

DESIGN REVIEW BOARD

December 12, 2011

Case Number

DRB2011-24

Applicant/Owner

Great Falls Housing Authority

Representative

Hessler Architects,
Del Trost

Property Location

1500 Chowen Springs Loop
Neighborhood Council #9

Requested Action

Design Review of multi-phase renovation of 156 Multi-family residential units.

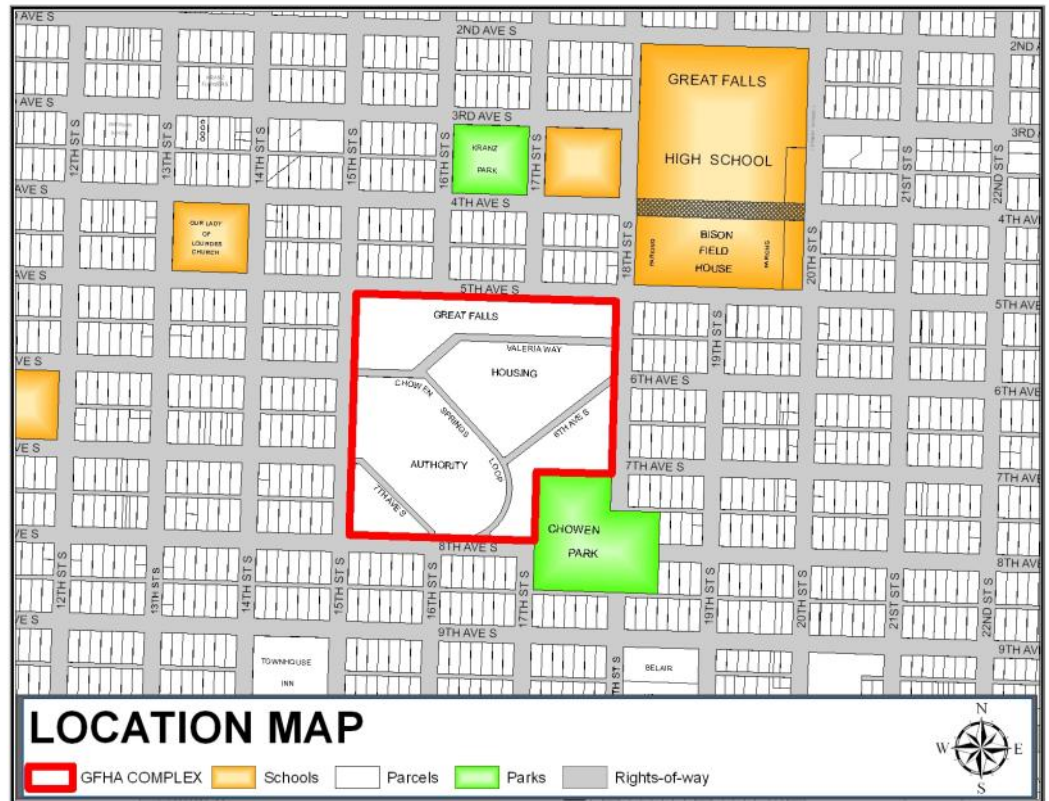
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

GREAT FALLS HOUSING AUTHORITY



Project Description

The Great Falls Housing Authority is requesting approval of the multi-phase renovation of the existing 156-unit residential complex comprised of one to four-bedroom apartments within seven building types. The original housing complex was built in 1940.

Background

- Legal Description: Blocks 749, 750, 756, 758, 764 & 765, Great Falls Tenth Addition, Cascade County, Montana
- Property Area: ± 29 acres
- Property Zoning: R-5 Multi-family Residential Medium District
- Street Frontages: 15th St. So., Chowen Springs Loop and 8th Ave. So.

Project Overview

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

The renovation of Parkdale for the Great Falls Housing Authority involves interior remodeling, exterior updates, and a revamp of site utilities without changing existing building footprints. The project, referred to as MT2-1, involves 28 buildings and a total of 156 individual living units that are over 70 years old. There are seven different building types including: duplexes, four-plex, six-plex, eight-plex and ten-plex.

The living units are being remodeled to accommodate handicap requirements as dictated by the Uniform Federal Accessibility Standards, Section 504. The regulation stipulates that federal multifamily housing will provide handicap units amounting to 5 percent of the total number of units in this case eight units. Presently, there are no units which meet the accessibility criteria.

The remaining units are undergoing design changes, including total kitchen and bath remodels, mechanical and electrical updates, and bedroom layout changes. The goal is to create a more modern, open and convenient living space within the existing building footprint. New interior doors are designed to be 3'0" openings wherever that can be accomplished. All interior fixtures, finishes, appliances and cabinets, as well as furnaces and water heaters, will be new.

Exterior upgrades are intended to update original structures. The addition of over-framed dormers provide visual interest to the existing long roof profiles. New windows and doors are provided to aid in a more user friendly product and provide better energy efficiency for the units. New steel siding installed over rigid insulation will bring the buildings up to current energy code standards. Cultured stone accents are integrated throughout the project. The main entries will be canopied in order to aid in weather protection for occupants. Entry stoops have been enlarged, partially enclosed and segregated from each others to provide privacy, as well as an area for the storage of bikes, barbecues and patio furniture.

The applicant is submitting all seven building types for approval, at this time, to facilitate a smooth continuity of work as buildings are vacated and made available for renovation.

The utility work slated will be on-going, and services for some newly renovated buildings may be dependent on temporary connections to existing infrastructure until such time that updated utilities are available. Utility work will have the biggest impact on the site and landscaping conditions. The plan is to maintain the existing landscaping. Any plantings affected by construction will be replaced as required. Since utility work is under separate contract, the scope of this project submittal does not address site conditions other than handicap accessibility. New mechanical equipment, plantings and street and sidewalk will be reviewed separately. The current dumpster enclosures will be maintained as they are.

Conformance with Title 17

The proposed project is in conformance with relevant requirements of Title 17 Land Development Code including but not limited to zoning, design and development standards. The applicant will submit plans reflecting the proposed renovation of the site parking, landscaping, sidewalks and outdoor lighting when the plans are completed and submitted to the Design Review Board for review.

Summary

The proposed interior remodeling, exterior updates, and a revamp of site utilities without changing existing building footprints will substantially improve the aesthetics of the existing buildings and will provide an example of quality design and future energy savings. The proposed project continues the Great Falls Housing Authorities commitment to providing safe, attractive affordable housing opportunity to the public.

DESIGN REVIEW BOARD
APPLICATION
FEE \$ _____

DATE: December 1, 2011

NAME: Great Falls Housing Authority

ADDRESS: 1500 Chowen Springs Loop PHONE: 453-4311

AGENT/REPRESENTATIVE: Hessler Architects

ADDRESS: #12 6th Street South, Great Falls, MT PHONE: 727-2757

SITE ADDRESS: Great Falls Housing Authority Complex

Square Footage of Building Site: N/A
Square Footage of Structure(s): Varies (7 Bldg types)

Design Review Board Meeting Date: December 12, 2011

Requesting approval for all 7 Building types.

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

Legal Description

Lot(s): _____

Block(s): _____

Subdivision: _____

Or Township: _____ Range: _____ Section: _____

Use Intended: Apartment Housing

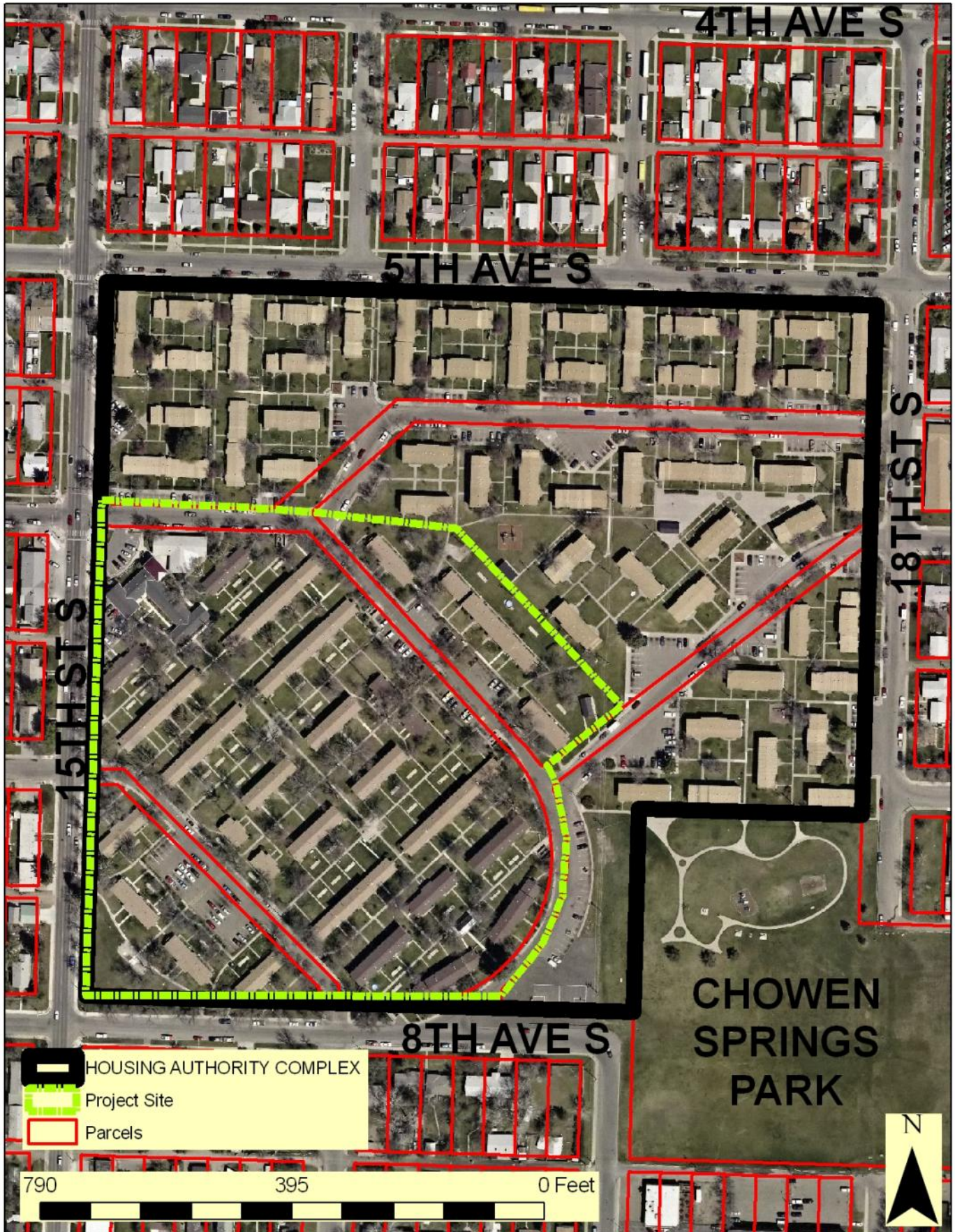
PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 11" x 17" or smaller
- c. Elevation Drawings - 11" x 17" or smaller
- d. Topography Map - 11" 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: 15th St Building Frontage: N/A Property Frontage: N/A

Street: 5th Ave S Building Frontage: N/A Property Frontage: N/A





Portion of Building Type 1– 10-Plex



Front Elevation of Building Type 3– 6-Plex



Rear Elevation of Building Type 1– 10-Plex

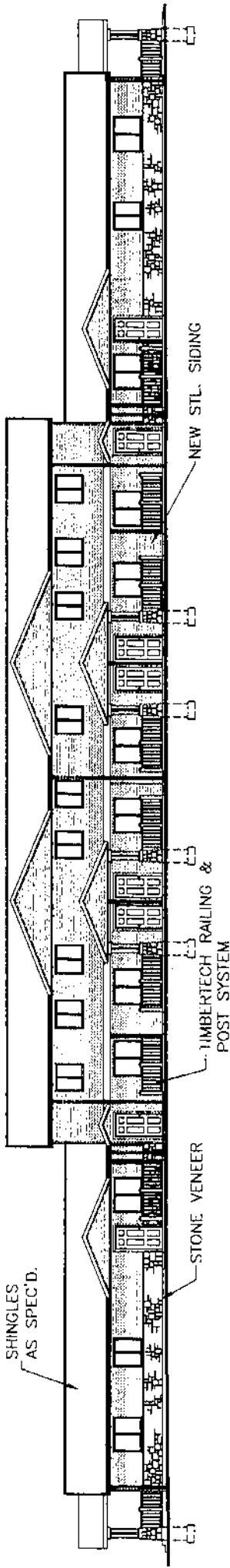


Front Elevation of Building Type 6– Duplex



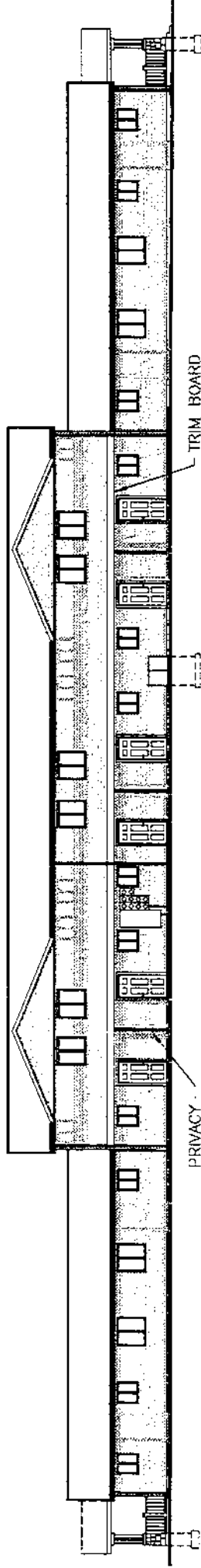
Front Elevation of Building Type 1– 10-Plex

EXHIBIT E - REVISED ELEVATIONS 10-PLEX



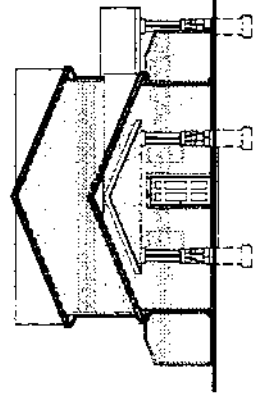
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Scale: 1"=16'



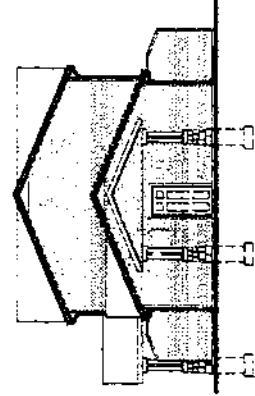
4 REVISED REAR ELEVATION

Scale: 1"=16'



2 REVISED LEFT END ELEVATION

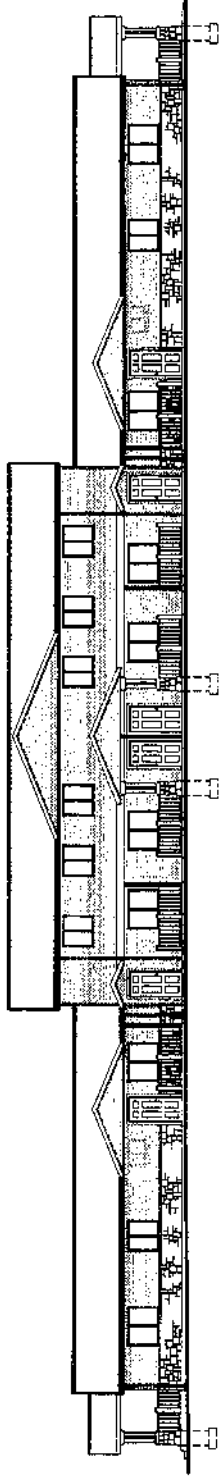
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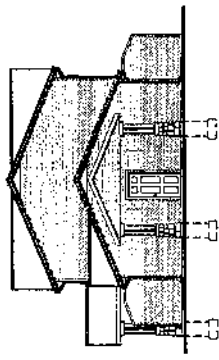
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Scale: 1"=16'

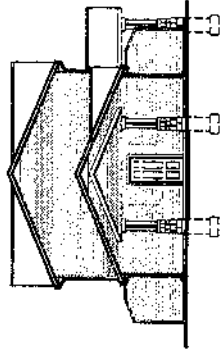
EXHIBIT F - REVISED ELEVATIONS 8-PLEX



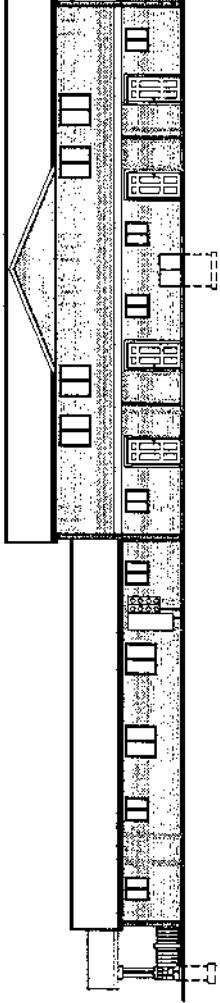
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Scale: 1"=16'



2 REVISED RIGHT END ELEVATION
Scale: 1"=16'

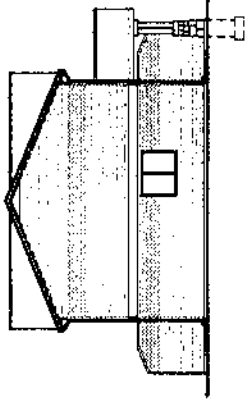


3 REVISED LEFT END ELEVATION
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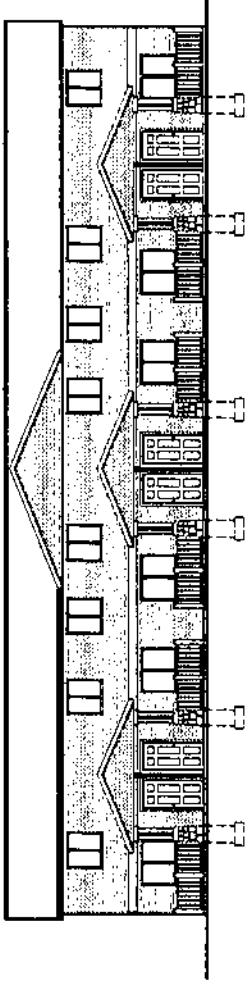


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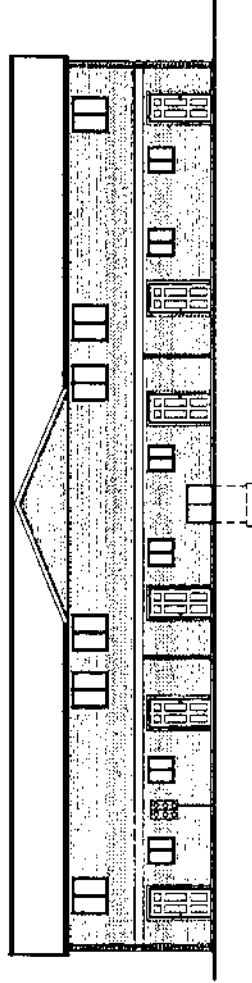
EXHIBIT G - REVISED ELEVATIONS 6-PLEX



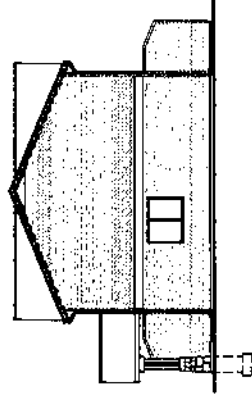
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2 REVISED FRONT ELEVATION
Scale: 1"=16'

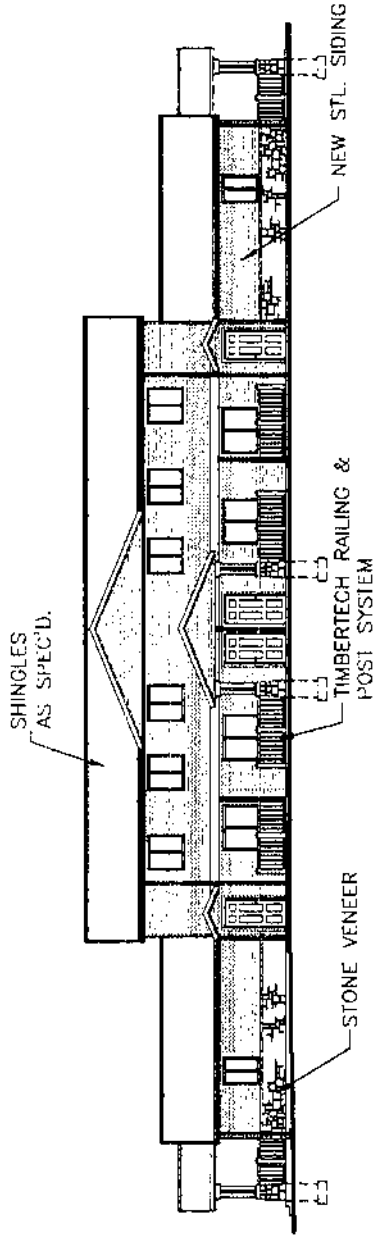


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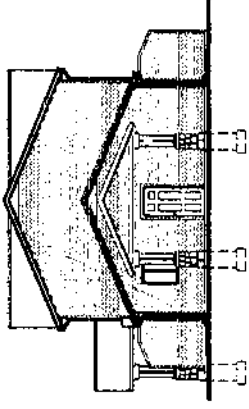


4 REVISED RIGHT END ELEVATION
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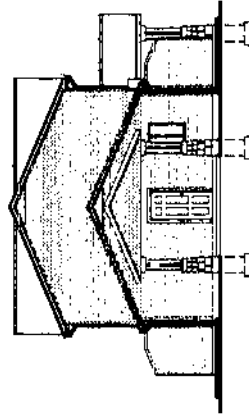
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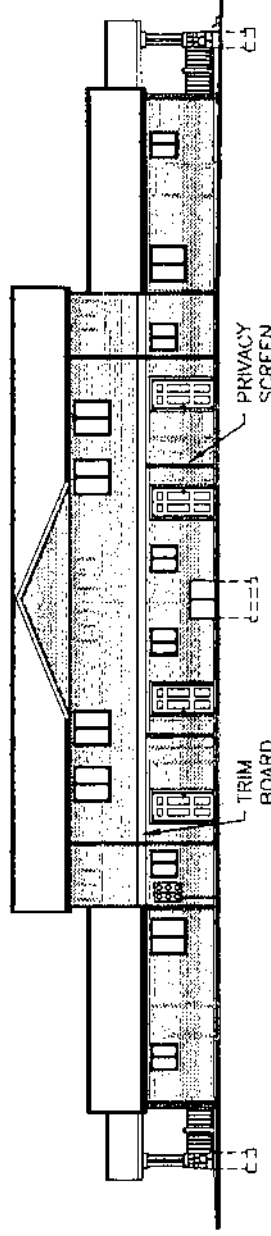
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2 REVISED RIGHT END ELEVATION
Scale: 1"=16'

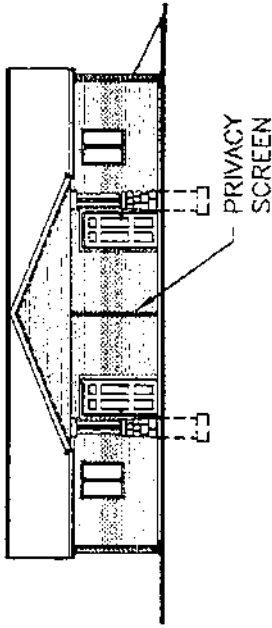


3 REVISED LEFT END ELEVATION
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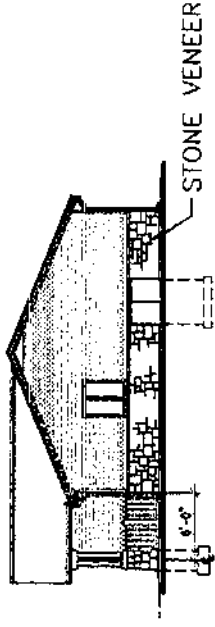
4 REVISED REAR ELEVATION
Scale: 1"=16'

EXHIBIT I - REVISED ELEVATIONS DUPLEX



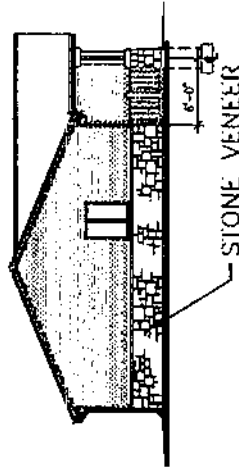
1 REVISED FRONT ELEVATION

Scale: 1" = 16'



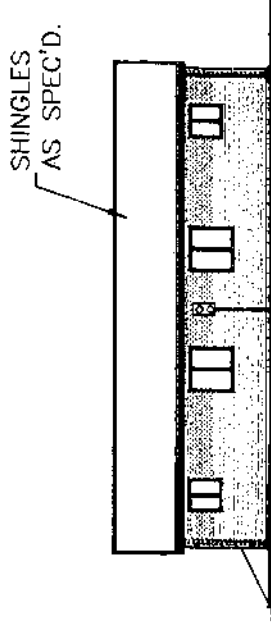
2 REVISED RIGHT END ELEVATION

Scale: 1" = 16'



3 REVISED LEFT END ELEVATION

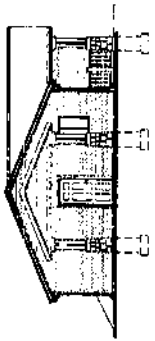
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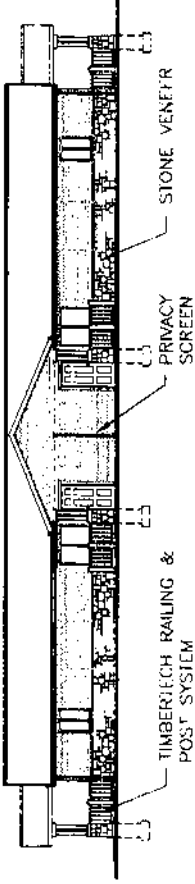
4 REVISED REAR ELEVATION

Scale: 1" = 16'

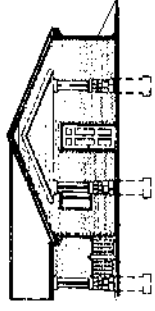
EXHIBIT J - REVISED ELEVATIONS 4-PLEX



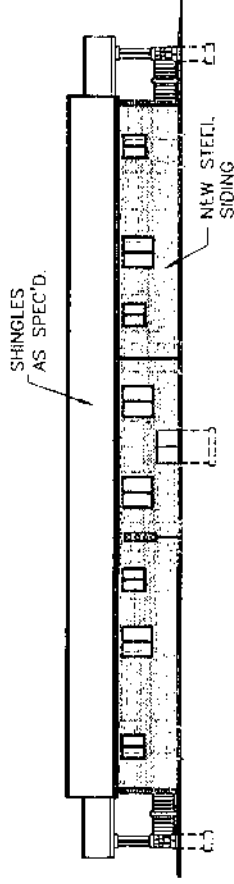
1 REVISED LEFT END ELEVATION
Scale: 1"=16'



2 REVISED FRONT ELEVATION
Scale: 1"=16'



3 REVISED RIGHT END ELEVATION
Scale: 1"=16'



4 REVISED REAR ELEVATION
Scale: 1"=16'

Recommendation

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Great Falls Housing Authority, addressed as 1500 Chowen Springs Loop, 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. The applicant will submit plans reflecting the proposed renovation of the site parking, landscaping, sidewalks and outdoor lighting when the plans are completed and submitted to the Design Review Board for review.
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 Housing Authority, 1500 Chowen Springs Loop, Great Falls, MT 59405
Hessler Architects, Del Trost, 12 6th Street So., Great Falls, MT 59405