

DESIGN REVIEW BOARD

January 11, 2016

Case Number

DRB2016-2

Applicant/Owner

GF Home2 Lodging
Investors, LLC

Representative

Dustin Williams
Erck Hotels

Property Location

2500 block, 14th Street
Southwest

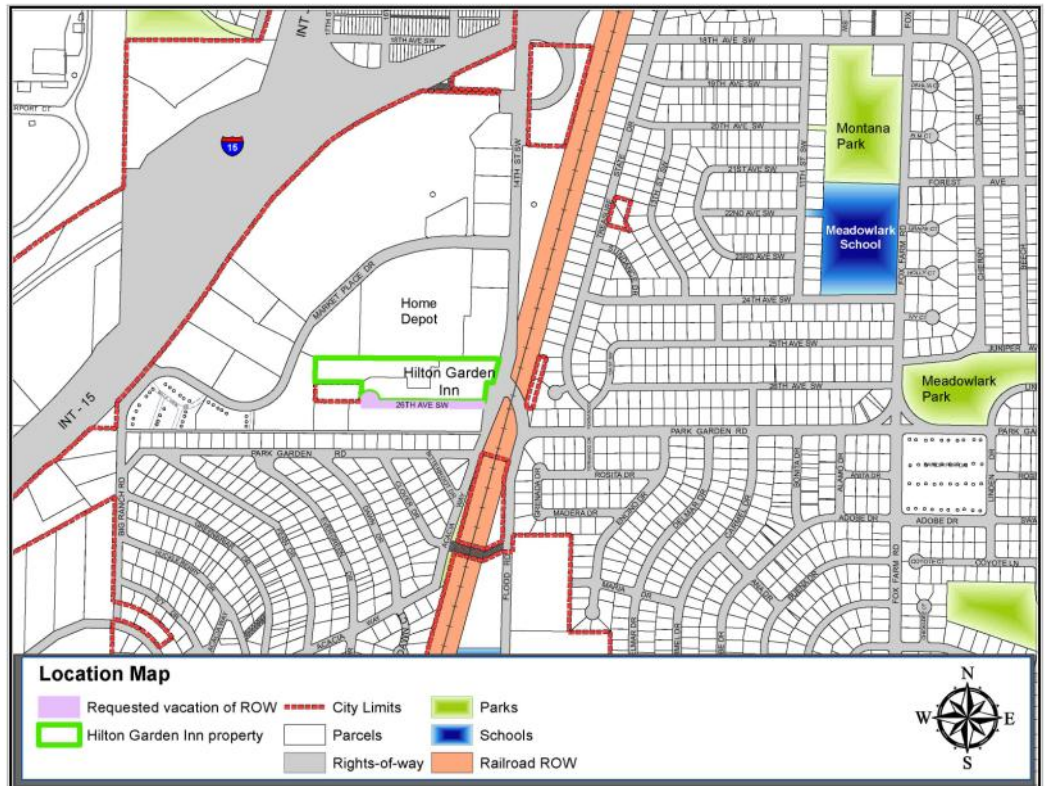
Recommendation

Approve the submitted
design with conditions

Project Planner

Gregory Gordos

HOME2 SUITES BY HILTON



Project Description

The applicant is proposing construction of a new 63,415 square foot building to accommodate tenant Home2 Suites extended stay hotel. The building would share the overall parking lot with the existing Hilton Garden Inn hotel and conference facility; each building would still provide the required minimum parking for their respective land use through a shared access parking agreement. 93 guest suites would be provided on four stories, with the addition of an indoor pool, outdoor gathering area with fireplace, and other amenities.

Background

- Legal Description: Block 1&2, Hilton Garden Inn Addition, SW¼ of Section 15, Township 20 North, Range 3 East, P.M.MT, Cascade County, Montana
- Building Area: ±63,415 square feet
- Project Area: ±181,653.43 square feet or ±4.17 acres
- Property Zoning: C-2 General Commercial

Project Overview

GF Home2 Lodging, LLC and Erck Hotels Hospitality Property Management and Development are proposing to construct a Home2 Suites by Hilton building west of the existing Hilton Garden Inn located at 2520 14th Street Southwest (Phase 2 of a development master plan). Hilton Garden Inn (Phase I) was completed in 2008, with site infrastructure such as storm water collection already constructed as part of that development process and built for future expansion. A large convention center proposal, included in Planning Advisory Board/Zoning Commission approvals in 2014, is not included within the proposed Phase 2. The applicant estimates construction to be complete in March of 2017, pending City approval.

New Construction

The applicant is proposing a new four story building to the west of the existing Hilton Garden Inn. The façade materials consist primarily of EIFS paint in tan (sand) and brown (timber) hues. A stone veneer surrounds the first story. Accent colors of red and green reflect the hotel flag occupying the building. The trash enclosure is the same shade of red and is enclosed with masonry and wood fencing, as required under Exhibit 28-1 of the Land Development Code. Lighting for the large surface parking areas are provided by LED light poles with exposed concrete bases. The applicant has provided an outdoor lighting plan, in compliance with Title 17-Land Development Code, Chapter 40. This detail is notable for the residentially zoned (R-2) neighborhood to the south of the hotel site. The lot immediately south of the two hotels is not scheduled to be developed or used for parking at this time, providing a buffer between the neighborhood and the proposed development.

Parking Lot Improvements

The applicant is proposing improvements to the existing Hilton Garden Inn parking lot, which will be made possible through a proposed “reciprocal agreement” between the ownership of the two hotel franchises, and the creation of a new parking lot to accommodate additional visitors to the Home2 Suites. The parking agreement must be provided to the Planning and Community Development Department prior to building approvals, and filed with the Cascade County Clerk and Recorder to run with the land as a condition of approval. In addition, the proposed development would provide:

- Addition of 213 parking spaces for the Home2 Suites provided primarily in the western portion (rear) of the development. This includes four standard accessible parking spaces and one van-accessible space. While the number of spaces (208) facilitates a larger number of handicap accessible spaces, the applicant is only considering 103 (required minimum) of the added spaces for the proposed Home2 Suites, while 105 spaces will be dedicated to the existing Hilton Garden Inn to meet their separate parking requirement.
- Addition of a new monument entrance sign, as shown in Exhibit I Elevation and Signage.
- Removal of a portion of the event lawn behind the Hilton Garden Inn to provide additional parking.
- 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.

Landscaping Improvements

The applicant is proposing maintaining the existing perimeter landscaping provided in Phase I of the development along 26th Avenue Southwest, although this right-of-way is scheduled to be vacated as part of the development. No additional boulevard landscaping is required. Updated island and foundational landscaping will replace trees and shrubs currently existing on site to accommodate a revised parking lot plan. 25% of the proposed project area will be landscaped, above the required 15% gross lot area. A new landscaping berm with white fir evergreens is proposed along the southwest parking lot to screen parking from residences. The proposed trees, shrubs, and foundation plantings meet numerical requirements per Title 17-Land Development Code, Chapter 44. Species include both canopy and ornamental trees such as Autumn Blaze Maple, Spring Snow Crabapple, honeylocust and linden.

Compliance with Title 17

The applicant's representative will develop plans and specifications in conformance with the relevant requirements of Title 17-Land Development Code.

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 Home2 Suites by Hilton hotel, 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. 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. Reciprocal parking agreement between ownership of Hilton Garden Inn property, addressed as 2520 14th Street Southwest and the proposed Home 2 Suites shall be submitted and approved by Planning and Community Development. The agreement would run with the land. Both businesses are currently within the legal description of Block 1&2, Hilton Garden Inn Addition, SW¹/₄ of Section 15, Township 20 North, Range 3 East, P.M.MT, Cascade County, Montana. A future boundary line adjustment will determine the legal description of both parties and will be required prior to issuance of a Building Permit.

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
 Weylin Thompson, Director of Design and Construction, Erck Hotels
 weylin.thompson@erckhotels.com
 Jana Cooper, Landscape Architecture and Planning Manager, TD&H Engineering
 Jana.Cooper@tdhengineering.com

EXHIBIT B - APPLICANT NARRATIVE



DESIGN REVIEW NARRATIVE

PROJECTS: Great Falls MT | Home2 Suites by Hilton
 ADDRESS: 25xx 14th St SW, Great Falls MT 59404
 DATE: December 21, 2015

GF Home2 Lodging, LLC and Erck Hotels Hospitality Property Management and Development is pleased to be constructing a new ground up Home2 Suites by Hilton brand hotel. The project is a "Design, Bid, Construct" Hotel and viewed by ownership as phase 2 construction.

Phase 2 will be situated west of the current Hilton Garden Inn located at 2520 14th St. SW. A preliminary master plan has been developed to incorporate (1) new hotel structure with the following statistics.

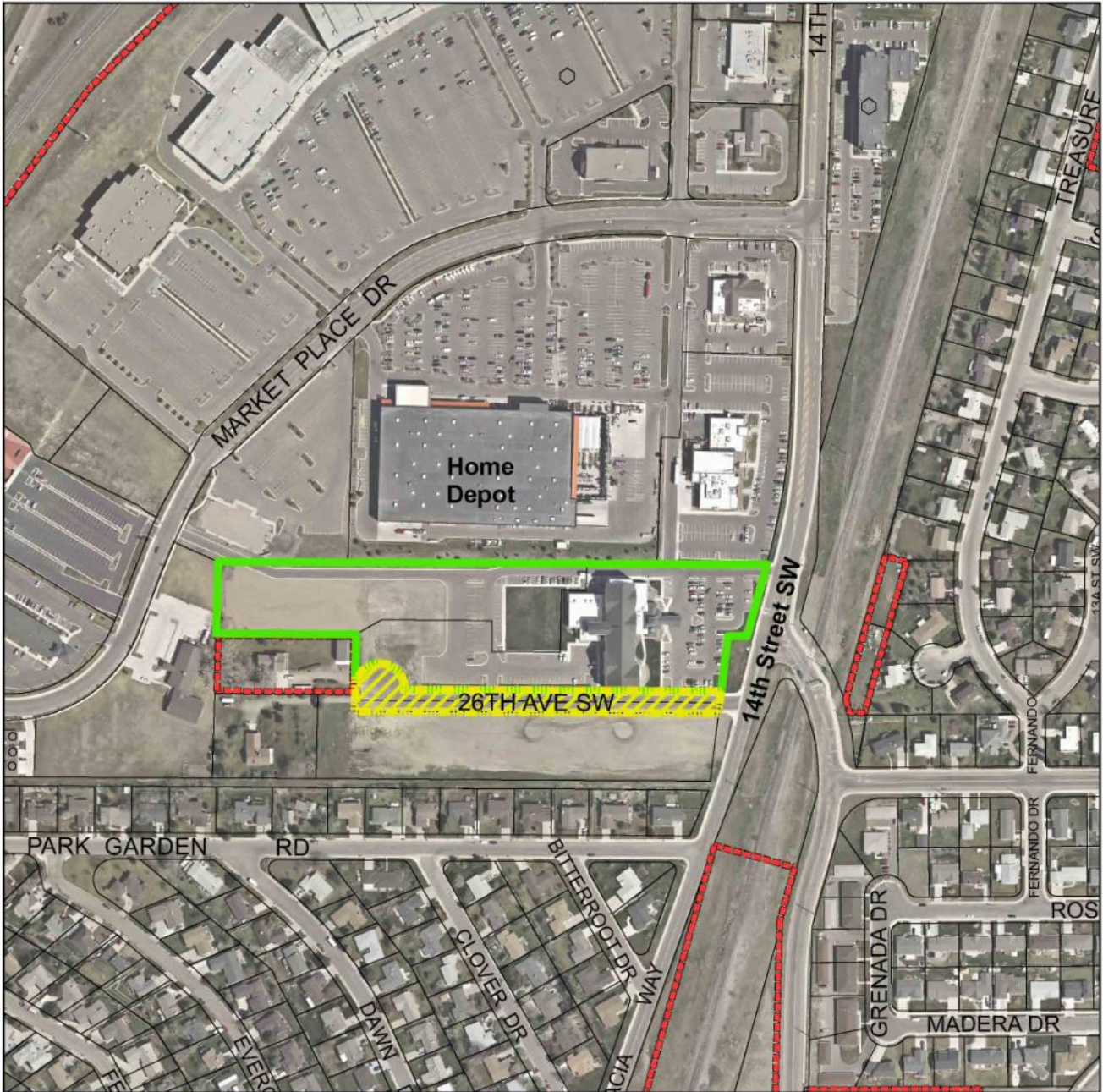
- Zoning: C-2
- Number of Stories: 4
- Estimated Building Height: +/- 54'-0" Max – 46'-0" Average
- 1st Floor Building Area: +/- 15,000 SF
- Overall Building Area: +/- 63,415 SF
- Guest Suites: 93
- Amenities: Indoor Pool, Game Room, Board Room, Breakfast Area, Exercise Room, Guest Laundry, Indoor Gathering Area, Outdoor Dining Area, Outdoor Gathering Area with Fireplace, 2 Lane Covered Porte-Cochere
- Site Area: +/- 181,653.43 SF (4.17 Acres)
- Landscape Area: +/- 45,603.10
- Landscape Percentage: +/- 25.10%
- Parking Spaces: 213





Existing phase 1 construction completed in 2008, has already provided infrastructure to include underground storm water storage to accommodate Phase 2 construction. If required additional storage will be added similar in design of what currently is on site.

The Home2 Suites, is designed to be turnkey upon completion of construction estimated to be March of 2017.

EXHIBIT C - AERIAL MAP (GIS)

Aerial Map



-  Requested vacation of ROW
-  City Limits
-  Hilton Garden Inn property
-  Tracts of Land



Hilton Garden Inn/SDesign Review & Vacate ROW

EXHIBIT D - SITE PHOTOS



LOOKING WEST ALONG THE CURRENT 26TH AVENUE SOUTHWEST; TREES TO BE PRESERVED FOR FUTURE USE



LOOKING SOUTH TOWARDS VACANT LOT, ADJACENT RESIDENTIAL AND EXISTING/PROPOSED ENTRANCE



LOOKING WEST TOWARDS PROPOSED PROJECT SITE, EXISTING PARKING LOT TO BE RECONFIGURED UNDER SHARED USE PARKING AGREEMENT



LOOKING NORTH TOWARDS EXISTING/PROPOSED PARKING LOT; COMMERCIAL USES IN BACKGROUND

EXHIBIT E - RENDERING ELEVATION



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



ERCK HOTELS

GREAT FALLS, MONTANA

DRB BUILDING ELEVATIONS
SCALE: NTS
DATE: 12.21.15
DRB

DRAWN BY: WWT
PLOT DATE: 12.16.15
JOB NUMBER: GFH2S

EXHIBIT E - RENDERING MISC. VIEWS



EAST ELEVATION W/ MONUMENT SIGN
SCALE: 1/8" = 1'-0"



LEFT ENTRY
SCALE: 1/8" = 1'-0"



FRONT GATHERING ZONE
SCALE: 1/8" = 1'-0"



BACK GATHERING ZONE
SCALE: 1/8" = 1'-0"



ERCK HOTELS

GREAT FALLS, MONTANA

DRB SITE MISC. VIEWS

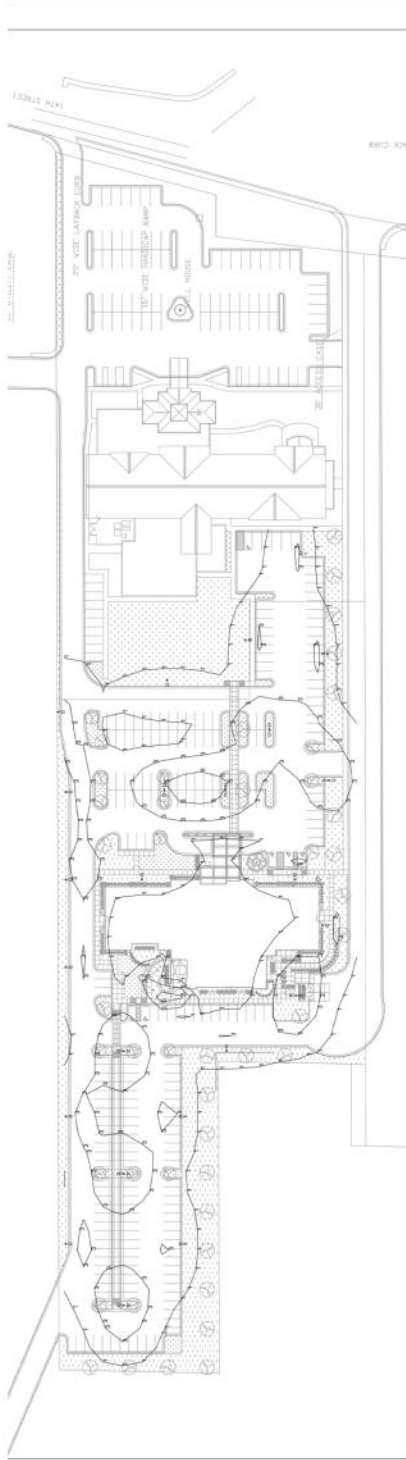
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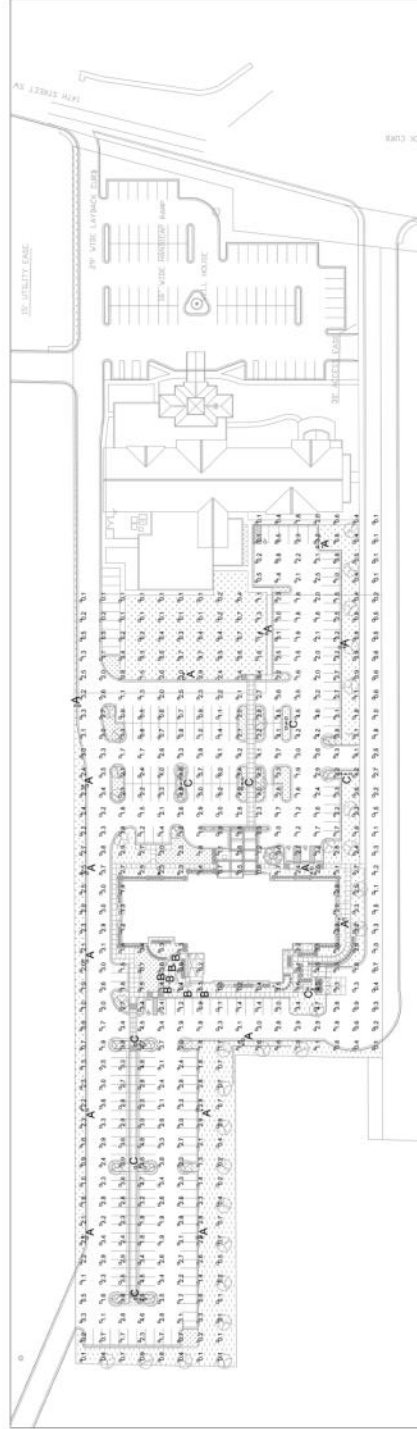
DRAWN BY: WWT
PLOT DATE: 12.16.15
JOB NUMBER: GFH2S

EXHIBIT H—PHOTOMETRIC PLAN



2 SITE PHOTOMETRIC PLAN CONTOURS
NTS

Zone	Category	Material	Lamp	UF	Maint
A	SHIELDED 4000 KLM 100W MANTLE	3000K Type 2 Medium Output	LED	0.5	1.00
B	SHIELDED 4000 KLM 100W MANTLE	3000K Type 2 Medium Output	LED	0.5	1.00
C	SHIELDED 4000 KLM 100W MANTLE	3000K Type 2 Medium Output	LED	0.5	1.00



1 SITE PHOTOMETRIC PLAN VALUES
NTS



ERCK HOTELS

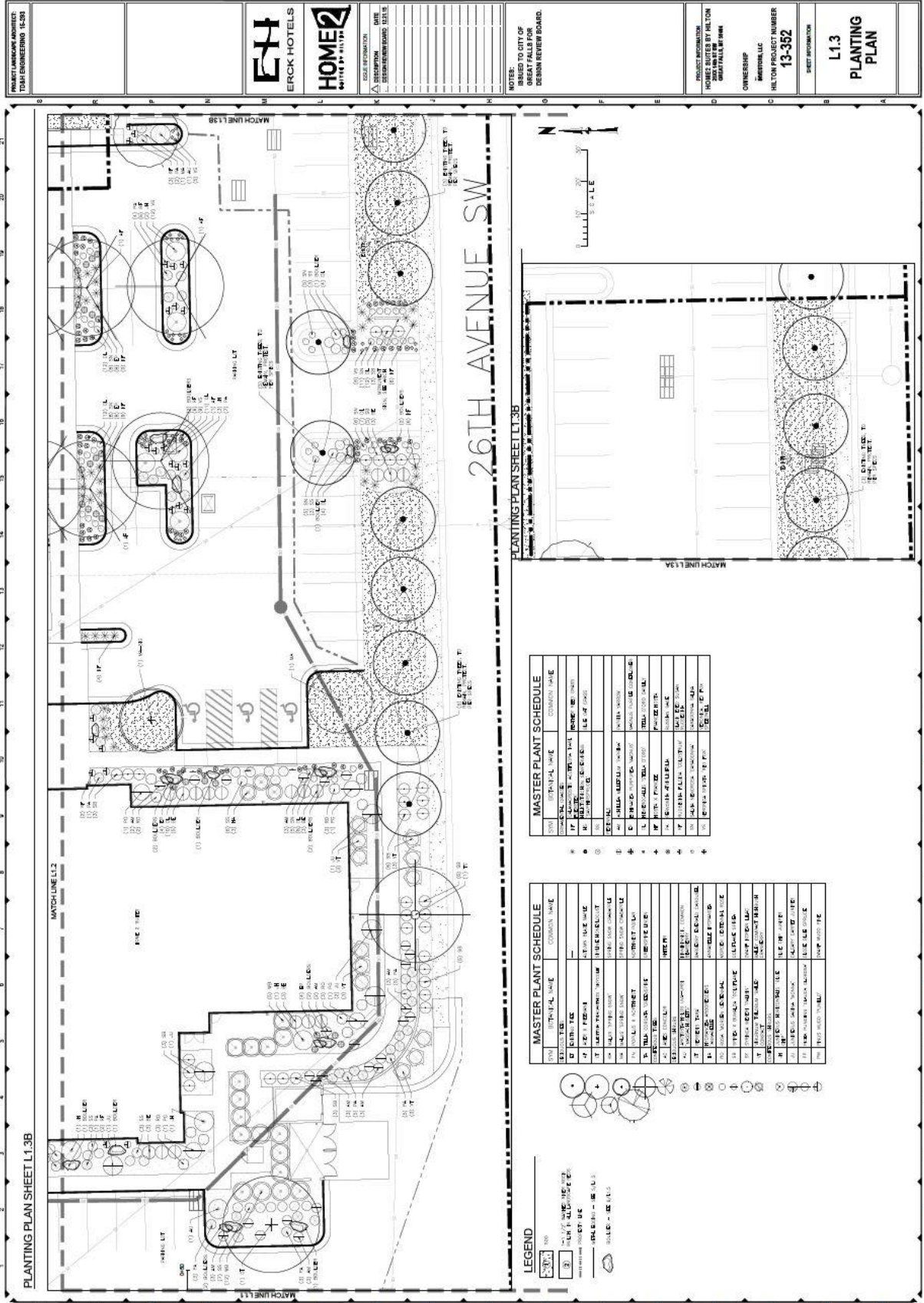
GREAT FALLS, MONTANA

DRB PHOTOMETRIC PLAN
SCALE: NTS
DATE: 04.24.15

DRAWN BY: WWT
PLOT DATE: 12.21.15
JOB NUMBER: GFH2S



EXHIBIT J—PLANTING PLAN (SOUTHEAST)



PROJECT LANDSCAPE ARCHITECT
TOMM ENGINEERING (LCSB)

ERK
ERCK HOTELS

HOME2
SUITE BY HILTON

DATE: _____
DESIGNER: _____
CHECKER: _____
DATE: _____

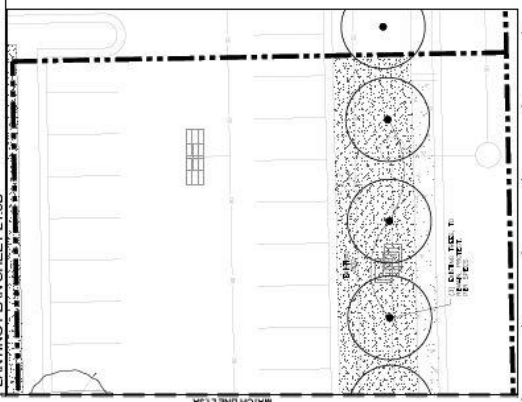
NOTES:
1. SEE GREAT FALLS FOR DESIGN REVIEW BOARD.

PROJECT INFORMATION
HILTON PROJECT NUMBER
13-352

OWNER:
HILTON

DESIGNER:
TOMM ENGINEERING (LCSB)

L1.3
PLANTING PLAN



MASTER PLANT SCHEDULE

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