

# DESIGN REVIEW BOARD

August 8, 2011

**Case Number**

DRB2011-19

**Applicant**

Cascade Ridge Residences,  
L.L.C.

**Property Owner**

Benefis Health System

**Representative**

Springer Group, P.C.  
Lowell Springer, A.I.A.

**Property Location**

3001 15th Avenue South  
Neighborhood Council #5

**Requested Action**

Design Review of a new  
senior living complex.

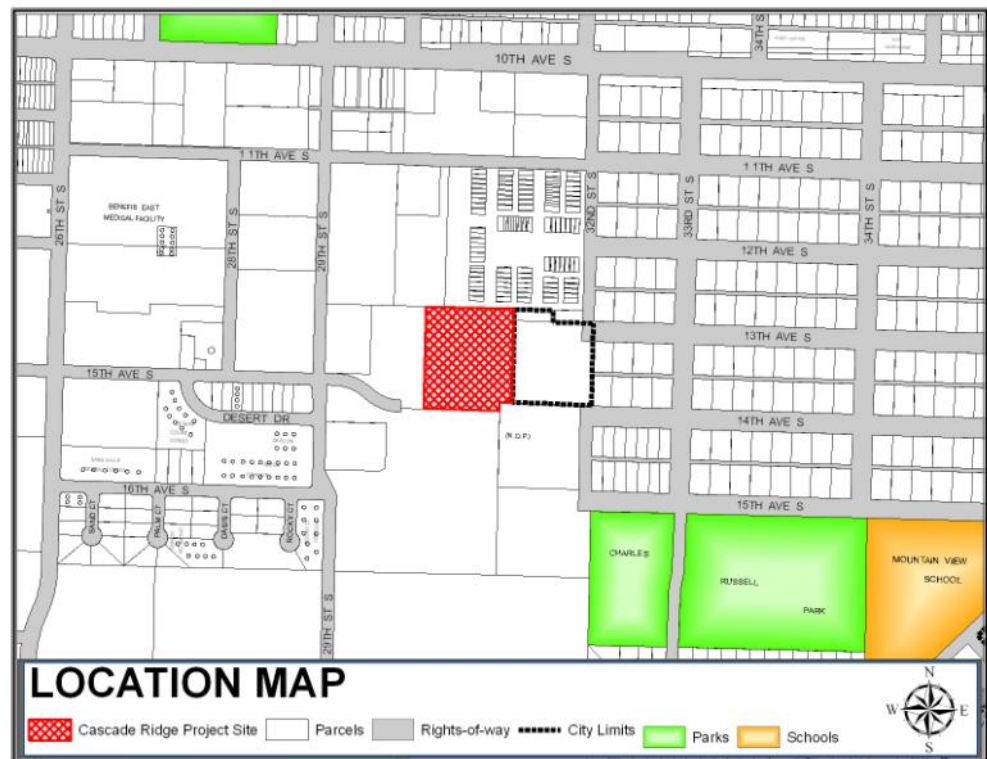
**Recommendation**

Approve design with condi-  
tions.

**Project Planner**

Charlie Sheets

## CASCADE RIDGE SENIOR LIVING @ BENEFIS MEDICAL COMPLEX



### Project Description

The applicant is proposing development of a two phase-senior living complex that will offer 56 affordable senior housing units in the Medical District of Great Falls when the entire development is complete. The development is on vacant land owned by Benefis Health System. The project includes infrastructure (water, sewer, storm sewer, drainage, private streets/driveways, parking and private utilities), Phase One is a 40 unit two story facility, and 40 unit detached garages. Phase Two would add 16 units in the northeast corner of the site and 16 detached garages along the northern boundary of the site. The applicant submitted elevations and floor plans to provide a project overview, see Attachment A.

### Background

- Legal Description: Lot 1B, Block 2, First Addition to Great Falls Clinic Addition,
- Property Area:  $\pm$  4.244 acres
- Property zoning: R-6 Multi-family residential high density district

# EXHIBIT A - APPLICATION

## DESIGN REVIEW BOARD APPLICATION

DATE: 07/07/2011NAME: Cascade Ridge Senior LivingADDRESS: 2825 3rd Ave. North, Billings Mt. 59101 PHONE: 406-254-1677AGENT/REPRESENTATIVE: Lowell W. Springer, Springer Group ArchitectsADDRESS: 201 South Wallace Ave. Bozeman, Mt. PHONE: 406-585-2400SITE ADDRESS: 3001 15th Ave. South, Great Falls, Mt.Square Footage of Building Site: 4.244 AcresSquare Footage of Structure(s): 42,942 SF

Design Review Board Meeting Date: \_\_\_\_\_

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 The following items must be submitted as part of the application:
Legal DescriptionLot(s): See attached Schedule A

Block(s): \_\_\_\_\_

Subdivision: \_\_\_\_\_

Or Township: 20N Range: 4E Section: 17Use Intended: Multi Family**PACKET** (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

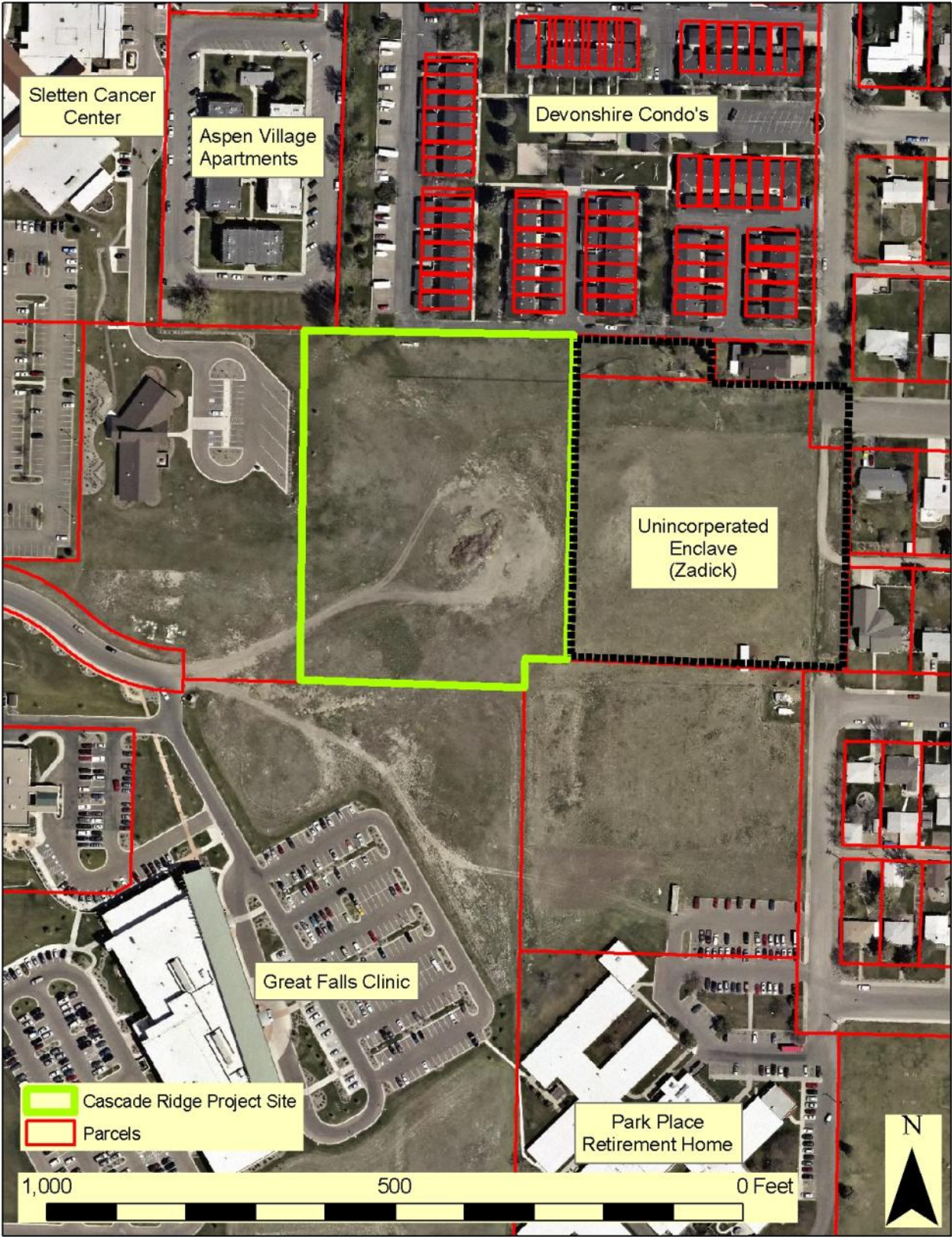
- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage:

Street: 335.70 Building Frontage: 306 Property Frontage: 395.70

Street: \_\_\_\_\_ Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_

# EXHIBIT B - AERIAL PHOTO





# EXHIBIT C - LANDSCAPE PLANS



## EXHIBIT D - LANDSCAPE SCHEDULE

Qty.	Plant List
9	Greenspire Linden
7	Bur Oak
3	Lanceleaf Poplar
10	Spring Snow Crabapple
38	Mint Julep Juniper
23	Blue Muffin Viburnum
56	Goldfinger Potentilla
29	Karl Foerester Grass
138	Stella D'oro Daylily
86	Emerald Carousel Barberry
2	Blue Chip Juniper
150	Caragana Hedge
10	Honeylocust

Charlie,

Here is the plant list and their quantities. The master plan has labels indicating which plant is which so that should clear up any questions. If you need anything further from me, please let me know.

Thanks,  
Ryan Jaeger

## Project Overview

The applicant is proposing development of a senior living complex that will offer additional affordable senior housing element in the Medical District of Great Falls.

Features of the complex include:

- ◆ Phase I—Forty units, twenty one-bedroom units and twenty two-bedroom units.
- ◆ Phase II —16 additional units.
- ◆ One car garage for each unit, with additional parking in front of each garage space.
- ◆ Proposed LEED Certified Construction.
- ◆ Common area with library, exercise room, crafts room and two lounges. Washer/dryer facilities in each unit.
- ◆ Emergency call/security system.
- ◆ Access to Benefis transportation and senior wellness programs.

## **Zoning, Building Height, and Setbacks**

The property is zoned R-6 Multi-family residential high density district (500 S.F. of lot area per unit maximum). This district is intended to accommodate multi-family units of the highest density allowed in the City and matches the zoning of Aspen Village Apartments, north & northwest of the project site. This district is typically found close to work and leisure. Staff has reviewed the preliminary plans and determined the submitted plans conform to the requirements for building heights and setbacks.

## **Parking**

The parking requirement for a housing project for senior citizens is one per three dwelling units, plus one per employee per shift. Phase I of the proposed project provides 16 parking stalls including two accessible spaces directly in front of the units. Additionally, each unit is provided one garage space with a vehicle parking space directly in front of the garage door. The parking plan satisfies the code requirements for the parking needs of the senior living housing project.

## **Landscaping**

Phases I and II of the project are required to meet Title 17, Chapter 44, Article 5, Design Standards for Single-family and Multi-family Dwellings. The landscape plan provided by the designers is calculated on just Phase I of the project. The plan provides 10 trees along the 15th Avenue South and 150 Caragana hedge along the northern boundary. Phase I of the project has 29 interior trees. Calculating both phases of the project, 50 interior trees would be the minimum required. Phase II of the project is required to continue the same characteristics and frequency of the planting in Phase I. Additionally, Staff would propose that the eastern boundary setback be used as a buffer with trees planting at a rate of 1 per 35'-0". With the additional tree plantings note the project will meet the landscape requirements of the code.

## **Sidewalks**

The proposed plan provides sidewalks within the boulevard along 15th Avenue South and sidewalks within the site to provide safe pedestrian movements.

## **Signage**

The application does not provide any signage details in the submittal. The property is allowed a total of 50 S.F. of signage. Wall signage is allowed to a maximum of 32 S.F. per wall frontage. A monument sign is permitted to a maximum of 32 S.F. and a maximum height of 6'-0". Signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at the time of submittal of that application.

## **Outdoor Lighting**

The applicant has submitted a lighting plan as a part of the development package. The plan calls out light poles along the sidewalk in front of the facility as well as wall packs on the detached garage walls. The submitted plan conforms to the requirements within Title 17, Chapter 40, Outdoor lighting.

## **Neighborhood Council Input**

The development group presented to Neighborhood Council #5 on April 18, 2011. The Neighborhood Council voted in support of the project but had the following comments:

- ♦ Would like to see 15th Avenue South extended to 32nd Street.
- ♦ Prefer project not having a tax exempt status.
- ♦ Concern for storm drainage and how that would be handled.
- ♦ Concern for dust and debris and how that will be mitigated during construction.

## **Medical District Master Plan**

The proposed development is compatible with the vision of the Medical District Master Plan and many of the Goals, Objectives, and Implementation initiatives contained within the Plan. Specifically, Cascade Ridge Senior Living @ Benefis Medical Complex provides housing units that provide affordable options for the community to consider, being supported by the surrounding neighborhood and medical facilities. The Master Plan also recommends that the developer shall introduce a public and private art element into the entire development with fountains, sculptures, and murals made by Montana artists.

Recommendation

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Cascade Ridge Senior Living @ Benefis Medical Complex, as shown in the conceptual development plans contained within this report and provided within this meeting by the project Architect and Attachment A, subject to the follows conditions:

- ◆ 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.
- ◆ 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.
- ◆ The applicant shall provide the Planning and Community Development Office with a project plan to mitigate dust and debris from the construction site, as requested from the Neighborhood Council #5.
- ◆ The eastern boundary setback shall be used as a buffer with trees planted at 1 per 35'-0" on center.
- ◆ Phase II of the project is required to continue the same characteristics and frequency of the planting within Phase I.
- ◆ The landscape plan shall include screening for mechanical equipment from the public view.
- ◆ Roof top mechanical equipment shall match roof color.

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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC City Engineering, Dave Dobbs  
Cascade Ridge Senior Living, 2825 3rd Ave North, Billings MT 59101  
Springer Group, P.C., Lowell Springer, A.I.A., 201 South Wallace Ave., STE A-1, Bozeman MT 59715  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Dawn Willey, Benefis Health System, 2621 15<sup>th</sup> Ave. South Great Falls, MT 59405



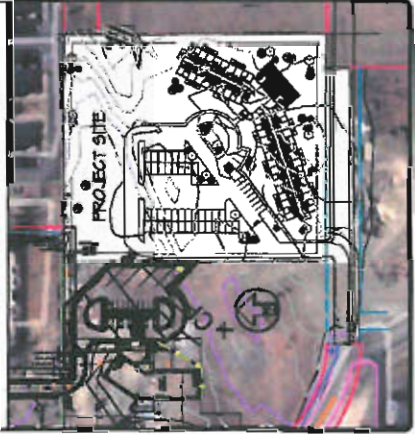
**SPRINGER GROUP, P.C.**  
LAND USE PLANNERS  
ARCHITECTS  
201 SOUTH WALLACE AVENUE  
SPOKANE, IDAHO 83402  
PH: 408/682-2400 FAX: 408/682-7446  
WEB: WWW.SPRINGERGROUP.NET

# Cascade Ridge Senior Living @ Benefis Medical Complex GREAT FALLS MONTANA

VICINITY MAP



ENLARGED VICINITY / ZONING MAP



## PROJECT INFORMATION

LEGAL DESCRIPTION	BUILDING INFORMATION	
	CONTRACT AREA	BLDG. AREA
SECTION 17, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 18, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 19, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 20, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 21, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 22, T4N, R10E, S12E	YES	142,000 SQ. FT.
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SECTION 82, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 83, T4N, R10E, S12E	YES	142,000 SQ. FT.
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SECTION 91, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 92, T4N, R10E, S12E	YES	142,000 SQ. FT.
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SECTION 94, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 95, T4N, R10E, S12E	YES	142,000 SQ. FT.
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SECTION 99, T4N, R10E, S12E	YES	142,000 SQ. FT.
SECTION 100, T4N, R10E, S12E	YES	142,000 SQ. FT.

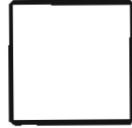
## PERMITTING REQUIREMENTS

SEE PROJECT

SPRINGER GROUP, P.C.  
 1400 10TH AVENUE SOUTH  
 SUITE 200  
 ALBUQUERQUE, NM 87102  
 (505) 263-1111

NO.	DATE	BY	DESCRIPTION
1	01-17-11	AL	PHASE 1 SITE PLAN
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**Cascade Ridge Senior Living**  
 @ Benetts Medical  
 Complex  
 Great Falls, Montana



01-17-11  
**A-100**





overall vicinity aerial







enlarged site vicinity aerial

Image © 2011 DigitalGlobe  
© 2010 Google



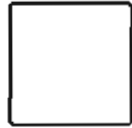


# Cascade Ridge

Independent Living Apartments



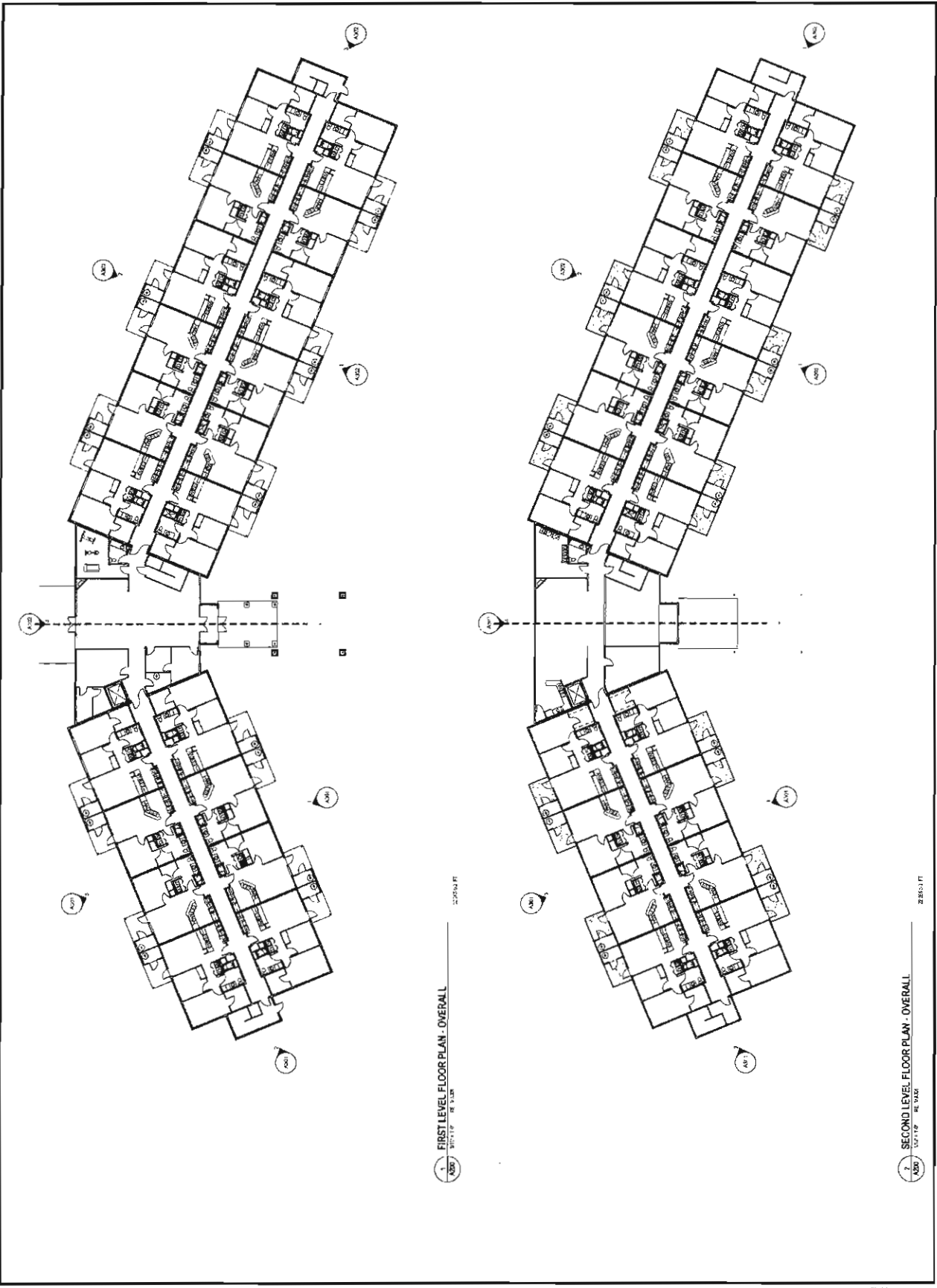




**Cascade Ridge Senior Living @ Benefits Medical Complex**  
 Great Falls, Montana

NO.	REVISION	DATE	BY	CHKD
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3	REVISED	04/11/11	SPR	SPR
4	REVISED	04/11/11	SPR	SPR
5	REVISED	04/11/11	SPR	SPR
6	REVISED	04/11/11	SPR	SPR
7	REVISED	04/11/11	SPR	SPR
8	REVISED	04/11/11	SPR	SPR
9	REVISED	04/11/11	SPR	SPR
10	REVISED	04/11/11	SPR	SPR

**SPRINGER GROUP, P.C.**  
 ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 200 SOUTH WYOMING, SUITE 401  
 BUTTE, MONTANA 59701  
 TEL: 406-243-1111




1. FIRST LEVEL FLOOR PLAN - OVERALL  
 100' x 100' x 10' x 10'

2. SECOND LEVEL FLOOR PLAN - OVERALL  
 100' x 100' x 10' x 10'

**Cascade Ridge Senior Living**  
**@ Benefits Medical Complex**

FORM 1	Author
FORM 2	FORWARDED Date
FORM 3	1946
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FORM 5	1946
FORM 6	1946
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**SPRINGER GROUP, P.C.**  
ARCHITECTS  
LANDSCAPE ARCHITECTS

200 SOUTH VILLAGE AVE., 2ND FL.  
BOCA RATON, FLORIDA 33433  
PH: 561-993-0000



1 FIRST LEVEL FLOOR PLAN

27

121

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[illegible]

**SPRUNGER GROUP, P.C.**  
ARCHITECTS  
LANDSCAPE PLANNERS  
201 SOUTH WILLOW AVE. STE. 401  
CHICAGO, ILL. 60604  
312/346-8800









West Elevations

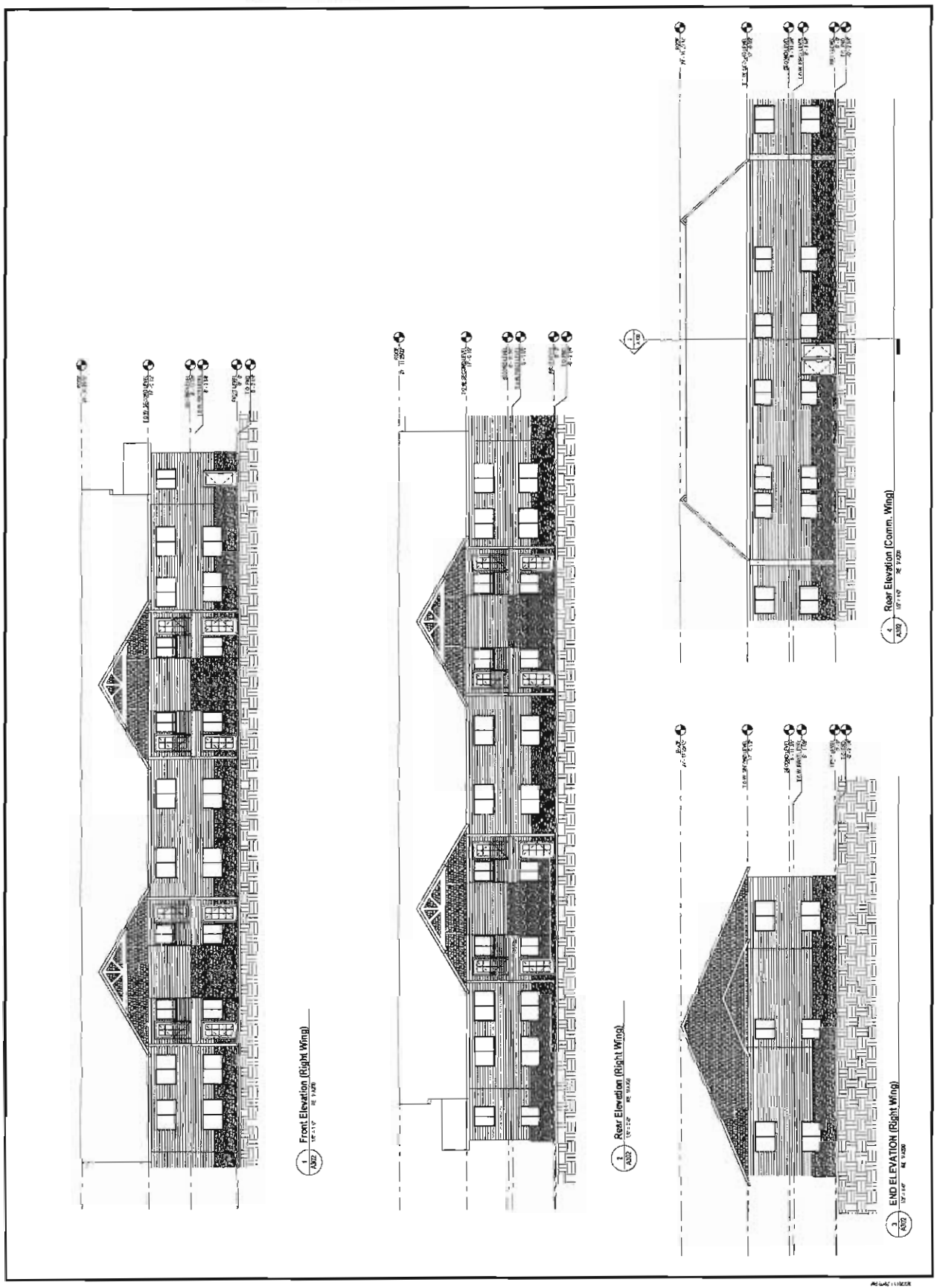




**Cascade Ridge Senior Living  
 @ Benefits Medical  
 Complex**  
 Great Falls, Montana

NO.	DATE	DESCRIPTION
1	12-28-10	ISSUED FOR PERMITS
2	12-28-10	ISSUED FOR PERMITS
3	12-28-10	ISSUED FOR PERMITS
4	12-28-10	ISSUED FOR PERMITS
5	12-28-10	ISSUED FOR PERMITS
6	12-28-10	ISSUED FOR PERMITS
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8	12-28-10	ISSUED FOR PERMITS
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10	12-28-10	ISSUED FOR PERMITS

**SPRINGER GROUP, P.C.**  
 ARCHITECTS  
 LAND USE PLANNERS  
 1000 WEST 10TH AVENUE, SUITE 200  
 BOZEMAN, MONTANA 59717  
 TEL: 409-241-2118  
 FAX: 409-241-2119

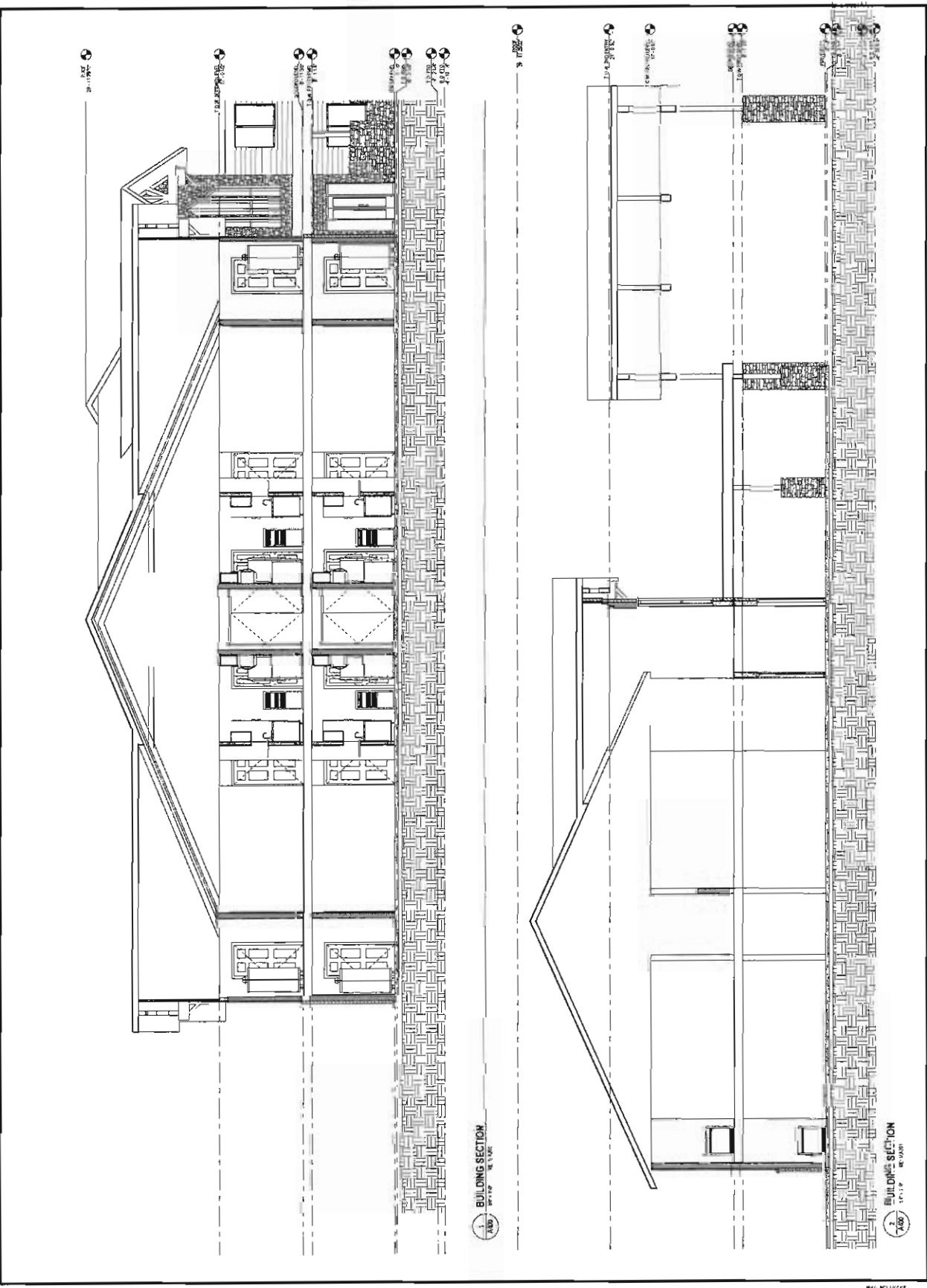


12-28-10  
**A400**  
 BUILDING, P.C.

**Cascade Ridge Senior Living  
 @ Benefits Medical  
 Complex**  
 Great Falls, Montana

**SPRINGER GROUP, P.C.**  
 LANDSCAPE ARCHITECTS  
 1000 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.SPRINGERGROUP.COM

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	12-28-10	MM
2	REVISED	12-28-10	MM
3	REVISED	12-28-10	MM
4	REVISED	12-28-10	MM
5	REVISED	12-28-10	MM
6	REVISED	12-28-10	MM
7	REVISED	12-28-10	MM
8	REVISED	12-28-10	MM
9	REVISED	12-28-10	MM
10	REVISED	12-28-10	MM



**2 BUILDING SECTION**  
 1/8" = 1'-0"  
 REV. 12/28/10

**1 BUILDING SECTION**  
 1/8" = 1'-0"  
 REV. 12/28/10



Overall perspective from northwest





Entry perspective from northwest





perspective from northwest



Entry perspective from southwest



# Cascade Ridge Senior Living

## @ Benefis Medical Complex

GREAT FALLS

MONTANA

