

DESIGN REVIEW BOARD

September 28, 2015

Case Number

DRB2015-26

Applicant

Mike Winger

URM Stores, Inc.

Representative

Joseph Murphy, P.E.

Big Sky Civil & Engineering

Property Owner

Mike Zadick

Property Location

3160 10th Avenue South

Recommendation

Approve the submitted design with conditions

Project Planner

Gregory Gordos

URM GREAT FALLS

3160 10TH AVENUE SOUTH



Project Description

The applicant is proposing renovation and expansion of an existing commercial structure to accommodate a new 53,722 square foot grocery tenant. The applicant would extend the building footprint by approximately 15,000 square feet. The parking lot would also be expanded by approximately 26,000 square feet to the west of the building on a currently vacant parcel. This side parcel is under the same ownership and will be leased to the developer contingent on Board approval.

Background

- Legal Description: Government Lot 1, Z&Z and 1st Supplement, Section 17, T20N, R04 E, P.M.MT., City of Great Falls, Cascade County, Montana
- Property Area: ±175,728 square feet
- Property Zoning: C-2 General Commercial
- Existing Land Use: General sales

Project Overview

The owners of the former Van's IGA property, located on the southwest corner of 10th Avenue South and 32nd Street, have entered into a lease agreement with the owners of the Super 1 Foods grocery chain to expand the existing structure and improve the building exterior, interior parking lot and landscaping throughout the property. The development is being facilitated by URM Stores, Inc., and represented in the Design Review Board process by Big Sky Civil and Environmental (the applicant).

Façade Improvements

The applicant is proposing expansion of the existing grocery store, formerly Van's IGA, by 80 linear feet to the west and 16 linear feet to the north. The proposed building would add a second loading bay to the far west for grocery freight and completely reface the existing building with colors consistent with the Super 1 Foods brand. Classic green metal would accent the awnings and entrance canopy, and exterior walls would be painted in brown and khaki paint. Stone panels would be clad to pillars at the front entrance, while the maximum building height would be increased from 32 feet to 42 feet, including the canopy.

Parking Lot Improvements

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

- Addition of 203 parking spaces, up from the 160 provided by the former Van's IGA. This includes the primary northern lot in front of the store as well as an additional lot west of the building.
- Addition of a new pylon message center sign, as shown in Exhibit L.
- Restriping of the existing parking stalls from 45 degree angled parking to 90 degree parking stalls. A Design Waiver requesting the use of 9 feet by 18 feet stalls rather than the city standard 10 feet by 19 feet stalls was approved by the Director of Planning and Community Development.
- Termination of each row of parking spaces by a landscape island.
- Replacement of the existing parking lot light fixtures with LED lamps. The applicant has provided an outdoor lighting plan, in compliance with Title 17-Land Development Code, Chapter 40.

Landscaping Improvements

The applicant is proposing updated perimeter, island, and foundational landscaping within the total property area. Perimeter landscaping would add boulevard canopy trees along 10th Avenue South, 32nd Street South and, most significantly, 11th Avenue South. The latter trees and shrubs would screen the building from residential land uses across the street, where none currently exists. Perimeter landscaping would also be installed within a concrete curb along the western property line to buffer the grocery store parking lot from the adjacent Flamingo Bar parking lot. The proposed trees, shrubs, and foundation plantings meet numerical requirements per Title 17-Land Development Code, Chapter 44, but are tightly concentrated on the south end of the site. The proposal also meets square footage requirements for landscaping. Species include ornamental trees such as Toba Hawthorn, Merlot Birdcherry (*Prunus Padus*) and Flame Amur Maple.

In addition, the Montana Department of Transportation has plans to reconfigure 32nd Street South in the near future, which would affect several boulevard trees indicated on the Landscape Plan. Sod is recommended to replace those trees and shrubs.

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

The proposed project is consistent with all guidelines and standards of Exhibit 28-1. The proposed building expansion, renovation, and lot improvements would constitute a substantial upgrade to current conditions and serve as a positive asset to the high traffic 10th Avenue South commercial corridor. Parking areas would be improved through landscaping.

Compliance with Title 17

The applicant intends to file a boundary line adjustment on the southwest portion of the site that will provide additional landscape area, therefore, the property complies with most requirements of Title 17, Land Development Code, including landscaping area, parking stall counts and outdoor lighting.

Pursuant to Land Development Code section 17.44.2.010 B. Tree Selection, trees planted within the boulevard shall be selected from the list contained in Appendix B of the Official Code of the City of Great Falls. The Planting Plan indicates that a tree species not found within Appendix B, *Pyris Ussuriensis* 'Bailfrost' or common name Mountain Frost Pear, would be planted within the boulevard of 11th Avenue South. As a condition of approval, these eight trees shall be replaced by approved boulevard species in the Landscape Plan prior to issuance of a building permit.

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/deny) the Design Review Board Application for the URM Great Falls grocery store, as shown in the conceptual development plans contained within this report and provided by the applicant's representative. The application is 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. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
 - D. All boulevard trees reflected in the Landscaping Plan shall be approved tree species specified in Appendix B of the Official Code of the City of Great Falls
 - E. A Boundary Line Adjustment shall be performed to include sufficient landscape areas on the subject property in compliance with OCCGF 17.44.3
-
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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
Joseph Murphy, P.E., Big Sky Civil & Engineering jmurphy@bigskyce.com
Mike Winger, URM Stores, Inc. mwinger@urmstores.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

URM Great Falls / Grocery Store

Name of Project / Proposed Use:

URM Stores, Inc.

Owner Name:

P.O. Box 3365, Spokane, WA 99220-3365

Mailing Address:

509-467-2620

bpavao@urmstores.com / mwinger@urmstores.com

Phone:

Email:

Big Sky Civil & Environmental, Inc. - Joseph Murphy, P.E.

Representative Name:

PO Box 3652, Great Falls, MT 59403

Mailing Address:

406-727-2185

jmurphy@bigskyce.com

Phone:

Email:

PROJECT LOCATION:

3160 10th Ave South, Great Falls, MT 59405

Site Address:

175,720

52,970

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:	Section:	Township/Block	Range/Addition
Lot 1 (Z&Z & 1st Supplement)	17	T20N / Block 001	R04E / Z&Z Tract & 1st Supplement

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:



SEPT. 14, 2015

Representative's Signature:

Date:

EXHIBIT B - APPLICANT NARRATIVE



September 11, 2015

Mr. Gregory Gordos
City of Great Falls
P.O. Box 50212
Great Falls, Montana 59403

Regarding: Super 1 Foods (Design Review Board application)

Dear Gregory,

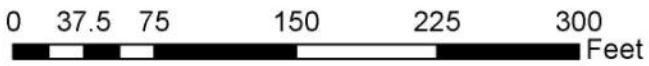
We are pleased to submit the Super 1 Foods application for the Design Review Board evaluation. The McIntire family, owners' of the Super 1 Foods organization have entered into a lease agreement with the Zadick family who own the real estate at the Van's IGA location on the southwest corner of 10th Avenue South and 32nd Street. Once Van's IGA ceases operation and removes their fixtures and equipment, the McIntires plan to expand the facility by approximately 15,000 square feet. Along with increasing the size of the store, a major upgrade of the existing building and overall site conditions will be completed. Some of the proposed improvements include:

- Updated perimeter, island, and foundational landscaping
- New LED parking lot lighting
- New pylon message center sign
- Overlay of parking lot and restriping
- New store front and renovation of entire building

The existing building is a concrete precast panel structure with side walls that are approximately 25' in height. The current store front is nearly 32' in elevation. The expansion will involve adding 80' to the west and roughly 16' to the north of the existing building. A new store front will be constructed using CMU block, glass, metal, stone veneer and EFIS. Similar to the new store the McIntires recently opened in Helena, the peak of the new store front is planned to be 42'.

We intend to have the plans and specifications out to bid late this year with a target to start construction in early 2016.

EXHIBIT C - AERIAL MAP (GIS)



-  Subject Property
-  City Limits
-  Parcels

EXHIBIT D - SITE PHOTOS



LOOKING SOUTHEAST TOWARDS
CURRENT BUILDING AND FASCADA



REAR VIEW OF SITE FOLLOWING
11TH AVENUE SOUTH



SIDE VIEW ALONG WESTERN
PROPERTY LINE, ADJACENT TO
FLAMINGO BAR BUILDING AND LOT



NORTH VIEW OF INTERSECTION OF
10TH AVENUE SOUTH, 32ND STREET

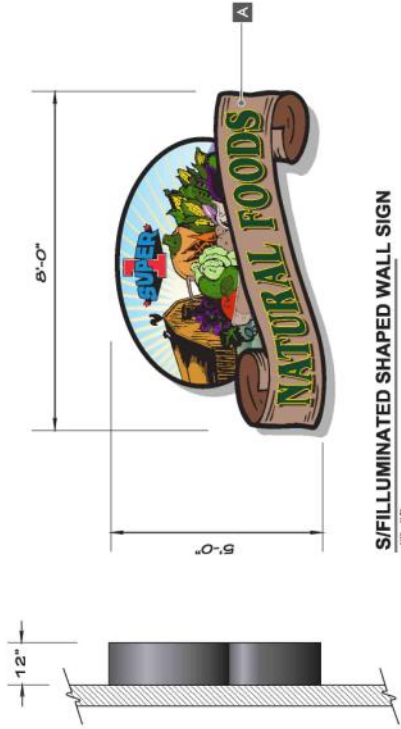
EXHIBIT I - ELEVATION RENDERINGS



EXHIBIT J - BUILDING SIGNS (CONTINUED)

SIGN SPECS

A CABINET	TYPE	SF ILLUMINATED
	PAINT COLOR	BLACK
	FACE	UNGLASS
		DIGITAL PRINT



S/ILLUMINATED SHAPED WALL SIGN
1/8" - 1/4"

YESCO.
Northwest
Region

Coeur d'Alene
5001 S. Sahara Ave.
Post Falls, ID 83854
208.773.4718

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ADDRESS:																					
CITY/TOWN/ZIP:	GREAT FALLS, MT																				
ACCOUNT EXECUTIVE:	BRENT SMITH																				
DESIGNER:	ALSAGER																				
ORDERING DATE:	8/11/15																				
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