

DESIGN REVIEW BOARD

June 13, 2011

Case Number

DRB2011-10

Applicant/ Property Owner

TD&H Engineering,
Wade Deboo, Representative.

Architect

LPW Architecture
Dave Cantley, AIA

Property Location

1801 12th Avenue North
Neighborhood Council #8

Requested Action

Design Review of a new commercial business building for an engineering office.

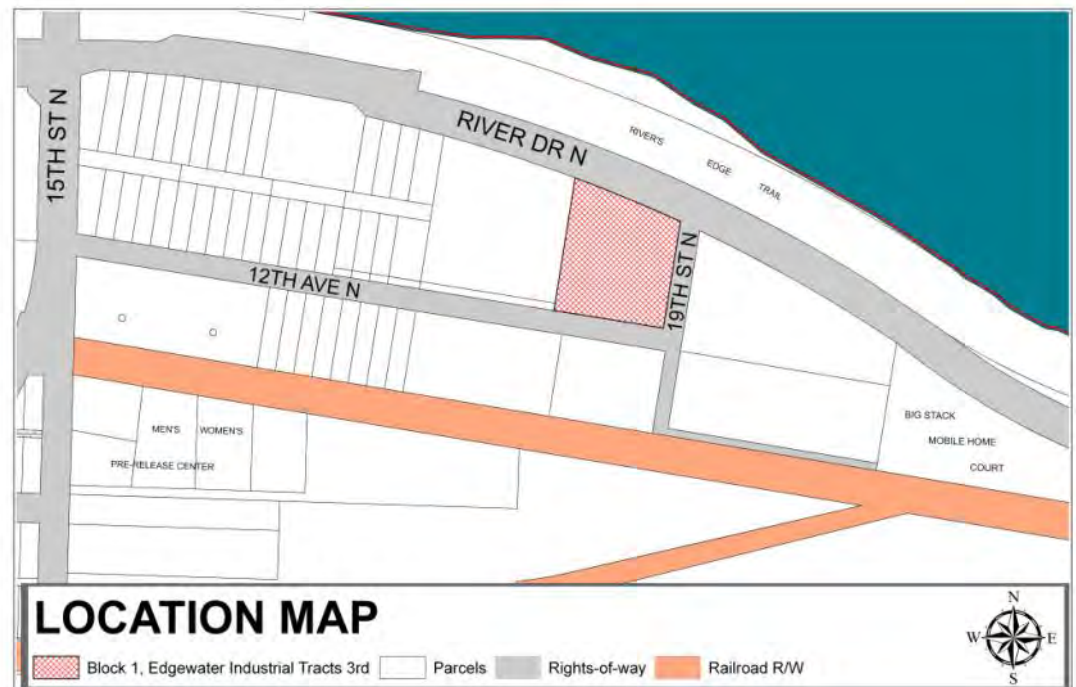
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

1801 12TH AVENUE NORTH



Summary

Project Description

The applicant is proposing to construct a new commercial business building on the vacant property along River Drive North and 19th Street North. The applicant intends to move the engineering firm of Thomas, Dean and Hoskins to this location.

Background

- Legal description of property: Lot 1, Block 1, Edgewater Industrial Tracts, #3
- Area of property: 98,502 S.F. or 2.262 acres
- Street Frontage: 300'-0" L.F. along 12th Avenue North, 295'-0" L.F. along 19th Street North and 310'-0" L.F. along River Drive North
- Total building size: 18,707 S.F.
- Building height: 30'-0"
- Split level building

Project Overview

Proposed Improvements

The applicant intends to build a new commercial professional office that will allow the business to combine the two existing offices and improve the testing lab facilities. TD&H purchased the property several years ago in anticipation of this new facility, overlooking the Missouri River.

Missouri River Urban Corridor Plan

This major investment of commercial/office development can benefit from the river frontage, nearby park trails and will provide a buffer the existing industrial uses along the BN Railroad corridor. Development of the vacant land will better fit with nearby land uses, have a lesser impact on the sensitive river environment and bring more people to the water edge. The proposed development is in line with the recommendations stated in the Missouri River Urban Corridor Plan.

Zoning, Building Height, and Setbacks

The property is zoned M-2 Mixed-use transitional district, which is intended to promote a transition over time to a predominately mixed-use land use pattern. Due to of changing economic conditions and other factors, some current uses do not represent the highest and best use, given other more suitable areas. The proposed new commercial business (TD&H Engineering) is permitted and in compliance with the zoning, height and setback requirements of the code.

Parking

The proposed site plan shows 49 regular 10' X 20' parking spaces, two-accessible parking spaces, three-garage spaces two-bicycle spaces and seven-fenced parking spaces (total of 60 spaces). The current City Code would require 54 off-street parking spaces, inclusive of three accessible parking spaces. The plan provides landscape terminuses, landscape islands, and paving curb. The proposed parking plan appears to meet the requirements of the code.

Landscaping

The applicant has submitted a landscape plan, see Exhibit C of the staff report. The plan proposes $\pm 20,000$ S.F. of maintained landscaping (lawn, trees and shrubs), $\pm 45,000$ S.F. of native grasses and an additional $\pm 10,000$ S.F. of boulevard (lawn and trees). This exceeds the required 15% required in the code. The landscape plan is consistent with the planting requirements for boulevard trees, and site trees and shrubs. The landscape plan table is incorrect in the number of shrubs and should read a total of 222 shrubs. The applicant proposes foundation planting around the entire structure. The proposed landscaping plan appears to meet the requirements of the code.



View looking north from the south boundary of the property on 12th Avenue North.



View looking southwest from the northeast corner of the property at River Drive North.



View looking east along the south boundary of the property along 12th Avenue North.

Sidewalks

The applicant is providing sidewalks, assessable routes and walking paths for the pedestrians within the parking lot and around the structure. The applicant is not providing any sidewalk in the boulevard of the adjoining streets. Staff recommends the applicant be required to place sidewalk along 12th Avenue North and 19th Street North for the public movements to and from the River Edge Trail.

Signage

The property exceeds 50,000 S.F., thus is allowed wall signage in the amount not to exceed 10% of the building wall area per frontage and 1 free-standing/monument sign not to exceed 200 S.F. On the submitted Elevation Plan, a 25 S.F. wall sign is detailed and would meet the requirements of the code. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at that time.

Outdoor Lighting

The applicant is proposing wall packs and pole mounted lamps that are shown on the site lighting plan, that will be provided at the meeting. The proposed outdoor lighting plan appears to meet the standard requirements of the code.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION FEE \$ _____

DATE: 5/18/2011NAME: TD&H EngineeringADDRESS: 1200 25th St. S. Great Falls MT 59405 PHONE: 761 3010AGENT/REPRESENTATIVE: L'Heureux Page WernerADDRESS: 15 5th St. S PHONE: 406 771 0770SITE ADDRESS: 1890 12th Ave. N. Great Falls MT (approx.)Square Footage of Building Site: 99,000Square Footage of Structure(s): 18,707Design Review Board Meeting Date: 6-27-2011

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

Legal DescriptionLot(s): Lot 1Block(s): Block 1Subdivision: Edgewater Industrial Tract #3

Or Township: _____ Range: _____ Section: _____

Use Intended: Commercial - Business OccupancyPACKET (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: River Drive N. Building Frontage: 193 ft Property Frontage: 312 ftStreet: 19th St N Building Frontage: 96 ft Property Frontage: 295 ft

EXHIBIT B - VICINITY/AERIAL PHOTO



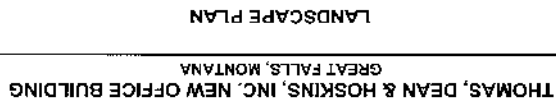


EXHIBIT D - PROPOSED ELEVATION



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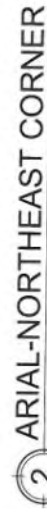
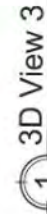
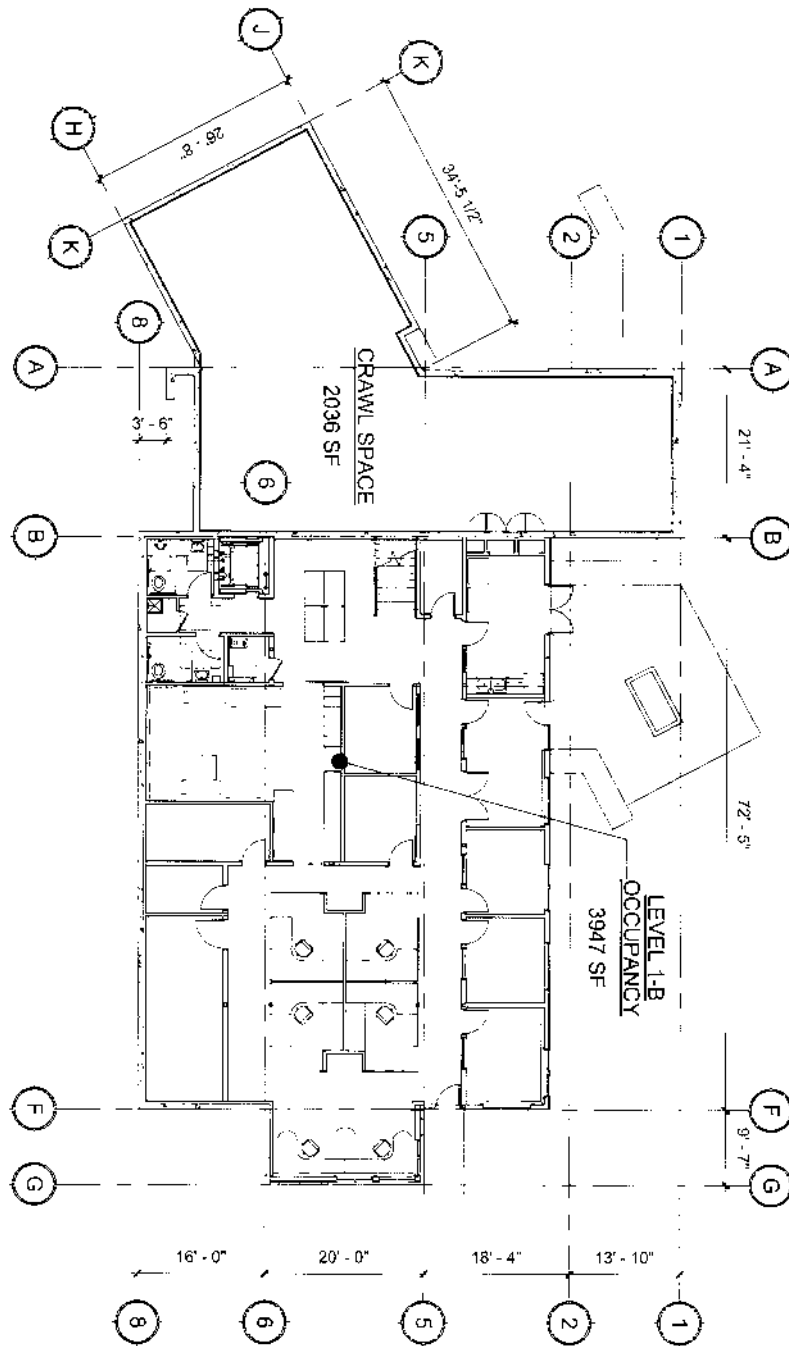
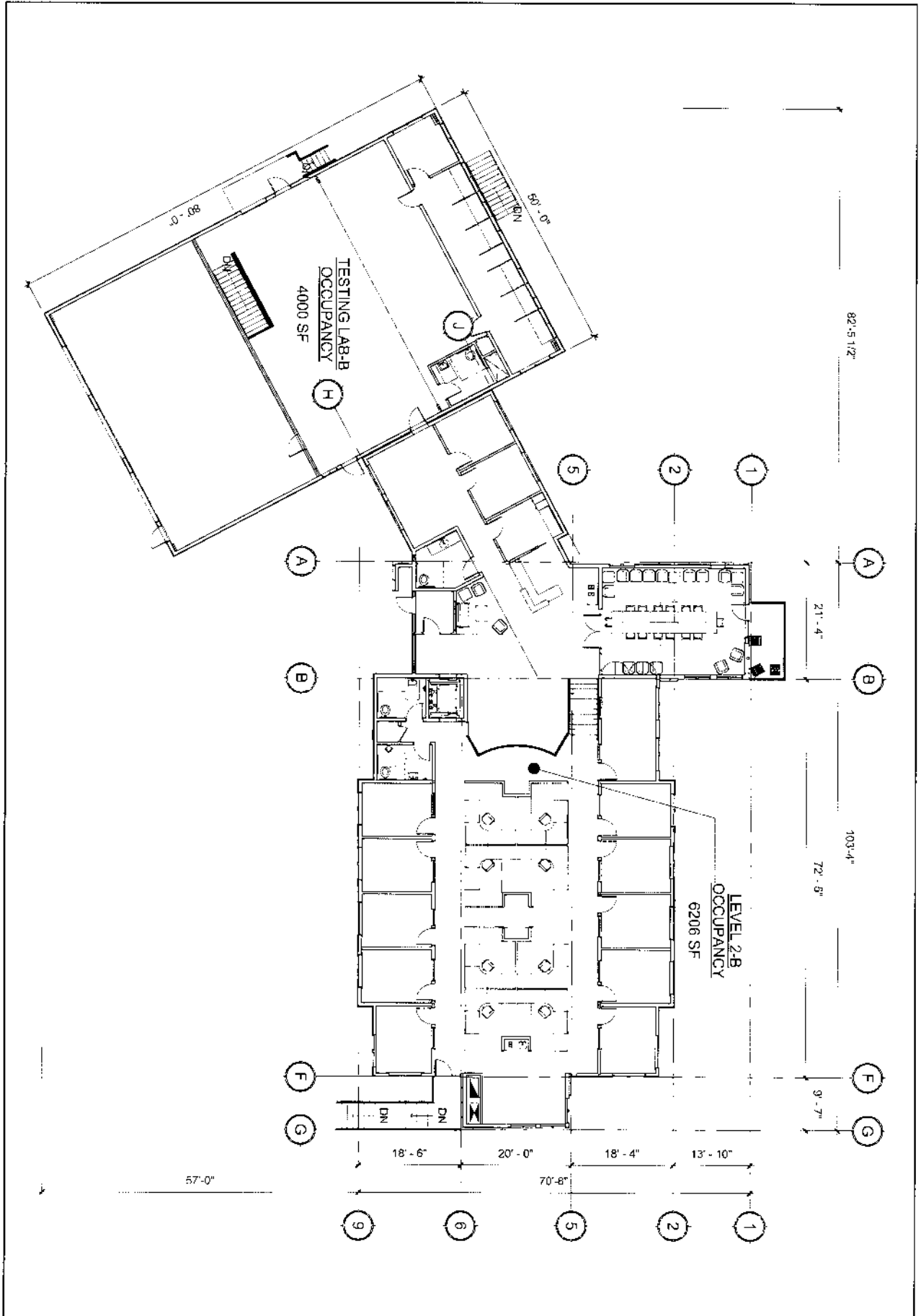


EXHIBIT F - FIRST FLOOR PLAN



TD&H ENGINEERS		DATE: 5/17/2011 5:11:35 PM
TD&H NEW OFFICE BLDG 1200 25TH ST SO. GREAT FALLS MT, 59405		DRAWN BY: AWP
SHEET TITLE: FIRST FLOOR PLAN		SHEET NUMBER: DRB1.3



TD&H ENGINEERS		TD&H NEW OFFICE BLDG 1200 25TH ST SO, GREAT FALLS MT, 59405	
SHEET TITLE SECOND FLOOR PLAN		DATE 6/17/2011 5:11:39 PM	

DRAWN BY Author		SHEET NUMBER DR31.4	
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Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of 1801 12th Avenue North, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

The proposed project shall be developed consistent with the conditions in this agenda 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 is required to revise the site plan to include sidewalks on 12th Avenue North and 19th Street North consistent with City Code.

A. _____

B. _____

C. _____

D. _____

E. _____

F. _____

G. _____

H. _____

I. _____

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

Cc: City Engineering, Dave Dobbs
TD&H Engineers, Wade Deboo, 1200 25th St S, Great Falls MT 59405
LPW Architects, Dave Cantley, 15 5th St S, Great Falls MT 59403
Great Falls Tribune, Erin Madison