

DESIGN REVIEW BOARD

July 25, 2016

Case Number

DRB2016-14

Owner/Applicant

Karl Birky and Allan Birky

Applicant Representative

Allan Birky

Property Location

On the corner of Central Ave W and 13th St SW

Requested Action

Design Review for changes to the facade of the building and site improvements.

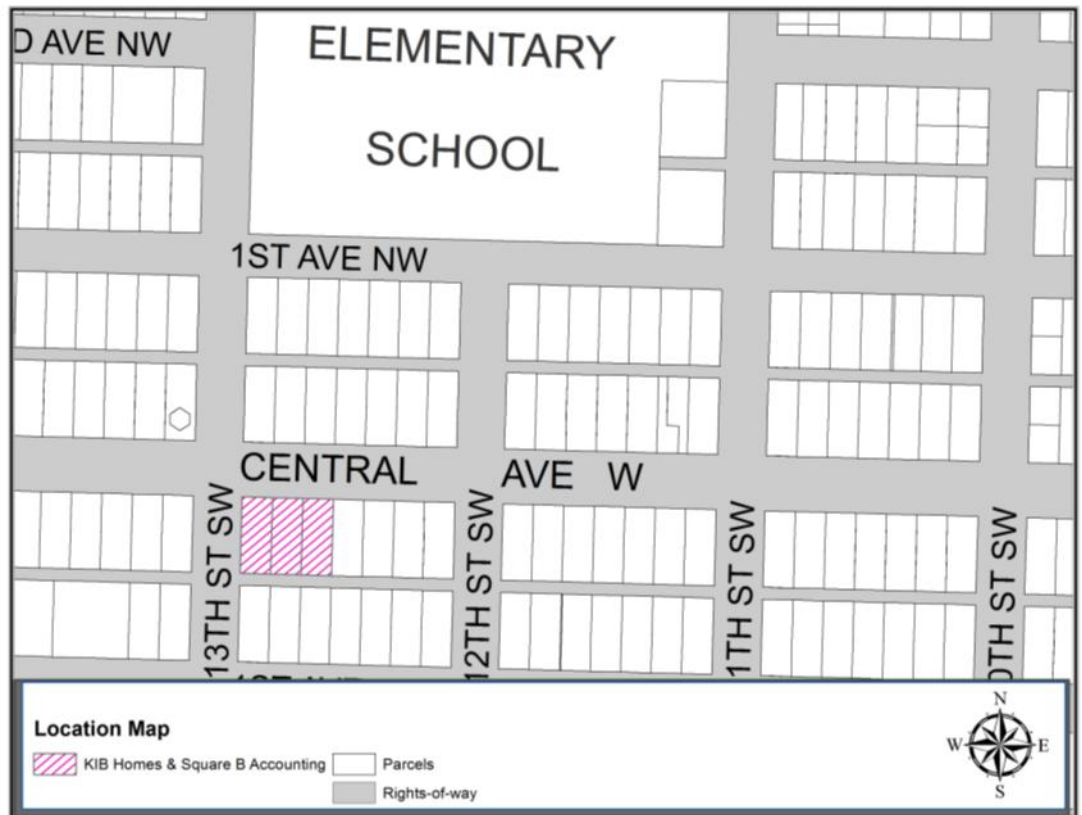
Recommendation

Approve the submitted design with conditions

Project Planner

Erin Borland

KIB HOMES AND SQUARE B ACCOUNTING:
1220 CENTRAL AVENUE WEST



Project Description

The applicants are proposing renovation of the existing Double Barrel Cafe located at 1220 Central Avenue West, from a restaurant to an office space. The subject property will be the new office for KIB Homes and Square B Accounting. Along with changes to the façade the applicant is also proposing several site improvements.

Background

- Legal Description: Great Falls Original Townsite, 5th Addition, Lot 1-3, Block 587, of Section 10, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: C-2 General commercial
- Parcel Area: ±18,750 square feet or ±0.43 acres
- Structure Size: ± 2,832 square feet

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

The applicants is proposing renovation to the existing building and site improvements to bring the site closer to conformance with the City Code. The façade upgrade has been designed with corrugated Bridger Steel siding in two colors, and a stone accent will be utilized on the corner of the building and the corners of the entrances. An example of the siding and stone accent can be seen in Exhibit G. The applicants have proposed removing the existing roof overhang (shown in the site photographs in Exhibit D) which will extend the height of the entrances and walls of the building, and give a more modern look. The location of the trash enclosure has not been determined at this time, but the applicants will work with a trash removal company on the location and have been informed that the trash enclosure shall be screened.

Conformance with Title 17

The site was developed under prior code requirements, therefore classifying the existing site as nonconforming. The proposed project is a change of use which is permitted in this zoning district. The proposed project will bring the site closer to conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls (OCCGF), including but not limited to parking improvements, ADA accessibility, and landscaping.

The OCCGF requires 1 parking space per 250 square feet of gross floor area or 1.1 per employee, whichever is greater for office space. The existing structure is 2,832 square feet, which would require 11 parking spaces. The OCCGF further requires that if the total number of required parking spaces is between 1 to 25 spaces, then a minimum of 1 accessible space is required. The site plan includes the conceptual parking layout showing 12 parking spaces, 1 of which will be ADA accessible. The existing parking lot is paved but the applicant is proposing to re-stripe the parking lot to show the layout proposed on the site plan. Due to the existing nonconforming site constraints, the proposed aisle widths for the parking lot are not in conformance with the OCCGF but have been approved by Staff.

The applicants will be adding new building mounted lighting to the building to ensure safety at night. The specifications of these lights were submitted and are in compliance with Chapter 40 of the OCCGF and are full cutoff fixtures.

The proposed landscaping will bring the site closer to compliance with Title 17, Chapter 44 - Landscaping of the OCCGF. Paved or nonliving surfaces are currently the dominant texture within the interior of the site, with existing cement walkways along the front of the building and asphalt parking. The applicants have proposed creating a six-foot wide island between the two existing curb cut entrances to the site. This island will contain two boulevard trees that have been selected from the City's boulevard tree list.

The applicants are proposing the use of the existing pole signs on site. The design for these signs have not been determined at this time. The proposed signage will be reviewed under a separate application.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the façade update and site improvements of the proposed office space building, located at 1220 Central Avenue West, as shown in the conceptual development plans contained within this report and provided by the applicants, subject to the following conditions:

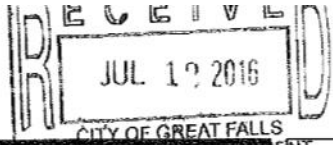
- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

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- 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. The applicants shall not incorporate a contractor yard as part of the subject property. The Official Code of the City of Great Falls (OCCGF) defines a "Contractor yard" as a place and/or building, or portion thereof, that is used or is intended to be used by a contractor/builder with one (1) or more of the following: construction material storage, machinery storage or repair, including trucks and heavy equipment, shops, and office space. A Contractor yard, and related activities, is expressly prohibited in the C-2 General commercial zoning district.
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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
Todd Seymanski, City Forester
Allan Birky, Square B Accounting, representative, allan@squarebaccounting.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

Office at 1220 Central / Offices
Name of Project / Proposed Use:

Karl Birky / Allan Birky
Owner Name:

42 New Dracut Hill Rd, Vaughn, MT 59487
Mailing Address:

406-899-7107 Phone: allan@squarebaccounting.com Email:

Allan Birky
Representative Name:

Same
Mailing Address:

Same Phone: Same Email:

PROJECT LOCATION:

1220 Central Ave W. Great Falls, MT 59404
Site Address:

16,750 Sq. Ft. of Property: 2832 Sq. Ft. of Structure:

LEGAL DESCRIPTION

<u>Lots 1-3</u>	<u>Great Falls 5th</u>	<u>587</u>	
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.

[Signature] Property Owner's Signature: 7/11/16 Date:

[Signature] Representative's Signature: 7/11/16 Date:

EXHIBIT B - PROJECT NARRATIVE

Karl Birky / Allan Birky

Project at 1220 Central Ave W. Great Falls, MT

Project Narrative:

Remodel exterior and interior of existing building formerly the Double Barrel Café at 1220 Central Avenue West, Great Falls, MT. The building will be made into office space for KIB Homes (owned by Karl Birky) and Square B Accounting (owned by Allan Birky).

Exterior remodel includes

1. Removing the asphalt shingle façade from the building.
2. Installing new corrugated steel siding on the face of the building.
 - a. Black ¾" Corrugated steel from Bridger Steel
 - b. Galvanized ¾" Corrugated steel from Bridger Steel
 - c. Cultured stone on corners for accents
3. Installing steel awnings above the two doors facing the street with chain supports up to the building. With lights shining down onto the entry way.
4. Install lights pointing toward building on face of building

Landscaping

1. 6' wide section between the two approaches from Central Ave W.
 - a. Remove the asphalt and replace with grass.
 - b. Plant two trees in this area.

Parking

1. Create one van handicap accessible parking space in front of the building with loading area
2. Create 6 – 90* 9' x 19' parking spaces
3. Create 5 – 60* angle 10' x 20' parking spaces

Interior Remodel

1. Remove restaurant equipment
2. Remove some walls to create a bigger entry area
3. Build office partition walls
4. New sheetrock as needed
5. New paint
6. New floor coverings as needed

EXHIBIT C - AERIAL MAP





-  KIB Homes & Square B Accounting
-  City Limits
-  Tracts of Land



EXHIBIT D - SITE PHOTOGRAPHS (JULY 2016)



View looking south from Central Ave W.



View looking west along Central Ave W showing the proposed area for landscaping along the sidewalk.

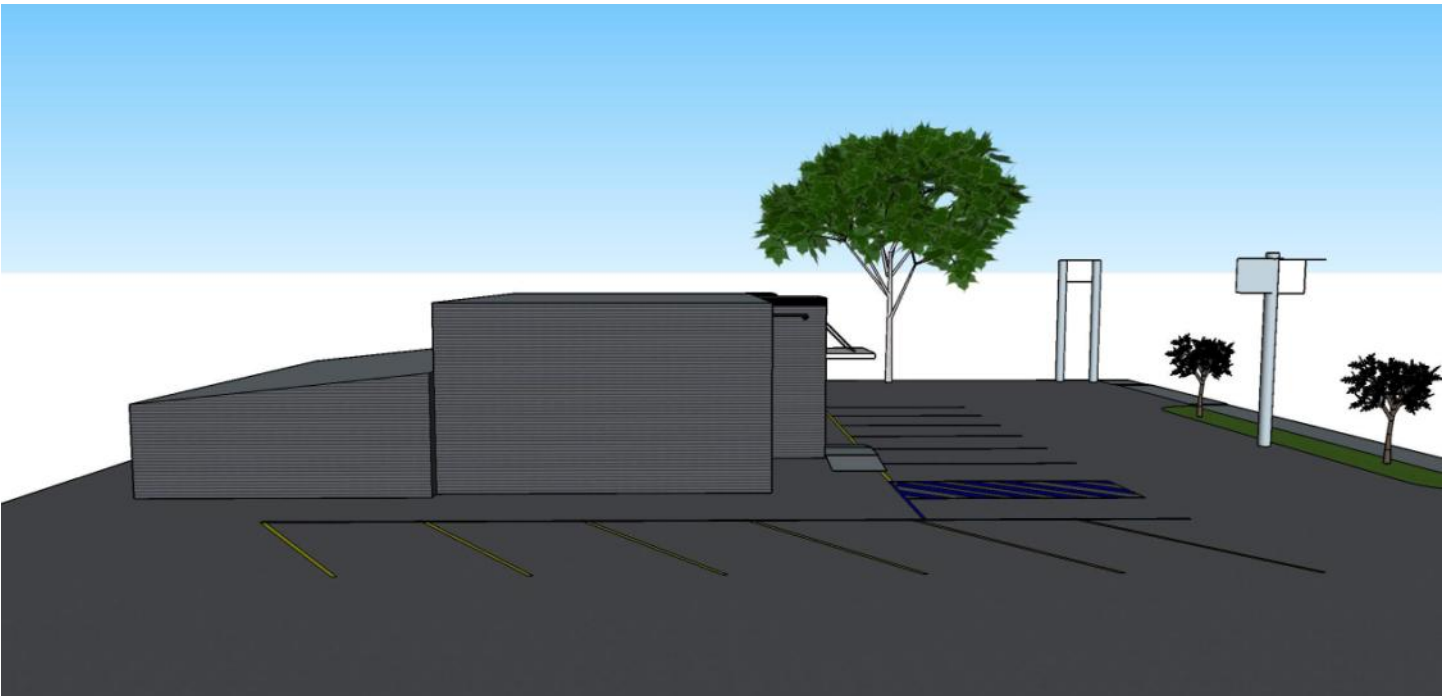


View looking north out of the site.

EXHIBIT E - BUILDING ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

EXHIBIT F - CONCEPTUAL RENDERING (SOUTHWEST)

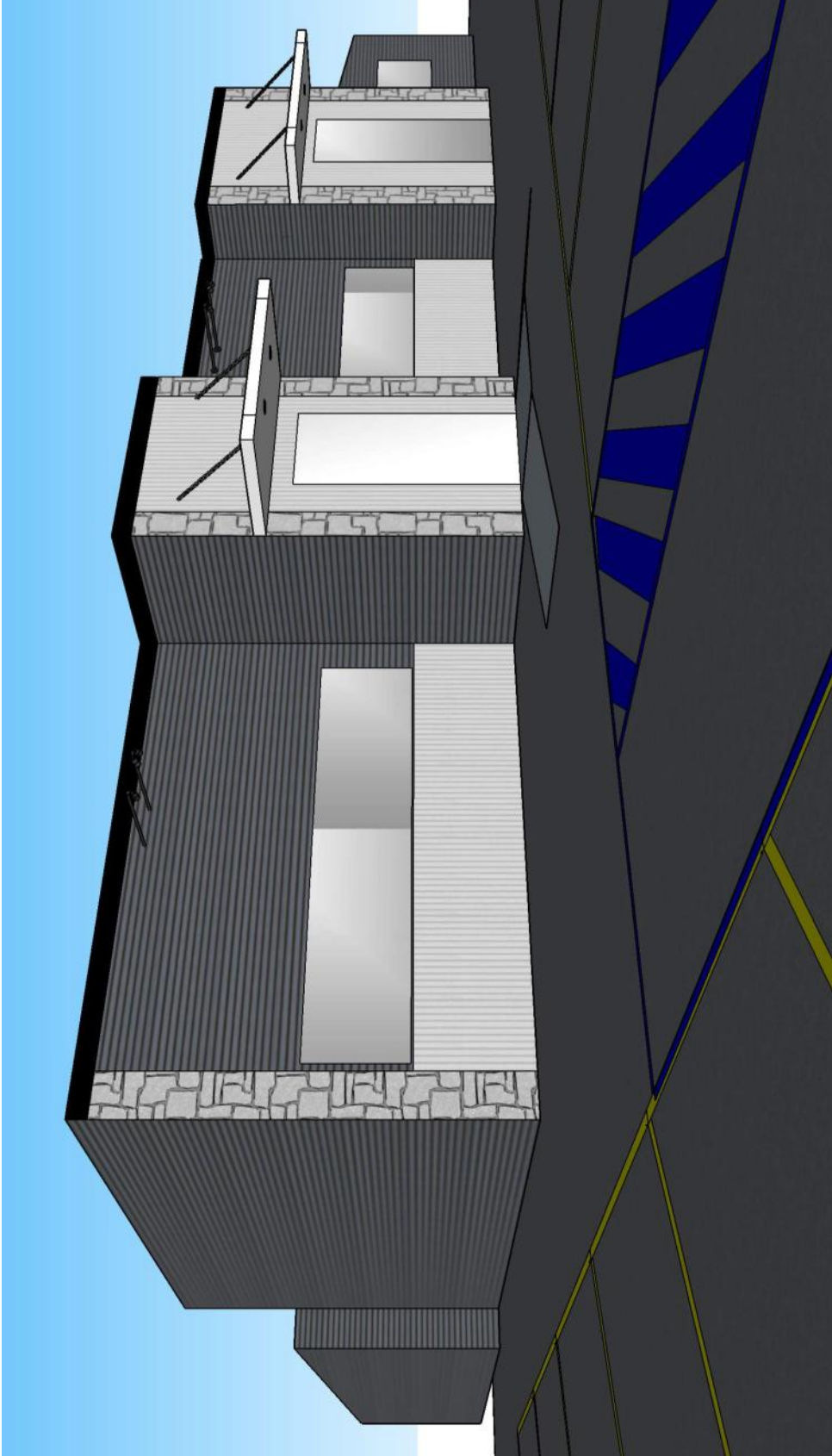
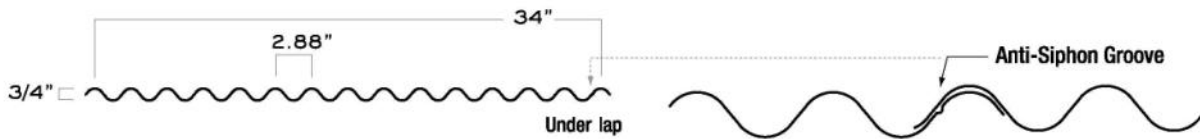


EXHIBIT G - COLOR AND MATERIALS PALETTE



3/4" CORRUGATED PANEL

EXPOSED FASTENER CORRUGATED PANEL



BRIDGER STEEL'S MOST ECONOMICAL INTERIOR/ EXTERIOR CORRUGATED PANEL. THIS PROFILE FEATURES CLEAN LINES, A 5 DEGREE OVER-BEND ON OVERLAP, AND AN ANTI-SIPHON GROOVE ON UNDER LAP FOR SUPERIOR WEATHER TIGHTNESS. USE THIS PANEL FOR RESIDENTIAL, COMMERCIAL AND AGRICULTURAL APPLICATIONS.

SAVE MONEY WITH BRIDGER STEEL'S 29 GAUGE STANDARD COLORS. WE USE THE HIGHEST QUALITY AND MOST ADVANCED CERAMIC IMPREGNATED SILICON MODIFIED POLYESTER (CSMP) PAINT SYSTEM AVAILABLE BACKED BY A LIFETIME FILM INTEGRITY AND 30 YEAR CHALK AND FADE WARRANTY.

BRIDGER STEEL SPECIALIZES IN ARCHITECTURALLY APPEALING UNIQUE COLORS AND FINISHES. OUR FULL COLLECTION CAN BE SEEN AT BRIDGERSTEEL.COM. SAMPLES AVAILABLE BY REQUEST. CUSTOM TRIM AND ACCESSORIES AVAILABLE FOR ALL PROFILES.

APPLICATIONS

- RESIDENTIAL, COMMERCIAL AND AGRICULTURAL
- EXTERIOR AND INTERIOR, INCLUDING WAINSCOTT
- HORIZONTAL OR VERTICAL

SPECIFICATIONS

- RIB HEIGHT: 3/4" AT 2.88" CENTERS. OVERALL PANEL COVERAGE 34"
- PANELS CAN BE PRODUCED IN LENGTHS FROM 3' TO 40'
- CAN BE INSTALLED OVER AN OPEN PURLIN SYSTEM OR A SOLID SUBSTRATE
A MINIMUM 3:12 PITCH IS RECOMMENDED IN MOST APPLICATIONS
- IF USED FOR A ROOFING APPLICATION, USE BEAD MASTIC ON THE OVERLAP
- USES THE HIGHEST QUALITY 80K - 120K TENSILE STRENGTH STEEL
- CONTACT BRIDGER STEEL FOR LOAD DATA
- CHOOSE FROM ANY OF OUR 29 GAUGE COLORS PLUS GALVALUME®, GALVANIZED OR WHITE LINER

EXHIBIT G - COLOR AND MATERIALS PALETTE (CONT)

Siding will be 3/4" Corrugated from Bridger Steel

Black – Horizontal



BLACK*
TSR 25 E.84 SRI 24

Cultured Stone on accent corners of building

Rocky Mountain Stone – Mountain Stack Champagne



Galvanized - Vertical



GALVANIZED^S

Here is a project I did with these colors

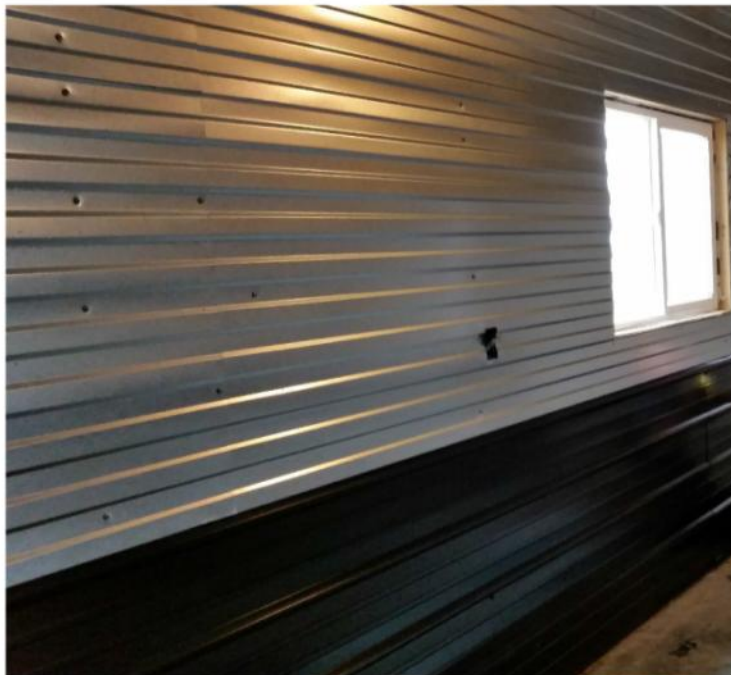


EXHIBIT H - LIGHTING EXAMPLES

4 - Outside light for awning.

LED Flush Mount Ceiling Fixture with Polycarbonate Lens 7" wide

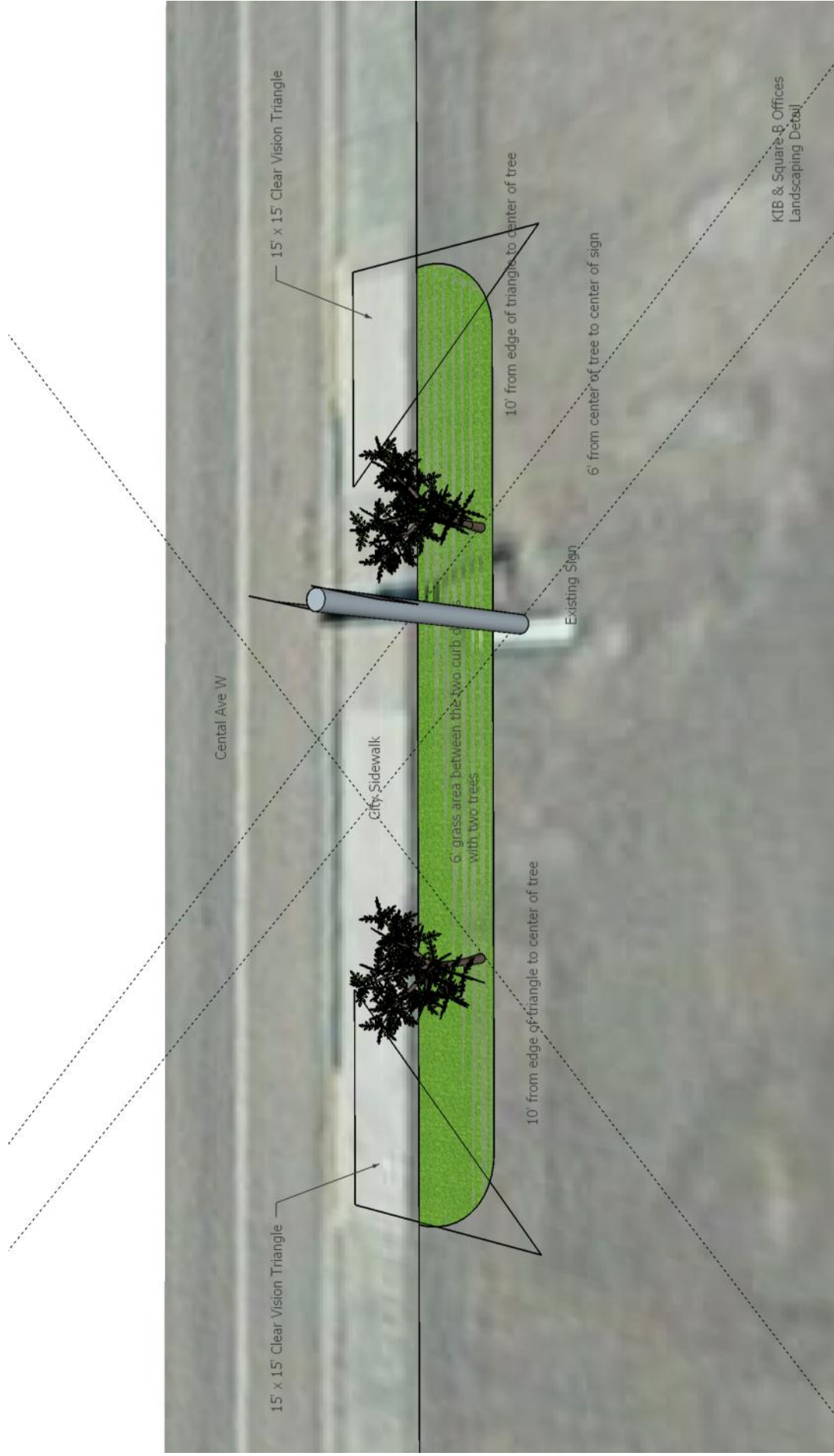


4 - Lights on wall of building. Shining back toward building face.

GooseNeck Adjustable Wall Fixture American Classic Collection – 150 watt bulb max



EXHIBIT I - LANDSCAPING DETAIL



DEVELOPMENT PLANS:
SITE/LANDSCAPING PLAN



Setbacks:
 North (top) 57'
 South (bottom) 12'
 West (left) 32'
 East (right) 40'