

DESIGN REVIEW BOARD

September 26, 2016

Case Number

DRB2016-16

Owner/Applicant

West Bank LLC

Applicant

Representative

L'Heureux Page Werner

Property Location

Along 3rd St NW

Requested Action

Design Review for Phase I and Phase II of West Bank Landing

Recommendation

Approve the submitted design with conditions

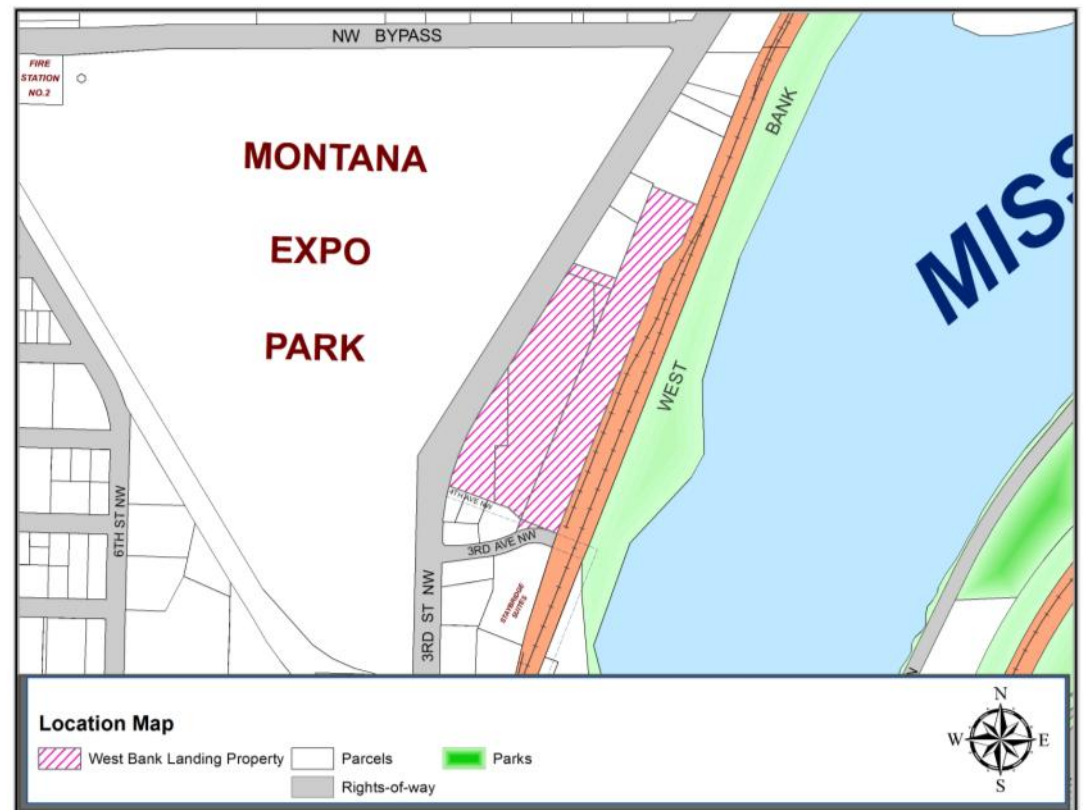
Project Planner

Erin Borland

WEST BANK LANDING:

PHASE I - MARRIOTT SPRINGHILL SUITES REVISION

PHASE II - MIXED USE BUILDINGS 1&2, BARREL BUILDING



Overall Project Description

The applicant is proposing the construction of the first two phases of the West Bank Landing project. The first phase is still focused on the construction of the SpringHill Suites, Marriott Hotel project. This project was approved by the Design Review Board (DRB) at its meeting on June 27. Because the developer decided to make changes to the Phase I project area, proposed parking, and landscaping, this Phase is being taken back through the process for DRB review.

In addition to Phase I, the developer is ready to proceed with site development and building construction for Phase II of the project. This includes renovation of the existing “Barrel Building” for a proposed health and wellness center with associated parking, as well as the construction of two new buildings and parking areas. These buildings are identified as “Mixed Use Building 1” and “Mixed Use Building 2”. The first building is proposed to be located just south and west of the hotel site. This will be a multi-story building with a commercial user for the most of the first floor with

upper-story office tenants. The second building will be located directly south of Mixed Use Building One. The building is proposed to contain multiple retail and restaurant tenants on the first floor with office tenants on upper level floors.

Background

- Legal Description: Mark 1, 1B, 1BB, 2C4, and 23. Section 2, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: M-2 Mixed-use transitional
- Project Area for West Bank Landing: 537,400 square feet or 12.34 acres
- Phase I Project Area: 150,718 square feet or 3.46 acres
- Phase I Building Square Footage: 93,934 square feet (4-story hotel)
- Phase II Project Area: 174,389 square feet or 4.00 acres
- Phase II Combined Building Square Footage: Approximately 92,870 square feet

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

Much of the project scope for Phase I remains the same as approved by the DRB. The applicant is still proposing an approximately 93,934 square foot, four-story Marriott SpringHill Suites hotel with 132 rooms and meeting space. The building has been designed to meet Marriott's corporate standards as well as set a tone that will continue throughout the entire development. The building features vertical siding, shingle siding, and lap siding in earth tone colors and a partial rock exterior (see the color and material palette found in the attached development plan). The trash enclosure, located in the parking lot on the south end of the property boundary for Phase I, will consist of wood slats installed on 8-foot tall steel pipe columns with cedar caps. The front of the enclosure can be accessed by two 7-foot tall gates of the same material. The enclosure will be screened by landscaping on one side. Details are provided in the attached development plans.

The change to the hotel phase is an expansion and re-orientation of the parcel area. The original parcel size of the hotel site and parking area was 3.25 acres. It is now proposed to be 3.46 acres because the applicant wishes to move Mixed Use Building One from the front of the property to the middle of the development site. As a result of this change, the hotel phase required an expansion of area to the north of the project access drive off 3rd Street Northwest. Essentially, proposed hotel parking is being taken away from the new location of Mixed Use Building One and being added to the area north of the access drive.

For Phase II, the applicant still plans to renovate the existing Barrel Building, with the use being identified as a health and wellness center. The existing masonry walls will be repaired where necessary. Two small areas will be added to the building for an insulated entry vestibule and a mechanical room. They will both be faced with pre-finished black metal panels to give the building an industrial feel. An exterior deck will be over the mechanical room on the north side, accessible from a newly constructed mezzanine inside. The roofing will be replaced with a new single ply membrane roof over continuous insulation. A landscaped exterior workout area will be added to the west side of the building on 3rd Street. A black steel fence will be constructed along 3rd, to help create a separation from the street.

As noted previously, the applicant wishes to move Mixed Use Building One from the front of the property to a location just south and west of the hotel site. This would shift parking to the front of the property along 3rd Street Northwest rather than exclusively along the side and rear of the building location. The reasoning behind the change is to move the building much closer to the north-south private drive that provides access to all the development sites. The applicant wants to create a stronger sense of place along this drive by enclosing it with nearby buildings. Staff notes that this actually hurts the sense of place for the project along 3rd Street Northwest. In response, the applicant has requested to utilize shared parking to potentially add another building along the public street. This will be further discussed later in the staff report.

Mixed Use Building One will have a footprint of 15,324 square feet. A large retail use is planned for the majority of the main floor of this building. The main entrance for this tenant will be on the corner facing the main entry

drive as well as 3rd Street Northwest. The southeastern portion of the main level will likely feature a restaurant tenant that will also have outdoor seating. The second and third floors of the proposed building will be allocated for office space. The second story will also feature a partial green roof and a rooftop patio area overlooking the north-south private drive. The proposed exterior materials will give the building an earth-toned appearance and include masonry, steel panels, and cement board siding. As was noted to the DRB during the Board's consideration of the hotel project, the applicant intends to design all of the buildings in West Bank Landing for Leadership in Energy and Environmental Design (LEED) certification. In this case, the building is proposed to achieve at least a LEED Silver rating.

Mixed Use Building Two remains proposed for the same location in the development. It is proposed to have a footprint of 14,594 square feet and contain multiple retail and restaurant tenants on the main level with office space on the second and third floors. The building will vary in scale between two and three stories and feature ample second floor patio space and a partial green roof. The color palette, building materials, and intent LEED design will be very similar to Mixed Use Building One.

Conformance with Title 17

The proposed project is in 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 zoning, setbacks, building height and lot coverage.

Parking

The site plan includes a conceptual parking layout with 401 parking spaces between the two phases. This includes all required ADA accessible spaces. Although the entire West Bank Landing development will be divided up into individual parcels, including one for the hotel project, the surface parking spaces will be accessible for all users through cross-access and parking agreements.

If each individual building was required to have the minimum parking requirements spelled out in the OCCGF, the required parking count for the two phases would be 523 parking spaces. However, the applicant has met with staff and provided very detailed analysis for why a shared parking arrangement should be considered. Section 17.36.2.060 of the OCCGF allows the Director of Planning and Community Development to permit two or more land uses to share parking facilities provided that certain criteria are met. The applicant has provided the following justification for staff:

1. The development contains multiple land uses with different parking peaks. For instance, the proposed office space will be very active between 8am and 5pm, but will need almost no parking on the weekend or during the evening when the proposed restaurant space and hotel will have more activity.
2. The City's parking requirements do not account for other transportation modes such as carpooling, walking, or transit usage. Many communities reduce parking requirements when a development is adjacent to transit, and the applicant proposes a transit stop for this project. Additionally, the project is near the City's trail network.
3. The development will really be functioning like a shopping center, and most City ordinances reduce parking requirements for shopping centers as opposed to individual commercial uses. These centers tend to "capture" a lot of activity between all the uses. For instance, an employee of the future office space would clearly walk rather than take a new driving trip to the proposed fitness facility, retail space, and restaurant space in the development. Since the businesses will clearly have internal customers, parking can be reduced.
4. The petitioners submitted different parking codes from other Montana cities to justify their shared parking proposal. For example, if Missoula's parking code is used, the requirement for these two phases would be 331 spaces—well below the applicant's proposal.

Because the applicant has provided detailed analysis to justify the reduced parking allocation, the Director has approved usage of the City's Shared Parking provision in the code. Allowing shared parking may allow the applicant to construct an additional building(s) along 3rd Street Northwest to enhance the public street appeal of

the project. As for the parking space dimensions, the applicant has submitted a design waiver requesting the use of 9-foot wide spaces by 20-foot long spaces rather than the standard 10-foot wide spaces by 19-foot long spaces. This design waiver has been approved by staff. Additionally, nineteen (19) bicycle parking spaces will be installed for the first two phases of development.

Other Development Standards

The applicant has incorporated pedestrian connectivity along both the north-south access drive and along the east-west access drive to 3rd Street Northwest. Additionally, pedestrian access is available around all the proposed buildings. One recommendation staff has for the DRB is for a more direct pedestrian connection to be added between either Mixed Use Building One and the sidewalk on 3rd Street Northwest or between Mixed use Building Two and 3rd Street Northwest. This would improve overall walkability for and non-vehicular access to, the proposed development.

The site redevelopment will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a stormwater management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan, along with all utility services plans, will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development.

The applicant has provided an outdoor lighting plan which meets the requirements of the OCCGF, pending a minor revision to demonstrate foot candle compliance along the property lines. This minor revision will be addressed at the permit stage.

The goal of the landscape design for West Bank Landing is to carry on the thematic elements from West Bank One, which includes The Front/Faster Basset, Staybridge Suites and Kobe Steakhouse restaurant. The applicant is still proposing to utilize award-winning landscape artist Mike Hollern, who is well-known for augmenting plant material with sculptures, large rock aggregations, and other innovative aesthetic touches.

The OCCGF Chapter 44 – Landscaping, requires a minimum of fifteen percent of the gross property area to be designated as interior landscaping. The interior landscaping is to be inclusive of landscaping in vehicular use areas and foundation planting areas. The OCCGF further requires one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping. Due to the applicant's desire to continue the landscaping theme from West Bank One, the applicant has submitted a design waiver to reduce the shrub count by utilizing a 2:1 ratio with the proposed perennial plants. The design waiver has been approved with the comment that the plant counts are subject to review for final inspection to ensure that the landscaping achieves an equivalent outcome to the intent of Chapter 44.

Between the two phases, the ordinance requires installation of 125 interior trees and 866 shrubs over the approximately 7.5 acres slated for development. The applicant's site plan submission was just slightly short of these requirements for each phase. Since that point, the applicant has provided a revised landscape plan that they believe addresses the plant count requirements. This proposal will be reviewed by staff at the permit stage.

Conclusion and Recommendation

The West Bank Landing redevelopment effort has long been supported by the City of Great Falls. West Bank One, with its innovative landscaping approach and popular commercial uses, has been a welcome redevelopment project for the near west side of the community. Both projects are located in a City Tax Increment Finance District. As a result, substantial public and private investment is being made to transform the previous industrial uses along the Missouri River into a thriving mixed use center. The project's unified site and building design approach coupled with its emphasis on sustainability make the proposal a positive addition to the community. 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 construction of West Bank Landing, Phases I and II, located along 3rd St Northwest, as shown in the conceptual development plans contained within this report and provided by the Applicant, 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.
 - 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 applicant will work with Staff, as directed by the Board, on providing direct pedestrian connectivity between either Mixed Use Building One or Mixed Use Building Two and 3rd Street Northwest.
 - D. Prior to permit issuance, the applicant shall revise the outdoor lighting plan as indicated by staff to comply with the OCCGF.
 - E. Prior to permit issuance, the applicant is required to submit all required information necessary to receive Director approval for a Shared Parking arrangement in accordance with Section 17.36.2.060 of the OCCGF. This shall include a joint use shared parking agreement approved by the City Attorney and recorded with the Cascade County Clerk and Recorder as well as language specifying that the agreement is subject to future review if buildings in Phase I and II undergo changes in building occupancy class.
 - F. Any changes to plant species contained in the landscape plan must be approved by City staff prior to installation of substitute plant material.
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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
Aaron Perry, James Talcott Construction, representative, aperry@jtc-mt.com
Spencer Woith, Woith Engineering Inc., representative, spencer@woitheng.com
Timothy Peterson, LPW Architecture, representative, timothyp@lpwarchitecture.com

EXHIBIT A - APPLICATION (PHASE I)

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

Marriott Springhill Suites - West Bank Landing - Phase 1

Name of Project / Proposed Use:

West Bank LLC

Owner Name:

PO Box 2493 Great Falls, Montana 59403

Mailing Address:

406.836.2146

aperry@jtc-mt.com

Phone:

Email:

Aaron L. Perry

Representative Name:

Same As Above

Mailing Address:

Same As Above

Same As Above

Phone:

Email:

PROJECT LOCATION:

525 3rd Street NW Great Falls, Montana 59404

Site Address:

~163,383 SF

93,934 SF

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:	S02 Section:	T20N Township/Block	R03E Range/Addition
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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.

Brad Tedrick
Property Owner's Signature: _____ **Date:** May 18, 2016

[Signature]
Representative's Signature: _____ **Date:** May 18, 2016

EXHIBIT A - APPLICATION CONT. (PHASE II)

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

West Bank Landing - Phase 2 - MIXED USE 1, MIXED USE 2, EXISTING BARREL
Name of Project / Proposed Use: BUILDING

West Bank LLC
Owner Name:

PO Box 2493 Great Falls, Montana 59403
Mailing Address:

406.836.2146 Phone: aperry@jtc-mt.com Email:

Aaron L. Perry
Representative Name:

Same As Above
Mailing Address:

Same As Above Phone: Same As Above Email:

PROJECT LOCATION:

525 3rd Street NW Great Falls, Montana 59404
Site Address:

174,389 SF Sq. Ft. of Property: 89,253 SF Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:	Section:	Township/Block	Range/Addition
	S02	T20N	R03E

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: 9/12/16
Representative's Signature: _____ Date: _____

EXHIBIT B - PROJECT NARRATIVE

PHASE I:

West Bank LLC is constructing a four-story SpringHill Suites as the first phase of the West Bank Landing development. SpringHill is a Marriott a Marriott flag hotel that features modern design in an upper-moderate price category.

The property in Great Falls will include 132 rooms, all of which are suites. It will also include much-requested meeting space. The property is being designed to maximize its riverfront view, and will attract both leisure and short-term business travelers. The building was designed to not only meet Marriott's high standards, but also to set the nature-inspired tone of the entire development.

PHASE II:

Phase 2 will include two mixed use buildings and the remodel of the existing barrel building on the site.

Existing Barrel Building: This building is planned to be remodeled for a health and wellness center to serve the West Bank Landing development, and the northwest side of Great Falls. The existing masonry walls will be repaired where necessary, and an exterior masonry sealant will be applied. All exterior windows and doors will be replaced with insulated doors and windows. The windows will still maintain the industrial look of the building. Two small areas will be added for the building for an insulated entry vestibule and a mechanical room. They will both be faced with pre-finished black metal panels to give the building an edgy industrial feel. An exterior deck will be over the mechanical room on the north side, accessible from a newly constructed mezzanine inside. The roofing will be replaced with a new single ply membrane roof over continuous insulation. A landscaped exterior work out area will be added to the west side of the building on 3rd Street. A black steel fence will be constructed along 3rd, to help create a separation from the noisy street.

Mixed Use 1: A large merchandizer is planned for the majority of the main floor of this building. The main entrance for this tenant will be on the corner facing the main east-west access to the site and 3rd Street. The south and east sides of the main floor of the building are intended to be a restaurant tenant. The building steps back on the site at this location to allow outdoor seating and landscaping at this location, and another main entrance for the upper floors of the building. The stepped back area could include glass overhead doors to open the restaurant tenant up to the street. The upper floors are intended to be multiple office tenants. An upper patio on the second floor is planned over the single story restaurant tenant space. This patio will be used for either break space for the office tenants, or possibly extra outdoor seating space for the restaurant. The remaining extent of this roof will be a green roof. Exterior building materials will include masonry, prefinished steel panels, and cement board siding. The building will be designed with the intent of achieving at least LEED Silver.

Mixed Use 2: Multiple retail and restaurant tenants are planned for the main floor of this building. A main entrance atrium is planned for the center of the building for circulation to the upper floors

EXHIBIT B - PROJECT NARRATIVE (CONT.)

PHASE II (CONT.):

to house office tenants. The step up from 2 to 3 stories adds to the overall interest of the building and will provide a location for an upper shaded patio on the 2nd story roof. The remainder of the 2nd story roof will be a green roof. The 2 story portion of the building also steps back from the street to allow for more landscaping and seating at the street level. Exterior building materials will include masonry, prefinished steel panels, and cement board siding. The building will be designed with the intent of achieving at least LEED Silver.

All of the buildings of the development will feature earth-toned colors and a partial rock or masonry exteriors, and will include the award-winning landscape designs of artist Mike Hollern.

WEST BANK LANDING:

The site: West Bank Landing is a 12.5-acre parcel located north of the Cowboy's Bar and West Bank One development. It is flanked on the east by West Bank Park and the Missouri River, and on the west by 3rd Street Northwest and Montana ExpoPark. It extends north to Stockman Bank, excluding the former J Bar T property.

The developers: The property was purchased by Brad Talcott, Linda Caricaburu, Spencer Woith and Joe Aline. All are Great Falls natives who wanted to make sure that the riverfront area was developed to bring in new businesses and jobs, yet be accessible to the community and environmentally responsible. All have done previous developments and bring expertise to the project: Talcott and Caricaburu have done commercial property development, including West Bank One (the Staybridge, Kobe Seafood and Steakhouse, The Front Brewing Company and Faster Basset); Woith is a civil engineer; and Aline has extensive experience with environmental cleanup.

The goal: As longtime local residents, we are excited by the potential of West Bank Landing. Our goal is to clean up a long-time eyesore, bring in new and expanding businesses, create jobs, and offer a fun setting for local residents to live, work and play.

Site history: The property formerly was owned by Cascade County. Montana Specialty Mills is located on the site and is currently winding down operations there. The county maintained a health department office and warehousing on the site until the purchase. In earlier years, the county had shops on the site and there previously had been a refinery.

Site cleanup: Previous operations on the property left a large swath of petroleum and other environmental contaminants. During its ownership, Cascade County oversaw partial cleanup of the site. Remediation is still required on a good portion of the property, including the area around the Montana Specialty Mills. With the help of a grant overseen by the Great Falls Development Authority, a Phase 2 environmental study is now underway. It will determine the extent of the contamination and how much work remains to clean it.

EXHIBIT B - PROJECT NARRATIVE (CONT.)

The master plan: We recognize that the site's proximity to West Bank Park and the river make it a special property that will have high public interest for responsible development. Instead of piecemeal development, we opted to create a master plan that lays out the goals for the whole development and ensures that business mix, building designs and landscaping are coordinated and complementary. L'Heureux Page Werner (LPW), a local architectural firm, is helping us create our master plan.

The master plan calls for a mixed-use development that includes retail and office space, restaurants and residential units. Most of the space will be new construction, with the exception of what is known as the "Barrel Building" – a brick building constructed in 1940 as an operational base for the Works Progress Administration. It features a graceful curved roof and architectural details that will be preserved during remodeling to make the building suitable for a retail and/or restaurant tenant. The building is on the National Historic Register.

The developers are committed to designing and building the most environmentally responsible project in Great Falls' history by utilizing USGBC's Leadership in Energy & Environmental Design (LEED) certification program. LEED is a green building certification program that recognizes best-in-class building strategies and practices. To receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. We are also pursuing LEED-ND (LEED Neighborhood), so that the entire site can be recognized for its environmentally sustainable design.

West Bank Landing will be bike and pedestrian friendly, and will provide easy access to the River's Edge Trail, West Bank Park and the Missouri River. As with West Bank One, the development will feature the work of award-winning local landscape artist Mike Hollern. Mike is designing and creating unique artwork to be incorporated throughout the project. He is also overseeing selection and array of landscape flora, focusing on native plants and sustainability.

Phase 1: The first phase of development is planned to begin this fall with the construction of a four story, 132-room Marriott Spring Hill Suites. The hotel is a modern, upscale brand that features all-suite rooms that are 25 percent larger than industry average rooms. It will include meeting rooms and a courtyard overlooking the river. In following with the West Bank Landing master plan, the hotel is being designed for LEED Silver certification. The hotel is scheduled to open in summer of 2017.

Phase 2: Remodel and lease of the barrel building for a health and wellness center tenant will occur simultaneous to construction of the hotel. We also are working with potential tenants for space in the Mixed Use 1 and Mixed Use 2 buildings, for which construction could begin this fall.

Future phases: Depending on the pace of securing tenants, construction will be phased over several years on the other buildings. One building for residential condos overlooking the river is planned in a future phase, and there is the possibility of including residential space on the upper floors of one or more of the mixed-use buildings.

EXHIBIT B - PROJECT NARRATIVE (CONT.)

To facilitate finding the right mix of businesses for West Bank Landing, we have hired Jeremiah Johnson to oversee marketing. Jeremiah was formerly with GFDA and has a strong background in business development. He has a proven track record working with both with local businesses looking for expansion possibilities, and with regional and national businesses looking for opportunities in Great Falls. We are excited he is on our team.

Community: We are committed to creating a development that is a source of pride for Great Falls, and one that gives back to the community. In that spirit, we are setting aside a percentage of all revenue from West Bank Landing to help fund community initiatives and/or non-profits.

EXHIBIT C - LEED NARRATIVE

The LEED Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED (Leadership in Energy and Environmental Design) promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. LEED certified buildings have lower operating costs and increased asset value, reduce waste sent to landfills, conserve energy and water, reduce harmful greenhouse gas emissions, and demonstrate an owner's commitment to environmental stewardship and social responsibility.

The LEED Neighborhood Development certification program expands the Green Building Rating System to integrate the principals of smart growth, new urbanism and green building into a national rating system for neighborhood design. LEED ND was engineered to inspire and help create better, more sustainable, well-connected neighborhoods. It looks beyond the scale of buildings to consider entire communities.

The 12 acre West Bank Landing development is an ideal location to plan a LEED Neighborhood Development. To be a certified in this regard, we intend to incorporate the following standards into the design of the site.

Smart Location and Linkage

- Locate the project on a previously developed infill site.
 - The previously heavy industrial site will be converted to mixed-use commercial, a much more appropriate use along the riverfront in Great Falls.
- At a project site identified as a brownfield or where soil contamination has been identified and requires remediation, perform remediation to the satisfaction of the authority having jurisdiction.
 - Environmental testing is being done, and remediation is planned for the site.
- Locate the project such that the project boundary is within ¼ mile bicycling distance of an existing bicycle network that connects to at least 10 diverse uses.
 - The site is adjacent to the River's Edge Trail.
- Walkable Streets
 - At least 90% of the buildings will have a functional entry onto the circulation network or other public space, such as a park or plaza, but not a parking lot.
 - At least 15% of the block length of the new circulation network will have a minimum building height to street centerline ratio of 1:1.5.
 - Continuous sidewalks or bicycle and pedestrian only paths will be provided along both sides of 90% of the circulation path length.
 - At least 80% of the total linear distance of building facades facing the circulation will be no more than 25 feet from the property line.

EXHIBIT C - LEED NARRATIVE (CONT.)

- Mixed-Use Neighborhoods
 - At least 50% of the dwelling units will be within ¼ mile walking distance of a multitude of diverse uses, such as a supermarket, bank, and recreational areas.
- Reduced Parking Footprint
 - We would like to locate all off-street parking lots at the side or rear of buildings.
- Transit Facilities
 - The project will provide a shelter at the bus stop, to provide a safe, convenient, and comfortable transit waiting area.
- Access To Civic, Public Space, and Recreational Facilities
 - We will locate at least 90% of the dwelling units and nonresidential use entrances within ¼ mile walk of at least one civic and passive use space. The site is adjacent to West Bank Park and the Federal Courthouse.
- Visitability and Universal Design
 - 20% of the new dwelling units will be designed as Type C VISIBLE Units, per ICC A117.1.
- Local Food Production
 - We will dedicate permanent and viable growing space or related facilities within the project.
 - The project is also within ½ mile walking distance of the farmer's market at the Civic Center.
- Certified Green Buildings
 - Buildings on the site will be certified under the LEED green building rating systems.
- Outdoor Water Use Reduction
 - The project's landscape water requirement (LWR) will be reduced by at least 50% from the site's calculated baseline for the site's peak watering month. Reductions will be achieved through plant species selection and irrigation efficiency as calculated in the EPA WaterSense Water Budget Tool.
- Building Reuse
 - We plan to reuse a majority of the old county shops barrel vault building, and repurpose it into retail use.
- Heat Island Reduction
 - The buildings will use reflective roofing materials that have an SRI that meet the minimum based on roof slopes.
- Solid Waste Management
 - The project will have at least one recycling or reuse station, available to all project occupants.
 - At least 50% of the nonhazardous construction, demolition, and renovation debris will be recycled.
- LEED Accredited Professional
 - Landry Watson with DPR, and Tim Peterson with LPW are both LEED Accredited Professionals.

EXHIBIT D - AERIAL MAP



-  West Bank Landing
-  City Limits
-  Tracts of Land

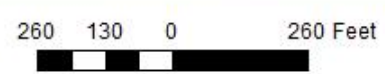


EXHIBIT E - DESIGN WAIVER (PHASE I)

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8415 • WWW.GREATFALLSMT.NET

DESIGN WAIVER APPLICATION

West Bank LLC

Owner/Representative Name:

761-0018

Phone:

Submittal Date:

Application Number:

PO Box 2493 Great Falls, MT 59403

Mailing Address:

PROPERTY LOCATION:

Mark / Lot:	Section:	Township/Block:	Range/Addition:
	S02	T20N	R03E
525 3rd Street NW Great Falls, MT 59404			

Street Address:

ZONING:

LAND USE

N/A	N/A
Current:	Proposed:

PROJECT DESCRIPTION/REQUEST: (ATTACH ADDITIONAL INFO AS REQUIRED SEE CHECKLIST)

West Bank LLC requests design waiver for the following items on Phase 1 of West Bank Landing:

1.Reduced Parking Space Dimension from 10' x 19' to 9' x 19'.

Warrant: This will help us achieve required parking count ratios in anticipation of full build-out of all future phases of the development.

2.Reduced shrub counts through use of perennials on a 2:1 ratio.

Warrant: Landscaping design will be similar to what the developers completed in the previous phase of development at West Bank One.

The overall development will achieve LEED for Neighborhood certification, upon completion which requires drought tolerant landscaping.

Brend Tadeott

Property Owner's Signature:

6-14-16

Date:

I, Craig Raymond, Director of Planning and Community Development, hereby approve the above Design Waiver request.

Craig Raymond

Director Approval Signature:

6/17/16

Date:

** SUBJECT TO REVIEW (PLANT COUNTS) UPON FINAL INSPECTION. MUST ACHIEVE EQUIVALENT OUTCOME.*

C.R.

EXHIBIT E - DESIGN WAIVER (PHASE II)

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8415 • WWW.GREATFALLSMT.NET

DESIGN WAIVER APPLICATION

West Bank LLC	
Owner/Representative Name:	Submittal Date:
761-0018	
Phone:	Application Number:

PO Box 2493 Great Falls, MT 59403
Mailing Address:

PROPERTY LOCATION:

	S02	T20N	R03E
Mark/Lot:	Section:	Township/Block:	Range/Addition:
525 3rd Street NW Great Falls, MT 59404			
Street Address:			

ZONING:

LAND USE

N/A		N/A	
Current:	Proposed:	Current:	Proposed:

PROJECT DESCRIPTION/REQUEST: (ATTACH ADDITIONAL INFO AS REQUIRED SEE CHECKLIST)

West Bank LLC requests design waiver for the following items on Phase 4^{II} of West Bank Landing: 1. Reduced Parking Space Dimension from 10' x 19' to 9' x 19'. Warrant: This will help achieve req. pkg count ratios in anticipation of full build-out of all future phases of the development.

2.Reduced shrub counts through use of perennials on a 2:1 ratio.
Warrant: Landscaping design will be similar to what the developers completed in the previous phase of development at West Bank One.

The overall development will achieve LEED for Neighborhood certification, upon completion which requires drought tolerant landscaping.

3. Waive requirement for foundation plantings - minimum planting requirements will be provided in parking islands and boulevard.

Property Owner's Signature:  Date: September 15, 2016

I, Craig Raymond, Director of Planning and Community Development, hereby approve the above Design Waiver request.

Director Approval Signature:  Date: 9/16/16

SEE ATTACHED.

EXHIBIT F - SITE PHOTOGRAPHS



View looking west, into the site from West Bank Park.



View looking north west, into the site from West Bank Park.



View looking north, showing the existing Montana Specialty Mills site and the existing curb cut onto 3rd Ave NW.

EXHIBIT F - SITE PHOTOGRAPHS (CONT.)



View looking south from the northern most part of the site.



View looking east into the site from 3rd St NW.



View looking south-east into the site from 3rd St NW.

EXHIBIT G - COLOR PALETTE (MIXED USE 1)

MIXED USE 1



FASCIA
NICKEL AND DARK BRONZE



STOREFRONT
DARK BRONZE ALUMINUM



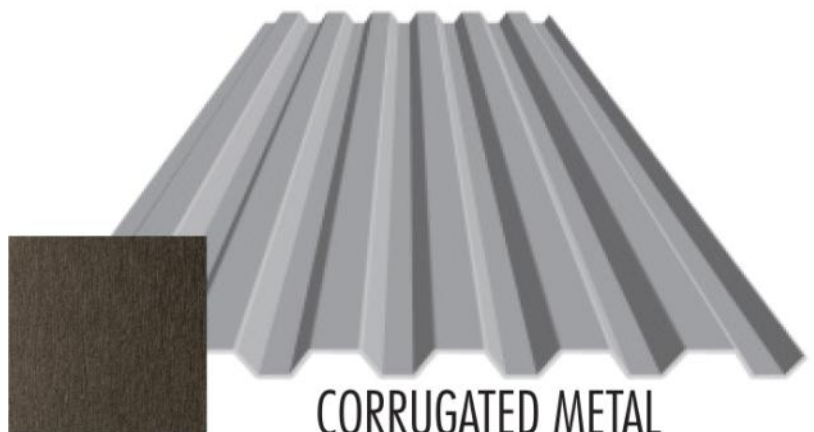
WOOD FIBER CEMENT RAINSCREEN
VINTAGE WOOD | CEDAR



BRICK
GRAPHITE



PRECAST CONCRETE VENEER
NATURAL GRAY



CORRUGATED METAL
T5 PANEL | WEATHERED COPPER FINISH

EXHIBIT H - CONCEPTUAL RENDERING (MIXED USE 1)



EXHIBIT H - CONCEPTUAL RENDERING CONT. (MIXED USE 1)



EXHIBIT G - COLOR PALETTE (MIXED USE 2)

MIXED USE 2



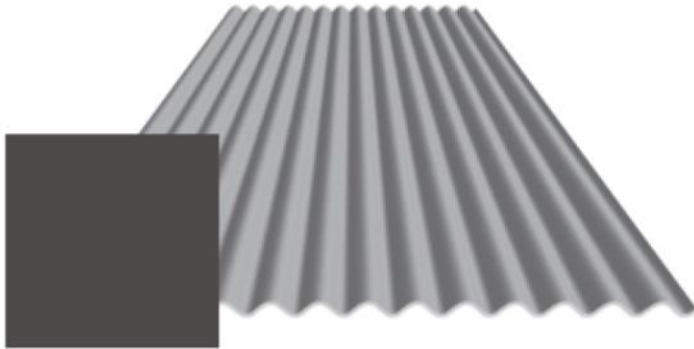
WOOD FIBER CEMENT RAINSCREEN
VINTAGE WOOD | CEDAR



STOREFRONT
NICKEL ALUMINUM



BRICK
GRAPHITE



CORRUGATED METAL
7/8" CORRUGATED WALL | SLATE GRAY FINISH



CORRUGATED METAL
TL-1222 CORRUGATED WALL | MATTE BLACK FINISH



COMPOSITE WALL PANEL
NATURAL WHITE



BURNISHED CMU
NATURAL GRAY

EXHIBIT H - CONCEPTUAL RENDERING (MIXED USE 2)



EXHIBIT H - CONCEPTUAL RENDERING CONT. (MIXED USE 2)



EXHIBIT H - CONCEPTUAL RENDERING CONT. (MIXED USE 2)



EXHIBIT G - COLOR PALETTE (EXISTING BARREL BUILDING)

BARREL BUILDING



MEMBRANE ROOFING
BLACK



COMPOSITE METAL PANEL
DARK BRONZE



BRICK
EXISTING

EXHIBIT H - CONCEPTUAL RENDERING CONT. (BARREL BUILDING)

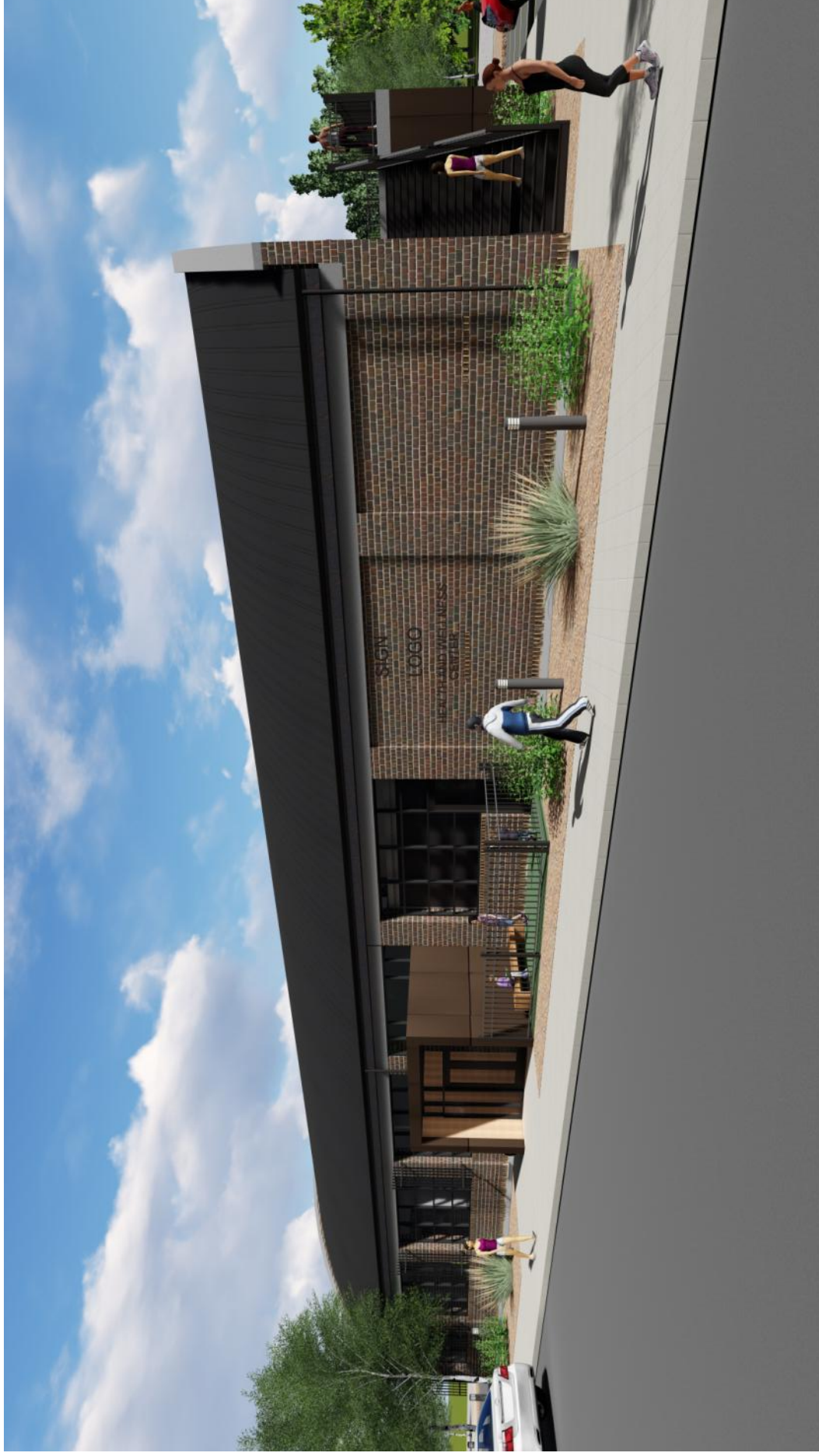


EXHIBIT H - LANDSCAPE AND SCULPTURE EXAMPLES



EXHIBIT H - LANDSCAPE AND SCULPTURE EXAMPLES (CONT.)



DEVELOPMENT PLANS:

SITE PLAN

LANDSCAPING PLAN

BUILDING ELEVATIONS

FLOOR PLANS

TRASH ENCLOSURE DETAIL

PHOTOMETRIC LIGHTING PLAN