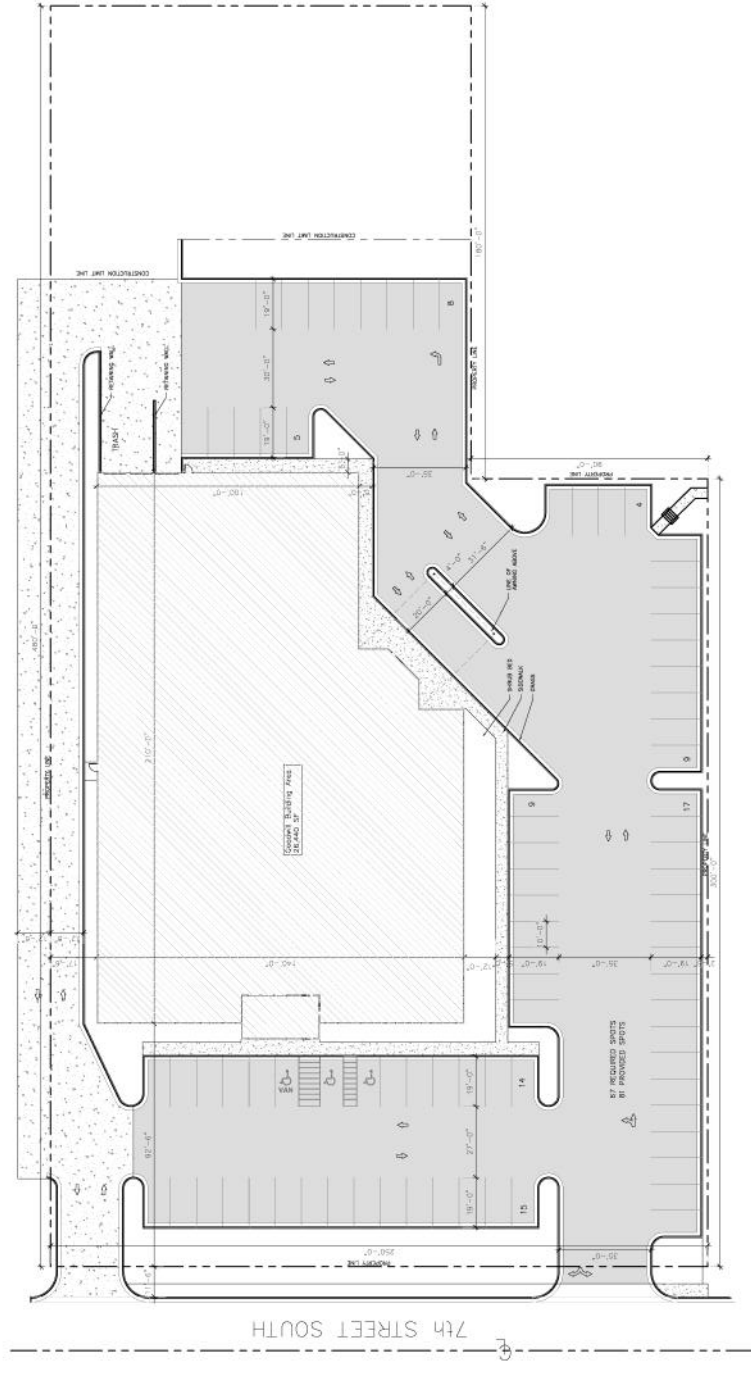
Nelson architects
 Dream • Design • Build
 405.277.2266 NelsonArchitects.com
 621 2nd Avenue North • Great Falls, MT 59401

Goodwill
 1201 7th St. South
 Great Falls, Montana 59405

Revision	Number	Description	Date

Project	13-003
Date	4-27-17
Drawn by	TK
Checked by	DEJ

SP1.1



1 SITE PLAN
 SCALE: 1"=20'-0"

EXHIBIT D - GOODWILL LANDSCAPE PLAN

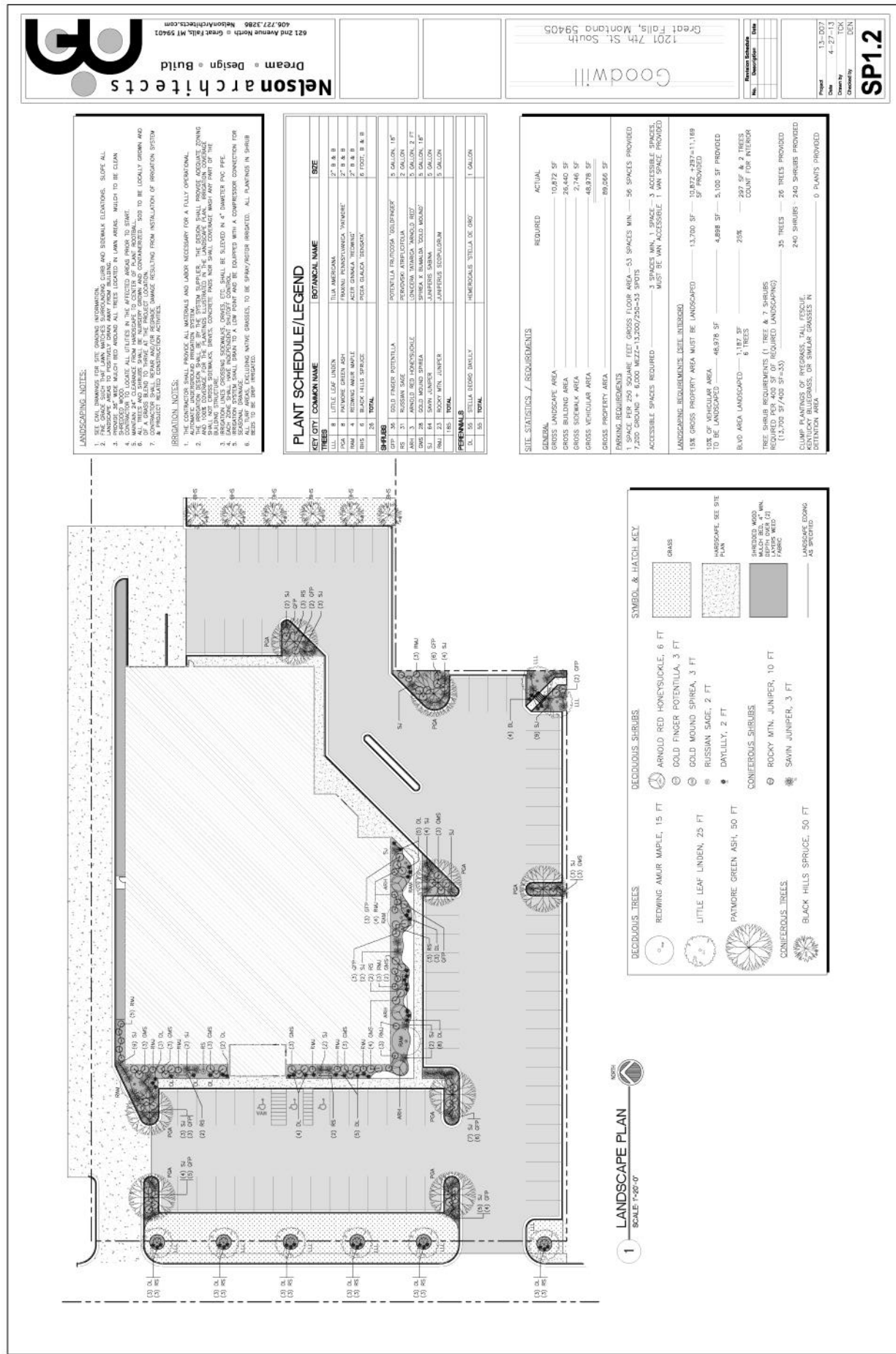
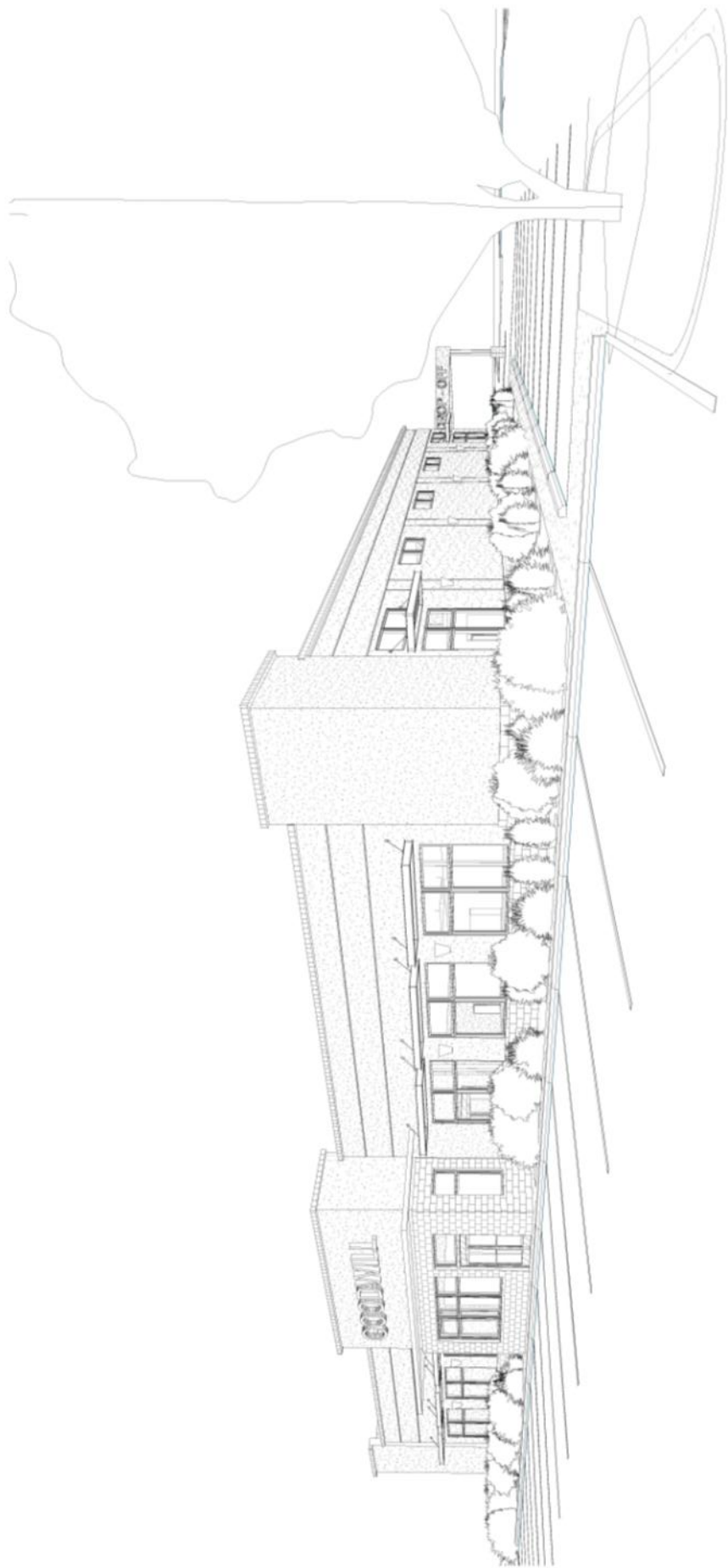


EXHIBIT E - BUILDING RENDERING



EXHIBIT E - BUILDING RENDERING



① 3D View 1

EXHIBIT F - BUILDING ELEVATIONS

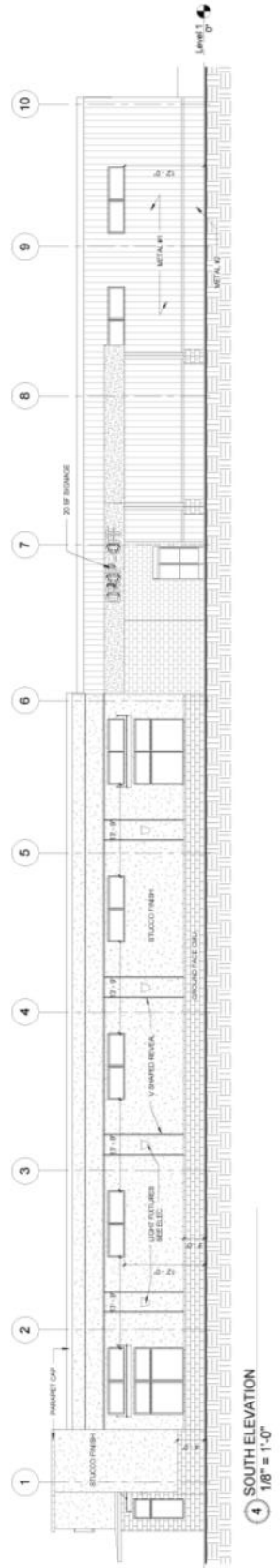
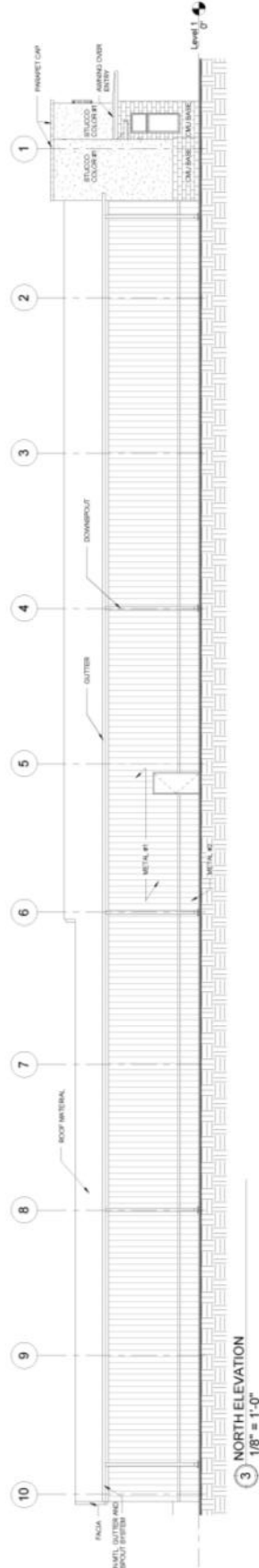
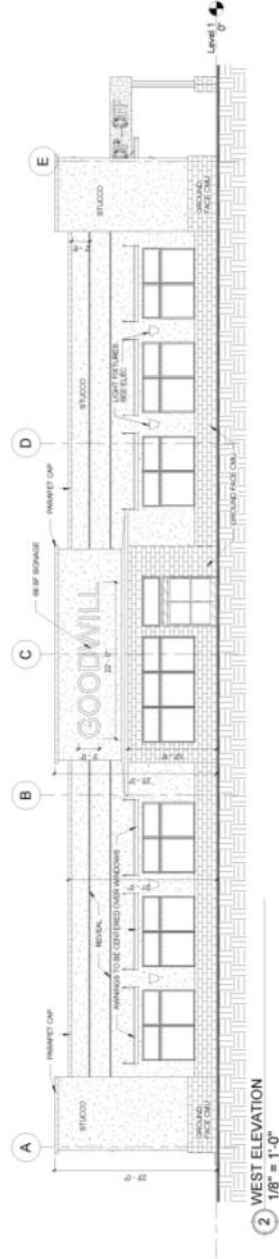
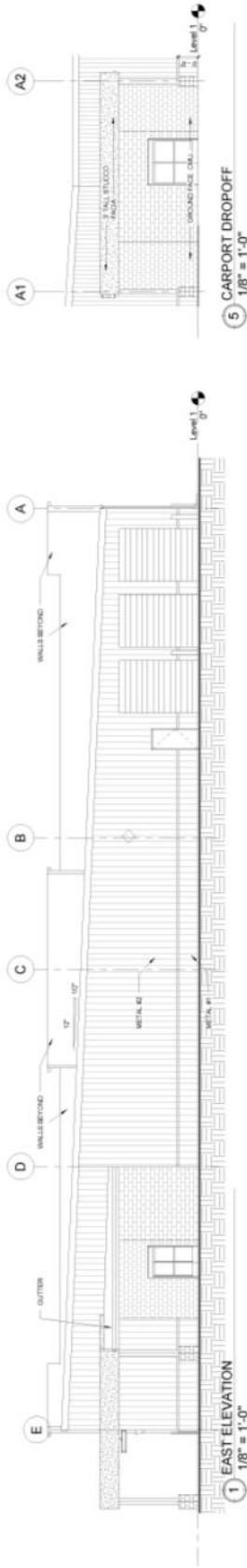


EXHIBIT G - SITE PHOTOS



View southeast of subject property



View south down 7th Street South

EXHIBIT G - SITE PHOTOS



View north of subject property



View east from 7th Street South toward existing building on site.