



Exterior Renovation:

Best Western Plus ClockTower Inn

November 15, 2019

Narrative Summary:

The hotel and restaurant were built in 1966 and since that time very little has done to change the exterior of the hotel. This project is geared to do several items:

1. As guests drive in – either hotel or restaurant, is their first visual would be more of a park like setting, complete with fireplace, sitting areas and landscaping. These are the 6 spots in front of Stella’s Kitchen and Bakery.
2. Then as they look to the rear of the parking lot, the “motel” look would be updated to include:
 - a. Breaking up the parking and adding landscape islands – we do not lose any parking just modify what we have.
 - b. Redo the roof line – We’ll be removing about 8’ of the existing roof on the entry door side, creating a gutter/trough, and adding back the 8’ of roof but tilting upward vs. the old motel look. This roof line will entail a fair amount of support columns – very similar to the steel work we completed on 26th street about 6 years ago.
 - c. The final aspect of this is to provide of softening of the rooms with a screening detail.

The best example of what we’re looking at doing the is the Lark in Bozeman – www.larkbozeman.com. Not the addition but the original Imperial 400 motel.

Sources and Uses Budget: Cost of the project \$650,000 - \$700,000. We’ve received two bids in this range. We are currently have plans into the city for a building permit and of the bids we have selected a preliminary local contractor. Detailed costs will be provided once we are under contract.

Timeline: - Our goal is to complete this project prior to our busy season. We anticipate breaking ground/ demolition mid-late January and complete the project in 64-76 days. The only item not anticipated to be completed is the additional landscape, which will be completed once the weather is appropriate.

ClockTower Inn
Billings, Montana



THE WHY

For over 50 years the Ponderosa/ClockTower Inn has stood here with virtually no change to the exterior. Yes in 2006 we added the Tower on first street and in 2011 we enhanced the 26th street side of the building – this was done to enhance the view from the \$60 million dollar plus Federal Courthouse, but virtually nothing has been done to the interior parking area and façade of the hotel. So, what happens now when guests arrive, they pull in and immediately think: Is this a dingy old motel and or is the area safe?

The other area to address is in front of Stella's, creating an urban greenspace. By removing 5 parking stalls and adding a more park like setting provides a visual that is very different than any other place in downtown. We just happened to do it in our parking lot. We see using this area for mini entertainment i.e.; Sunday morning jazz – of course weather permitting or Christmas carolers during the holiday season or maybe just a place to site and relax.

Doing these two items does several items:

1. It starts extending the perception of downtown – downtown is more than just 2 blocks between 1st Ave N and 2nd Ave N. and 27th and 28th street.
2. Since Stella's does a lot of local business it helps with the perception that downtown is safe and inviting.
3. Finally, it provides for an updated looking building on the east side of 27th Street. Right now, we are lacking any innovation on this side of 27th street. We need to ensure that both local and out of town travelers are aware that our downtown is more than a block here and a block there.

What building east of 27th street and West of 22nd St has done any meaningful exterior renovation that impacts locals and travelers? We see this as a major step in broadening the term of downtown.

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