

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
January 8, 2018**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Vice Chair Tyson Kraft at 3:00 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Tyson Kraft, Vice Chair
David Grosse
Kevin Vining
Shannon Wilson

Design Review Board Members absent:

Dani Grebe, Chair

City Staff Members present:

Tom Micuda, Deputy Director PCD
Erin Borland, Planner II
Troy Hangen, Planner II
Brad Eatherly, Planner I
Dave Dobbs, City Engineer

Others present:

Maarika Amado-Cattaneo, LPW
Caralina Julian, LPW
Bill Bronson, City Commission
Jenn Rowell, The Electric
Blake Webber, NCA Architecture, via telephone

MINUTES

Mr. Grosse moved to approve the minutes of the November 27, 2017, meeting of the Design Review Board. Mr. Vining seconded, and all being in favor, the minutes were approved.

Election of 2018 Chair and Vice Chair

Mr. Grosse moved to appoint Ms. Grebe as Chair and Mr. Kraft as Vice Chair for 2018. Mr. Vining seconded, and all being in favor, the motion carried.

NEW BUSINESS
UPGF Student Center

Brad Eatherly, Planner I, entered the staff report into the record for the proposed renovation of the University Student Center at the University of Providence Great Falls, located within the 4.3 acre campus. The renovation of the façade is proposed with contemporary architectural design and the materials will consist of brick, vertical corrugated metal siding, and glass.

Mr. Eatherly said the project is in compliance with Title 17, and reviewed the site plan. Staff supports the application and recommends approval.

PETITIONER'S PRESENTATION

Blake Webber, NCA Architecture, via telephone, said this is a two phase project to completely renovate the existing building, and this is the first phase of that project. He reviewed plans for the full update, and said it should be completed in the next couple years.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on the screening of the mechanical unit.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed University of Providence Great Falls Student Center, located at 1301 20th St. South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the Conditions of Approval.

- 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 approved 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 findings for one or more review criteria. If such proposed change would alter the findings, the proposal shall be resubmitted for review as a new application.

Made by: Mr. Grosse
Second: Mr. Vining

VOTE: All being in favor, the motion carried.

Quick Service Restaurant Building Phase 2 of West Bank Landing

Erin Borland, Planner II, entered the staff report into the record and reviewed the West Bank Landing development that includes six parcels totaling 12.5 acres. The current proposal is for a fourth new building which will include two quick service restaurants. Five on Black restaurant will be one of the tenants, while the second tenant space will be built as a shell until a tenant is finalized. The proposed 3,662 square foot building has been designed with modern exterior finishes and style, with dedicated outside seating. Interwoven lap siding bands will be utilized with vertical and horizontal metal siding in various sized panels.

Ms. Borland explained that the guideline requiring that 30% of the street facing façade consist of windows and doors could not be met due to the location of the entrance, which is proposed for the interior of the property, rather than along 3rd Ave NW. Staff is requiring landscaping to be added along the façade facing 3rd Ave NW instead, and that requirement is included in the conditions of approval. The proposed project is in conformance with the requirements of Title 17, and staff supports the application.

PETITIONER'S PRESENTATION

Caralina Julian, LPW, explained that even though the main entrance is not facing 3rd Ave NW, the facade facing the street will still look very nice.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on the landscaping in the boulevard area, as well as signage on the west elevation and the trees potentially blocking that.

Mr. Grosse inquired about the material on the façade facing 3rd Ave NW, and asked if the landscaping requirement to replace the windows and doors was definite, and said he felt the landscaping looked too cluttered. Mr. Micuda explained the Board has the option to apply the guideline the best way they see fit. Mr. Vining expressed his favor for the staff recommendation of landscaping.

There was discussion on the placement of trees and stormwater drainage.

MOTION: That the Design Review Board approve the Design Review Application for the proposed new construction of the QSR Building located at 413 3rd Ave NW, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the conditions of approval.

- 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 approved 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 findings for one or more review criteria. If such proposed change would alter the findings, the proposal shall be resubmitted for review as a new application.

Made by: Mr. Grosse
Second: Ms. Wilson

VOTE: Mr. Vining voted in opposition. Ms. Wilson and Mr. Grosse voted in favor.

Mr. Vining motioned to amend the original motion to include condition of approval C, requiring the applicant to provide landscaping along the façade of the building facing 3rd Ave NW to comply with Exhibit 28-1. Ms. Wilson seconded the motion.

VOTE: Mr. Grosse voted in opposition. All others in favor, the amended motion carried.

Market Building Phase 2b of West Bank Landing

Ms. Borland entered the staff report into the record for a proposed market building, which is also included in phase 2 of West Bank Landing. A 19,745 grocery store is being proposed and will include 9,000 square feet of retail space, a deli, and an outdoor patio and elevated balcony. Ms. Borland reviewed the site plan, and noted this project is part of a shared parking agreement already approved by the City.

The applicant requested that due to the nature of the development, the City consider the whole development for the interior landscaping percentage instead of each parcel separately. This would allow some flexibility for development phases to have more greenspace than required and other phases to have slightly less than code. To more formally allow for this, the developer will apply for a Planned Unit Development (PUD) zone change in the future.

The applicant's request is in conformance with Title 17, and Ms. Borland said staff supports the application and recommends approval.

PETITIONER'S PRESENTATION

Caralina Julian, LPW, discussed the exterior façade and the options being considered along the west wall facing 3rd Ave NW. Dave Dobbs, City Engineer, clarified where the utility infrastructure ended and that the access issued with MDT had been resolved.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on the façade and reworking the flat, "boxiness" of the roofline. There was also discussion on the 6-foot sidewalks in order to provide some more landscaping.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed new construction of the Market Building located on 3rd Ave NW in Phase 2b of West Bank Landing, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the conditions of approval.

- 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 approved 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 findings for one or more review criteria. If such proposed change would alter the findings, the proposal shall be resubmitted for review as a new application.
- C. The applicant rework the facade to include an element to break up the flatness of the roofline.

Made by: Mr. Vining
Second: Mr. Grosse

VOTE: All being in favor, the motion carried.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:57 p.m.