

DESIGN REVIEW BOARD

January 27, 2020

Time:

3:00 P.M.

Location:

PCD Conference Room
Room 112, Civic Center
2 Park Drive South

Board Members:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Kevin Vining
Shannon Wilson

Staff:

Craig Raymond, CBO
Director P&CD

Tom Micuda, AICP
Deputy Director P&CD

Erin Borland
Planner III

Brad Eatherly
Planner I

Lonnie Hill
Planner I

Alaina Mattimiro
Planner I

Andrew Finch
Sr. Transportation Planner

Shelley Francis
Permit Technician

Open Meeting

- Call to Order
- Introductions
- Minutes – January 13, 2020

New Business

1. Benefis Women and Children Center

Owner/Applicant: Benefis

Representative: Dani Grebe – LPW Architecture

A. Petitioner’s Presentation

B. Staff Presentation

C. Public Comment

B. Board Discussion and Action

Public Comment

Adjournment

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
JANUARY 13, 2020**

CALL TO ORDER

The meeting of the Great Falls Design Review Board was called to order by Dani Grebe, Chair, at 3:00 p.m. in the PCD Conference Room at the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse

Design Review Board Members absent:

Kevin Vining
Shannon Wilson

City Staff Members present:

Erin Boland, Planner III
Brad Eatherly, Planner I
Alaina Mattimiro, Planner I
Joe Cik, Assistant City Attorney
Shelley Francis, Permit Technician

Others present: None

ORDER OF BUSINESS

- I. Formal Introduction of Design Review Board members.

MINUTES

Mr. Grosse moved to approve the minutes of the December 11, 2019, meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor the minutes were approved.

NEW BUSINESS

- I. Election of Chair and Vice Chair for the year of 2020. David Grosse motioned for Dani Grebe to remain Chair and Tyson Kraft to remain Vice Chair for the year of 2020. Mr. Kraft seconded the motion. Ms. Grebe agreed to accept the Chair position and Mr. Kraft agreed to accept the Vice Chair position.

- II. Proposal to adopt Resolution 10330 "A Resolution Declaring that the Design Review Board Member Terms be Tolloed for the Period of November 7, 2018 to December 3, 2019.

Mr. Cik presented the resolution to the board. This resolution was incorrectly named as 10326 in the January 13, 2020 meeting and later corrected to resolution 10330. Due to the Design Review Board hiatus the DRB members would be in danger of being termed out by March of 2020. Resolution 10330 would allow member terms to continue uninterrupted with their normal term parameters. Mr. Cik recommended that the City Commission adopt resolution 10330.

Mr. Grosse motioned to have Resolution 10330 go before the City Commission as written, Mr. Kraft seconded the motion.

Vote: All being in favor, the motion was approved.

David Grosse requested clarification on his replacement, Mr. Eatherly stated that Mr. Grosse would term out in March of 2020, and that advertisements would be put out and any suggested replacements should be in contact with the City Manager's Office. Ms. Grebe requested clarification of her term, Mr. Eatherly clarified that Ms. Grebe would not term out until March of 2021. Mr. Kraft would not term out until 2022. Further clarification as to terms were discussed. Mr. Cik stated that two full consecutive terms can be served by DRB members. Members may sit out a term and apply for a board seat again.

PUBLIC COMMENT

No public in attendance.

ADJOURNMENT

There being no further business the meeting was adjourned at 3:11 PM.

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
 406.455.8430 • WWW.GREATFALLSMT.NET

DESIGN REVIEW BOARD APPLICATION

Applicant's Responsibility

Please submit a Design Review Board application to the Planning and Community Development Department. The application must be signed by the property owner and a designated representative, if applicable.

The submittal will be reviewed by Staff for completeness, and any deficiencies must be addressed two weeks prior to the target meeting date. The Design Review Board meets on the 2nd and 4th Monday of each month. Planning Staff will schedule a meeting with the Design Review Board only when all deficiencies in the submittal have been addressed. Notice shall be given of the date and time of the meeting.

The applicant or their representative must be present at the meeting.

Benefis Women's and Children's Center

Name of Project:

Benefis Health System

Owner Name:

1101 26th St S., Great Falls, MT 59405

Mailing Address:

406-788-2427

Phone:

gunnarvandermars@benefis.org

Email:

Dani Grebe

Representative Name:

406-604-4453

Phone:

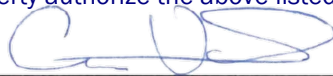
danig@lpwarchitecture.com

Email:

Design Review Board Application Checklist

Table 1: Packet Requirements		Staff	App.
Narrative of Project	Description of proposed project, including location and detail relating to architectural and site features proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Package	• Conceptual Site Plan showing basic compliance with zoning district requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	• Building Elevations (all sides of the building should be provided)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	• Building Renderings (color renderings from at least two views referencing directions and locations of adjoining streets)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.



Property Owner's Signature: Gunnar VanderMars, Director Facilities & Support Services

1/10/2020

Date:

Representative's Signature:

Date:

City of Great Falls
Planning & Community Development Dept.
P.O. Box 5021, Great Falls MT 59403-5021

Re: Design Review Board Application

Benefis Women's and Children's Center
Project Description

The new WCC is prominently located between 10th and 11th Ave South set at an angle off of 10th Ave, directing focus to the main hospital to give homage and to stand as a continuation of the same care. The new center carries the language of the existing concourse between the two towers with a similar brick vernacular, while coming into a more contemporary form as it winds East. The interior concourse open up to a two story atrium that will feature a suspended art piece and lighting, visible day and night from 10th Ave.

The site priorities are to provide as much parking as possible, connect safely and efficiently back to the Emergency Department concourse, and to build a gated outdoor pediatric therapy area. The parking islands, landscaping and lighting will mimic the existing parking lot along 10th ave south and 26th street.

The interior building style is intended to reproduce the finishes in the South Tower, while introducing more natural materials like stone and wood that are suited to a calming and comfortable healthcare atmosphere. Along with that, certain areas of the building speak to the pediatrics spirit with colors, activities, mounted features and detailing.



danig@lpwarchitecture.com

P 406.771.0770
ext. 320

15 FIFTH STREET
SOUTH

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CONSTRUCTION**

**BENEFIS HEALTH SYSTEM
WOMENS & CHILDRENS CENTER**
ARCHITECTURAL SITE PLAN

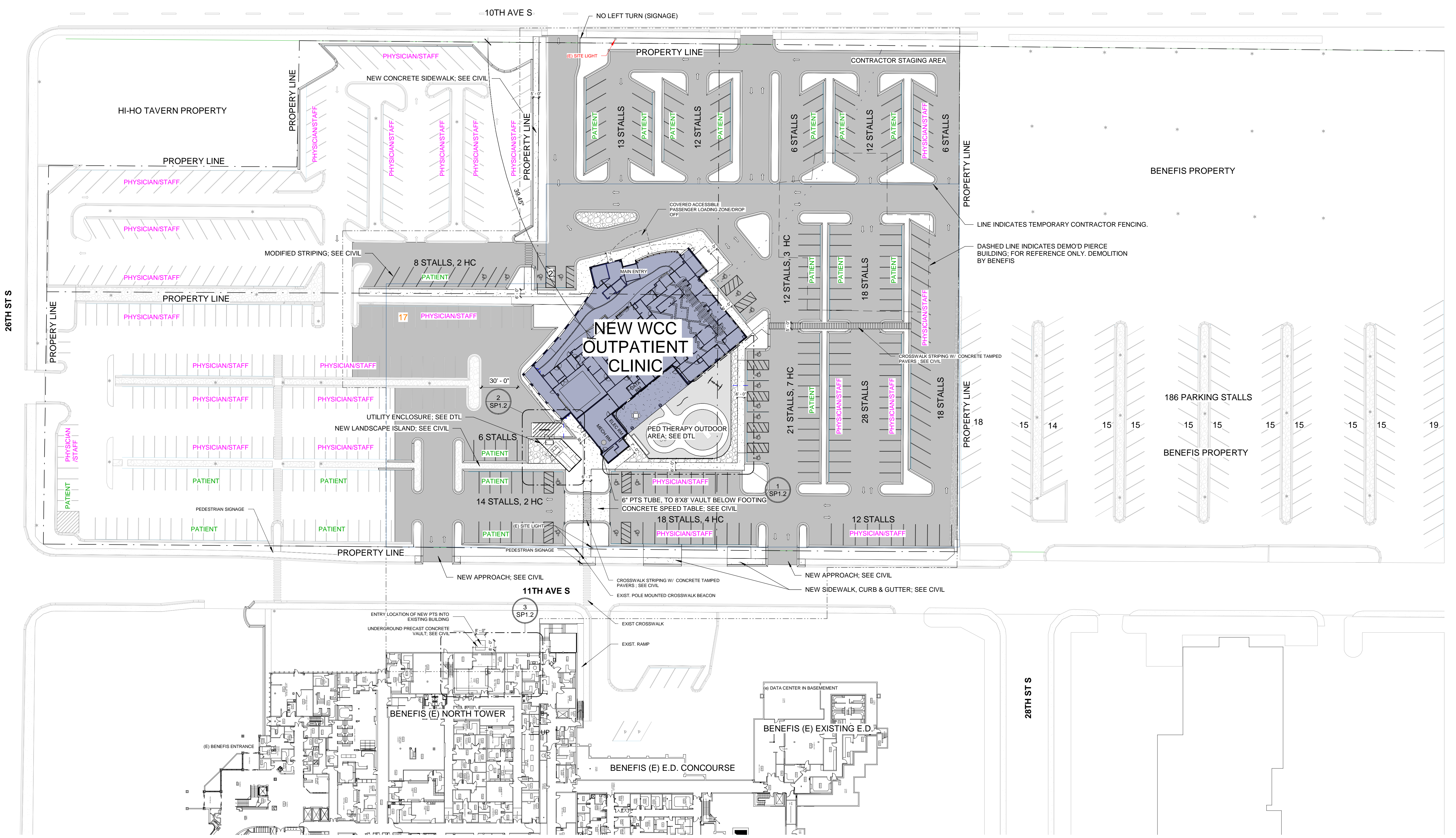
Revision Schedule		
No.	Revision	Date

Submital Schedule		
No.	Submital	Date

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DRAWN BY:	Author
CHECKED BY:	DMG
DATE:	06/13/19

PROJECT NUMBER:	19-006
SHEET NUMBER:	SP1.1



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

- LINE INDICATES PROPERTY LINE. IF LINE CONFLICTS W/ CIVIL, CIVIL TAKES PRECEDENT
- — — — LINE INDICATES PROJECT WORK BOUNDARY
- — — — LINE INDICATES TEMPORARY CONTRACTOR FENCING
- - - - - LINE INDICATES ZONING SETBACK REQUIREMENTS

2 SITE PLAN LEGEND
3/8" = 1'-0"

48,274 SQUARE FEET / 1 PARKING STALL PER 250 SQUARE FEET = 193 PARKING STALLS REQ'D
DISPLACED PARKING STALLS FROM NEW BUILDING - 166
REQUIRED NEW STALLS: 193 + 166 = 359
5% ALLOWANCE FOR BIKE PARKING = 241 NEW PARKING STALLS REQUIRED.
230' .10 HANDICAP PER IBC 1106.3 = 23 HANDICAP STALLS
251 NEW STALLS DEVELOPED
= 90 STALL DEFICIT.

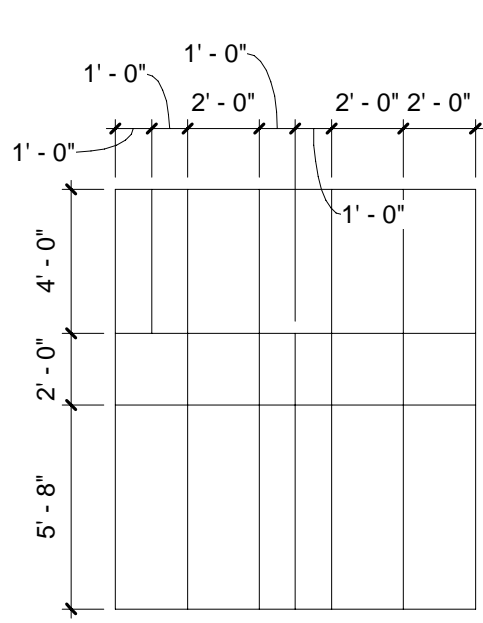
5% OF PARKING MAY BE SUBSTITUTED IF 5% IS PROVIDED VIA BICYCLE PARKING

*LOADING BIRTH REQUIRED PER TITLE 17. 12 FEET WIDE AND 45 FEET LONG. 14 FEET OF VERTICAL CLEARANCE

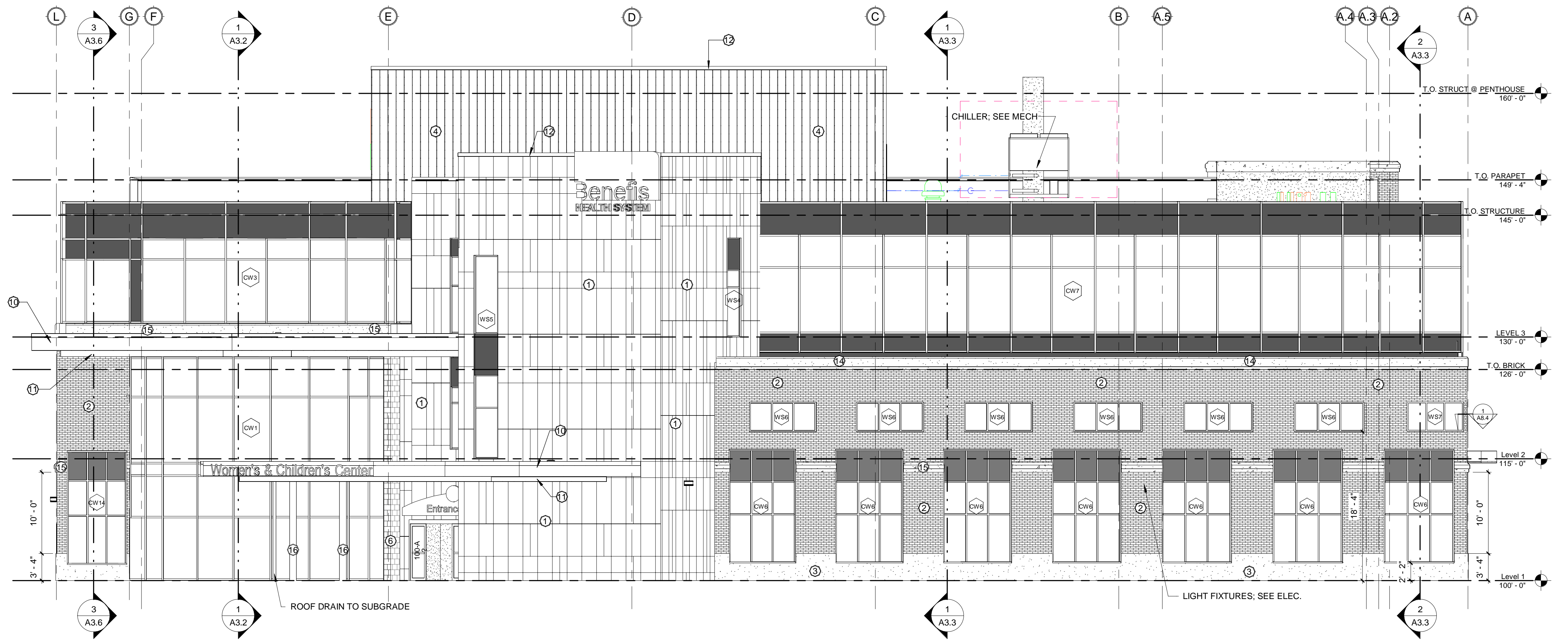
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BENEFIS HEALTH SYSTEM
WOMEN'S & CHILDRENS CENTER
EXTERIOR ELEVATIONS

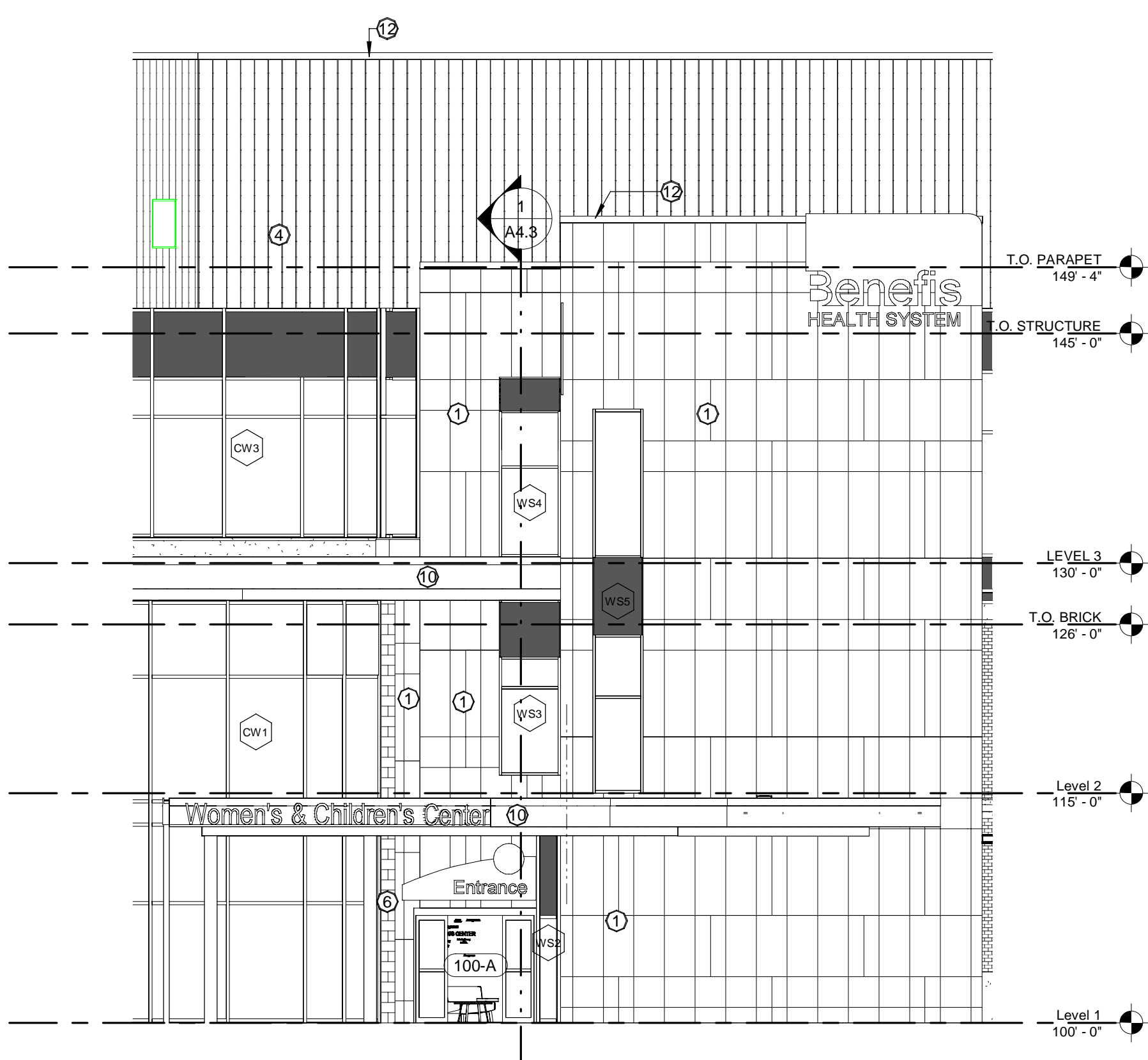
EXTERIOR FINISH SCHEDULE		
Key Name	Description	Comments
1	Aluminum Composite Material Panels	Match Existing South Tower
2	Masonry Veneer Running Bond	Match Existing Concourse Brick
3	Precast Concrete Veneer Panel	See Details
4	Prefinished Concealed Fasten Metal Siding	Match Existing Penthouse
5	Perforated Metal Cladding w/ Corrugated Wall Panel Backer; See Details	
6	Cast Stone Veneer - Travertine Look	
10	Aluminum Fascia, Color 1	
11	Aluminum Fascia, Flat, Color 2	
12	Prefinished Metal Parapet	
13	Aluminum Sunshade	
14	Precast Concrete Wall Coping	
15	Precast Concrete Wall Sweep	
16	Column Wrap TBD.	



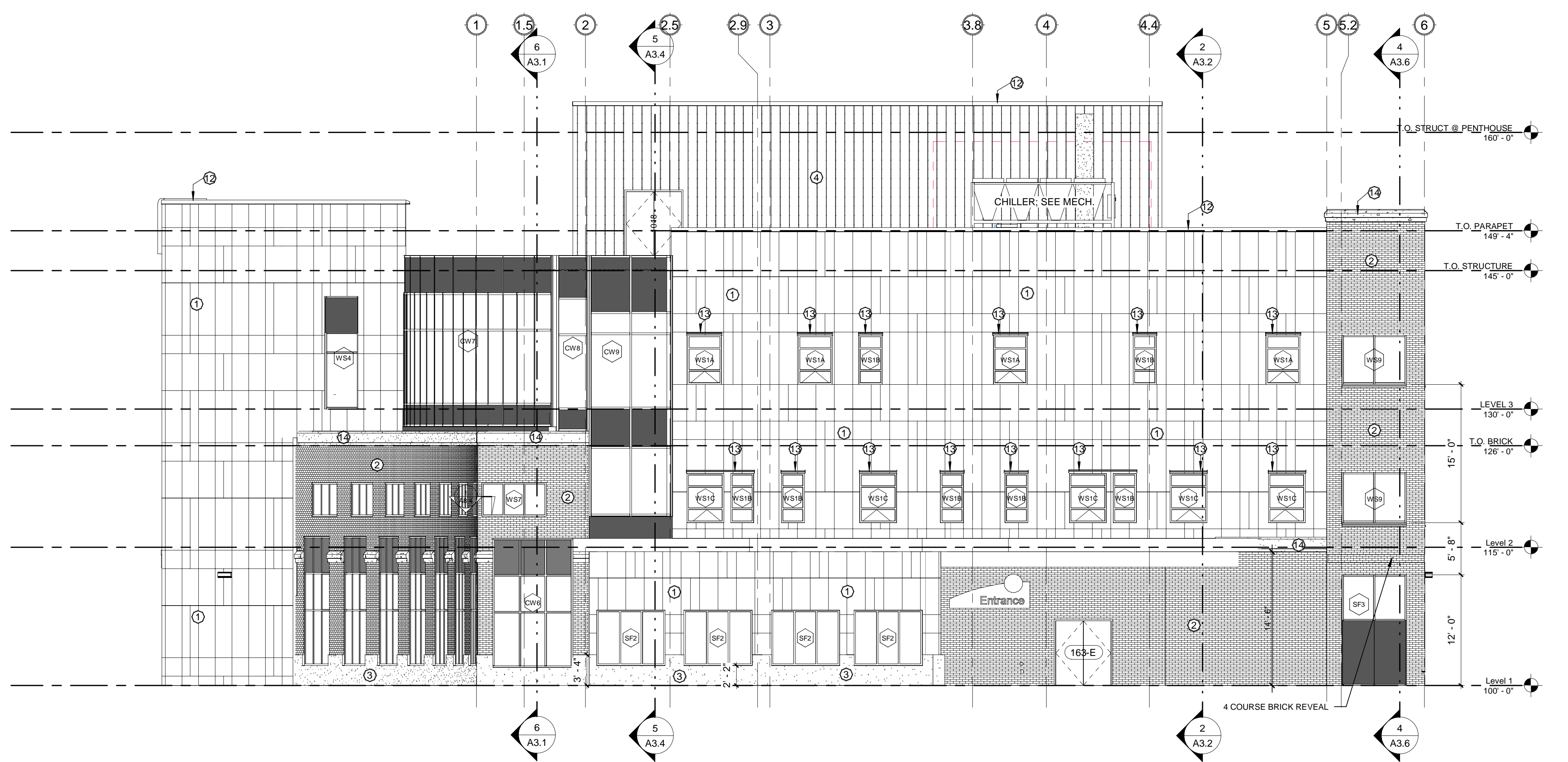
4 ACM CLADDING JOINT PATTERN
3/16" = 1'-0"



1 North
1/8" = 1'-0"



3 NORTH STRAIGHT ON
1/8" = 1'-0"



2 West
1/8" = 1'-0"

Revision Schedule		
No.	Revision	Date

Submittal Schedule		
No.	Submittal	Date
1	50% DESIGN DEVELOPMENT	10/25/19
2	100% DESIGN DEVELOPMENT	11/26/19

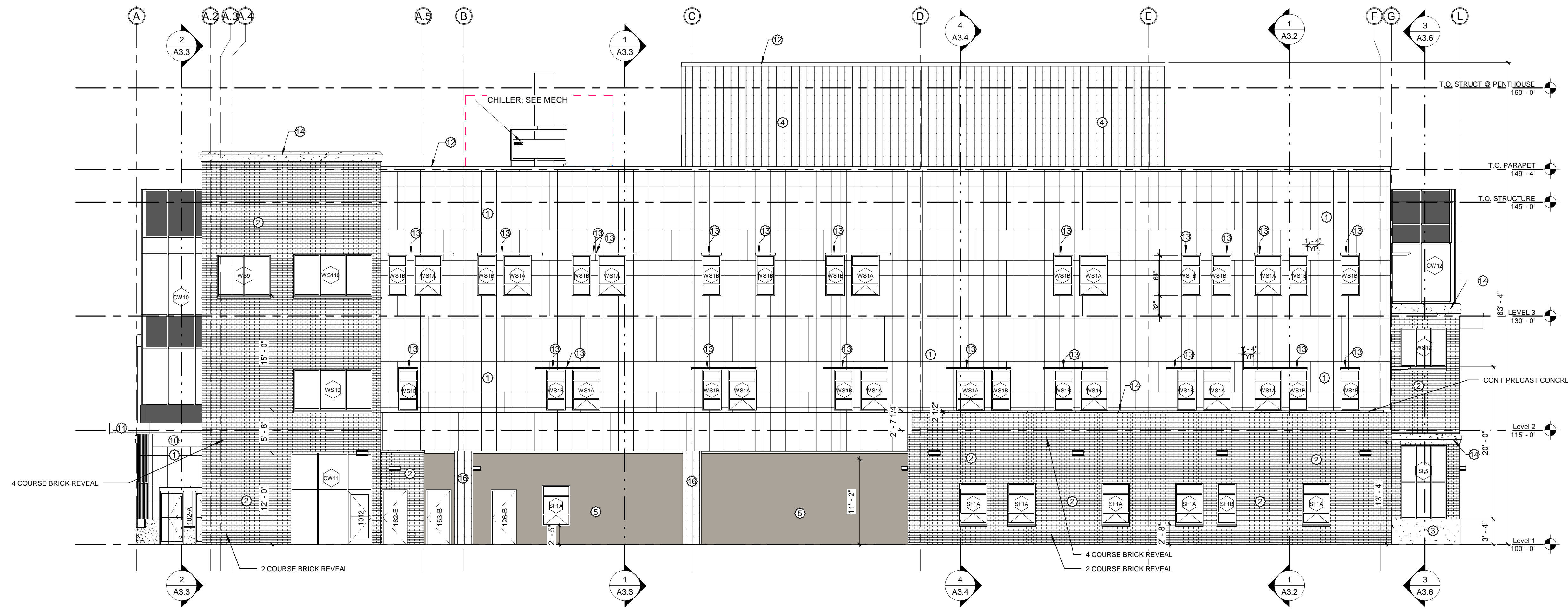
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CHECKED BY:	Checker
DATE:	08/21/19
PROJECT NUMBER:	19-006
SHEET NUMBER:	A6.1

PRELIMINARY
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**BENEFIS HEALTH SYSTEM
WOMEN'S & CHILDRENS CENTER**

EXTERIOR ELEVATIONS



2 South
1/8" = 1'-0"



1 East
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
Key Name	Description	Comments
1	Aluminum Composite Material Panels	Match Existing South Tower
2	Masonry Veneer Running Bond	Match Existing Concourse Brick
3	Precast Concrete Veneer Panel	See Details
4	Prefinished Concealed Fasten Metal Siding	Match Existing Penthouse
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13	Aluminum Sunshade	
14	Precast Concrete Wall Coping	
15	Precast Concrete Wall Sweep	
16	Column Wrap TBD.	

Revision Schedule		
No.	Revision	Date

Submittal Schedule		
No.	Submittal	Date
1	50% DESIGN DEVELOPMENT	10/25/19
2	100% DESIGN DEVELOPMENT	11/26/19

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SHEET NUMBER:	A6.2









