

DESIGN REVIEW BOARD

April 28, 2014

Case Number

DRB2014-16

**Applicant/
Representative**

Ed Waldvogel, Project
Manager
Wadsworth Development
Group

Owner

Robert Zadick, Et Al

Property Location

On the northwest corner
of the 10th Avenue South
and 32nd Street South
intersection, across from
Van's IGA

Requested Action

Design Review of a new
Starbucks coffee shop

Recommendation

Approve design with con-
ditions

Project Planner

Galen Amy

STARBUCKS - 3157 10TH AVENUE SOUTH



Project Description

The applicant is proposing redevelopment of a property that was previously a gas station, which had become dilapidated and unsightly, in order to construct a new Starbucks coffee shop with a drive-thru. The intersection this project is located on is not full aligned, so in conjunction with pursuing redevelopment the property owner worked with the Montana Department of Transportation to transfer a portion of the subject property and abutting right-of-way to better synchronize the light, to reduce wait time and improve traffic flow through the intersection. This project strongly support the goals of the City's Growth Policy for redevelopment and using existing utilities and infrastructure.

Background

- Legal Description: E 65' Lot 7 & Lot 8, Block 4, Pappin Heights 2nd Addition, Section 8, T20N, R4E, P.M.M., Cascade County, Montana
- Property Area: ±20,468.2 square feet or ±0.47 acres
- Property Zoning: C-2 General Commercial

Project Overview

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

The proposed project complies with the guidelines for design review of new construction and exterior renovations contained within Exhibit 28-1.

Upon completion of the Phase I Environmental Cleanup and demolition of the existing dilapidated gas station which are both underway, the applicant is proposing construction of a 1,934 square foot coffee shop with drive-thru lane that can stack 9 cars without backing up onto 32nd Street South. It is estimated that there will be 34 indoor seats and 12 outdoor seats located on a 250 square foot patio on the east side of the building. The color palette is earth tone tans and browns with Starbucks corporate branding.

The exterior of the structure will primarily consist of painted EFIS synthetic stucco, with the main entrance designed with Hardie Reveal Panel System. There will be a break up of vertical lines achieved with architectural CMU wainscoting surrounding the entire exterior of the building, as well as painted metal window awnings and cantilevered pre-finished metal canopies above the main entrance and the drive-thru window. The size of the structure and the number of windows and glass paneled doors serve to divide the façade into smaller sections (see Exhibits E-G for conceptual rendering and elevations).

The mechanical equipment will be located on the roof of the anchor building and will be screened by the parapet. This will be true for all sides of the building. The dumpster enclosure is located on the northeast corner of the site and will be CMU with a concrete apron. In order to provide headlight, idling vehicle and speaker box noise mitigation for the residential properties immediately to the north of the project site, the City is requiring that a CMU wall, or equivalent material approved by staff, be constructed along the north property line. This wall should be inline with the back of the dumpster enclosure and continue to the west edge of the property. There will be two driveways to the property, one off of 10th Avenue south and one off of 32nd Street South with construction of new curb, gutter and sidewalk along portions of both streets (see Exhibit D-site plan). The project includes a crosswalk for safe pedestrian connectivity between the building and sidewalk.

The applicant also provided a summary of the project's design and Starbucks as Exhibit B, and the design team will provide a color palette board at the Design Review Board meeting.

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, including but not limited to zoning, setbacks, building height and lot coverage. The site plan includes the conceptual parking layout showing 15 parking spaces, 1 of which will be ADA accessible. This meets the code requirements. The applicant has provided an outdoor lighting plan which appears to meet the intent of the Land Development Code.

The applicant has provided a storm water pollution and prevention plan which the Public Works Department will review to confirm that it is in compliance with the City of Great Falls Storm Design Manual and City standards. The plan must be approved by the Public Works Department prior to the issuance of building permits for the development.

The proposed landscaping meets the minimum requirements of the Land Development Code with 25.5% of the parent parcel being landscaped. The full landscaping plan is included as Exhibit H.

The proposed building and site signage will be reviewed under a separate application.

Summary

The project is an infill opportunity along an existing commercial corridor. By utilizing the site and the available existing infrastructure, the project promotes more efficient use of existing development resources and expands options for the consuming public. Construction of the new coffee shop is compatible with nearby properties. The development of the subject property from a dilapidated gas station to the proposed Starbucks also helps to strengthen the base economy, and may promote some new business opportunities on similar properties in the vicinity. Staff supports approval of this application.

Suggested Motion

1. Board Member moves:

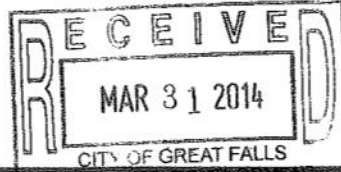
“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Wadsworth Development Group, as shown in the conceptual development plans contained within this report and provided by the Project Manager, subject to the follows conditions:

- ◆ 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.
- ◆ A CMU wall, or equivalent material approved by staff, be constructed along the north property line in order to provide headlight, idling vehicle and speaker box noise mitigation for the residential properties immediately to the north of the project site.
- ◆ An Amended Plat aggregating the two existing lots into one lot shall be filed by the property owner with the County Clerk & Recorder’s Office, and shall incorporate corrections of any errors or omissions noted by staff.
- ◆ 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 develop plans and specifications in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.

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
Ed Waldvogel, Wadsworth Development Group, ed@wadsdev.com
Mike Zadick, mikezmt@aol.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: 3/31/14
Application Number _____

DESIGN REVIEW BOARD APPLICATION

GREAT FALLS 10TH AVENUE / COFFEE SHOP (STARBUCKS)
Name of Project / Proposed Use:

WADSWORTH DEVELOPMENT GROUP
Owner Name:

166 E 14000 S, SUITE 210, DRAPER UT 84020
Mailing Address:

201-748-4088 Phone: ED@WADSDEV.COM Email:

ED WALDOVELL
Representative Name:

- SAME -
Mailing Address:

Phone: _____ Email: _____

PROJECT LOCATION:

3053 10TH AVENUE GREAT FALLS, MT 59405
Site Address:

20,469 Sq. Ft. of Property: 1,934 Sq. Ft. of Structure:

LEGAL DESCRIPTION [PAPPIN HEIGHTS 2ND E65' of 7]

8 Mark/Lot: 4 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.

[Signature] Property Owner's Signature: 3/28/14 Date:

Representative's Signature: _____ Date: _____

EXHIBIT B - APPLICATION NARRATIVE



April 23, 2014

City of Great Falls
Planning & Community Development Department
P.O. Box 5021
Great Falls, Montana 59403-5021

RE: Design Review Board Application for Wadsworth Acquisitions, LLC

To Whom It May Concern:

Wadsworth Acquisitions, LLC is under contract to ground lease the property located at 3053 10th Avenue in Great Falls Montana. Our client, Starbucks, has requested that we provide them a built-to-suit, 1,934 square foot café with a drive-thru. Based on Starbucks extensive traffic data, we are confident this site plan provides ample parking and drive-thru stacking

Starbucks estimates that 75% of their customers use the drive-thru. According to Starbucks drive-thru data, they average 7 cars in the drive-thru during peak hours of operation (during the AM). We have designed the drive-thru to accommodate up to 9 cars to keep cars from backing up onto 32nd street. The remaining 25% that park and enter the store stay an average of 15 minutes. Starbucks estimates that during the AM peak there will be an average of 10 vehicles parked in the lot. The site will park 15 cars which Starbucks believes is more than sufficient.

The new building will be constructed to high standards consistent with the codes and goals of Great Falls City. Wadsworth Acquisitions will remove the existing building and replace it with a brand new wood framed building. The exterior will consist of architectural split face CMU veneer, stucco, and a painted hardie reveal siding. Starbucks will have approximately 34 seats inside and 12 seats on a 250 square foot patio. The asphalt, sidewalks, curb & gutter and landscaping will be replaced / repaired as needed to make the site look and feel brand new.

Often, as properties come to the end of their useful life, they become dilapidated and unsafe. The new property design, combined with a nationally successful tenant, will help to revitalized the area and encourage redevelopment of other nearby sites as well. We feel strongly this re-development will add to the community by providing a clean and safe gathering place, creating employment, and adding tax revenue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ed Waldvogel', is written over a light blue horizontal line.

Ed Waldvogel
Project Manager

EXHIBIT C - AERIAL MAP

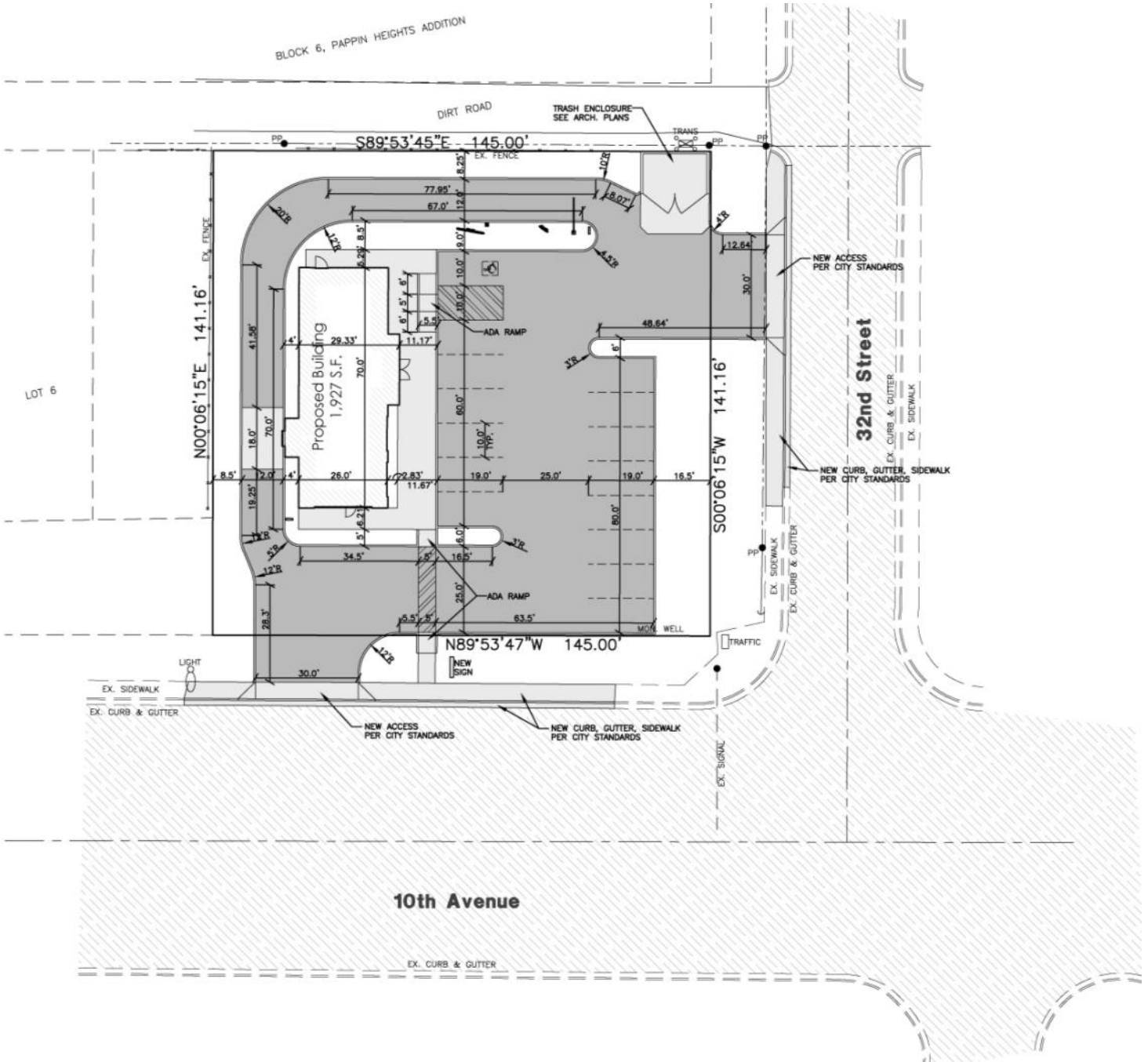


-  3053 10th Ave S
-  City Limits
-  Tracts of Land

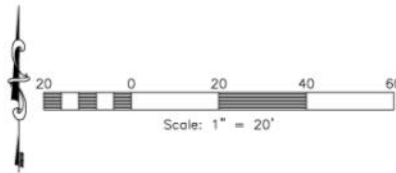


Starbucks redevelopment project

EXHIBIT D - STARBUCKS PROPOSED SITE PLAN

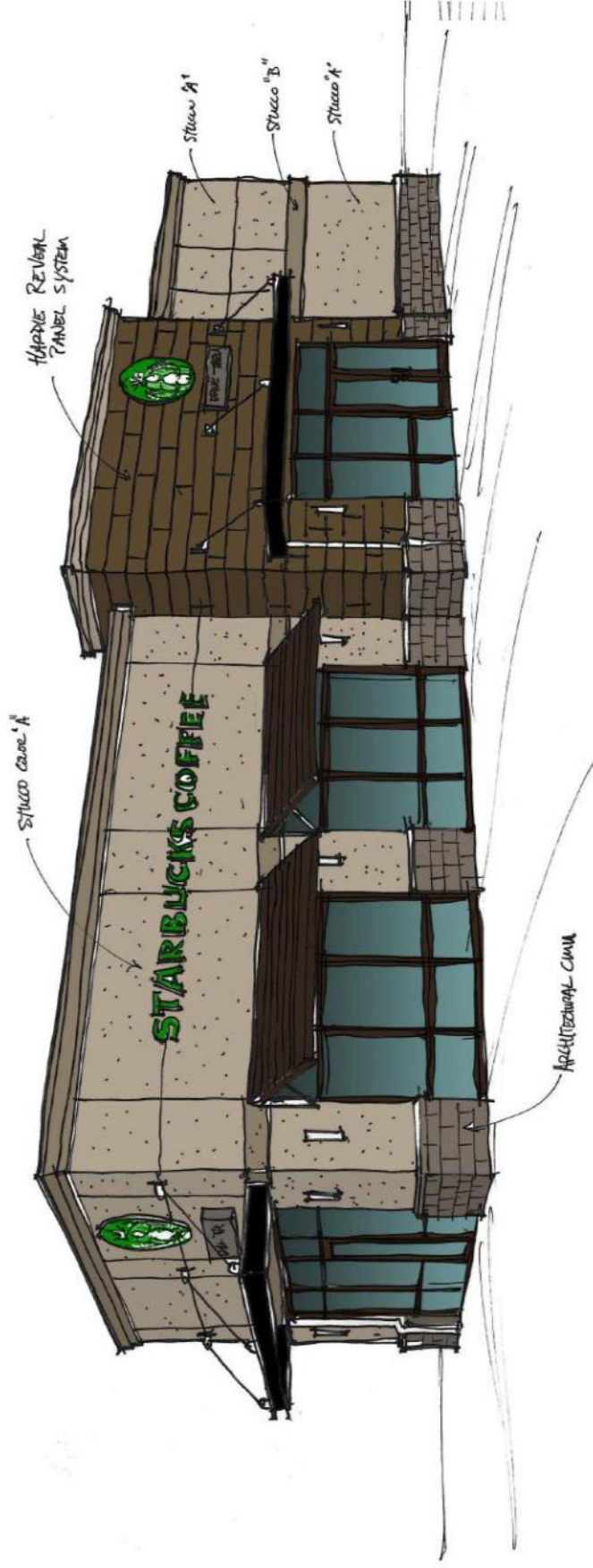


10th Avenue



Sheet 5 of 10 Sheets	Project Info: Engineer: A. VALENTINE, P.E. Designer: G. HANSEN Begin Date: MARCH 20, 2014 Name: STARBUCKS 32nd St. & 10th Ave. SITE PLANS Number: 6245-07	Starbucks GREAT FALLS, CASCADE COUNTY, MONTANA Proposed Site Plan	REVISIONS DATE DESCRIPTION 	Reeve & Associates, Inc. <small>805 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403 TEL: (801) 621-7300 FAX: (801) 621-2838 WWW.WWW-RA.COM LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS</small>
		<small>Reeve & Associates, Inc. - Solutions You Can Build On</small>		

EXHIBIT E - STARBUCKS CONCEPTUAL RENDERING



CONCEPTUAL DESIGN

STARBUCKS COFFEE



EXHIBIT I - SITE PHOTOS



View west from 32nd Street South at demolition of the gas station on the subject property.



View south from the alley north of the subject property.



View north across 10th Avenue South, from Van's IGA, at the subject property and the residential neighborhood beyond.