

# DESIGN REVIEW BOARD

July 13, 2015

**Case Number**

DRB2015-19

**Applicant**

SSG WP, LLC

**Representative**

Michelle Wilson  
Steve Wilson  
MMW AIA

**Owner**

SSG WP, LLC  
Jon-Eric Greene

**Property Location**

207, 205, & 137 NW Bypass

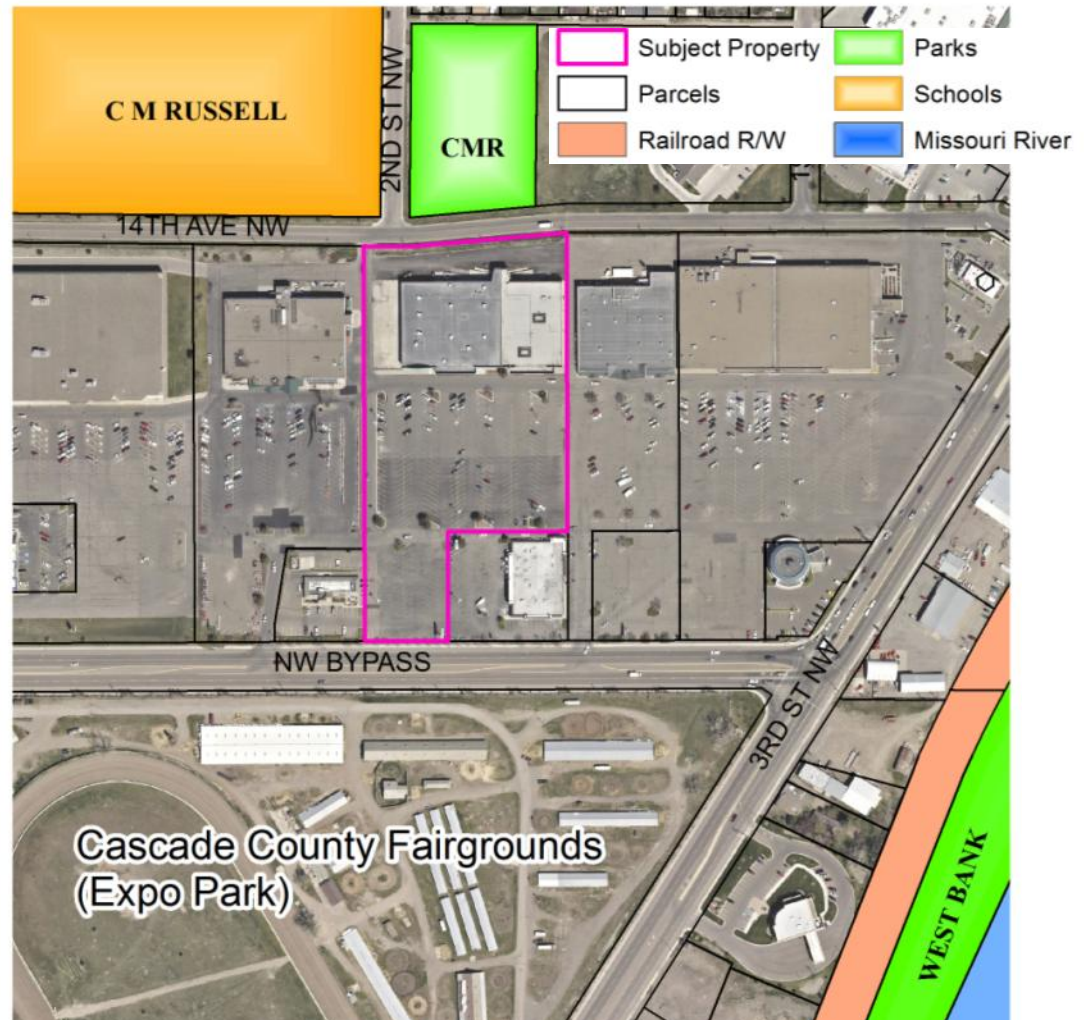
**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Garrett Norman

## WESTWOOD PLAZA FAÇADE REMODEL 207, 205, & 137 NW BYPASS



**Project Description**

The applicant is proposing improvements to the existing façade, parking lot, and landscape islands at the property addressed as 207, 205, and 137 Northwest Bypass.

**Background**

- Legal Description: Section 2 of Lot 2, Block 1, Westwood Addition #2, T20N, R3E, P.M.M., Cascade County, Montana
- Property Area: ±288,672 S.F.
- Property Zoning: C-2 General Commercial
- Existing Land Use: Retail

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## Project Overview

### **Façade Improvements**

The owner of the Westwood Plaza shopping center has submitted plans to reconstruct the façade of the existing building, excluding the Dollar Tree location located on the far western side of the building. The new storefronts will be for Staples, TJ Maxx, and a vacant storefront, which is located between the Staples and TJ Maxx. The new storefronts will also receive new signage, which will be in compliance with the Official Code of the City of Great Falls. A rendering and color palette of the façade improvements is attached to this report.

### **Parking Lot Improvements**

The applicant is also proposing improvements to the existing parking lot, which includes:

- Repaving the southerly drive aisle, which is noted as “02” on the Site Plan (Sheet S1.0).
- Restriping the existing parking stalls.
- Installing a 6-inch high curb along the eastern property line, as shown in Section Cut AA on Sheet S1.0. The intent of this curb line is to reduce cross traffic in the parking lot.
- Painting traffic directional arrows, marking one-way traffic aisles.
- Replacing the existing parking lot light fixtures with new LED lamps. The existing light poles will remain. The photometric lighting plan is on Sheet S1.1.

### **Landscaping Improvements**

The applicant is also proposing additional landscaping to the exiting landscaped islands within the parking lot. The improvements consist of planting a variety of perennials and pruning the existing trees. A detail of the improved landscape islands are illustrated on Sheet S1.1

## Expansion: Exhibit 28-1 Standards and Guidelines for specified projects and buildings

The proposed project is consistent with the guidelines and standards of Exhibit 28-1. The proposed improvements will be a positive asset to the Westwood Plaza shopping center by enhancing its visual appearance. Overall, the design positively addresses access, natural terrain, and relationship to adjoining buildings to the maximum extent feasible.

### **Conformance with Title 17**

The property does not comply with all the requirements of Title 17, Land Development Code, specifically as it pertains to the landscape requirements for parking lots. Pursuant to Land Development Code section 17.44.3.030.B.1, each row of parking spaces in interior parking areas shall be terminated by a landscaped island. Due to the nature of the occupants’ lease agreements with the owner and the owner’s inability to obtain permission from the current occupants prior to their expected completion date for the façade improvements, the owner has agreed to comply with this code requirement within one year of approval of this application by signing a letter of commitment. The owner is expected to install 6 additional landscaped islands on the rows of parking that do not currently provide landscaped islands.

### **Conformance with Title 15**

The applicant’s representative will develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design subject to the Conditions of Approval.

**Suggested Motion**

1. Board Member moves:

I move that the Design Review Board (approve/approve with conditions) the Design Review Board Application for the Westwood Plaza Façade Remodel, as shown in the conceptual development plans contained within this report and provided by the applicant’s representative, subject to the following 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 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.
- C. Pursuant to Land Development Code section 17.44.3.030.B.1, the owner shall install vegetated landscaped islands at the ends of each row of parking that do not currently provide landscaped islands within one year, ending July 13, 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Cc: Dave Dobbs, City Engineering  
Patty Cadwell, Neighborhood Council Coordinator  
Steve Wilson, Project Representative, swilson@sm-wilson.com  
Jon-Eric Greene, Property Owner, jeg@greeneprop.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

Westwood Plaza Retail Shopping Center Remodel

**Name of Project / Proposed Use:**

SSG WP, LLC - Jon-Eric Greene

**Owner Name:**

2200 Park Avenue, Building C, Suite 200 Park City, Utah, 84060

**Mailing Address:**

435-575-5215

jon-eric@ssgpartners.com

**Phone:**

**Email:**

MMW AIA - Michelle Wilson

**Representative Name:**

7600 E Arapahoe Rd, Suite 202, Centennial, CO 80112

**Mailing Address:**

303-885-1969

michelle@mmwaia.com

**Phone:**

**Email:**

### PROJECT LOCATION:

207, 205, & 137 Northwest Bypass

**Site Address:**

288,672sf

59,188sf

**Sq. Ft. of Property:**

**Sq. Ft. of Structure:**

### LEGAL DESCRIPTION

Lot 2, Block 1, of the Amended Plat of Lot 2, Block 1 Westwood No.2

**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:**

5/19/15

**Date:**

*Michelle Wilson*

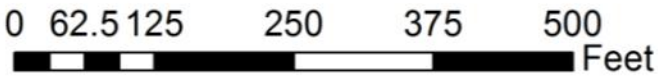
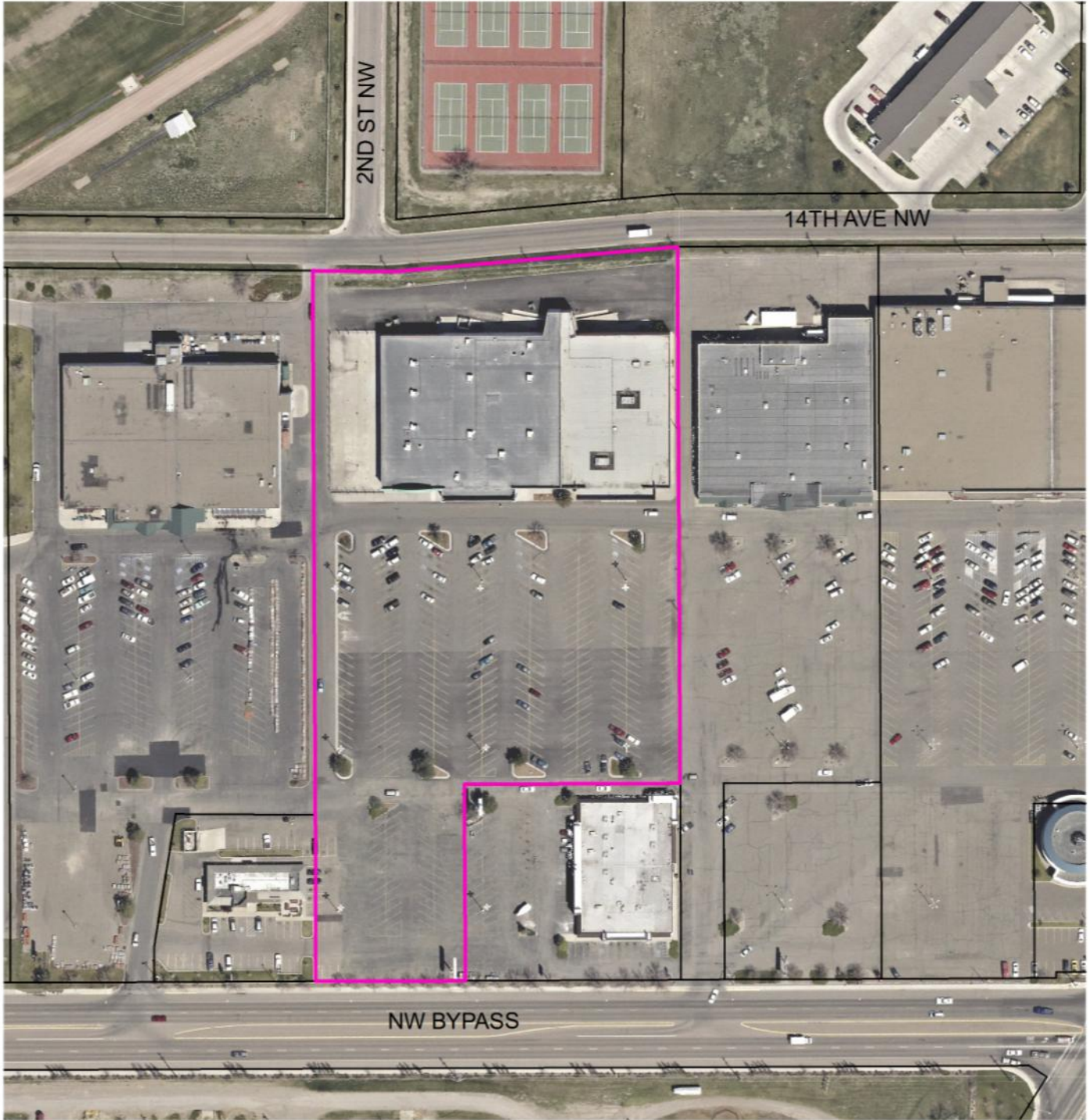
5/19/15



**Representative's Signature:**

**Date:**



# EXHIBIT B - AERIAL MAP



-  Subject Property
-  Parcels



# EXHIBIT C - SITE PHOTOS



EXISTING FAÇADE OF TJ MAXX



EXISTING FAÇADE OF STAPLES



EXISTING PARKING LOT



EXISTING LANDSCAPE ISLAND



EXISTING FAÇADE OF DOLLAR TREE  
TO REMAIN

EXHIBIT D - APPLICANT NARRATIVE AND PLAN SET





May 19, 2015

**Project Narrative  
For  
Westwood Plaza Shopping Center Remodel**

The project is a re-development of the existing Westwood Plaza, Retail Shopping Center Building, located on the Northwest Bypass, in Great Falls MT. The Center is 6.7 ac in size, and is Zoned C2 General Commercial. The plans reflect an exterior façade remodeling to the existing 59,188 sf Westwood Plaza Shopping Center. The shopping center currently includes an existing 12,848 sf Dollar Tree space which is to remain as is. The remaining spaces include 14,088 sf Staples, 9,912 sf available Retail space along with a remodel off 22,800 sf for a new TJ Maxx.

The improvements consist of demolition of the Staples existing storefront and providing new storefronts for Staples, the available retail space and modifications for a new façade for TJ MAXX. Other modifications include minor improvements to the TJ MAXX truck dock, and preparation of the interior of TJ MAXX for tenant finish. The new storefronts will also include new storefront signage per existing sign code.

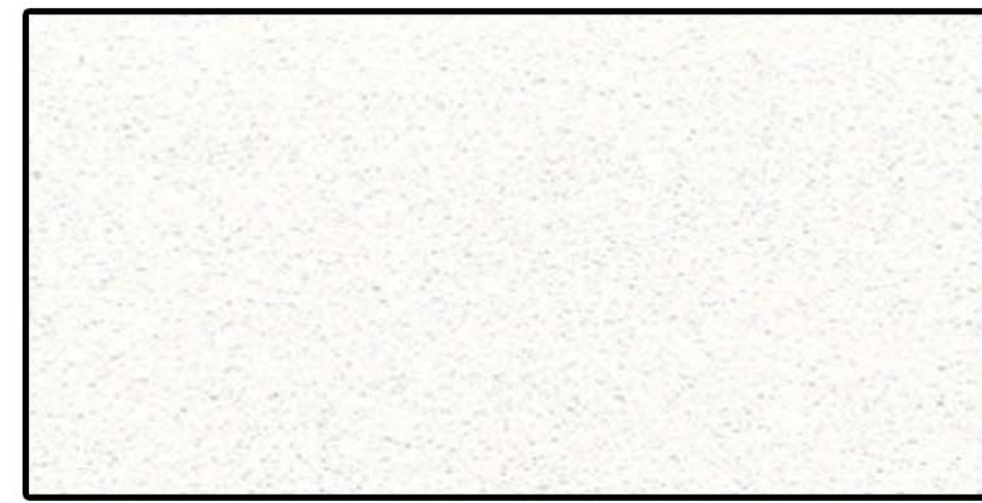
The Parking lot and Drive isles will remain in their current configuration and location along with the parking lot light poles. The fixtures on all of the parking lot light poles will be changed new LED lighting fixtures.

The existing monument signage will be removed and new monument signs will be installed along the Northwest Bypass frontage per the newly adopted sign code.





SPLIT FACE CONCRETE  
 MATERIAL - MATCH EXISTING MASONRY UNITS  
 LOCATION - COLUM BASES AND PLASTER



EIFS - ACCENT  
 COLOR: CHINA WHITE #310  
 MANUFACTURER - DRYVIT  
 LOCATION - EXTERIOR WALLS



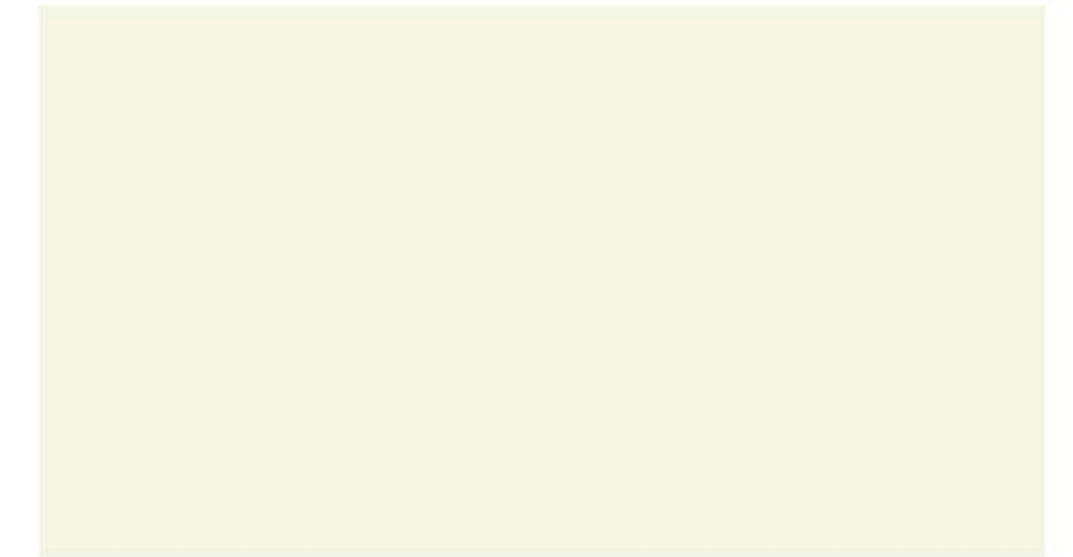
EIFS  
 COLOR: VAN DYKE #110  
 MANUFACTURER - DRYVIT  
 LOCATION - EXTERIOR WALLS



BELVEDERE 36" RIB SIDING PANEL  
 COLOR - #17 BRITE RED  
 MANUFACTURER - ATAS



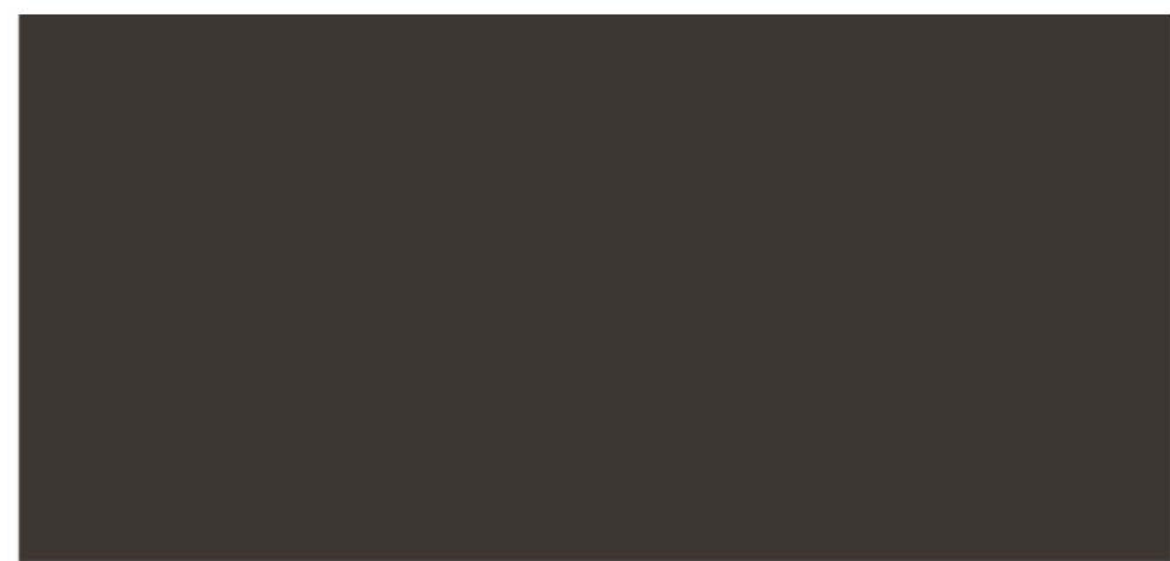
PAINT  
 COLOR - RACCOON HOLLOW 978  
 MANUFACTURER - BENJAMIN MOORE



PAINT  
 COLOR - ALPINE WHITE 2147-70  
 MANUFACTURER - BENJAMIN MOORE



PAINT  
 COLOR - BRANDON BEIGE 977  
 MANUFACTURER - BENJAMIN MOORE



ALUMINUM PANEL AND STORE FRONT  
 MATERIAL - BRONZE TO MATCH EXISTING  
 MANUFACTURER - BERRIDGE  
 LOCATION - TJ MAXX STORE FRONT ENTRY CANOPY



PAINT - ACCENT  
 COLOR: #2087 NEON RED  
 MANUFACTURER - BENJAMIN MOORE  
 LOCATION - ACCENT COLOR



PAINT  
 COLOR - PONY BROWN 2163-20  
 MANUFACTURER - BENJAMIN MOORE

COMMON MATERIALS

TJ MAXX

STAPLES / GIVEBACK SPACE

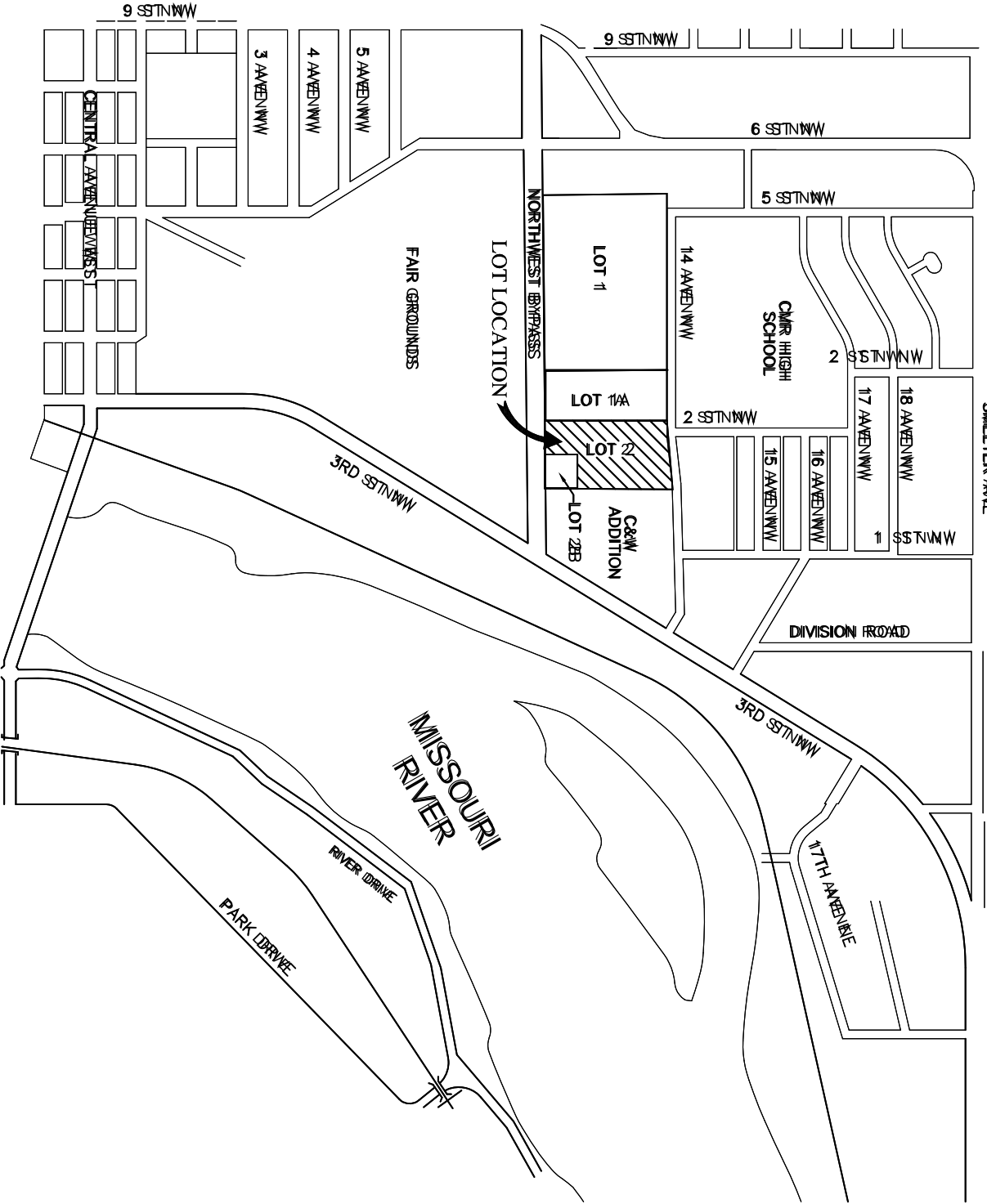
# Materials - Rendering

Westwood Plaza 207, 205, & 137 NW Bypass  
 Great Falls Montana 59404

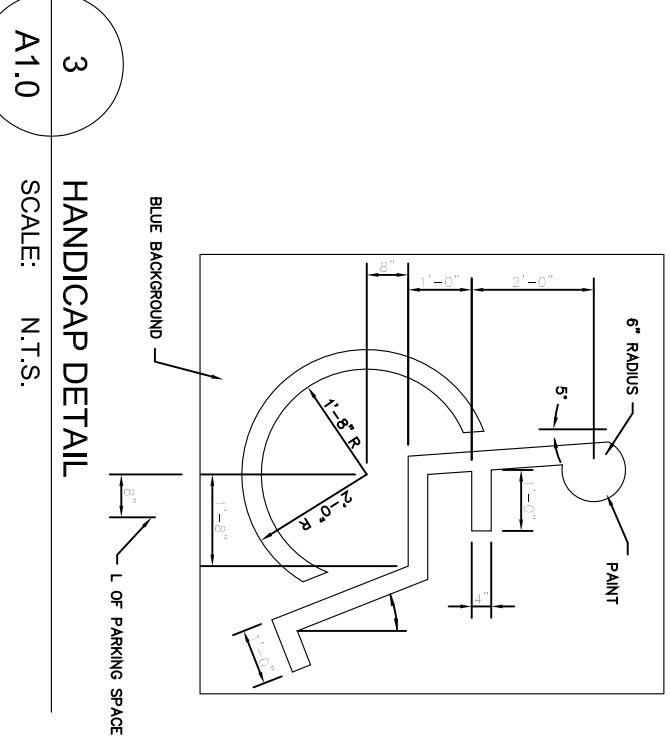


MMW A.I.A PLLC  
 A WBE, DBE, SBE FIRM  
 o - 303.771.0562  
 7600 east arapahoe rd suite 202  
 centennial CO 80112

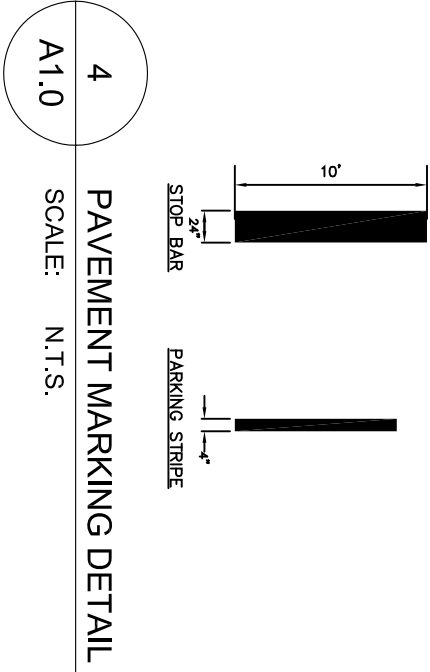




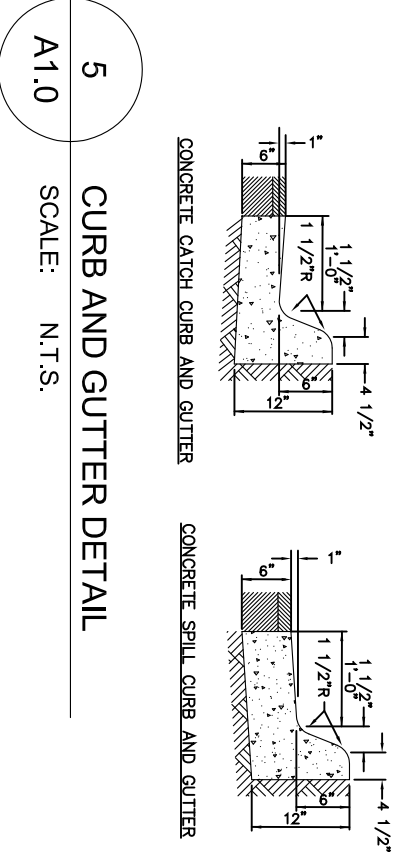
2 VICINITY MAP  
SCALE: N.T.S.



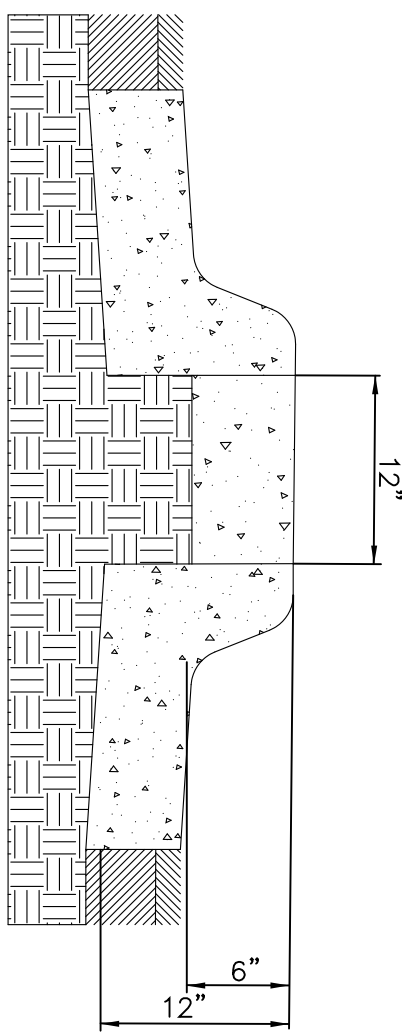
3 HANDICAP DETAIL  
SCALE: N.T.S.



4 PAVEMENT MARKING DETAIL  
SCALE: N.T.S.



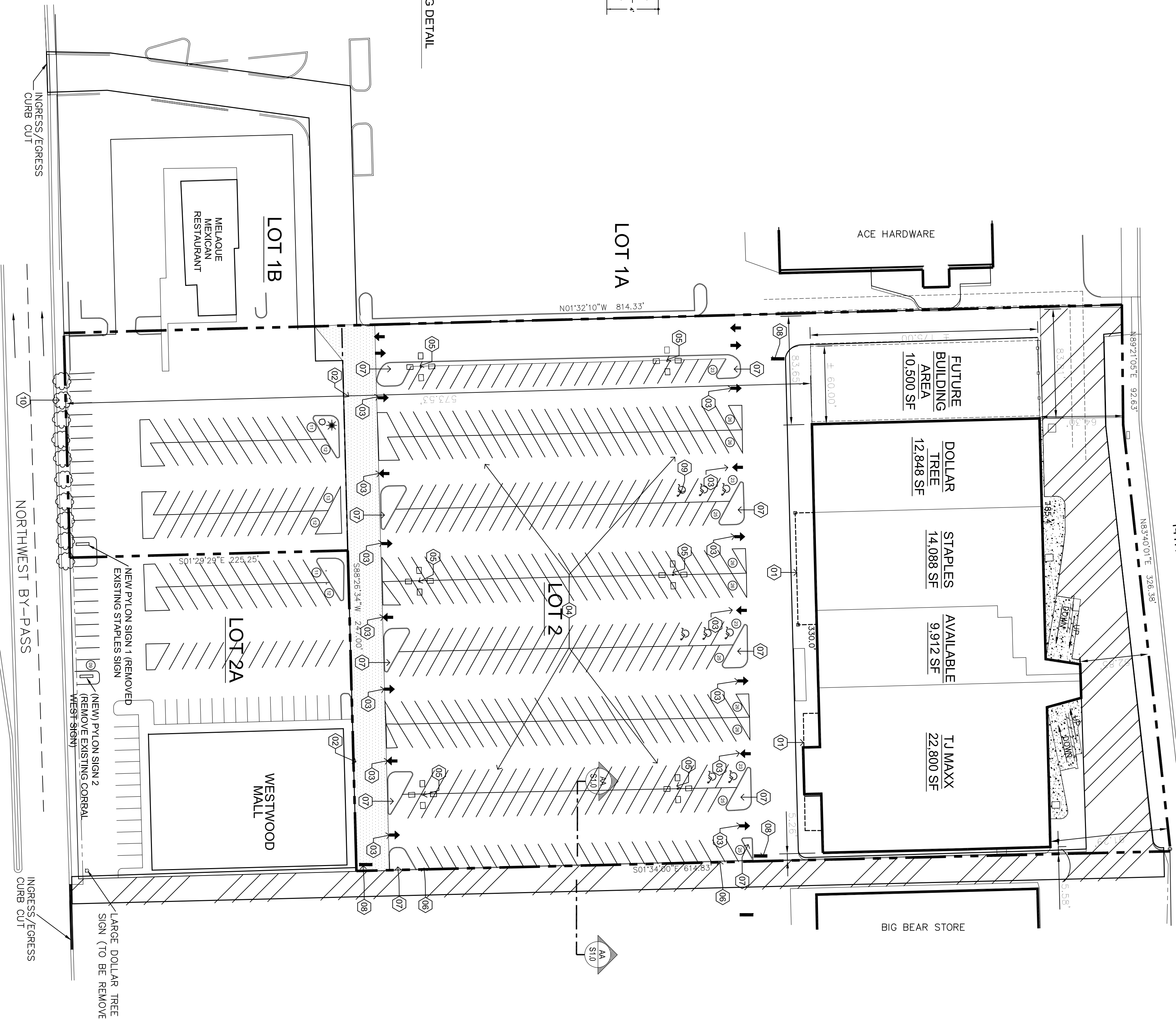
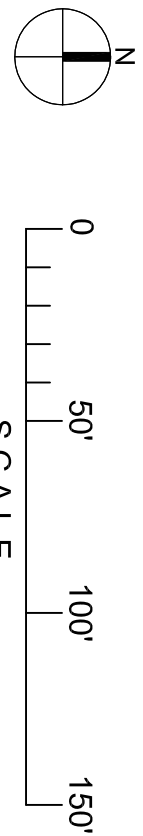
5 CURB AND GUTTER DETAIL  
SCALE: N.T.S.



5 SECTION CUT AA  
SCALE: N.T.S.

1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'-0"

SITE PLAN



2ND STREET

14TH AVE N.W.

INGRESS/EGRESS CURB CUT

INGRESS/EGRESS CURB CUT

INGRESS/EGRESS CURB CUT

LEGEND

- PROPERTY LINE
- ==== CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING STALL
- PARKING COUNT PER ROW
- WB-67 TRUCK ROUTE

CONSTRUCTION NOTES

- 01 PATCH AND REPAIR EXISTING SIDEWALKS FOR ANY DAMAGE AND CONCRETE CUTTING FOR CONSTRUCTION MODIFICATIONS.
- 02 AREA TO RECEIVE: 1" ASPHALT T.M.U. AND 1" NEW ASPHALT SURFACE. CONTRACTOR TO PATCH AND REPAIR ALL EXISTING UNSUITABLE AREAS PRIOR TO NEW ASPHALT PLACEMENT.
- 03 PAINT TRAFFIC DIRECTION ARROWS PER DETAIL 4
- 04 ENTIRE EXISTING PARKING AREA TO BE RE-STRIPPED (AT EXISTING STRIPING LOCATION) UNCL. UDE. ALL HANDICAP STRIPING PER DETAIL A
- 05 REPLACE EXISTING PARKING LOT LAMPS WITH NEW LED LAMPS. EXISTING POLES TO REMAIN. (SEE ELEV.) TYP. OF 6' POLES
- 06 INSTALL R' CURBS; GUTTER PER DETAIL C; CROSS SECTION A/B
- 07 EXISTING LANDSCAPE ISLAND TO BE RECONSTRUCTED PER DETAIL 2 S1.1
- 08 PAINT STOP BAR PER DETAIL 4
- 09 PAINT HANDICAP SYMBOL PER DETAIL 3
- 10 EXISTING TREES TO BE PRUNED

PROJECT DATA

CLIENT: SSG REALTY PARTNERS  
2200 PARK AVENUE BLDG C SUITE 200  
PARK CITY, UT 84060

PROJECT ADDRESS: 207 NW BYPASS  
GREAT FALLS, MONTANA

ZONING: C (COMMERCIAL)

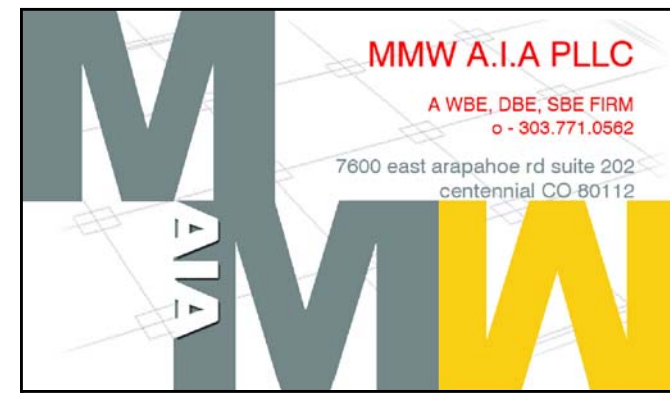
JURISDICTION: GREAT FALLS, MONTANA

SITE SUMMARY

SITE AREA:	6.627 ACRES
BUILDING DATA:	
EXISTING BUILDINGS TO REMAIN:	
DOLLAR TREE	12,848 SF
STAPLES	14,088 SF
POINT SPACE	22,340 SF
TJ MAXX	22,340 SF
TOTAL EXISTING BUILDING AREA	59,188 SF
NEW BUILDING AREA:	
FUTURE AREA	± 10,500 SF
TOTAL EXISTING BUILDING AREA TO REMAIN	59,188 SF
NEW BUILDING AREA	± 10,500 SF
GROSS BUILDING AREA	± 69,688 SF

PARKING DATA

EXISTING PARKING (LOT 2)	395 STALLS	± 403 STALLS
STANDARD STALLS	8 STALLS (1) REOV VAN ACCESSIBLE	
ACCESSIBLE STALLS		
TOTAL CENTER PARKING RATIO PROVIDED:	5.78 / 1,000 SF	



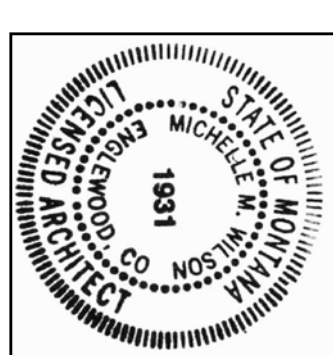
ARCHITECT

CONSULTANTS



**Westwood Plaza**  
EXTERIOR MODIFICATIONS

207, 205 & 137 Northwest Bypass  
Great Falls, Montana 59404



DATE	DESCRIPTION
5.12.2015	BUILDING DEPARTMENT SUBMITTAL
6.11.2015	REVISION PER CITY COMMENTS

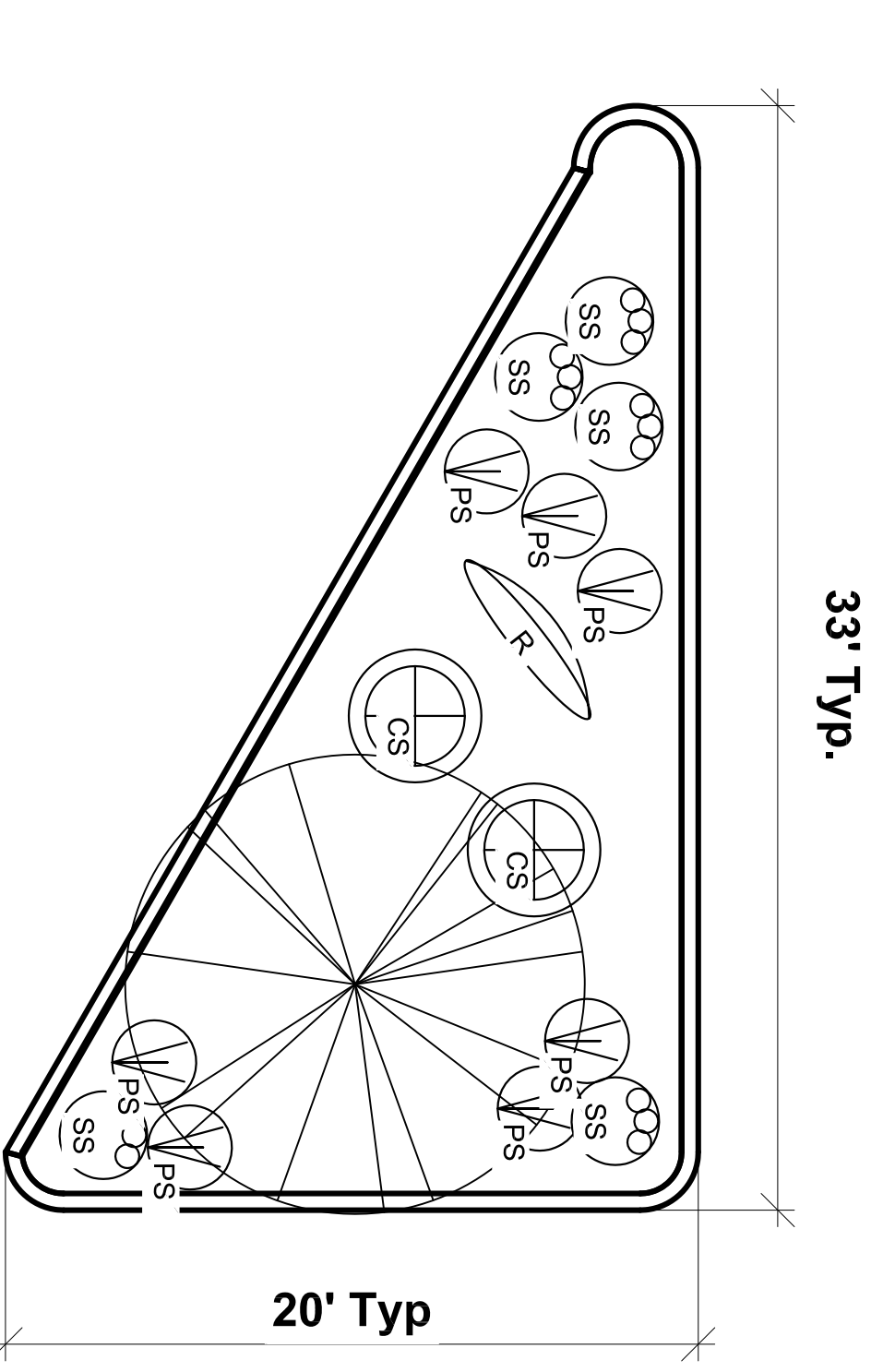
PROJECT #:  
DRAWN BY:  
CHECKED BY:

14.010  
KABR/MMW  
KABR/MMW  
MMW

SITE PLAN

S10



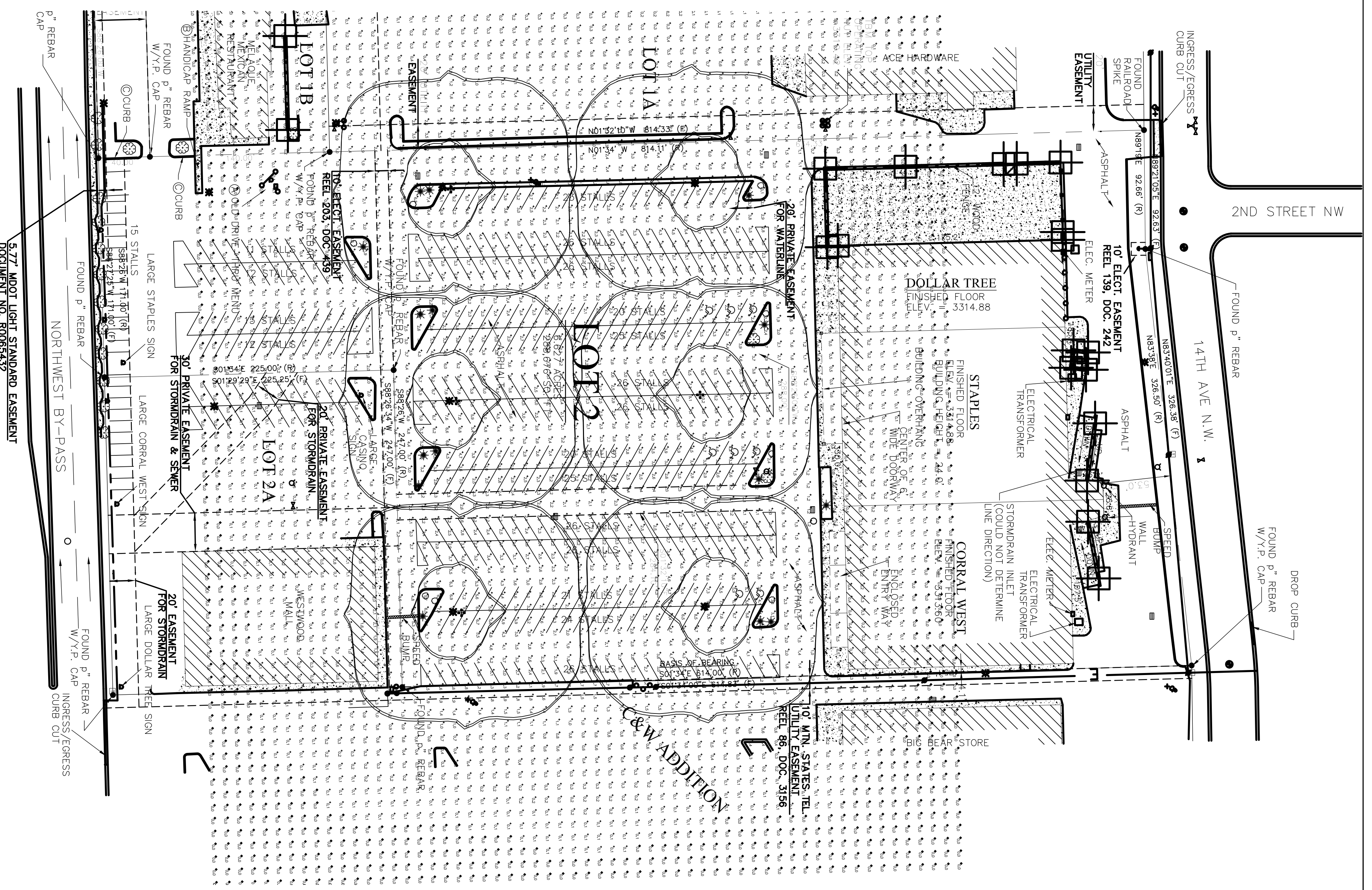


- SS Salvia Sylvestris, Blue Salvia (Perennial)
- R Existing Rock. Relocate into this area.
- PS Pseudoroegneria Spicata; Bluebunch Wheatgrass
- P Existing Pine Tree. Prune as needed.
- CS Arctic Fire Dogwood. Cornus Stolunefera.

**Notes:**

Ground Preparation: Remove old mulch and weed barrier exposing original grade.  
 2" Scoria Rock Mulch. Install weed barrier and drip irrigation.  
 Position existing rock/small boulder in area shown.  
 Perennials and Grasses min. 2 Gallon Containers. Shrubs min 5 Gallon Containers.

2 LANDSCAPE ISLAND PLAN  
 SCALE: N.T.S.



1 PHOTOMETRIC PLAN  
 SCALE: 1" = 50'-0"

<p>PROJECT #: 14010</p> <p>DRAWN BY: KABR/MMW</p> <p>CHECKED BY: MMW</p>	<p>DATE: 5.12.2015 6.11.2015</p>	<p>DESCRIPTION: BUILDING DEPARTMENT SUBMITTAL REVISION PER CITY COMMENTS</p>		<p><b>Westwood Plaza</b> EXTERIOR MODIFICATIONS</p> <p>207, 205 &amp; 137 Northwest Bypass Great Falls, Montana 59404</p>	<p>2200 PARK AVENUE BUILDING C SUITE 200 PARK CITY, UT 84400 TELEPHONE - 866.555.5555</p>	<p>ARCHITECT</p> <p>MMW A.I.A. PLLC A WBE, DBE, SBE FIRM 7600 east arapahoe rd suite 202 centennial CO 80112</p>
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