

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.

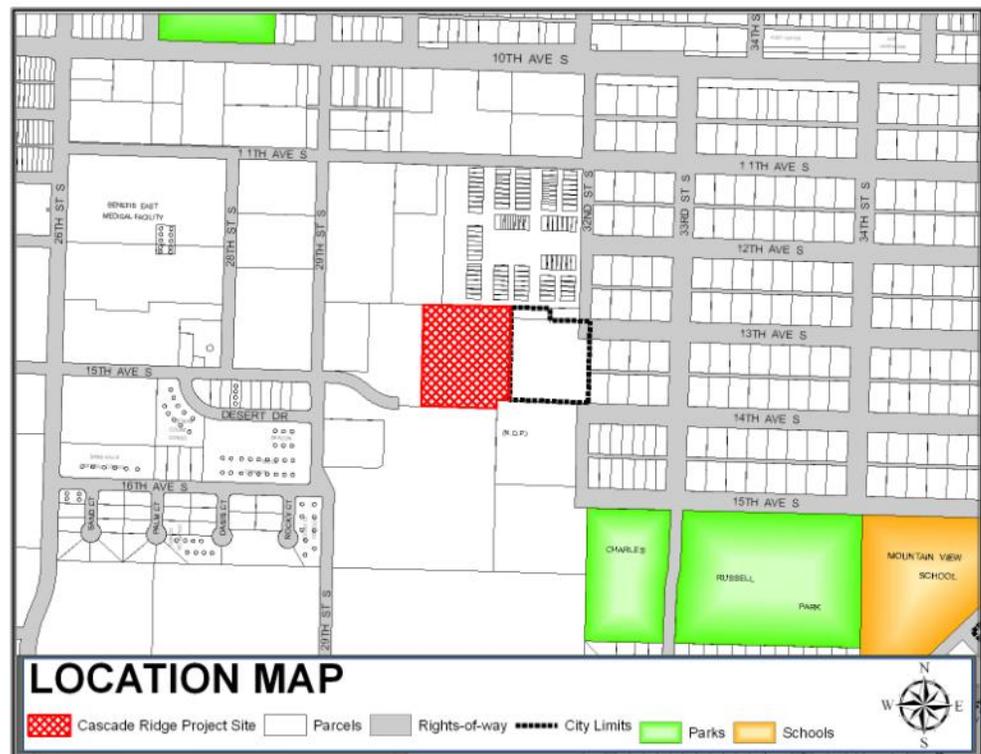
Recommendation

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: ± 4.244 acres
- Property zoning: R-6 Multi-family residential high density district

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: 07/07/2011

NAME: Cascade Ridge Senior Living

ADDRESS: 2825 3rd Ave. North, Billings Mt. 59101 PHONE: 406-254-1677

AGENT/REPRESENTATIVE: Lowell W. Springer, Springer Group Architects

ADDRESS: 201 South Wallace Ave. Bozeman, Mt. PHONE: 406-585-2400

SITE ADDRESS: 3001 15th Ave. South, Great Falls, Mt.

Square Footage of Building Site: 4.244 Acres

Square Footage of Structure(s): 42,942 SF

Design Review Board Meeting Date: _____

The following items must be submitted as part of the application:

Legal Description

Lot(s): See attached Schedule A

Block(s): _____

Subdivision: _____

Or Township: 20N Range: 4E Section: 17

Use Intended: Multi Family

PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- f. 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

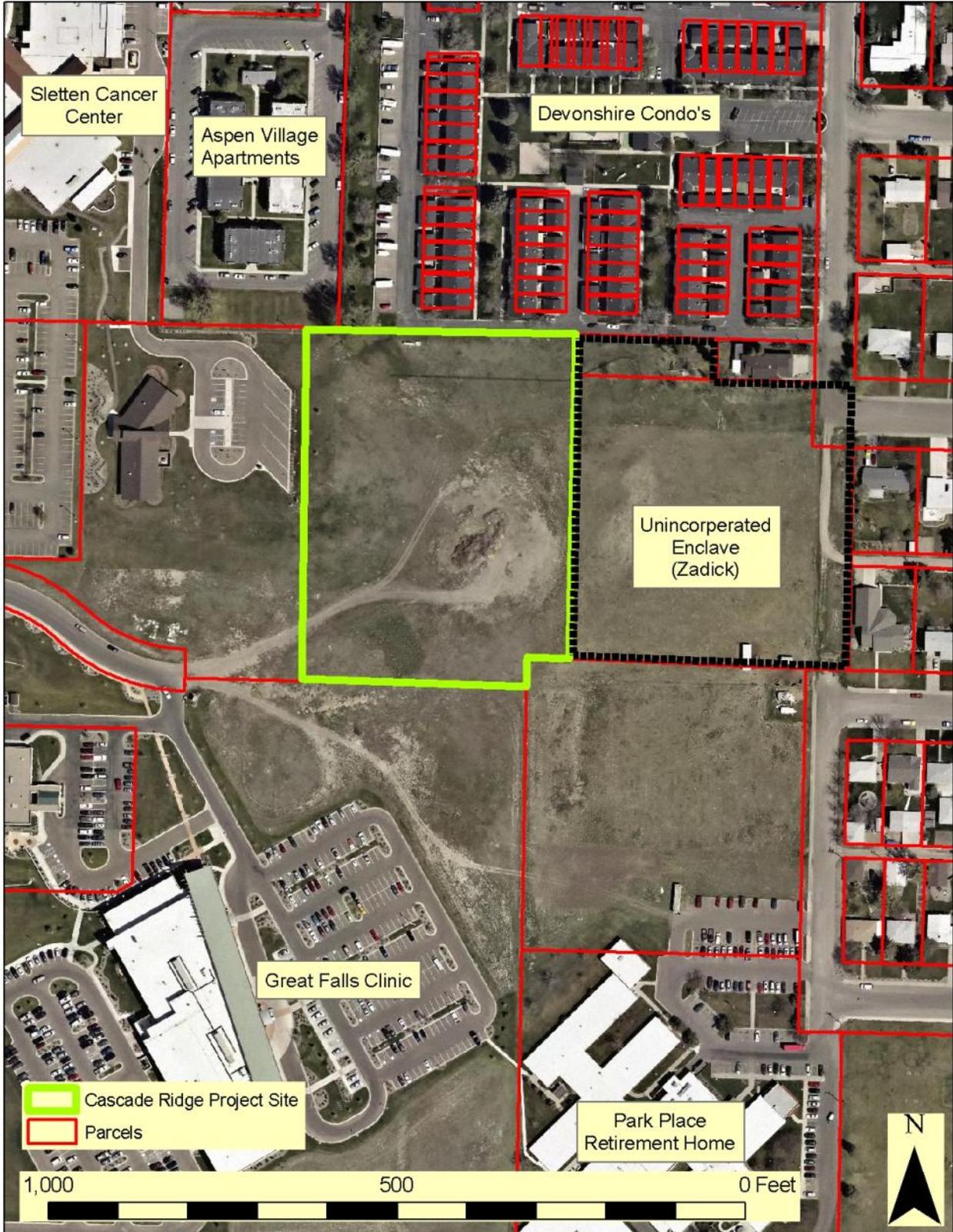


EXHIBIT D - LANDSCAPE SCHEDULE

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 Foerster 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.

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 15th Ave. South Great Falls, MT 59405

Cascade Ridge Senior Living @ Benefis Medical Complex

GREAT FALLS
MONTANA



PROJECT INFORMATION

LEGAL DESCRIPTION	BUILDING INFORMATION
<p>LEGAL DESCRIPTION GREAT FALLS, MONTANA</p> <p>ESTIMATE ADDRESS 201 SOUTH WALLACE AVENUE GREAT FALLS, MONTANA 59716</p> <p>COUNCIL / DEVELOPER SPRINGER GROUP, P.C. 201 SOUTH WALLACE AVENUE GREAT FALLS, MONTANA 59716</p> <p>PRECEDENCE ADOPTED 201 SOUTH WALLACE AVENUE GREAT FALLS, MONTANA 59716</p>	<p>CONTRACT NO. 201-201-001</p> <p>TYPE OF CONTRACT ARCHITECT</p> <p># OF FLOORS 2</p> <p>ALLOWED FLOOR AREA 100,000 SQ. FT.</p> <p>ACTUAL FLOOR AREA 100,000 SQ. FT.</p> <p>CARETAKER 2</p> <p>ESTIMATE BUDGET \$10,000,000</p>

SPRINGER GROUP, P.C.
 ARCHITECTS
 LAND USE PLANNERS

201 SOUTH WALLACE AVENUE
 GREAT FALLS, MONTANA 59716
 FAX: 406/687-7446
 WEB: WWW.SPRINGERGROUP.NET



overall vicinity aerial





31st St S

32nd St S

enlarged site vicinity aerial

Image © 2011 DigitalGlobe
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30th St S

29th St S

Rocky Ct

Oasis Ct

28th St S

27th St S



UTILITY
EASEMENT

87' WIDE ROAD AND UTILITY EASEMENT

42'

Cascade Ridge

Independent Living Apartments



4-11-11
A502
 LUMBURGEN



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

NO.	REVISION	DATE	BY

SPRINGER GROUP, P.C.
 ARCHITECTS
 LANDSCAPE ARCHITECTS
 201 SOUTH WYOMING AVE. STE. 41
 BOZEMAN, MONTANA 59710
 TEL: 406.552.1111
 FAX: 406.552.1112



1 SECOND LEVEL FLOOR PLAN
 1/8" = 1'-0"



West Elevations





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

