

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
February 13, 2012**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Jean Price at 3:02 p.m. in the Rainbow Room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Ms. Jean Price, Chair
Mr. Jule Stuver
Mr. Bruce Forde
Mr. Todd Humble
Ms. Mary Klette

Design Review Board Members absent:

None

City Staff Members present:

Mr. Charlie Sheets, Development Review Coordinator
Ms. Patty Cadwell, Neighborhood & Youth Council Coordinator
Ms. Wendy Thomas, Deputy Director, Planning & Community Development
Ms. Phyllis Tryon, Sr. Administrative Assistant

Others present:

Mr. Steve L'Heureux, L'Heureux Page Werner
Mr. Greg Johnson, L'Heureux Page Werner
Mr. Peter Johnson, Great Falls Tribune

MINUTES

Ms. Price asked if there were any comments on the minutes of the January 23, 2012 meeting. Mr. Stuver moved to approve the minutes as stated. Mr. Humble seconded. All being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Great Falls International Airport 2800 Terminal Drive

Terminal Expansion and Security Checkpoint Reconfiguration

Mr. Charlie Sheets reviewed the City staff report on the proposed expansion of the existing terminal at the Great Falls International Airport. Mr. Sheets stated he was entering the staff report into the record. The intent of the expansion is to improve and consolidate the security screening functions and respond to forecasted growth by allowing for the opportunity to add another departure lounge, passenger boarding bridge, and concessions and restroom facilities on the secure side of the terminal to encourage timely passenger flow through security screening. The Schematic Design Report was available for review at the meeting.

The terminal expansion consists of approximately 14,000 square feet of additional space on the upper level of the concourse, and approximately 2,800 square feet on the apron level. Materials on the exterior of the facility are similar to those of the existing building. They include concrete beam and column elements and brick infill and glazing. A metal panel system is introduced to emphasize the curve of the concession space and highlight a more modern aesthetic. The expansion incorporates most of the original design features in the architecture of the airport.

This expansion will not require additional landscaping or increase parking requirements.

Petitioner's Presentation

Mr. Steve L'Heureux stated that even before recent news that Frontier Airlines will be serving Great Falls, departures and arrivals at the airport were up 10 percent, in spite of the fact that Great Falls has been the fifth most expensive airport in the country. With the arrival of Frontier, flight prices have already dropped about 40 percent. Mr. L'Heureux said there is currently no gate for Frontier. In addition, travelers get confused as to which security gate of Delta they should go through and frequently pass through the wrong security gate and subsequently miss their flight.

Mr. L'Heureux said the last renovation project at the airport improved the public side of the airport; this project will improve the air transportation side. Air side amenities will also help to increase revenues for the airport.

He explained that the expansion will project about 60 feet onto the tarmac but will not affect the ability of the airport to accommodate 737s and 757s. The large lobby will be reduced somewhat, and all passengers will go through the same security gate. The

project will take advantage of the sunlight in Great Falls. The concrete columns are actually steel and the concrete is precast.

Mr. L'Heureux stated that with the addition of Frontier Airlines to Great Falls, passenger traffic could increase 25 percent and fares will decrease. The FAA funding bill has gone through, so there is nothing to hold back the project.

Ms. Price inquired if the Business Center rooms would still exist. Mr. L'Heureux said they would remain and that nothing accomplished in the previous project would be undone. He said they would try to carry the same themes throughout the new project. A private screening room and new body scanners will be added. Current design features such as the three rivers and the clouds will remain, as well as the mechanical system. Tribal flags may be added to the décor.

Public Comment

There was no public comment.

Board Discussion and Action

MOTION: That the Design Review Board approve the Design Review application of the Great Falls International Airport Terminal Expansion, 2800 Terminal Drive, as shown in the conceptual development plans contained within the staff report and provided by the project applicant and representative, subject to the following conditions:

1. 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.
2. 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.

Made by: Mr. Stuver
Seconded: Mr. Forde

VOTE: Mr. Humble recused himself from the vote. The motion passed 4-0 with all remaining Board members in favor.

Mr. Sheets advised the applicant to submit building plans to the City. Mr. L'Heureux said the project will hopefully be completed by mid to late summer of 2013. He said that building out on the tarmac will be challenging with security and access.

OTHER BOARD BUSINESS

There was no other business.

ADJOURNMENT

The meeting was adjourned at 3:23 p.m.