

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
December 12, 2016**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 2:57 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Ann Schneider
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director P&CD
Galen Steffens, Planner III
Erin Borland, Planner I
Dave Dobbs, City Engineer
Paul Skubinna, Public Works Environmental

Others present:

Jana Cooper, TD&H Engineering
Shane Etzwiler, Holiday Village Mall
Allan Frankl, Dick Anderson Construction
Travis Neil, Dick Anderson Construction
Chris Richard, CESO, via telephone
Sophia Sparklin, Spark Architecture
Josh Sommer, KLJ
Mitch Stelling, KLJ
Chris Ward
Dean Williams, GK Development, Inc., via telephone

MINUTES

Mr. Kraft moved to approve the minutes of the November 14, 2016, meeting of the Design Review Board. Mr. Grosse seconded, and all being in favor, the minutes were approved.

NEW BUSINESS
DRB2016-21 Great Falls North Apartments
Southwest corner of Smelter Ave NW and Division Rd

Erin Borland, Planner I, entered the staff report for the proposed construction of a new apartment complex that includes nine three story garden-style apartment buildings with 24 units each, for a total of 216 units. The overall development will include a clubhouse, several site amenities, carports, storage units and all associated site work. There will be three different layouts with three buildings of each configuration.

The exterior materials will consist of metal and cement hardie board siding with wood accents. All the buildings will be constructed with similar materials and accent colors such as brandywine, gallery green, different gold, Sheraton sage, extra white and Cajun red for key architectural features. These colors will help to differentiate between the three types of buildings, while the exterior materials will keep an overall theme.

Ms. Borland said though the front and rear elevations of the buildings show a significant amount of façade broken up with windows, three of the buildings have the side elevation facing the public right-of-way and there are minimal windows on the elevation. Per City Code, at least 30 percent of the first floor façade facing a public street should consist of windows and doors; staff recommends that if adding windows is not possible on these side elevations, a large portion be broken up with evergreen landscaping. It is also recommended by staff that evergreen screening be used to break up the long façade of metal siding due to the location of one of the carports.

The site plan includes a new curb cut off Division Road, with a second proposed curb cut on 1st Street Northwest. The conceptual layout shows 379 parking spaces, 11 of which will be ADA accessible. The applicant is required to submit a design waiver for their proposed parking space size, which will be reviewed by the Director of Planning and Community Development. The developer will also be required to provide a stormwater management plan in compliance with City Code.

The proposed landscape plan does meet the required square footage of landscaping; however, with the recommendations by staff for evergreen landscaping on the side elevations, the proposed landscaping plan will require modification to meet the minimum requirements. Ms. Borland said staff supports the application and recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Jana Cooper, TD&H Engineering, reviewed some changes from the submitted design, and said the clubhouse design will be about two times as large as what is shown on the plan, some sidewalks were eliminated and pool size slightly decreased. She also said per the geotechnical report, the shrub count will be reduced within six feet of the building.

PUBLIC COMMENT

Sophia Sparklin, Spark Architecture, expressed her support for the project.

BOARD DISCUSSION AND ACTION

There was discussion on the carports needing to be staggered due to the grading. Board members also asked about the quantity of shrubs that will be planted given the results of the geotechnical report. Ms. Cooper indicated that shrubs will be incorporated where site grading allows.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed Great Falls North Apartments, located at the corner of Smelter Avenue Northwest and Division Road, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

- A. 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.
- B. 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.
- C. The applicant shall revise the landscape plan to show evergreen screening along the sides of the apartment buildings that face the public right-of-way.
- D. The applicant shall revise the landscape plan to show evergreen screening along 1st Street Northwest where the storage units face the public right-of-way.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

DRB2016-22 Broadwater Bay Business Park- Lot 2B: Office Suites Corner of 2nd Street S and Park Drive S

Erin Borland, Planner I, entered the staff report for the proposed construction of two office buildings containing two business suites each, with associated site work including new parking, sidewalks, lighting and landscaping. The proposal is in compliance with the Code, with the exception of two points. First, Design Review Board guidelines recommend that the primary entrance on all buildings should face the public street rather than the interior or the rear of the property, and this design has the building's side elevations facing the street. Although not ideal, staff does support this design because both front facades are visible from the street. Second, it

is required that all mechanical equipment be screened with an architecture feature or landscaping. The AC units are not screened from the property owners to the south, and the applicant will be required to add more landscaping to screen the units.

The exterior of the proposed buildings will consist of almond colored smart siding with a dark brown wainscot brick on the façade of the buildings and composition architectural grade shingles for the roof. The design of the proposed project is shown with several dormers and emphasized entries with extended roofs and brick columns.

The site plan meets the code requirements for parking, and a shared parking and access agreement shall be submitted during the building permit process. New sidewalks have also been proposed along both street frontages, with incorporated interior sidewalks to provide safe pedestrian access.

The outdoor lighting plan that has been provided will require modification in order to meet the standards. The applicant will work with staff to correct the Title 17 deficiencies on the photometric plan. The proposed landscaping will also require modification to meet the minimum requirements. The required rate of planting meets code, but there is a proposed detention pond on the northeast corner of the property. This will require the applicant to work with City staff in order to integrate into the landscape plan. Ms. Borland said staff supports this application and recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Josh Sommer, KLJ, said they are looking at moving the pond to the southeast corner due to a bad geotechnical report on the expansive clay soils in the northeast corner. This required a significant change to the site plan. They have also started developing a new photometric lighting plan.

PUBLIC COMMENT

Dave Dobbs, City Engineer, said they will review the drainage report when it is received.

BOARD DISCUSSION AND ACTION

There was discussion on possibly relocating the main entries if the detention pond is moved, and the difficulty of doing so with the fatty clay soils. Ms. Schneider asked for an explanation on how these soils would impact construction.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed Office Suites, located at the corner of 2nd Street South and Park Drive South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

- A. 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.

- B. 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.
- C. The applicant shall amend the site plan to show screening for the AC units.

Made by: Mr. Grosse
Second: Ms. Schneider

VOTE: All being in favor, the motion carried.

**DRB2016-23 Holiday Village Shopping Center- Existing Sears Remodel- PetSmart
1200 10th Avenue South**

Galen Steffens, Planner III, entered the staff report for a proposed interior and exterior renovation of the existing Sears building at the Holiday Village Shopping Center. The applicant is proposing dividing the existing building into three spaces internally for PetSmart, Tenant 2, and a future tenant. The new façade for PetSmart shown on the initial plan submittal does not meet certain guidelines contained in the Code. In order to avoid creating a building façade that looks disjointed and piecemeal, staff recommends the new tenants either define their entire space, or incorporate each space seamlessly into the existing building with defined entrances for each tenant.

The new Petsmart façade would be constructed of the same EIFS material as the existing building, but the actual installation of the product would result in a different pattern with horizontal seams going across the façade, which would not include exact matching architectural features at the entrance. The initial façade color proposed contrasted the existing building color, but the applicant is planning on matching the existing building with the darker color used on the wainscoting, eyebrow canopy, and cornicing along the top parapet of the current facade. Staff will need to see an updated final version prior to issuance of building permits.

Ms. Steffens said the existing building is non compliant with current code, but the proposed update will bring many requirements of the code into compliance. Landscaped islands will be included at both ends of each row of parking, and additional ADA parking spaces will be provided. Staff does recommend that the landscaping at the PetSmart entrance be symmetrical, which would mean adding a landscaped bed behind the east ramp. Ms. Steffens said staff supports the application and recommends approval with conditions.

PETITIONER'S PRESENTATION

Chris.... Said Galen covered the issues well.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on landscape islands and striping on the parking lots, as well as Tenant 2 having the only internal entrance to the rest of the Holiday Village Mall.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed PetSmart, located at 1200 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the applicant, subject to the following conditions:

- A. 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.
- B. 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.
- C. The applicant shall amend the site plan to show screening for the AC condensers.
- D. The applicant shall provide bicycle parking to the site plan.

Made by: Mr. Kraft
Second: Mr. Grosse

VOTE: Mr. Vining abstained from the vote. All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 4:02 p.m.