

DESIGN REVIEW BOARD

October 10, 2016

Case Number

DRB2016-17

Owner/Applicant

Town Pump, Inc.

Applicant Representative

Jason Egeline - CWG Architects, PC

Property Location

On 10th Ave S between 4th St S and 5th St S

Requested Action

Design Review for an exterior renovation

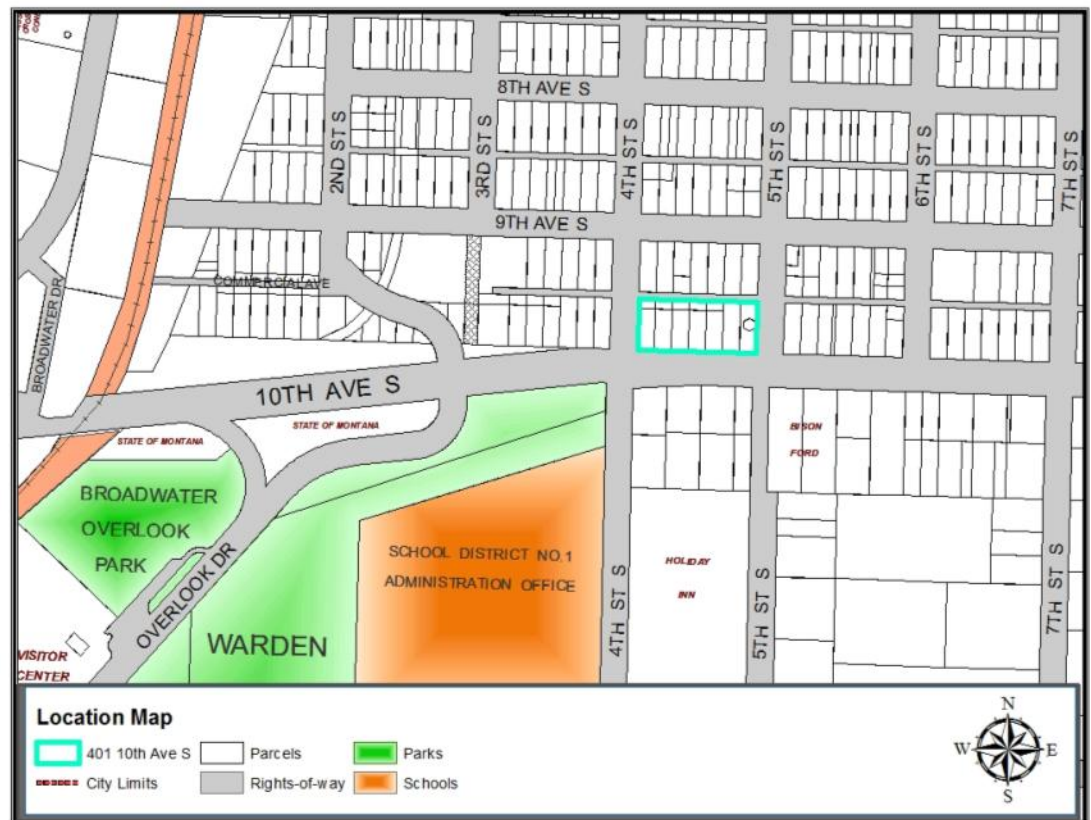
Recommendation

Approve the submitted design with conditions

Project Planner

Erin Borland

TOWN PUMP #1 CONVENIENCE STORE: 401 10TH AVENUE SOUTH



Project Description

The applicant is proposing an exterior renovation and interior remodel for the existing Town Pump Great Falls #1 Convenience Store. The interior remodel consists of changing the existing laundry area into additional sales area and cooler space. The exterior renovation consists of a total reface of the store with new entrances and associated site work.

Background

- Legal Description: Lot 4-5 & 8-14, Block 507, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: C-2 General Commercial
- Parcel Area: $\pm 67,500$ square feet or ± 1.55 acres
- Structure Size: Existing Building $\pm 7,005$ square feet

Exterior Renovation: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

The applicant is proposing an interior remodel with an exterior renovation. The exterior renovation will include changes to the finishes and appearance in order to look more modern and better fit with the updated Town Pump image. The existing EIFS exterior will be replaced with cement board lap siding and brick veneer. The convenience store portion of the building will have a new vestibule, and a new entrance is proposed for the casino. All roofing, soffit, and fascia will be replaced with copper penny finished metal panels. All existing mechanical units located on the roof of the building will be screened with architectural elements, as can be see in the provided building elevations. All design materials can be reviewed in the attached development plans.

Applicable Sections of Title 17

The proposed exterior renovation of the building and site improvements are reviewed for conformance with the applicable sections of Title 17 - Land Development Code, of the Official Code of the City of Great Falls (OCCGF), including but not limited to outdoor lighting, accessible parking spaces, and pedestrian circulation.

The OCCGF requires that when a parking area is restriped, accessible parking spaces shall be marked and designated consistent with Chapter 36. With the change to the entrances, a portion of the parking is proposed to be restriped including the accessible parking spaces. The two spaces have been relocated with the required layout for compliance with Chapter 36 (See attached site plan).

The applicant is proposing new building mounted lights and has submitted specifications of the fixture to ensure that they are in compliance with Chapter 40 of the OCCGF. Staff has requested the foot candle output of these lights to review for compliance with Chapter 40 of the OCCGF.

The proposed exterior renovation will require the removal and replacement of existing sidewalk. The site plan proposes a new sidewalk layout around the entrances which is in compliance with Title 17 of the OCCGF.

Due to the scope of the subject project, no further landscaping is required for this submittal. However, the applicant is required to replace any landscaping that has been damaged or removed during construction.

The applicant is proposing new signage which will be submitted under a separate application and is required to comply with Chapter 60 of the OCCGF.

Aggregation of Lots

Due to the proposed construction and site work, Town Pump will be required to aggregate all parcels associated with the convenience store and car wash.

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/deny) the Design Review Application for the exterior renovation of the Town Pump Convenience Store, located at 401 10th Avenue South, 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 provide foot candles for the proposed building mounted light fixtures.
- D. The applicant will provide an amended plat, and administrative plat review application and fee, to aggregate all parcels associated with the project except for the parking lot located across the alley which shall incorporate corrections of any errors or omissions noted by Staff.

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
Jason Egeline, Representative, CWG Architects, jason@cwg-architects.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

Town Pump Great Falls #1 Convenience Store Remodel

Name of Project / Proposed Use:

Town Pump, Inc.

Owner Name:

600 South Main Street, Butte, MT 59701

Mailing Address:

406-497-6860

DanS@townpump.com

Phone:

Email:

CWG Architects, PC - Jason Egeline

Representative Name:

PO Box 1198, Helena, MT 59624

Mailing Address:

406-443-2340

jason@cwg-architects.com

Phone:

Email:

PROJECT LOCATION:

401 10th Avenue South, Great Falls, MT 59405

Site Address:

67,500 sf

7,005 sf

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lots 4-5 & 8-14

S12

T20N/ Block 507

R03E

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:

Date:

Representative's Signature:

Date:

EXHIBIT B - PROJECT NARRATIVE



Town Pump Inc.

Corporate Offices

600 South Main Street

P. O. Box 6000 • Butte, Montana (MT) 59702-6000

September 22, 2016

Mr. Thomas Micuda
City of Great Falls, Planning and Community Development
PO Box 5021
Great Falls, MT 59403

RE: Town Pump Great Falls #1 Convenience Store Remodel

Dear Tom,

We are pleased to submit the Town Pump Great Falls #1 Convenience Store Remodel for the Design Review Board evaluation. The project mainly consists of an interior remodel of the existing laundry into additional sales floor and cooler space.

The exterior finishes and appearance are being updated to better fit with current Town Pump projects which provide an updated, cleaner, and more modern look as well as a low maintenance finish that will look good for years to come. The existing EIFS exterior is being replaced with new cement board lap siding and brick veneer. The existing dormers are being updated, the convenience store is getting a new vestibule, and a new entrance is being added for the casino. The existing awning is being replaced with a new metal fascia.

Site work is minimal and consists mainly of new sidewalk arrangements for the new entries.

The project has been put out to bid with construction to start as soon as possible.

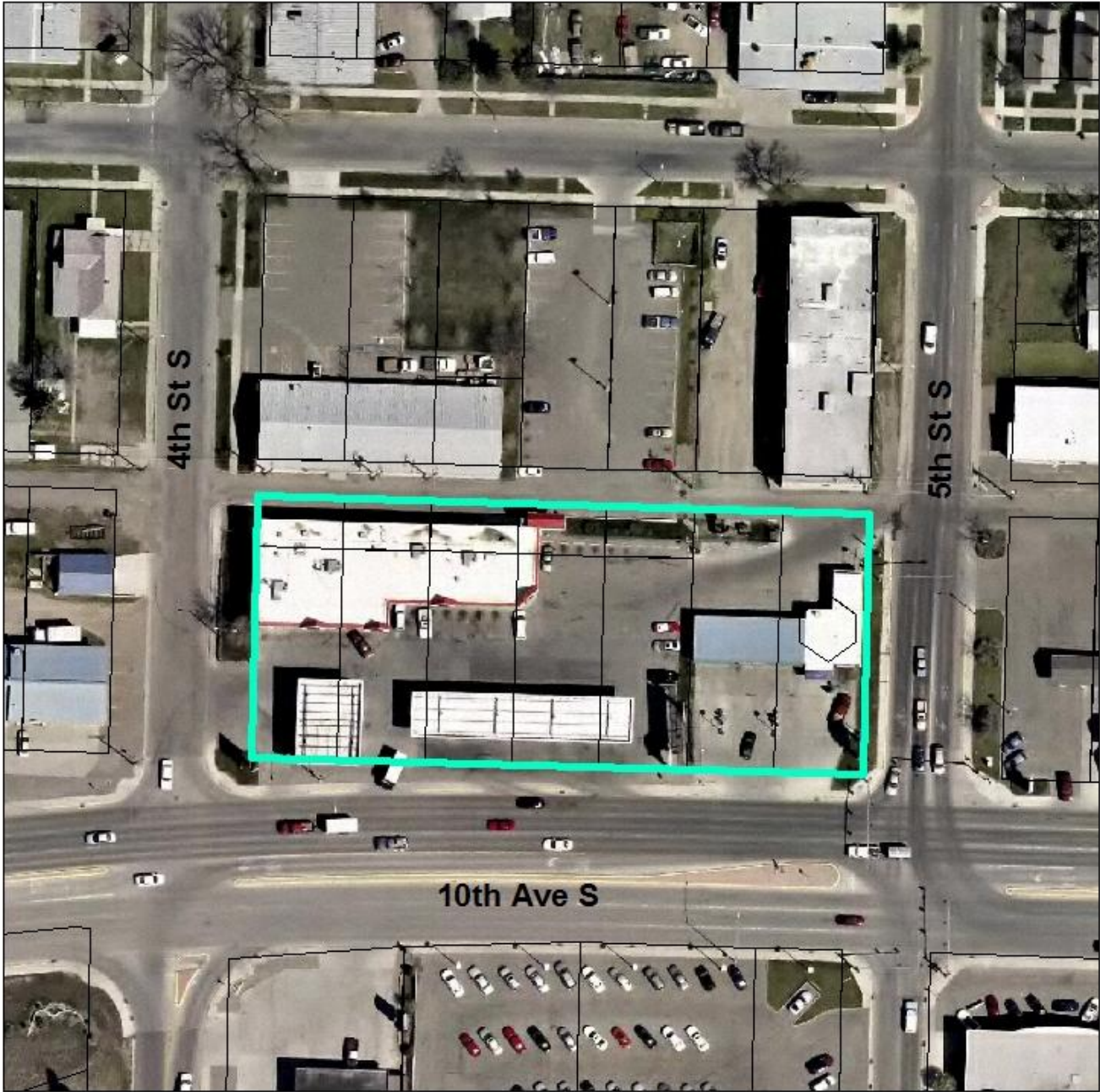
Enclosed are the existing and proposed site plans, exterior building elevations with example photographs of projects with the same materials, exterior building lighting specifications, proposed site signage for your review.



Please call with any questions or comments you have related to this submittal.

Sincerely,

Dan Sampson
Construction & Development Manager
Town Pump Inc.

EXHIBIT C - AERIAL MAP



-  401 10th Ave S
-  Tracts of Land

50 25 0 50 Feet



Town Pump #1 Convenience Store Remodel

EXHIBIT D - SITE PHOTOGRAPHS (OCTOBER 2016)



View looking north-west at the existing casino on the east side of the subject building



View looking north-west at the existing convenience store entrance on the south side of the subject building



View looking east from 4th St S down the alley along the north or rear side of the existing building

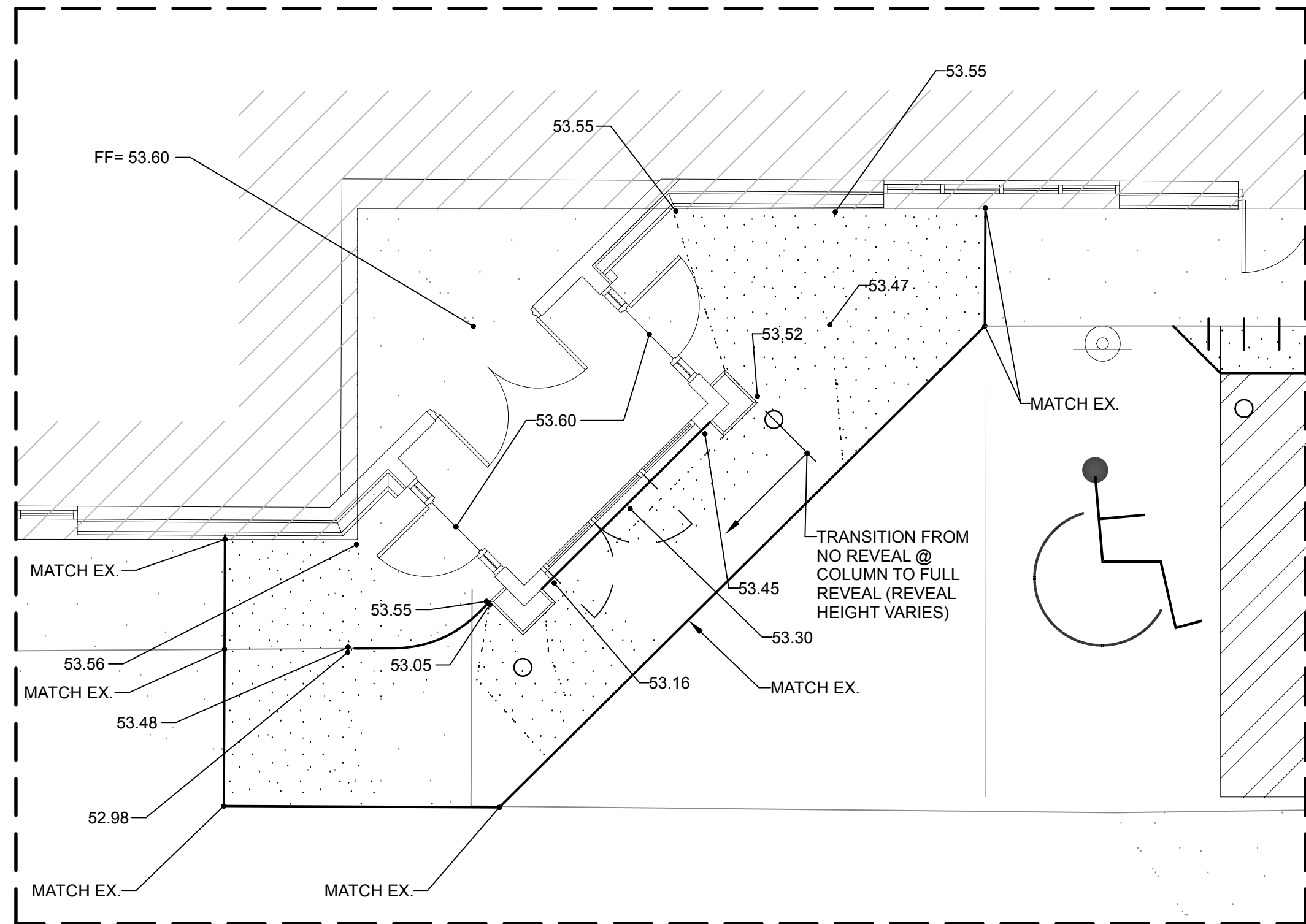
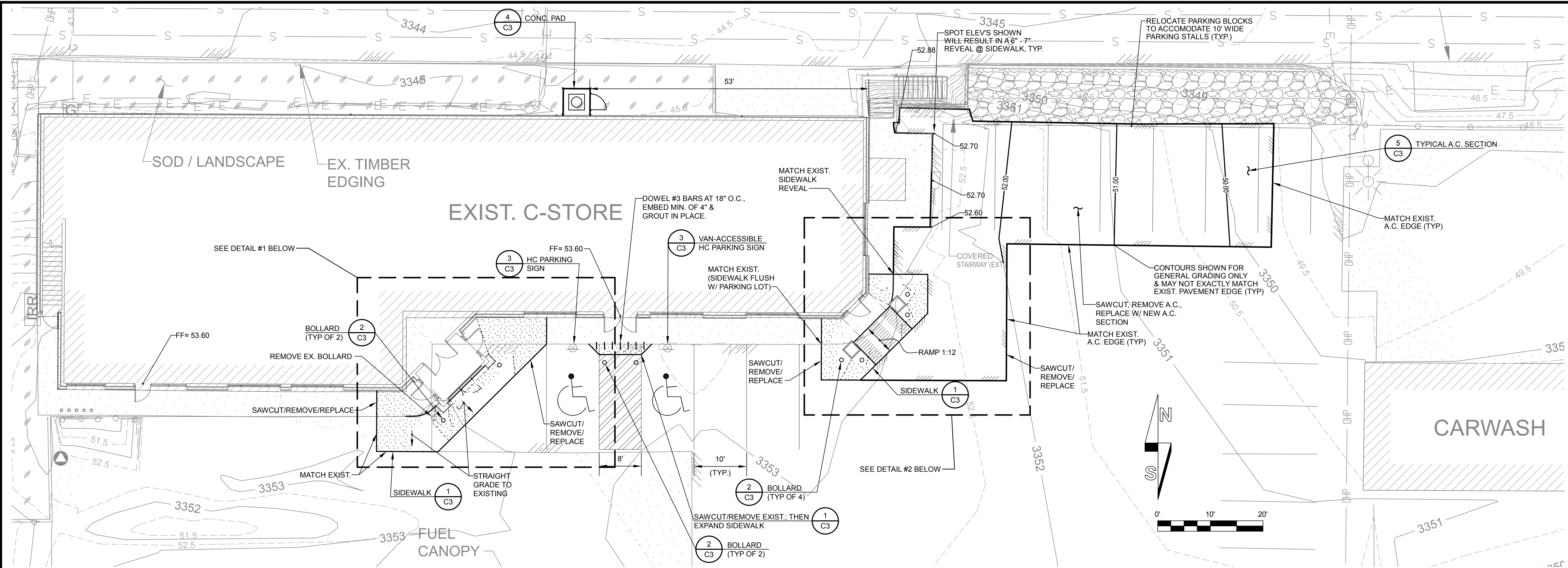
DEVELOPMENT PLANS:

SITE PLAN

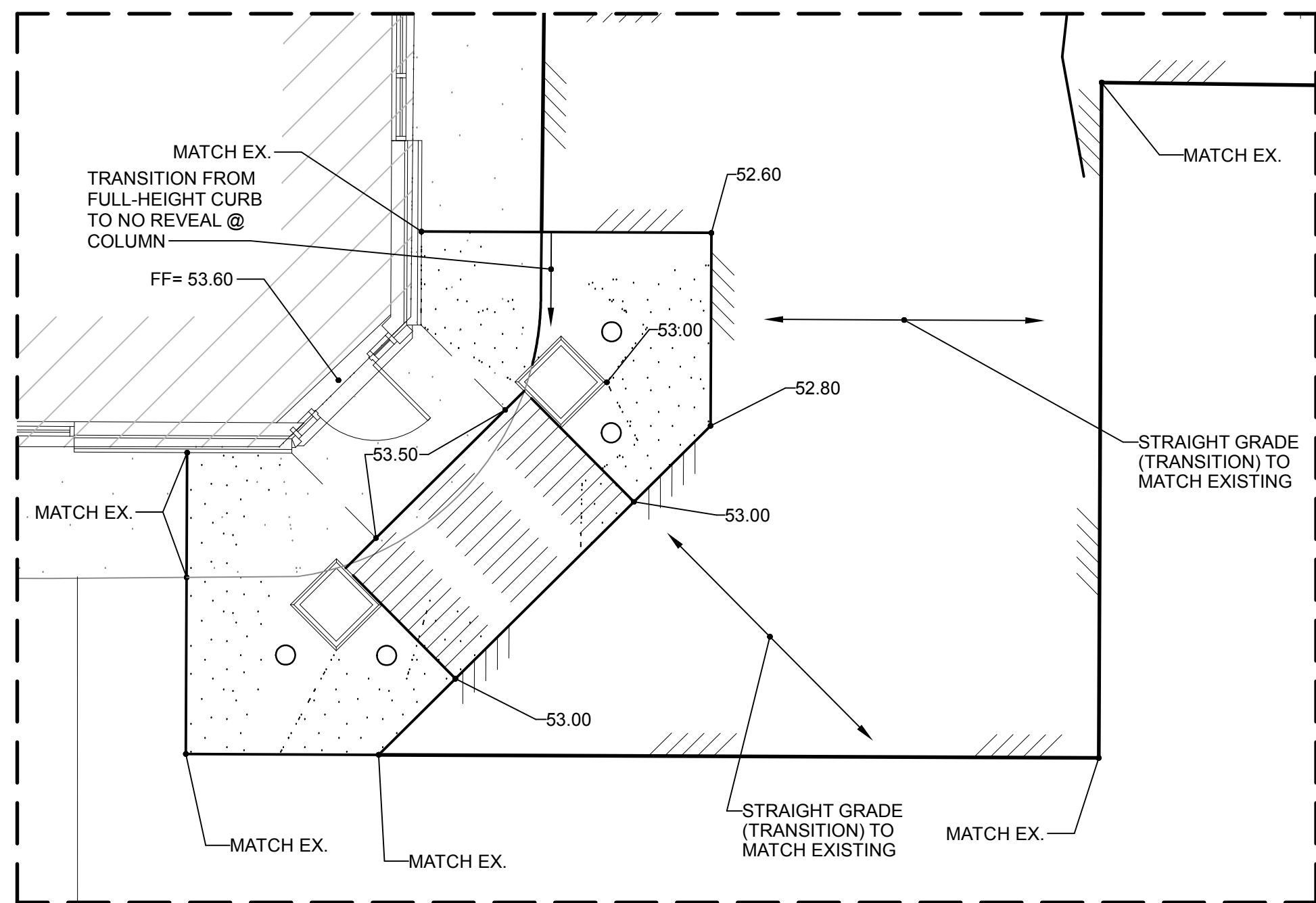
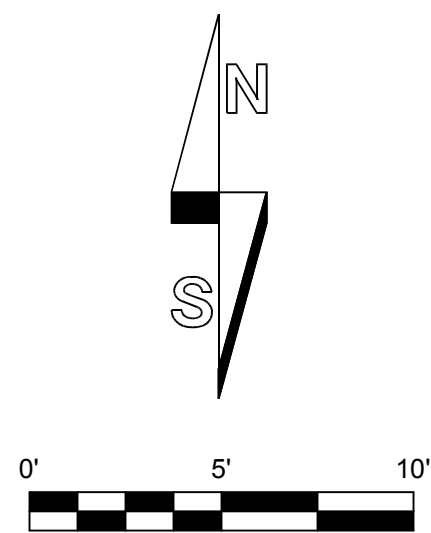
BUILDING ELEVATIONS

EXTERIOR FINISH PROPOSAL

PROPOSED SIGNAGE



DETAIL #1



DETAIL #2



BIG SKY CIVIL & ENVIRONMENTAL, INC

ENGINEERS - PLANNERS - DESIGNERS -
LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

1324 13th Ave. SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406) 727-2185 OFFICE
(406) 727-3656 FAX
www.bigskyce.com

PROFESSIONAL SEAL



BY: CJM

DATE: 8/19/16

OWNER:

GREAT FALLS
TOWN PUMP, INC.

PROJECT NAME:

GREAT FALLS #1
CONVENIENCE
STORE REMODEL

SHEET TITLE:

SITE
IMPROVEMENTS

DRAWING INFORMATION:

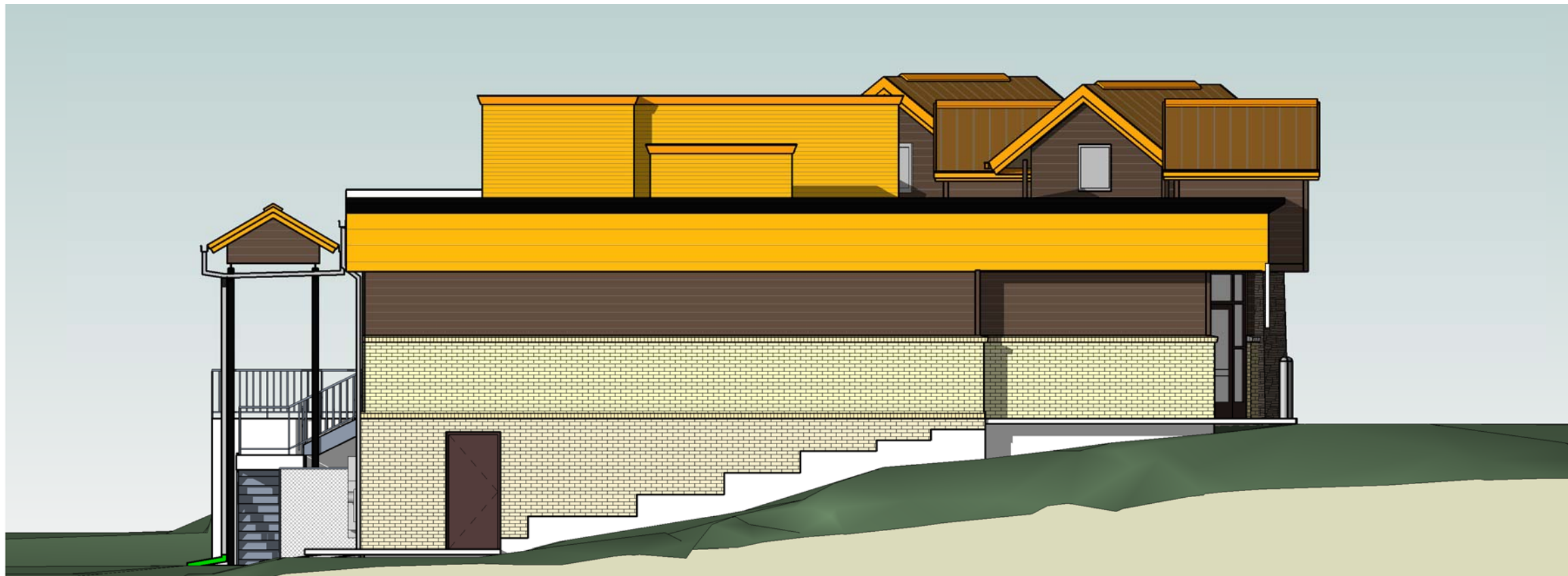
BSCE PROJECT NUMBER: 16DT
OWNER FILE NUMBER: XXXX
CADD FILE NAME: 16DT-C2
ASSOCIATED PROJECTS: XXXX

SHEET:

C2 OF 3



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



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



3 **PROPOSED - SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



4 **PROPOSED - NORTH ELEVATION**
SCALE: 1/16" = 1'-0"



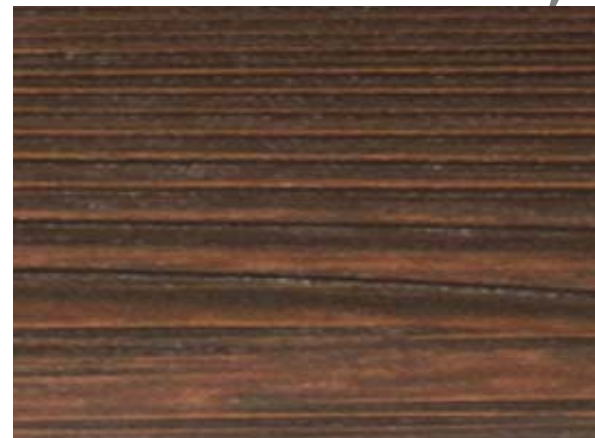
GREATFALLS #1 EXTERIOR FINISH PROPOSAL

PROPOSED EXTERIOR FINISH PLAN:

- FIBER CEMENT WOOD-LOOK LAP SIDING IN MEDIUM BROWN FINISH
- STONE VENEER
- BRICK VENEER
- COPPER PENNY FINISHED METAL PANELS ON ALL ROOFING, SOFFIT, FACIAS AND DOWNSPOUTS
- STOREFRONT FINISHED IN DARK BRONZE AND GREY GLAZING ON ALL WINDOWS
- EXPOSED STEEL PAINTED BLACK



STONE VENEER



FIBER CEMENT LAP SIDING



BRICK VENEER



COPPER FINISH METAL PANEL



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

- 1) 10"W X 2'-6"W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (COFFEE)
 - (2) 7'H X 5'-3"W LED LIT CABINETS WITH TP COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (TOWN PUMP)
 - (1) 22"W X 2'-6"W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (TOBACCO OUTLET)
 - (1) 10"W X 2'-6"W W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (COFFEE)
 - (2) 6' DIA. LED LIT CABINETS WITH MAGIC DIAMOND COLORS IN TRANSLUCENT VINYL ON A LEXAN FACE (MAGIC DIAMOND)
 - (1) 8"W X 2'-6"W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (DELI)
 - (1) 15"W X 2'-6"W W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (LINE GAMES)
 - (1) 8"W X 2'-6"W W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (BEER)
 - (1) 8"W X 2'-6"W W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (WINE)
 - (1) 10"W X 2'-6"W S/F LED LIT CABINET WITH PUSH THROUGH LETTERS, RED LED AROUND 3/4 OF CABINET (CASINO)
- APPROXIMATELY 385' OF BLUE SLOAN LED



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



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



Client:
TOWN PUMP
GF # 1

Account Executive:
BOBA

Designer:
Mando

Date: 8-6-16

Project #:
10054

CAT Graphics INC
1600 Stuckey Road
Great Falls , Montana
(406) 452-1603

These plans are the exclusive property of Cat Graphics and are the result of the original work of its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans or to purchase from Cat Graphics a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than the client is strictly prohibited. In the event that such exhibition occurs, without prior written consent, Cat Graphics experts to be reimbursed up to \$5000.00 per sheet as compensation for time and effort entailed in creating these plans.

Revised Date/Designer
9-13-16 MANDO
9-15-16 MANDO

Client Approval:

NOTE: Cost for providing necessary electrical wiring to sign area is not included in sign proposal.