

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
February 12, 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  
Troy Hangen, Planner II  
Brad Eatherly, Planner I  
Dave Dobbs, City Engineer

Others present:

Peter Andrews, Intrinsic Architecture  
Jason Egeline, CWG Architects  
Alex Huffield, KLJ  
Maarika Amado-Cattaneo, LPW  
Jana Cooper, TD&H  
David Saenz, NWGF

**NEW BUSINESS  
Rockcross Commons**

Brad Eatherly, Planner I, entered the staff report into the record for the proposed construction of a new 124-unit multi-family apartment complex on a 7.97 acre parcel, located west of the 23<sup>rd</sup> Street South extension and North of 24<sup>th</sup> Avenue South. The proposal is generally in compliance with all requirements of Exhibit 28-1, with the exception of one guideline. Three of the 3-story apartment buildings have facades facing the public street where less than 30% of the first floor facades consist of windows and doors. Staff met with the developers to discuss potential mitigation, and agreed to include design and architectural details in order to divide and enhance the elevations.

The buildings are proposed with contemporary architectural design, and exterior materials such as horizontal lap and vertical metal siding, wood, and steel. The site plan includes three new public roads, 23<sup>rd</sup> Ave South, 22<sup>nd</sup> Street South, and 23<sup>rd</sup> Street South to be built by the developer. Mr. Eatherly reviewed the parking, stormwater, and landscaping plans. Staff supports this application and recommends approval.

### **PETITIONER'S PRESENTATION**

Jana Cooper, TD&H, clarified the width of the sidewalks, number of bicycle racks, and size of the stormwater pond. The pond has been reduced from the previous plan.

Peter Andrews, Intrinsik Architecture, said they were able to break up the building and provide separate screened mechanical units at ground level. The Staff report mistakenly noted that these will be rooftop units.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

There was discussion on glazing and potentially adding a few more trees along the buildings.

There was discussion on parking requirements and how much parking street parking will provide, as well as possibly having a defined pedestrian walkway along 23<sup>rd</sup>. Mr. Micuda explained the originally proposed mid block crossing was eliminated due to code requirements.

**MOTION:** That the Design Review Board approve with conditions the Design Review Application for the proposed Rockcross Commons apartment project, 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. That the applicant revise the landscape plan to add additional trees along the buildings to soften remaining blank wall areas.

Made by: Mr. Grosse  
Second: Mr. Vining

VOTE: All being in favor, the motion carried.

**Cine4 Complex  
1116 9<sup>th</sup> Street South**

Brad Eatherly, Planner I, entered the staff report into the record for the proposal of an exterior façade renovation for Cine4 Complex. The exterior materials will consist of polished concrete, brick veneer, and bronze. Due to the nature of the project, no landscaping plan is required, but the outdoor lighting plan does require some modification to be in compliance. Staff supports the application and recommends approval.

**PETITIONER'S PRESENTATION**

Maarika Amado-Cattaneo, LPW, said the project essentially gives a facelift to the east façade of the building, in order to increase foot traffic and bring potential tenants. All new storefront and standardized entrances with signs will be installed as well.

**PUBLIC COMMENT**

There was no public comment.

**BOARD DISCUSSION AND ACTION**

Ms. Wilson asked why the color of the brick was chosen to be much darker than the surrounding buildings. Ms. Amado-Cattaneo said her client loves that type of brick. It is common in other commercial buildings such as Mackenzie River Pizza.

There was discussion on the north and south facades and the transition of the brick to CMU block.

MOTION: That the Design Review Board approve the Design Review Application for the proposed Cine4 Complex, located at 116 9<sup>th</sup> Street 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: Ms. Wilson

VOTE: All being in favor, the motion carried.

### **Town Pump 3# & #4 Exterior Façade Renovations**

Troy Hangen, Planner II, entered the staff report into the record for proposed façade renovations for two separate Town Pump locations at 505 NW Bypass and 700 10<sup>th</sup> Ave South. The renovation will consist of a total reface of the store, which will include changes to the finishes and appearance of the buildings to better fit with the Town Pump image. The existing EIFS exterior will be replaced with cement lap siding and brick veneer. All roofing, soffit, and fascia will be replaced with copper penny finished metal panels.

Due to the scope of the project, no upgrades to parking, sidewalks, or landscaping are required. However, the applicant will be required to replace any landscaping that is damaged or removed during construction. Staff recommends approval for both façade renovations.

### **PETITIONER'S PRESENTATION**

Jason Egeline, CWG Architects, said they are working with an electrical engineer on the lighting portion of the site. He also noted a couple differences between the proposed facades. In particular Town Pump has decided to retain the existing metal roof at 505 NW Bypass because it is in excellent condition.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

MOTION: That the Design Review Board approve with conditions the Design Review Application for the remodel of Town Pump #4 located at 700 10<sup>th</sup> Ave 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: Ms. Wilson  
Second: Mr. Grosse

VOTE: All being in favor, the motion carried.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the remodel of Town Pump #3 located at 505 NW Bypass, 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.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:47 p.m.