

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
June 12, 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

Design Review Board Members absent:

Kevin Vining

City Staff Members present:

Tom Micuda, Deputy Director P&CD  
Charlie Sheets, Development Review Coordinator  
Leslie Schwab, Planner II  
Erin Borland, Planner I  
Brad Eatherly, Planner I  
Dave Dobbs, City Engineer  
Jesse Patton, Senior Engineer

Others present:

Jan Cahill, Great Falls Public Schools  
David Cantley, LPW  
Sarah Dettmer, Great Falls Tribune  
Tony Houtz, CTA  
Jeff Gray, GFPS  
Caralina Julian, LPW  
Brian Patrick, GFPS  
Beth Summers, CTA  
Ruth Uecker, GFPS  
Rhonda Zobrak, GFPS

**MINUTES**

Mr. Gross noted a correction to the minutes and moved to approve the minutes of the May 22, 2017, meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor, the minutes were approved as corrected.

**NEW BUSINESS**  
**Eagle Beverage Warehouse**  
**1011 Broadwater Drive**

Charlie Sheets, Development Review Coordinator, entered the staff report into the record for the proposed construction of an additional warehouse on a vacant area. Eagle Beverage Distributors established its office, warehouse, and distribution center at this location in 2010. The proposed 19,844 square foot new warehouse will be accessed by a private drive off of River Drive South and the extension of Broadwater Drive, which is currently used by four buildings on the property that receive daily truck deliveries and pickups.

The façade of the proposed warehouse will be covered with birch white, prefinished metal siding, corners and overhead door trim. The overhead door panels and entry doors will be painted shell grey. The roof panels are prefinished white, with the eaves, gutters and downspouts a prefinished terra brown color. Entry doors are located on the two elevations, and no additional features or design elements are proposed. Staff believes improvements could be made to the visible elevations of the warehouse, and is receptive to Board suggestions on how to improve the facades.

A new landscaped parking area is proposed, as well as improvements to the existing parking area, inclusive of landscape islands and trees. Exterior lights will be required to be full-cutoff luminaries and will be finalized as part of building permit review. Mr. Sheets said staff supports this application and recommends approval with the conditions as listed in the staff report.

**PETITIONER'S PRESENTATION**

Tony Houtz, CTA, said Eagle Beverages is in need of this additional facility to accommodate growth, and the intent is to make sure the campus is aesthetically unified. The owner is also voluntarily going to begin landscaping the northwest part of the property to improve the entire area.

**PUBLIC COMMENT**

There was no public comment.

**BOARD DISCUSSION AND ACTION**

Mr. Kraft asked staff what recommendations they were looking for regarding improvements on the elevations of the warehouse. Mr. Sheets said they were completely open to suggestions. Some ideas would include incorporating EIFS material into the façade, rock corners which would be consistent with the office building on the property, variations of color and paint on the proposed metal facade, etc. Mr. Kraft said the proposed warehouse does lack visual interest, and recommended that a red metal panel area be added to break up the uniform cream color proposed. Additionally, a 3-foot red wainscoting could be added to the building sides, which would be similar to the 3-foot stone work on the adjacent office building.

Mr. Grosse confirmed the mechanical units would be inside, and no equipment would be on the roof.

Ms. Grebe and Mr. Grosse expressed their support for Mr. Kraft's suggestions, and there was discussion on different possible design elements.

MOTION: That the Design Review Board approve with conditions the Design Review Application of the Double-Bogey, LLC warehouse expansion, 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:

- 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. That the applicant consider modifying the color and façade change as discussed by the Board.

Made by: Mr. Grosse  
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

**Roosevelt Elementary Replacement School**  
**32<sup>nd</sup> Street North and 5<sup>th</sup> Avenue North**

Erin Borland, Planner I, presented the staff report for the proposed demolition of the original Lowell School building in order to construct a new elementary school to replace the existing Roosevelt School. The proposed school will be approximately 58,000 square feet, with an additional playground space, parking, parent and bus drop-off lanes, site lighting and landscaping. The total project area is 112,000 square feet.

The proposed building was inspired by Giant Spring Park, which is reflected in the color choices of various shades of gray to contrast the blue, green, and wood finishes. Several different materials will be used, including fiber cement board, concrete masonry units (CMU), and metal siding.

Ms. Borland said that depending on the final locations and sizes of the mechanical units, they may be required to be screened with material compatible with that used architecturally in the structure. Ms. Borland walked the Board through the site plans attached within the staff report. Staff recommends approval of this project with the conditions as listed in the staff report.

## **PETITIONER'S PRESENTATION**

David Cantley, LPW Architects, said they were honored to be part of the first new elementary school since 1970. He then showed a video of 3D renderings of the proposed school.

## **PUBLIC COMMENT**

Dave Dobbs, City Engineer, said ongoing discussions with the applicant's consultants regarding traffic and storm drain issues have been going well.

## **BOARD DISCUSSION AND ACTION**

Mr. Grosse asked for the color of the mechanical units as opposed to the screening. There was discussion on the possible colors and the intent of the code regarding screening. Mr. Grosse indicated that if the mechanicals were of similar color to the building end up being barely visible as depicted in this meeting there may be a possibility they would not need additional screening.

Ms. Schneider asked if any existing trees would remain. There was discussion on the survivability of the trees during construction, and most of them not being salvageable. Ms. Borland explained the numerous trees that were proposed in the landscape plan.

Mr. Kraft inquired if there was consideration for boulevard signage in order to see it from the north side. Mr. Cantley said he did have some alternatives he was considering. Mr. Kraft also asked about the placement of trees on the interior, and there was discussion on security reasons for placement of trees.

**MOTION:** That the Design Review Board approve with conditions the Design Review Application for the construction of the Roosevelt replacement school 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 conceptual development plans 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. If it is determined that the final location and size of the mechanical units are visible from the public way, screening will be installed. If only the tops of the units are visible, no screening should be required.

Made by: Mr. Grosse  
Second: Mr. Kraft

VOTE: Ms. Grebe recused herself from the vote. All being in favor, the motion carried.

### **BOARD COMMUNICATIONS**

There were no Board communications.

### **PUBLIC COMMENT**

Ruth Uecker, Great Falls Public Schools, commended the City for their support and quick turnaround on this project. Mr. Cantley thanked the City for their thorough review and availability for many meetings during the design process.

### **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 3:51 p.m.