

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
July 10, 2017**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:01 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

Design Review Board Members absent:

Kevin Vining

City Staff Members present:

Erin Borland, Planner II
Leslie Schwab, Planner II
Brad Eatherly, Planner I
Dave Dobbs, City Engineer

Others present:

Raegan Breeden, Play n' Learn Academy
Bill Bronson, City Commission
Jan Cahill, Great Falls Public Schools
Phil Faccenda, Batteries and Bulbs
Max Grebe, LPW Architecture
Tony Houtz, CTA
Chuck Kestle, Kestle Architects/Town Pump
Tammy Lacey, Great Falls Public Schools
Michael Steffes, Batteries Plus

MINUTES

Mr. Gross moved to approve the minutes of the June 12, 2017, meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor, the minutes were approved as corrected.

NEW BUSINESS
Play 'N Learn Academy
4241 2nd Ave North

Brad Eatherly, Planner I, entered the staff report into the record for the proposed remodel for a daycare facility. The property is 29,400 square feet with a structure size of 10,083 square feet. The structure size includes a small addition to join the façades. The site will include new playground space, parking, site lighting and landscaping.

The proposed building will utilize several materials including fiber cement board, concrete masonry units (CMU) and metal siding. Various colors of orange, blue, yellow and green contrast the beige and brown that dominates the west and south facades. The exterior materials and finishes are compatible with surrounding areas and buildings.

The parking lot will have two way access with 90 degree angled parking spaces, one of which will be ADA accessible. Due to site limitations, the plans provide for one less parking stall than required, but is still an acceptable proposal because it removes some current unsafe parking spaces backing out onto 2nd Avenue North. The stall depth for parking has been reduced by one foot in order to provide for safer pedestrian connectivity.

The State of Montana requirement for daycare center play area is 35 square feet per child. Due to this amount of space needed as well as the pedestrian connectivity needed, the applicant is providing as much landscaping as feasible, which staff supports. The applicant will be required to aggregate all parcels associated with the project, and staff supports approval of this project with the conditions listed in the staff report.

PETITIONER'S PRESENTATION

Max Grebe, LPW Architecture, noted that Mike Hollern was hired to do the landscaping, which will be similar to other projects he has completed. He also said there is no current sidewalk on either end of the property, and the owner has agreed to install curb, gutter and sidewalk.

Mr. Dobbs asked if MDT was involved in curb cut improvements, and Mr. Grebe said final design has been approved by MDT. He also stated the lot aggregation has been completed.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on mechanical unit screening and confirmation that there are no rooftop units.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the construction at 4241 2nd Avenue North 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 conceptual development plans 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.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: Ms. Grebe recused herself from the vote. All being in favor, the motion carried.

Town Pump Exterior Car Wash 501 NW Bypass

Leslie Schwab, Planner II, presented the staff report for the proposed exterior and interior remodel of an existing car wash. The existing building is a painted, concrete block-constructed, one story rectangular structure on a concrete foundation. The existing CMU structure and windows will remain intact. The applicant is proposing new exterior finishes that include a brick veneer apron surrounding the base of the exterior with horizontal, corrugated metal siding surrounding the new wash bay doors, with a prefinished metal trim above the gull wing parapets. The existing canopy will be removed and be replaced with a new back-lit canopy.

Ms. Schwab said staff supports this application and offered to answer any questions.

PETITIONER'S PRESENTATION

Chuck Kestle, Kestle Architects, said Town Pump is updating equipment and exteriors to be more competitive.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Grebe said she would like to see something other than galvanized aluminum used, as it is very industrial for this particular neighborhood which is surrounded by residential areas. Ms. Schwab suggested crafting a condition that allows staff to determine final color within the color palette suggested by Ms. Grebe.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the construction at 501 NW Bypass 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 (including sign permit chapter) of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the conceptual development plans 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 confer with the owner regarding secondary color schemes to replace the galvanized aluminum.

Made by: Mr. Kraft
Second: Ms. Schneider

VOTE: All being in favor, the motion carried.

Batteries + Bulbs 2312 10th Avenue South

Leslie Schwab, Planner II, presented the staff report for the proposed exterior and interior remodel of an existing commercial building to accommodate a new retail business, Batteries + Bulbs, which is relocating from their current location in the Holiday Village Shopping Center. The exterior will feature polished, vertical, metal siding installed over the existing stuccoed north facing façade. The existing fabric canopy will be removed, and the side and rear elevations will remain stuccoed but be repainted. The interior remodel will include a sales floor, repair and installation facilities for automotive items, unisex restroom, office and storage.

Ms. Schwab reviewed the landscaping proposal and said staff recommends installation of a new boulevard tree to be consistent with past renovation projects in that area, such as Teryaki Madness. The current proposal includes an ornamental Malus Profusion tree at the northwest corner of the parking area, and staff suggests that tree be changed to one of the trees listed in the appendix attached to the staff report.

Ms. Schwab noted the proposed design substantially complies with the standards established; however, the polished metal facing the roadway may produce glare. Staff recommends mitigating this with a light acid staining of the metal siding to lessen the high reflectivity. Staff supports this application and recommends approval with the conditions listed in the staff report.

PETITIONER'S PRESENTATION

Phil Faccenda, Batteries + Bulbs, noted that the eastern most part of the property is a drive-in service bay. He discussed the entrance from the eastern and western curb cuts and said getting access to the service bay would be hazardous if there were to be shrubs or trees planted

there. He suggested they still include the barrier island and enlarge the planter area against the building instead of place a boulevard tree, as it does not interfere with the turning radius into the service bay. He also noted landscaping is not required because this is simply a renovation.

He also expressed his opposition to the acid staining of the metal siding in order to decrease reflectivity. He asked for more of an explanation as to why the reflection is objectionable, and stated they may or may not pursue it further.

PUBLIC COMMENT

Mr. Dobbs inquired about the roll up door, and confirmed that it was not for deliveries, it was for interchanges such as battery replacement for motor vehicles.

BOARD DISCUSSION AND ACTION

Mr. Grosse asked for an example of the proposed metal siding. Mr. Faccenda again asked for a reason as to why there is an objection to the reflective metal. He stated this will help draw attention to a store that is relatively high-tech. Mr. Grosse said there needs to be a balance regarding safety and distractive driving. Ms. Schwab said there is a guideline in the code that addresses glare, and staff feels this recommendation addresses that appropriately. There was discussion on the purpose of the Design Review Board and their ability to determine design regulations in relation to safety and aesthetics on this project. Mr. Faccenda offered to submit actual samples of the materials to the Planning Department for the Board to review before construction begins. There was discussion on how to proceed with the decision and avoid holding up the project further.

There was discussion on the boulevard landscaping, and the different options for grass and tree placement. Mr. Faccenda again emphasized they were not required to do any landscaping.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the construction at 2312 10th Ave 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 conceptual development plans 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 use the silver metallic sample provided at the meeting.
- D. The applicant shall designate ADA and motorcycle/bike parking stalls on the building permit plan set.

- E. The applicant shall modify the boulevard landscaping to be removed, and a triangular strip of landscaping be added next to the building as seen fit by staff.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

**CMR High School Multi-Purpose Practice Facility and STEM Additions
228 17th Ave NW**

Brad Eatherly, Planner I, entered the staff report into the record for the proposal of two additional buildings for the Charles M. Russell High School. One building is a new multi-purpose practice facility that will be 25,000 square feet, accompanied by improvements to the nearby outdoor track at the southeast corner of the property. The second is a 5,200 square foot building that will house new space for Science Technology Engineering and Math (STEM) education, and is an addition to the Career and Technical Education building on the north side of the school.

The multi-purpose facility will utilize fiber cement board, concrete masonry units (CMU), and corrugated metal siding. The main exterior for both buildings will be a pewter color with shades of gold and green as highlights. The multi-purpose facility design will allow students to move safely from the main gym to the new facility via a pedestrian enclosed bridgeway.

Both of the proposed buildings are substantially different in materiality and color that that of the existing structures on the campus. Guideline #8 in Exhibit 28-1 of the OCCGF notes that building expansions should demonstrate compatibility with surrounding buildings. Staff would like compliance with this guideline discussed specifically by the Board to determine whether a more modern approach is acceptable. Staff would also like the Board to discuss Guideline #25, which says building expansions should demonstrate a minimum proportion of doors and windows. The Board needs to determine if the façade of the practice facility facing 14th Avenue NW should be broken up by windows, vertical banding, or evergreen landscaping.

Mr. Eatherly reviewed lighting, landscaping, and parking requirements, which are in compliance with the code. He said staff supports this application and recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Tony Houtz, CTA, walked the Board members through the site and presented a slide show of the proposed project and design in relation to the campus as a whole.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on guideline #25 regarding the practice facility façade being broken up by windows, material or landscaping, and Ms. Grebe stated she felt leaving it as is was appropriate for a gym, as there is enough detail on the sides for it remain aesthetically pleasing.

There was also discussion on guideline #8 and the difference in style of the newer buildings. Mr. Grosse pointed out the stark contrast comes from the lack of updates done on school buildings over the years. Ms. Grebe commented that the STEM building front should be a more muted tone.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the construction at 228 17th Avenue NW 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 conceptual development plans 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 coordinates with Public Work's before construction.
- D. The applicant consider incorporating a more muted color on the STEM building front.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

The 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 4:50 p.m.