

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
February 13, 2017**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:00 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Ann Schneider
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director P&CD

Others present:

Matt Beattie, Nelson Architects
Bill Bronson, City Commissioner
Chris Ward

MINUTES

Mr. Kraft moved to approve the minutes of the January 23, 2017, meeting of the Design Review Board. Ms. Schneider seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
Paris Gibson Education Center Elevator Addition
2400 Central Avenue**

Tom Micuda, Deputy Director, entered the staff report into the record for a proposed project that is part of the recently approved bonding initiative by Great Falls Public Schools. The existing Paris Gibson Education Center proposes to add an elevator and lobby entry area on the north side of the building. New windows are also proposed on the north and west sides of the cafeteria and the north side of the library, as well as replacement of the north entry vestibule storefront.

Exterior materials for the elevator addition have been designed to blend with the north façade of the existing building and include brick, exposed concrete, sandstone panels, and glazed storefronts using both clear and colored glass. Benches and a brick planter will be added to the walkway leading to the north entry, and a new Spring Snow Crabapple Tree will be planted at the front of the walkway for additional curb appeal.

Mr. Micuda said the School District is looking to begin this project as soon as school ends. He said staff strongly supports this application, and offered to answer any questions.

PETITIONER'S PRESENTATION

Matt Beattie, Nelson Architects, said they are trying to keep with the existing appearance of the building, and regarding signage, there will be more of canopy covering the entry.

Mr. Vining asked if the planter out front would be irrigated. Mr. Beattie said there would be a swale in case it needed to drain. Mr. Vining expressed concern that the planter may become a receptacle for trash or vandalism.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve with conditions the Design Review Application for the Paris Gibson Education Center Elevator Addition as shown in the conceptual development plans contained within this report and provided by the project property Owner's Agent, subject to the following conditions:

1. 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.
2. If after the approval of the concept development plan, 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.

Made by: Mr. Grosse
Second: Mr. Vining

VOTE: Mr. Kraft abstained from voting. All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

Commissioner Bronson said the City Commission determined that each Commissioner will act as a liaison to the various boards that have an intense interaction with the public. He said he will be the liaison for the Planning Advisory Board, the Design Review Board, and The Historic Preservation Advisory Commission, his role being to observe deliberations and how the Boards operate. He asked the Board to come to him with any concerns, observations, or suggestions, and said the City Commission really values the Board member's time and effort spent on the Board.

There was discussion on possible design guidelines for the downtown area, and what the Design Review Board's role may be moving forward.

There was discussion on Mr. Vining and Ms. Grebe's term expiration and possible reappointments at the next meeting, including the election of Chair and Vice Chair.

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 3:27 p.m.