

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
February 28, 2010**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chairwoman Jean Price at 3:02 p.m. in the Rainbow Conference room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Mr. Bruce Forde
Ms. Mary Klette
Mr. Todd Humble
Ms. Jean Price
Mr. Jule Stuver

Design Review Board Members absent:

None

City Staff Members present:

Ms. Wendy Thomas, Planning & Community Development Deputy Director
Ms. Jana Cooper, Planner II
Mr. Dave Dobbs, City Engineer

Others present:

Mr. Steve L'Heureux, LPW Architects
Mr. Craig Johnson, LPW Architects
Mike Walsh, Contract Flooring
Jeff Platisha, Contract Flooring

MINUTES

Ms. Price asked if there were any changes to be made to the minutes of the meeting held on January 24, 2011. There were no changes and the minutes were received as printed.

OLD BUSINESS

There was no old business.

NEW BUSINESS **1301 7th Street South** **Contract Flooring**

Ms. Cooper reviewed the staff report for the addition of new commercial building. Ms. Cooper concluded by asking if there were any questions from the Board.

Mr. L'Heureux described more features of the building and the plan. He elaborated on the signage. He explained that the building was setup with the retail on one side of the building and the warehouse on the other. Mr. L'Heureux described the building and the accentuation on the corner/entrance of the building.

Mr. L'Heureux displayed the proposed colors of the building and the type/color of stone proposed for the veneer on the columns of the building. He explained the plans for the lighting in the building including site lighting and building accent lighting. Mr. L'Heureux also described the plans for the landscape and grading on site. He conclude by asking if the Board had any questions.

Mr. Stuver asked about the banding that is carried throughout the building and what material it would be made of and if it would be recessed in the stone. He had a concern that the stone would look heavy above that band if it were recessed too far. Mr. L'Heureux responded by stating it was metal and it would be inset slightly into the stone veneer.

Ms. Price asked Mr. L'Heureux to explain how the truck loading/unloading will work. Mr. L'Heureux described how they are using the natural grade of the site to lower the trucks into the loading docks. Ms. Price asked if there were going to be some kind of handrails to keep people from falling down into the recessed area. Mr. L'Heureux responded yes wherever the grade difference is 30" or more there would be a handrail.

Mr. Stuver asked if they were providing an ADA ramp at the entrance of the building. Mr. L'Heureux responded yes, they were considering flatten the curb for the entire length of the entrance at the corner.

Ms. Thomas brought up a concern about addressing the back of the building because it is adjacent to a residential property to the south. Mr. L'Heureux stated he had a conversation with Mr. Sheets, Development Review Coordinator, and they were still in discussions on what should happen at the back of the building. One concern he had was that they were using this area for storm drainage. Mr. Forde asked what the setback was on the south property line; Mr. L'Heureux responded that the back setback of the building is 12' from the property line.

Mr. Forde asked Mr. L'Heureux about the landscape plan. A lengthy discussion ensued regarding the landscaping Mr. Forde gave his recommendation on the planting plan and his concern for the landscape plan, there were mislabeled plants and he said everything on the plan should have a purpose, but it didn't look like that was happening with this plan. Mr. Stuver agreed with adding trees to the corners of the building to soften the appearance of the metal building.

Mr. Stuver asked if the landscape islands in the parking area met code and why the entrance off of 13th Ave. South has less planting on the west side of the entrance. The Board would prefer, if the parking requirements are met, one space be lost in order to accommodate a more equal planting at this entrance. Mr. Stuver also noted that he would like staff to verify that the plan is meeting the planting requirements for a parking area.

Mr. Stuver asked where the snow stacking would be. Mr. L'Heureux responded in the parking lot and planting areas.

Mr. Dobbs commented on the engineering portion of the plan including a reminder about providing sidewalks in the boulevard and handicap ramps at corner. Mr. Dobbs also stated they would need to do a storm drain report and submit it to Jim Young in the Engineering Department. Mr. Dobbs stated that area of Town has a lot of groundwater and wanted to verify that they were using some kind of drain tile and the water needs to flow into the storm drain not the sewer. Mr. L'Heureux noted there will be no mechanical on the roof, just on the side of the building.

MOTION: The Design Review Board approve with conditions the Design Review Application of Contract Flooring located at 1301 7th Street South as shown in the conceptual development plans contained within this agenda report subject to fulfillment of the following conditions by the applicant:

1. Amend the landscape plan to include more mass plantings, emphasize an odd number of plants within a grouping, to plant higher trees at the corners of the building, to remove the one Coral Bells Rufflies, to replace all Ginnala Maple Flame Trees with the Tatarian Maple and to adjust Name of Nana Berry Arborvitae to Nana Berry Viburnum in planting schedule.
2. If upon re-examination of the parking calculations a space could be lost, the parking entrance shall be reconfigured to allow additional planting area.
3. The applicant shall submit a detailed sign package of all the proposed signage to the City for review. Variances will be reviewed and interpreted by the Board of Adjustment.
4. 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.

5. 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.
6. City Forester to approve all street tree planting species before installation.

Made by: Mr. Humble
Second: Mr. Stuver

Vote: The motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 4:00 p.m.