

# DESIGN REVIEW BOARD

December 12, 2011

**Case Number**

DRB2011-23

**Applicant/Owner**

Great Falls Community Food Bank

**Representative**

CTA Architects Engineers

**Architect:**

Anthony Houtz, A.I.A.

**Property Location**

1618 12th Avenue North  
Neighborhood Council #8

**Requested Action**

Design Review of a new main entrance to existing building.

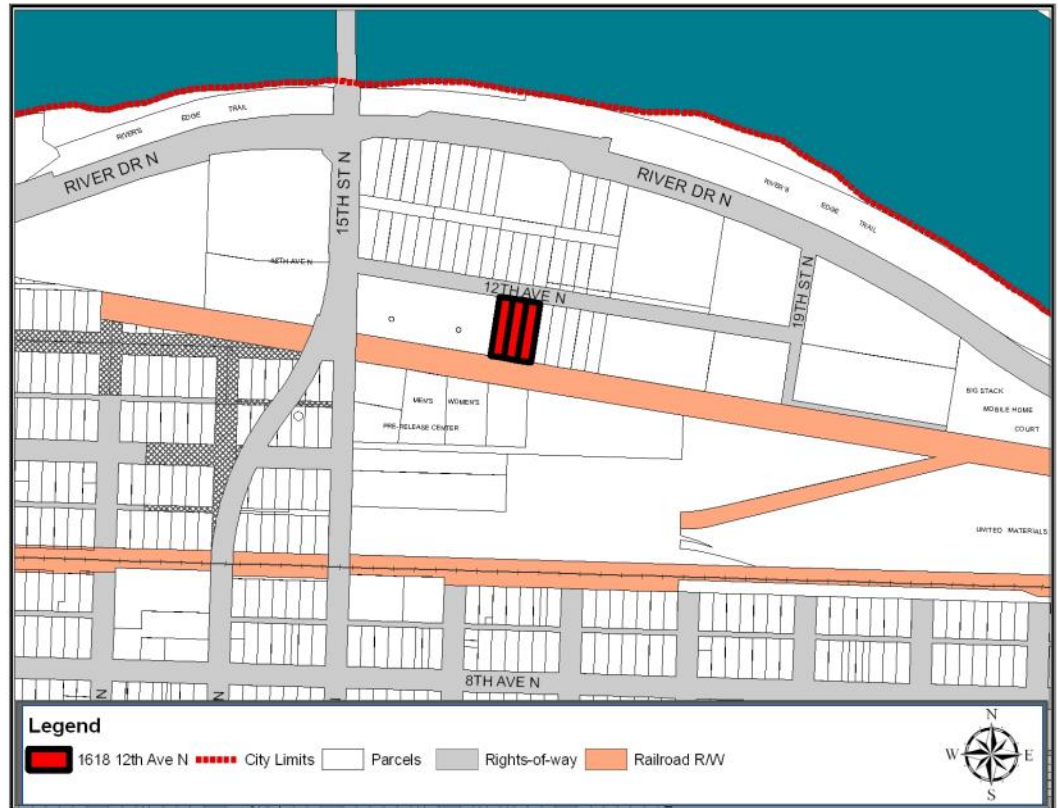
**Recommendation**

Approve design as submitted.

**Project Planner**

Charlie Sheets

## GREAT FALLS COMMUNITY FOOD BANK



**Project Description**

The Great Falls Community Food Bank is proposing to renovate the main entrance to their building and renovate a portion of the buildings interior. The renovation will provide a single primary entrance and will move “Meals On Wheels” into a portion of the existing garage area.

**Background**

- Legal Description: Lots 2-4, Block 3, Edgewater Industrial Tracts, Cascade County, Montana
- Property Area: ± 32,908 S.F.
- Property Zoning: M-2 Mixed-Use Transitional District
- Street Frontages: ± 150'-0” on 12th Avenue North

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## Project Overview

The original warehouse was built in 1976 for Pepsi-Cola Distributing. In 1993 and again in 1995, the property was renovated to accommodate the growing Food Bank and affiliated public services. The current facility is 13,300 S.F. The proposed 1,000 S.F. addition will provide a single primary entrance and meeting room. Additionally, the renovation will move the Meals on Wheels preparation area out of the center of the facility into a portion of the existing garage area. As shown on the attached aerial, the abutting properties are the US Forest Service vehicle parking yard and Pacific Hide and Fur salvage yard. All of the surrounding structures are steel utility buildings with metal panel siding. The neighborhood is industrial in nature and provides little or no maintained landscaping along 12th Avenue North. The rear property line abuts the Burlington Northern Santa Fe Rail Road tracks.

### **Exterior renovation guidelines: Exhibit 28-1 Standards and guidelines for specific projects and buildings**

The submitted plans and colored rendering provides a conceptual street view of the proposed entrance. The single story addition is vertical steel panels in a contrasting dark brown color. The windows and doors are metal framed in the dark brown color. The wood soffit canopy will extend over the main doors of the facility. A short masonry skirt will be installed on the entry and continue north, providing a planting area. Two of the four existing overhead garage doors will be framed in and covered in steel panels to match the existing ivory wall panels.

The subject property is relatively flat with drainage sheeting to 12th Avenue North. The building is located along the western boundary of the property with paved parking along the eastern boundary. The Food Bank benefits from an unused portion of the Pacific Hide and Fur property.

### **Conformance with Title 17**

The property is in the M-2 Mixed-Use Transitional District. The warehouses is a legal nonconforming uses and allowed to expand provided development and appearance standards under the purview of the Design Review Board are met. The proposed project is in conformance with all other relevant requirements of Title 17 Land Development Code including but not limited to zoning, design and development standards and parking.

### **Summary**

The proposed renovate of the main entrance to the building and a portion of the buildings interior will allow the Great Falls Community Food Bank to operate more efficiently in the service to the public. The addition of a front entry provides a focal point of interest for entrance.

# EXHIBIT A - APPLICATION

## DESIGN REVIEW BOARD APPLICATION

DATE: 11-04-11

NAME: Great Falls Community Food Bank

ADDRESS: 1620 12th Avenue North PHONE: 406.452.9029

AGENT/REPRESENTATIVE: CTA Inc

ADDRESS: 219 2nd Avenue South PHONE: 406.452.3321

SITE ADDRESS: 1620 12th Avenue North

Square Footage of Building Site: 32,475 SF  
Square Footage of Structure(s): 14,310 SF

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

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

Legal Description

Lot(s): 2-4

Block(s): 3

Subdivision: Edgewater Industrial

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Use Intended: Warehouse (same as existing)

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)

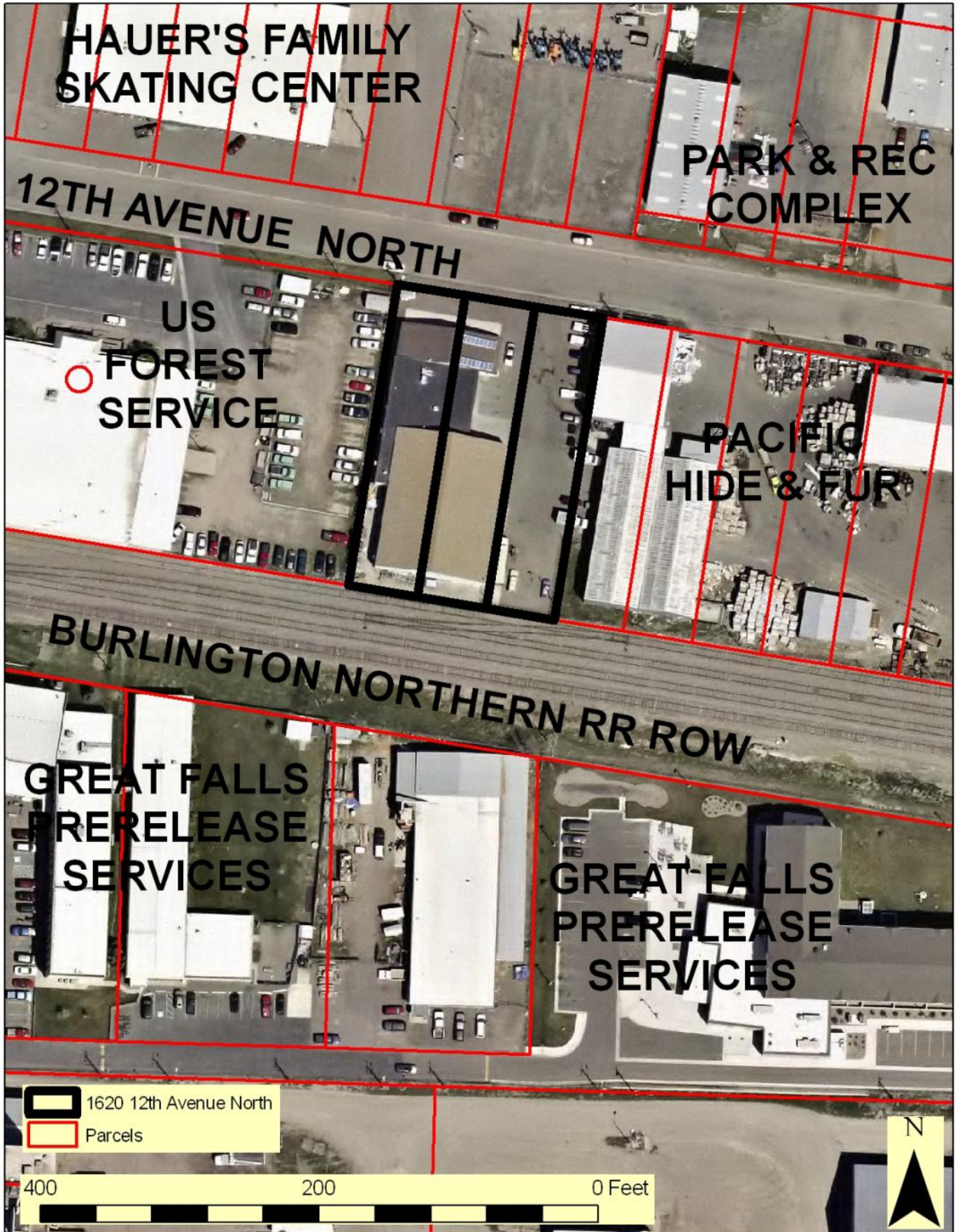
Building and Property Frontage:

Street: 12th Ave N Building Frontage: 89' Property Frontage: 150'

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



# EXHIBIT B - AERIAL PHOTO





# EXHIBIT C - SITE PHOTOS



View looking south from 12th Avenue North.



View looking west and east along 12th Avenue North



East elevation of the current entrance.



View looking north through the parking lot.

View looking west along the southern boundary.



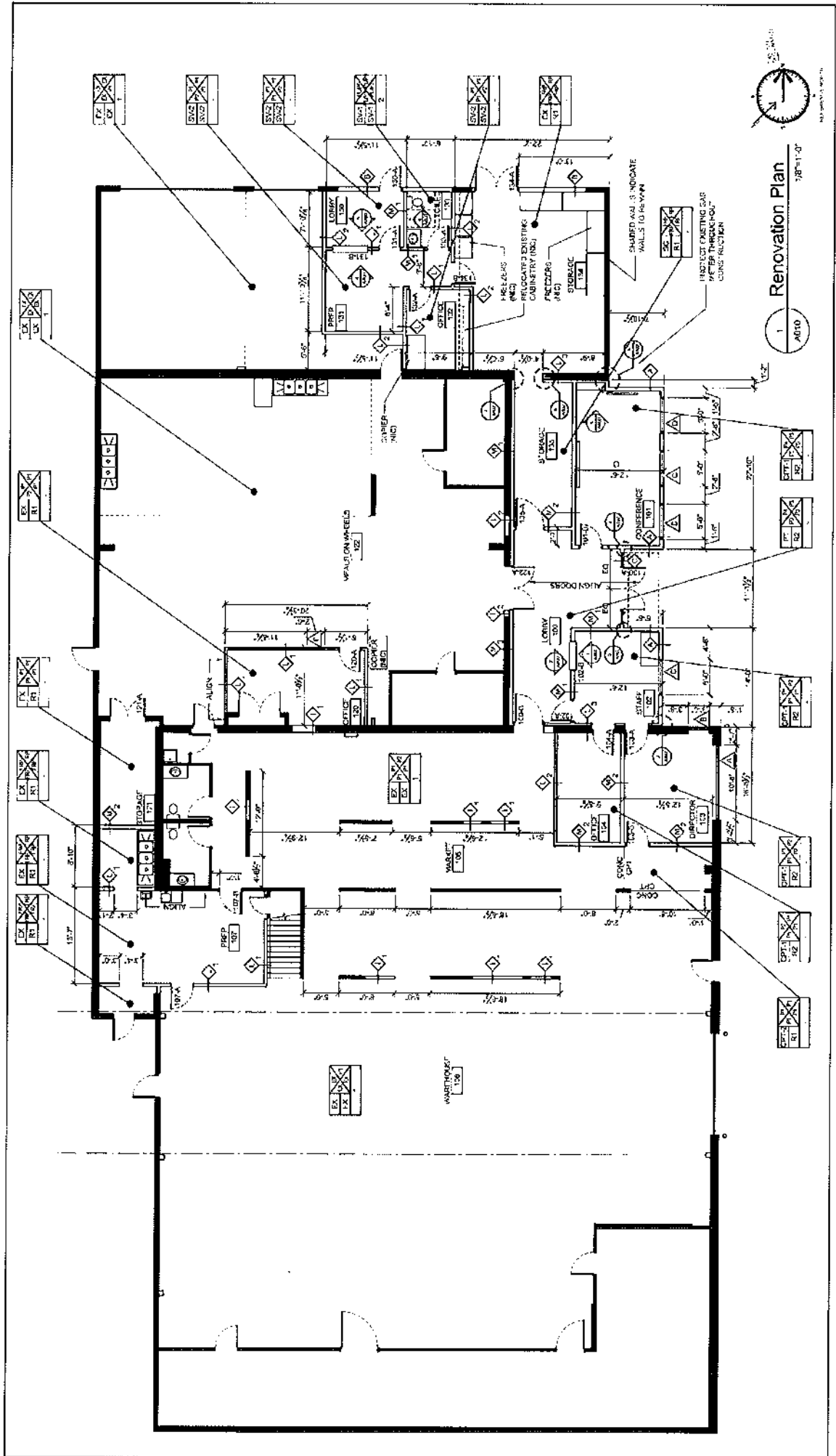
View looking north from the B.N.S.F. RR.







# EXHIBIT E - FLOOR PLAN



# EXHIBIT F - COLOR RENDERING OF PROPOSED ENTRANCE





Recommendation

**Suggested Motion**

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Great Falls Community Food Bank, addressed as 1618 12th Avenue North, as shown in the conceptual development plans contained within this report and provided within this meeting by the project applicant and representative, subject to the follows conditions:

1. 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.
2. 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.
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

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

CC City Engineering, Dave Dobbs  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Great Falls Community Food Bank, 1618 12th Ave No., Great Falls, MT 59401  
CTA, Inc., Anthony Houtz, 219 2nd Ave So., Great Falls, MT 59405