

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
January 24, 2010**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Vice Chair Jule Stuver at 4:04 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
Mr. Jule Stuver (abstained)

Design Review Board Members absent:

Ms. Jean Price

City Staff Members present:

Ms. Wendy Thomas, Planning & Community Development Deputy Director
Ms. Jana Cooper, Planner II
Ms. Patricia Cadwell, Neighborhood and Youth Council Coordinator
Mr. Dave Dobbs, City Engineer

Others present:

Mr. Tim Peterson, LPW Architects

MINUTES

Mr. Stuver asked if there were any changes to be made to the minutes of the meeting held on December 12, 2010. There were no changes and the minutes were received as printed.

OLD BUSINESS

There was no old business.

NEW BUSINESS
324 Central Ave
Public Drug

Ms. Cooper reviewed the staff report for the addition of new commercial building. Ms. Cooper relaid Ms. Price's concern regarding the new structure covering the adjacent buildings windows.

Mr. Peterson explained a setback for the proposed building on the west side would ensure the existing windows of the adjacent building would remain open to air and light. Mr. Peterson explained the developer originally wanted to provide a 2-4 story building, but it was cost prohibitive. He explained they are going to respect the style of existing buildings existing on Central Avenue and provide a building that is in line with surrounding architecture.

Mr. Peterson described more features of the plan and asked Mr. Dobbs if there would be any drainage requirements. Mr. Dobbs responded saying that draining into the alley is permitted.

There was a general discussion on the proposed signage for the building. Mr. Peterson explained they are going to restore the existing Public Drug sign, but needed to get a variance. Mr. Dobbs agreed, stating a boulevard encroachment permit that allows around 6' of encroachment is needed to install the restored sign. Mr. Dobbs recommends meeting with staff to resolve any sign issues.

Mr. Stuver asked if the building would be structured to allow for additional stories above the initial one-story building. Mr. Peterson responded that they had looked into that as an option, but it was too cost prohibitive.

Mr. Forde asked about the size of the lot and the size of the building. Mr. Peterson responded 150' lot length and approximately 120' building length leaving 30' for parking. Mr. Forde asked if they would want to set the building back a small amount to allow for the signage. Mr. Peterson responded that they did not want to do that; they wanted the building fronting Central, consistent with other buildings on the block.

Mr. Stuver asked about roof drainage and where it was going. Mr. Peterson responded they are going to use gutters and trench drains to bring the water to the street. Mr. Dobbs says there is a standard City detail for the trench drain.

Mr. Stuver asked if there was any lighting information. Mr. Peterson described the proposed lighting.

Mr. Stuver asked if a continued façade will be extended to provide a screen for the parking area from the street. Mr. Peterson responded no not yet, but is up for

suggestions from the board. Ms. Cooper suggested using landscaping as a screen in this area.

Mr. Stuver asked about providing a dumpster and dumpster enclosure. Mr. Peterson said it was not on the plans, but they will be providing an area for the dumpster.

Mr. Stuver noted that one of the parking spaces in the back will need to be ADA. Mr. Peterson agreed.

Mr. Forde commented on the tree species listed, Acre rubrum, Autumn Flame Red Maple doesn't grow well here. He suggested Acre saccharum in its place. Ms. Cooper questioned the planting scheme and noted that 3 species may be too many for this location. Mr. Peterson agreed with the comments and said he would work with staff to provide the correct species and types of trees for the project.

Mr. Stuver commented on the possibility of raising the parapet on the corner to create more interest on the façade of the building. Mr. Peterson responded that he would look into it and discuss with the owner.

Mr. Dobbs commented on the need to have the inspectors go out and mark the sidewalks where they will need to be replaced due to damage from the fire.

Mr. Peterson and Mr. Dobbs had a general discussion regarding how the site will be fenced during construction. Mr. Dobbs will work with Mr. Peterson throughout the process.

Mr. Humble asked about what is going to happen in between the buildings. Mr. Peterson responded it will be fence with a gate in some way.

MOTION: The Design Review Board approve the Design Review Application of Public Drug located at 324 Central Avenue conceptual development plans contained within this agenda subject to fulfillment of the conditions of the staff report and those stated here:

1. Trench drains across sidewalk per standard City Details coordinate with City Engineer.
2. Provide screening between parking in the rear of building and 4th Street.
3. Provide ADA parking space per code.
4. Update planting plan per comments and coordinate with City Forester.
5. Accent corner of building with raised parapet.
6. Remove and replace sidewalk as necessary per City Engineer.
7. Provide enclosure for space between buildings with an accessible gate.
8. Coordinate with City Engineering for street closures to accommodate construction.

9. Provide trash dumpster location and coordinate with City of Great Falls.

Made by: Mr. Humble
Second: Mr. Forde
Vote: The motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 4:42 p.m.