

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
June 25, 2018**

**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  
Kevin Vining  
Shannon Wilson

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director PCD  
Troy Hangen, Planner II  
Brad Eatherly, Planner I  
Dave Dobbs, City Engineer

Others present:

Andy Becker, Hulteng/GFPS  
Jason Bently, NAC, via telephone  
Jan Cahill, GFPS  
Jana Cooper, TD&H  
Phil Faccenda,  
Branden Frick, Sletten Construction  
Ty Holland, Sletten Construction  
Tammy Lacey, GFPS  
Matt McCullough, Sletten Construction  
Jenn Rowell, The Electric  
Jerry Schmit, NE45  
Ali Vasarella, NE45

**MINUTES**

Mr. Kraft moved to approve the minutes of the February 26, 2018, meeting of the Design Review Board. Ms. Wilson seconded, and all being in favor, the minutes were approved.

### **Recommendation for Reappointment**

Mr. Grosse motioned to recommend that the City Commission reappoint Mr. Kraft to serve another term on the Design Review Board. Mr. Vining seconded, and all being in favor, the motion carried.

### **NEW BUSINESS UPGF University Center 1301 20<sup>th</sup> Street South**

Brad Eatherly, Planner I, said the proposal is for new construction of a student center building, identified as the University Center, on the University of Providence Great Falls property. The main architectural features are restrained, geometric, and pedestrian scaled, while playing tribute to the historic International Style architecture already established on campus.

The proposed project is in compliance with all guidelines in Exhibit 28-1, with one exception. Standard #11, Orientation of Primary Entry, has been deviated from by not having any entries facing the public street- 20<sup>th</sup> Street South. Staff believes that providing a sidewalk to the open air plaza where the entries are located serves the spirit of the standard by highlighting and identifying the entries from the street.

The exterior materials will consist of brick, metal panels, and glass, and mechanical equipment will be properly screened. Mr. Eatherly reviewed the parking plan, stormwater management plan, lighting and landscape plans as detailed in the staff report. Staff supports this application and recommends approval.

### **PETITIONER'S PRESENTATION**

Jana Cooper, TD&H, said the City Forester requested a different type of boulevard tree, so that will be changed from what is on the current plan. She also said they are working with City Planning staff and Public Works on the final design of where the plaza meets the street.

Jason Bently, NAC, via telephone, reiterated the importance of the gateway plaza, which is a key organizing feature of the project. He discussed the physical elements of the building, as well as what the building will incorporate administratively.

### **PUBLIC COMMENT**

Mr. Dobbs requested an encroachment permit to be submitted for the sidewalk coming into the plaza.

### **BOARD DISCUSSION AND ACTION**

There was discussion on shrub counts, and having them be two-gallon as opposed to one-gallon.

**MOTION:** I move that the Design Review Board approve with conditions the Design Review Application for the proposed University of Providence Great Falls University Center, located at 1301 20<sup>th</sup> Street South, as shown in the conceptual development plan contained within this report and provided by the applicant, subject to the Conditions of Approval.

- 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 approved 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 findings for one or more review criteria. If such proposed change would alter the findings, the proposal shall be resubmitted for review as a new application.
- C. The proposed project shall have two-gallon shrubs and work with the City Forester on tree replacements.
- D. The applicant shall work with the City on boulevard encroachment.

Made by: Mr. Grosse  
Second: Ms. Kraft

VOTE: All being in favor, the motion carried.

### **Great Falls High School Building Addition and Site Improvements 1900 2<sup>nd</sup> Avenue South**

Troy Hangen, Planner II, said the applicant, Great Falls Public Schools (GFPS), is proposing a building addition and landscape/parking plan for the 15.6 acre parcel encompassing Great Falls High School. The proposed new addition connecting the historic structure to the north and the modern addition to the south will be approximately 62,000 square feet. The expansion is designed to complement rather than replicate the historical elegance and charm of the existing main high school building, along with providing touches of modern architecture. The building materials are consistent with the existing high school, and will include shades of terra cotta, gray, and earth tone brown on CMU blocks and metal panels.

Mr. Hangen reviewed the parking plan and said the plan is considered compliant because the HUB building addition does not trigger any increase in school enrollment. He also reviewed landscaping on the proposal and said the site plan exceeds the 15% requirement. Due to district concerns about school grounds safety and maintenance responsibility, the proposal reduces the required number of shrubs. Staff also notes the landscape plan proposes removal of 73 trees, with only 62 replanted. The applicant is requesting the removal of additional City trees, which does require approval by the City Forester. In addition to the shortage of replanted trees, there is also a shortage of boulevard trees proposed, as well as a lack of landscaping in terminated island areas. Mr. Hangen noted that staff resolution of these issues should be a condition of project approval.

Mr. Hangen said the project is largely consistent with City code, and staff supports the application and recommends approval with conditions.

## **PETITIONER'S PRESENTATION**

Ali Vasarella, NE45, said they are currently looking at design options to bring some more historic elements across in the design, and implementing suggestions from the Historic Preservation Advisory Commission.

Jana Cooper, TD&H, said trees on 20<sup>th</sup> Street South are proposed to be removed to create a bus lane. She discussed more in depth the location and removal of trees, and the adjustments made to keep as many trees as possible.

## **PUBLIC COMMENT**

Mr. Dobbs noted that the applicant will still to receive a Stormwater Pollution Prevention Plan (SWPPP) and check the sidewalks for hazards.

## **BOARD DISCUSSION AND ACTION**

Mr. Kraft inquired about the comments made by the Historic Preservation Advisory Commission. Ali Vasarella, NE45, said they expressed concern that the addition was not symmetrical like the existing building, and had thoughts on how to better blend the addition. There was discussion on the details of the HPACs concerns and how the architects are working on the design to mitigate those concerns.

Ms. Grebe clarified that the exterior was not finalized, and Mr. Micuda said no, it was not. Ms. Grebe asked why they would approve a project that could end up being completely different. Mr. Micuda explained that the basic openings, forms, and materials are generally set with the understanding that there could be slight modification. There are two specific entries that require a little more architectural detailing.

Mr. Kraft said he appreciated that the original building and the new building are broken up with a clearly defined element, but he would like to see more detailing along the long stretch of corridor on the north end of the HUB addition, facing northwest. Ms. Grebe agreed and said there are more opportunities for finer elements on the addition so there is more variety in how the wall is projected.

Tammy Lacey, Superintendent for GFPS, explained any money spent on detailing is money not spent on educational space.

There was discussion on the grading and levels of the buildings, as well as the entrances on the east and west ends. There was also more discussion on tree deficits.

**MOTION:** I move that the Design Review Board approve with conditions the Design Review Application for the building addition and landscape/parking plan of Great Falls High School located at 1900 2nd Avenue South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the conditions of approval.

- A. With the exception of items outlined in the staff report, the proposed project shall be developed consistent with 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 approved 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. Applicant must abide by all aspects of Code 12.15.010 pertaining to tree removal and replacement in the public right-of-way.
- D. The applicant shall work with the City to resolve the spacing and final number of boulevard trees prior to the issuance of any building permit.
- E. Building permit plans shall be modified to provide bicycle rack specifications consistent with code requirements.
- F. The applicant shall get the SWPPP and sidewalk checks as they are approved by City Engineering.
- G. The applicant shall consider potential further detailing on the north façade of the HUB addition.
- H. The applicant shall consider more historic entries on the west and east façade of the HUB addition.
- I. The applicant shall maintain as many mature trees on site as possible.

Made by: Mr. Kraft  
Second: Mr. Grosse

VOTE: All being in favor, the motion carried.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:01 p.m.