

DESIGN REVIEW BOARD

January 12, 2015

Case Number

DRB2015-01

Applicant/Owner

Madison Development
Alan Cantlin

Representative

Jana Cooper, PLA
TD&H Engineering

Property Location

1001 10th Avenue South

Requested Action

Design Review of a proposed new retail sales store

Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

MATTRESS FIRM GREAT FALLS 1001 10TH AVENUE SOUTH



Project Description

The applicant is proposing the redevelopment of the former T.C.B.Y. restaurant located at 1001 10th Avenue South for a new retail sales store for Madison Development Great Falls, LLC. The proposed building will be used for retail sales of furniture (mattresses). The store will provide ten mattresses on display and actual mattresses will be shipped from a central storage facility located offsite. The development site is located along the business corridor of 10th Avenue South, on the north-east corner of the intersection with 10th Street South. The redevelopment includes the demolition of the existing building and clearing the property for the new building, paved parking and all new landscaping.

- Legal Description: Lots 13 and 14, Block 513, First Addition to Great Falls
- Property Area: \pm 15,097 square feet or \pm 0.35 acres
- Property Zoning: C-2 General commercial district

Project Overview

The proposed redevelopment involves completely demolishing the existing structure and re-grading of the site. The proposed construction of a new building consists of a 4,500 square foot, single-story masonry structure. The roof will be steel bar joists with steel decking and rigid insulation. The building will have CMU parapets that will extend to a maximum height of 22'. The parapet of the building will screen all rooftop mechanical units from street view. The parapet is capped with metal flashing painted with the accent color. The base exterior elevations will be tripartite consisting of a fluted CMU base painted with an accent color. The base will be capped with an ornamental CMU "high water mark" to match. Above the base will be split faced CMU painted with a body color. Above the body will be a stucco EIFS (or similar product). Glazing will be set in an aluminum storefront system with a clear anodized finish. Glazing is recessed from the plane of the CMU to create definition along the façade. Canvas awnings will accent over the glazing and a third highlight color. CMU pilasters will extend one to four inches from the plane of the building exterior on all elevations to break up the building into smaller masses. Exterior decorative wall sconces will illuminate the building after daylight hours with additional under canopy lighting at entrances to increase safety and security for pedestrians.

The project includes a parking lot located off of 10th Street South with 13 spaces and 2 overhead site lights. Due to the slope of the site, the main parking lot entrance will be accessed by a concrete stair and ramp on the north elevation of the building. A second entrance will be from the south elevation directly off of the 10th Avenue South public sidewalk. A CMU wall will screen the dumpsters, which will be accessed from the alley at the rear of the site. The dumpster enclosure will match the building in its use of color and CMU type and will have a steel double swinging gate.

Landscaping will incorporate a "dry river" rock concept. The soils onsite are expansive clays to a depth of up to 20'. Based on recommendations from the geotechnical engineer, the project is designed to minimize the risk of water intrusion around the building, which could cause the soils to expand after completion of the building. Irrigation will only be provided out from building at 15', per the recommendation of the geotechnical engineer. The landscaping adjacent to the building will be river rock and boulders with some planters. The proposed landscaping meets the intent of the Land Development Code by providing the required area of landscaping and number of trees and shrubs based on the size of the site. The design includes traditional landscaping around the north and east sides of the parking lot with grass, shrubs and trees. Benches will be incorporated on the south side of the building to create an urban feel along 10th Avenue South. The west side of the site will transition from the dry river concept at the 15' setback to turf grasses, which will give the site a more lush feeling from 10th Street South. The turf area will continue northerly and wrap around the north side of the site adjacent to the alley.

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

The proposed new construction complies with the standards and guidelines for design review of new construction contained within Exhibit 28-1. The property slopes to the north and the placement of the building positively addresses the terrain and proximity to adjoining buildings. The proposed primary entrance and public access to the parking lot faces north. The landscaping consists of a mix of trees, shrub, planters, boulders, and turf grass areas and complements the entire site. Building exterior lighting is being added in the form of under canopy lights at the entrance, and pole mounted area lighting along the sidewalks and within the parking lot.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage. Sign information for the project has not been provided at this time, but all signage would be subject to review and permit by the Planning and Community Development Department.

Conformance with Title 15

The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Summary

The construction of the new retail sales is compatible with nearby properties, and provides additional economic opportunities for the City. The redevelopment of the subject property from a vacant commercial restaurant promotes development opportunities in Great Falls on the business corridor of 10th Avenue South. Staff supports approval of this application.

Suggested Motion

Board Member moves:

1. "I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Mattress Firm Great Falls new retail commercial building at 1001 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the follows conditions:
 - 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 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.
 - C. 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.
 - D. 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
 Alan Cantlin, Mattress Firm Great Falls, alan@mdgllc.net
 Jana Cooper, PLA, TD&H Engineering, jana.cooper@tdhengeneering.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

Mattress Firm Great Falls / Retail sale, furniture (mattresses)

Name of Project / Proposed Use:

Madison Development Great Falls, LLC (Alan Cantlin)

Owner Name:

10510 ne northup way, #120 Kirkland, WA 98033

Mailing Address:

(425) 889-9500 x5

Phone:

alan@mdgllc.net

Email:

Representative Name:

TD&H Engineering (Jana Cooper) 406-761-3010

Mailing Address:

1800 River Dr N

Phone:

Jana.Cooper@tdhengineering.com

Email:

PROJECT LOCATION:

100110th Ave S, Great Falls, MT 59405

Site Address:

15,097 (0.35 acres)

Sq. Ft. of Property:

4,500

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lots 13 & 14

Mark/Lot:

Section:

Block 513

Township/Block

GREAT FALLS WATER POWER AND
TOWNSITE COMPANY'S FIRST ADDITION

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.

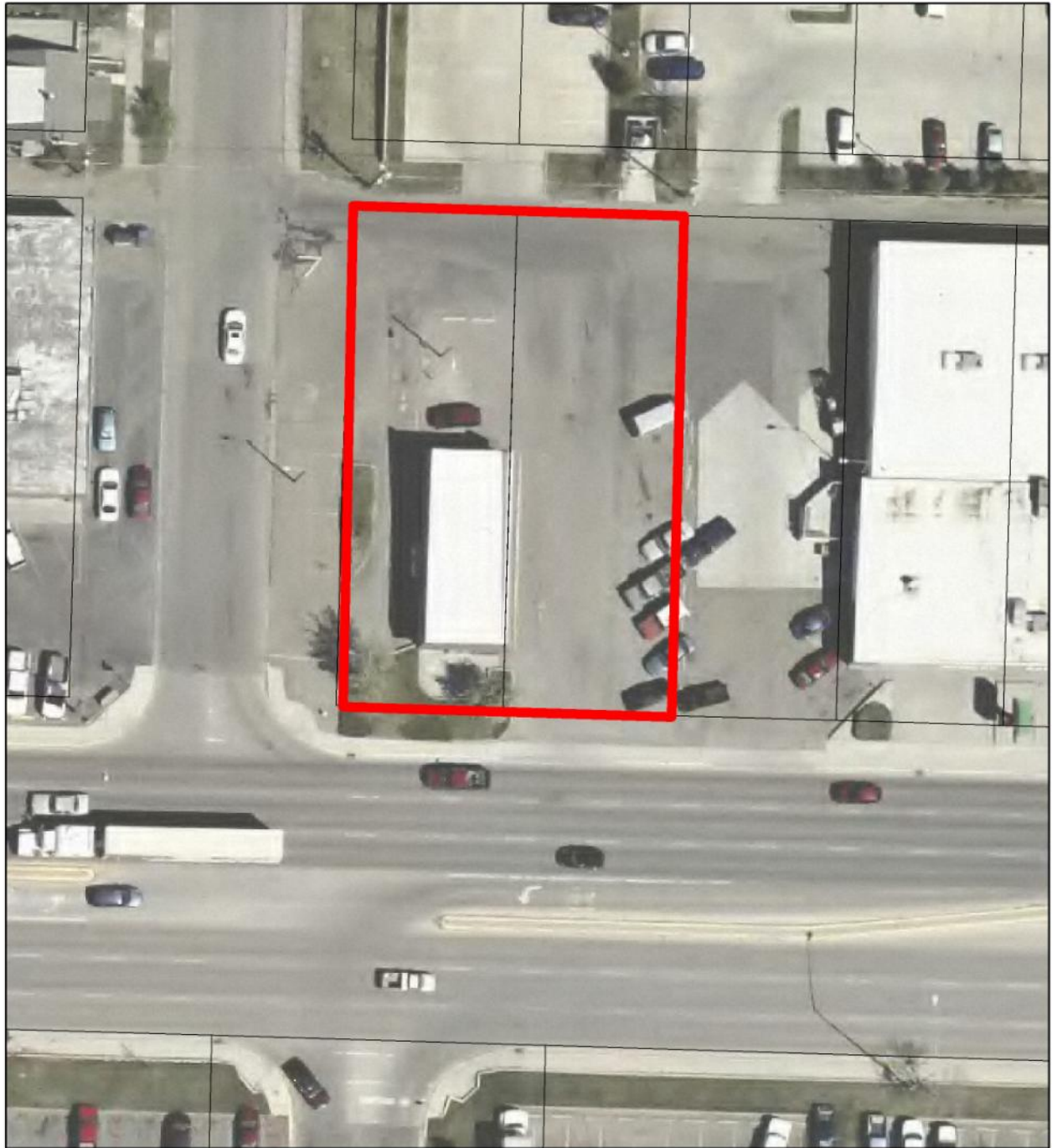
Property Owner's Signature:

Date:

Representative's Signature:

Date:

EXHIBIT B - AERIAL MAP



Lots 13 & 14, Block 513, First Addition

50 25 0 50 Feet



EXHIBIT C - SITE PLAN/ LANDSCAPE PLAN

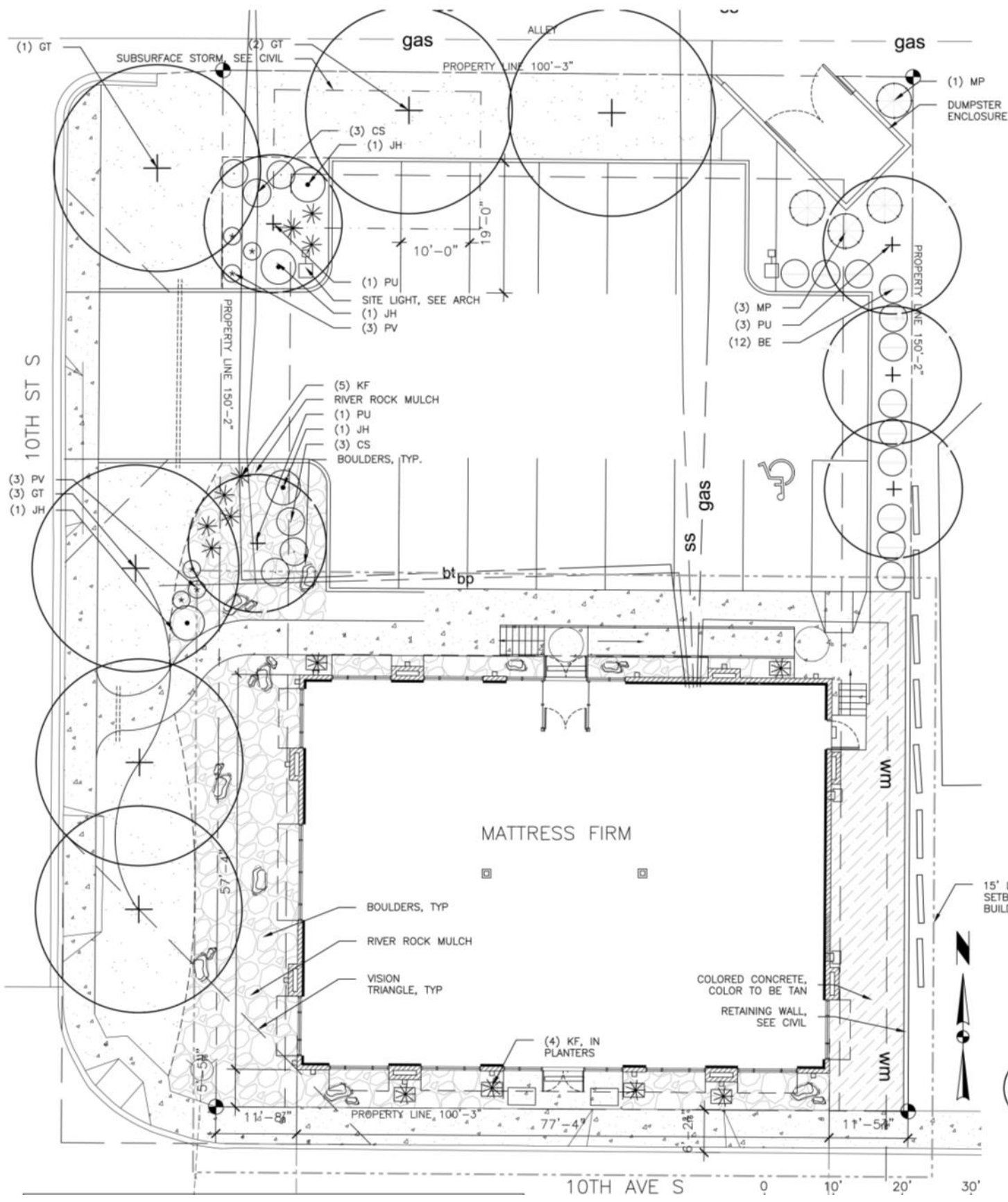
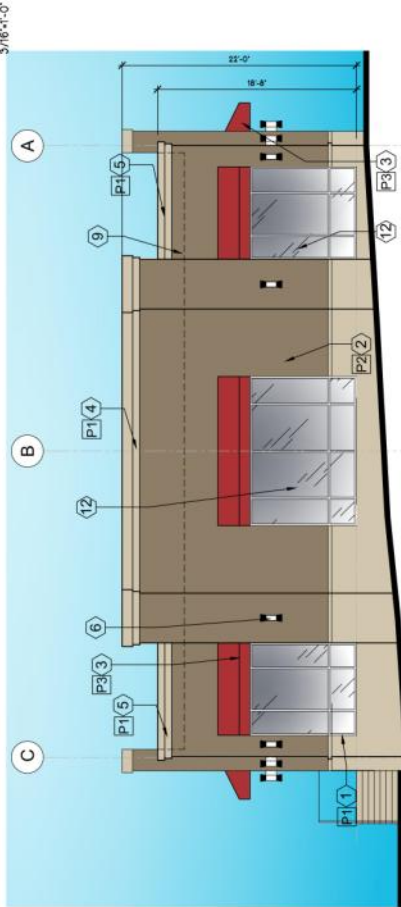
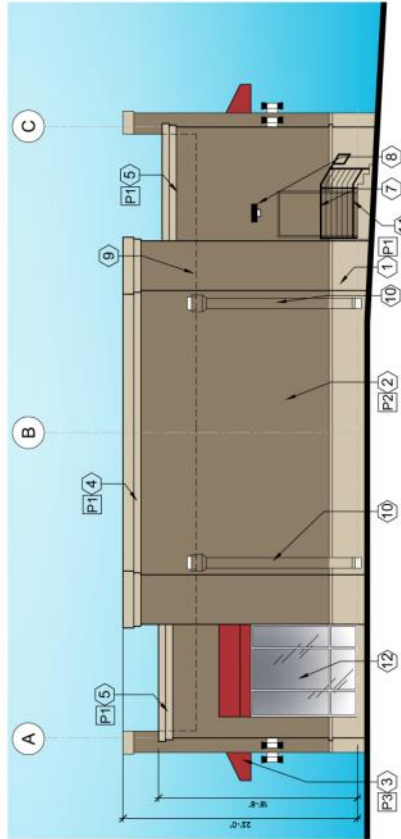
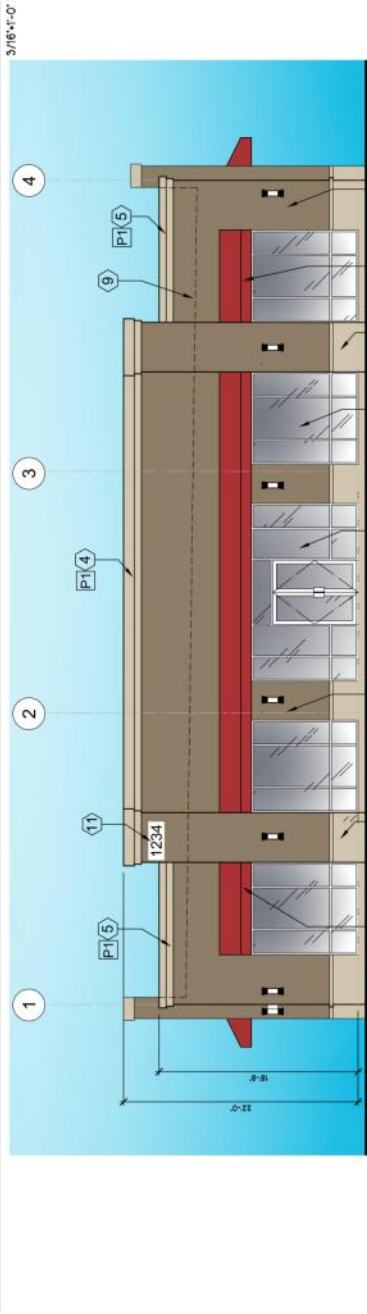
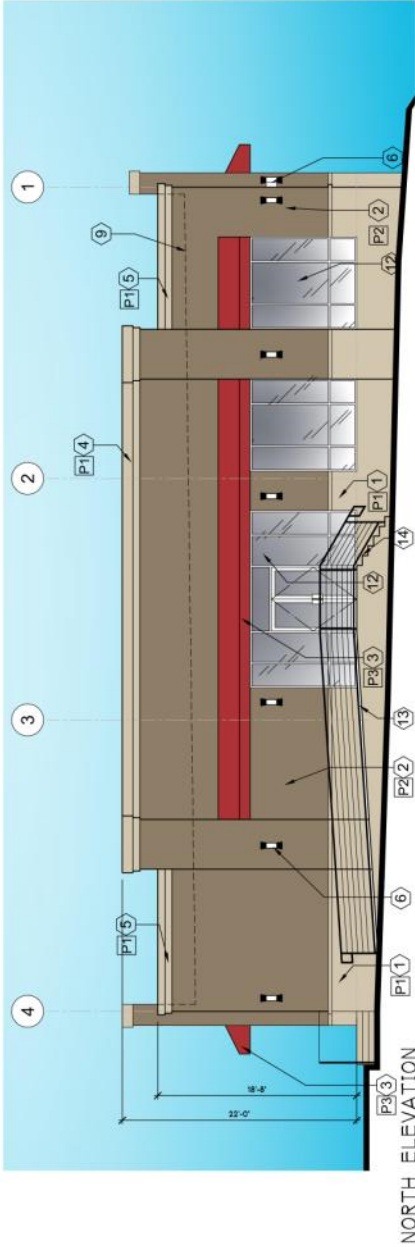


EXHIBIT D - ELEVATIONS / RENDERING

- EXTERIOR ELEVATION KEYNOTES**
- 1 8'X8'X16" PAINTED P1 FLUTED CMU
 - 2 8'X8'X16" PAINTED P2 SPLIT FACE CMU
 - 3 FABRIC AWNING COLOR TO MATCH P3
 - 4 12" FOAM BUILT UP 2" FROM SURFACE WITH DRYVIT FINISH & PAINT P1
 - 5 8" FOAM BUILT UP 2" FROM SURFACE WITH DRYVIT FINISH & PAINT P1
 - 6 WALL LIGHT FIXTURES PER ELECTRICAL DRAWINGS
 - 7 HOLLOW METAL DOOR AND FRAME
 - 8 WALL PACK PER ELECTRICAL DRAWINGS
 - 9 INDICATES LINE OF ROOF BEYOND BUILDING PARAPET
 - 10 NEW METAL DOWNSPOUT TO TIGHTLINE
 - 11 12" HIGH INDIVIDUAL MOUNTED PAN CHANNEL, BLACK ANODIZED HELVETICA MEDIUM ADDRESS NUMBERS, CENTER ON PIER
 - 12 CLEAR INSULATED FIXED GLASS 120W E1 IN CLEAR ANODIZED ALUMINUM FRAMES
 - 13 ADA BARRIER FREE RAMP
 - 14 EXTERIOR STAIR

- EXTERIOR PAINT COLORS**
- (BUDGEN PROFESSIONAL UNO)
- P1 JEFFERSON HOUSE, A181Q
 - P2 HALE VILLAGE, A1827
 - P3 SW 908, CARDINAL SE (SHERWIN WILLIAMS)



CARLETTI ARCHITECTS P.S.
architects, interior design, master planning
116 EAST PIN STREET
SUITE A
MOUNT VERNON, WA 98273
Phone: (360) 424-0384
Fax: (360) 424-5768

A NEW BUILDING FOR
MATTRESS FIRM
1000 1ST AVE SOUTH, SUITE 100
SEATTLE, WA 98108
(206) 418-0235

CONTACT:
PENNON CONSTRUCTION CO. INC.
5303 1ST AVE SOUTH, SUITE 100
SEATTLE, WA 98108
(206) 418-0235

14-722
PROJECT NUMBER

REVISIONS:
XXXXXX PERMIT SET

SHEET TITLE
ELEVATIONS

QUANTITY SUTER
ARCHITECTS P.S.
WILL THOMSEN
DRAWN BY
PETER J. CARLETTI
CHECKED BY
MARCH 20ST, 2014
DATE
SLARCH14-00 DRAWINGS/14-722
COMPUTER FILE NAME

A-3.0

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EXHIBIT H - SITE PHOTOS



View northwest from 10th Avenue South.



View southeast from 10th Street South.