

# DESIGN REVIEW BOARD

March 26, 2012

**Case Number**

DRB2012-08

**Applicant**

MSU-GF  
College of Technology  
Mary Ellen Baukol, C.F.O.

**Property Owners Agent**

L'Heureux Page Werner  
Timothy M. Peterson, A.I.A

**Property Location**

1900 23rd Street South  
Neighborhood Council  
#5

**Requested Action**

Design Review of a new commercial child care center

**Recommendation**

Approve design with conditions

**Project Planner**

Charlie Sheets

## MSU-GREAT FALLS COLLEGE OF TECHNOLOGY CHILD CARE CENTER, 1900 23RD STREET SOUTH



### Project Description

The applicant is proposing construction of a 6,505 S. F. child care center that will accommodate up to 7 employees and 90 children. The primary users of the center will be students and faculty of MSU-Great Falls, College of Technology. The structure is situated in the southeast corner of the MSU-GF property. The construction site is vacant except for the MSU wind turbine located 215' west of the site. Access to the new center is proposed from 23rd Street South.

### Background

- Legal Description: Lot 2A, Block 1, Vo-Tech Addition
- Parcel Area: ± 553,000 S.F.
- Construction Area: ± 70,000 S.F.
- Property Zoning: PLI Public Lands and Institutional District
- Street Frontage: ± 298'-0" along 23rd Street South

---

## Project Overview

### **New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings.**

The applicant intends to construct a child care center adjacent to 23rd Street South in the southeast corner of the property. The site gradually slopes from 23rd Street South to the northwest. The center is set 100' north of the south property line. The Social Security Office is located on the adjoining property (see Exhibit G Site Photos). The primary vehicular entrance to the development is from a two-way approach near the northern boundary of the construction site. Parking and one-way traffic directs traffic flow to the southern approach back to 23rd Street South. The structure is a single story, craftsman/bungalow style design to provide an inviting home appearance for the center. The main entrance is centered and recessed with a covered porch. The porch columns are concrete base with wood posts supporting the front gable. The porch also provides covered bicycle racks. The exterior of the building is a combination of simulated wood 8" lap siding and contrasting trim and border with earth tone colors. The design team will provide a color palette at the Design Review Board meeting. The roof is a broken hip design with gray/brown asphalt shingles and ornamental gables over the front windows. The fascia and soffit are clad in cherry colored smooth metal. The windows are 8 over 1 double hung style, keeping with a residential character. The service entrance and air conditioning condenser are located near the northwest corner of the structure. The applicant intends to build an accessory structure, constructed of the same materials behind the center. The dumpster enclosure is constructed of painted split-face concrete masonry units in the northwest corner of site. The attached Landscape Plan shows the dumpster in an incorrect location. Mechanical equipment is located near the service entrance. Two fenced outdoor play areas will be constructed on north and south sides for secure playgrounds for the children. The applicant is expecting approximately 50 percent of the children to be those of their students who will most likely use the existing parking lot next to the college and walk the children to the center. The times of drop-off and pick-up varies with the students' schedule spread throughout the day. Open enrollment of the additional child care vacancies are anticipated to be from the neighborhood, University of Great Falls and Benefis Hospital. It is anticipated that these drop-off and pick-ups will be at the more traditional at peak morning and evening times.

### **Conformance with Title 17**

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage. The design team has provided the conceptual parking layout with 25 spaces, including 2 accessible spaces. Public sidewalks are being constructed along 23rd Street South. Internal sidewalks provide access from the parking areas to the center. Staff has reviewed the preliminary landscape plan and finds the interior landscaping meets the requirements of Title 17, Chapter 44, Landscaping, except for the required boulevard trees along 23rd Street South. Boulevard trees are required 1 tree per 35' of property frontage. The ratio of planting would require nine trees in the boulevard. The design team has provided a lighting plan for the building exterior and parking lot. The proposed light fixtures meet the maximum/minimum standards of Title 17, Chapter 40, Outdoor Lighting. The property is zoned Public Land and Institutional and allowed a total sign allowance of 50 S.F. A maximum of 32 S.F. is allowed as monument signage. The maximum height of the monument sign is 6'. The balance of the allowed signage may be placed as wall signage. Final approval will be reviewed for conformance at the time of that submittal. No exterior storage is allowed within the development once the construction is completed.

### **Summary**

The construction of the new child care center is compatible with and supports nearby properties, neighborhood character, and natural features. The proposed project promotes street activity, reinforces public spaces and promotes public safety. The conceptual design of the child care center provides architectural style, creativity, innovation, and function. Staff strongly supports approval of this application.

# EXHIBIT A - APPLICATION

## DESIGN REVIEW BOARD APPLICATION

DATE: February 24, 2012

NAME: MSU College of Technology Childcare Facility

ADDRESS: 2100 16th Avenue South Great Falls, MT PHONE: 771-4300

AGENT/REPRESENTATIVE: L'Heureux Page Werner

ADDRESS: 13 5th Street South, Great Falls PHONE: 771-0770

SITE ADDRESS: 2100 16th Avenue South (on south side of campus)

Square Footage of Building Site: 119,250 SF

Square Footage of Structure(s): 6,505 SF

Design Review Board Meeting Date: March 12, 2012

The following items must be submitted as part of the application:

### Legal Description

Lot(s): 2

Block(s): 013

Subdivision: \_\_\_\_\_

Or Township: T20N Range: R4E Section: 18

Use Intended: Child Care Facility

### **PACKET** (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

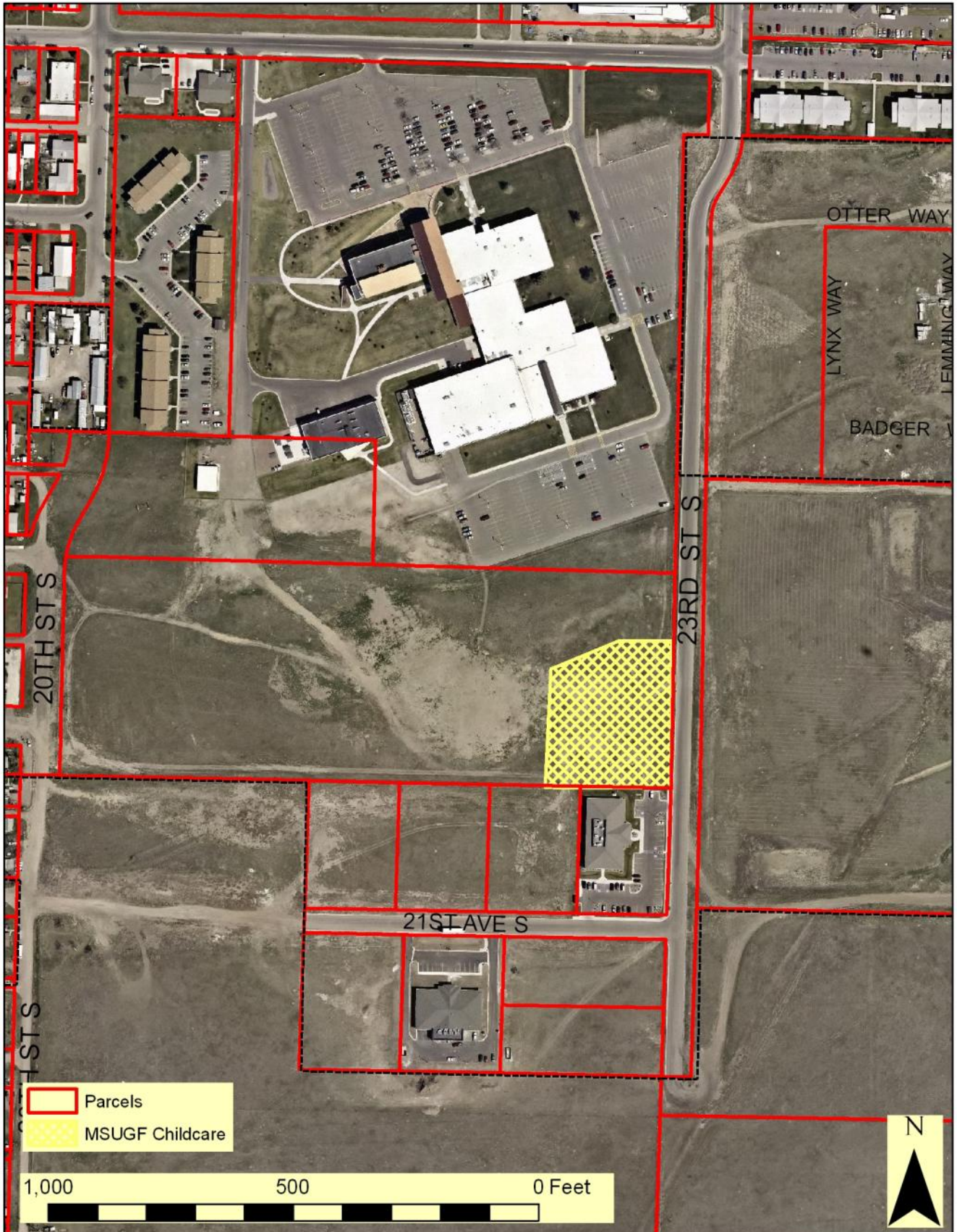
- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- f. Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage: See Site Plan for specifics

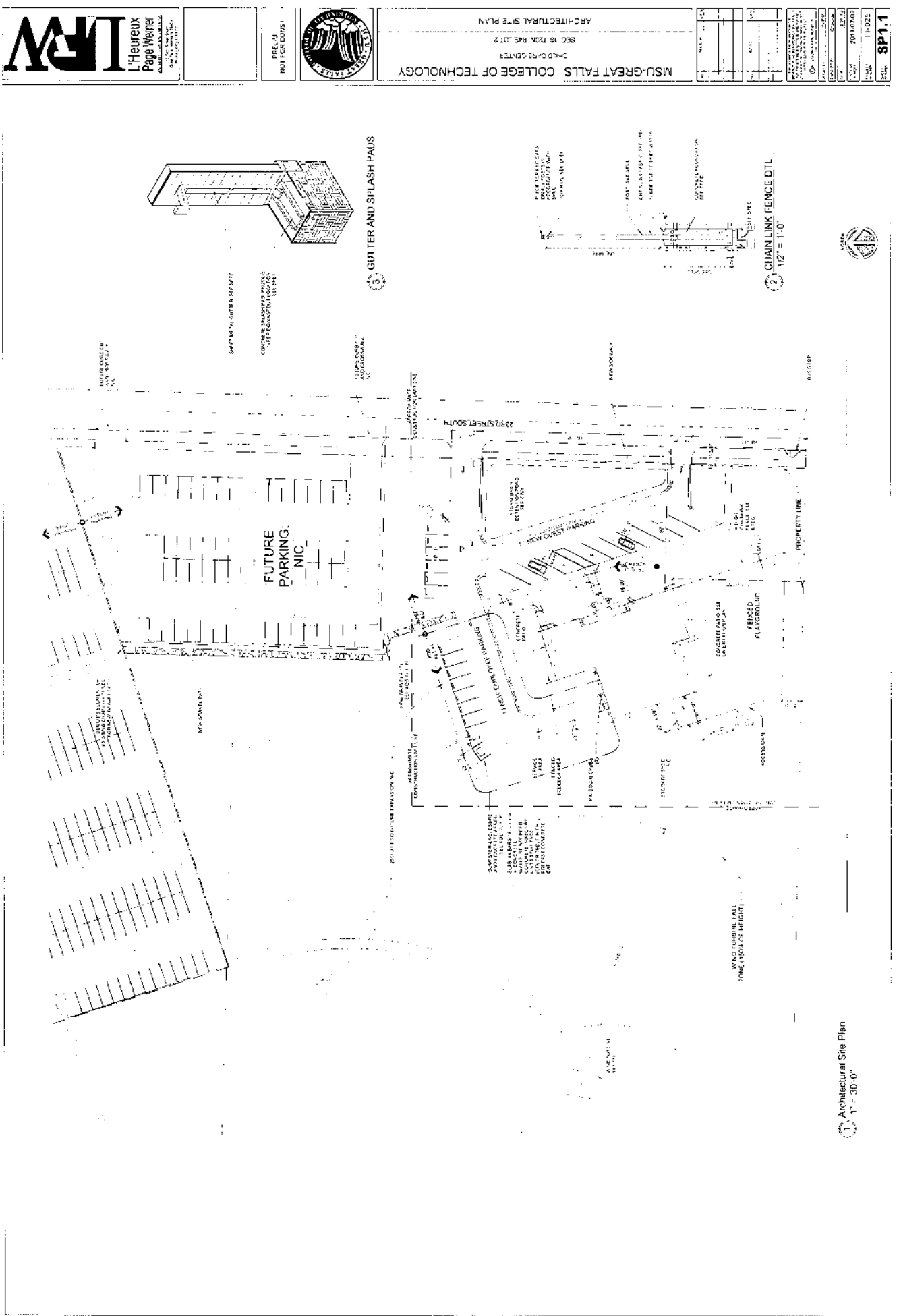
Street: 23rd St. S Building Frontage: 101.5 LF Property Frontage: 290 LF

Street: n/a Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_

# EXHIBIT B - AERIAL PHOTO



# EXHIBIT C - VICINITY/SITE PLAN



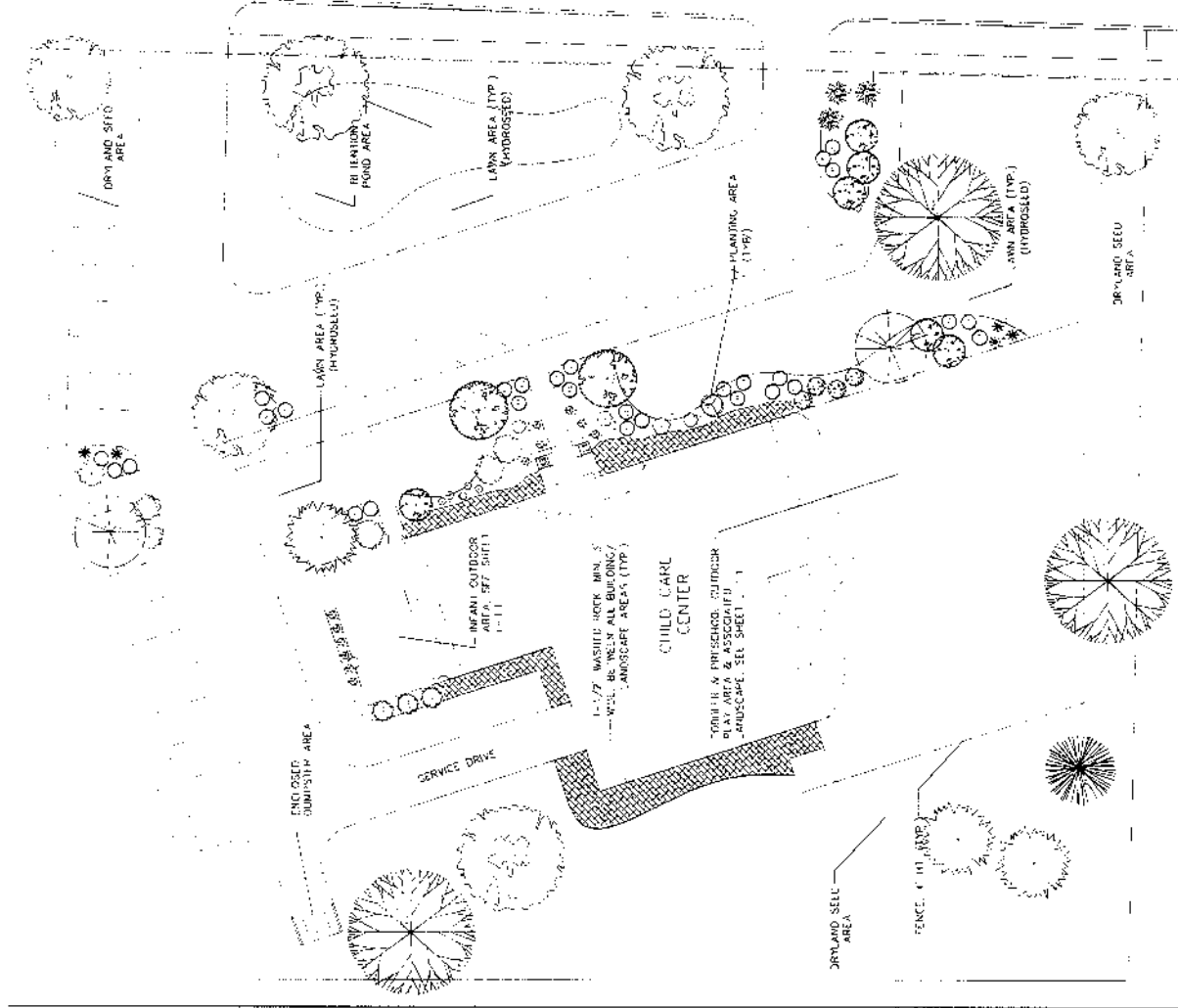
MSU-GREAT FALLS COLLEGE OF TECHNOLOGY  
 ARCHITECTURAL SITE PLAN  
 SEC 16 T25N R46E D12  
 2ND-COURSE CENTER  
 PRE-A  
 NOT FOR CONSTRUCTION



DATE	2013.07.02
SCALE	1/32" = 1'-0"
PROJECT	2ND-COURSE CENTER
CLIENT	MSU-GREAT FALLS COLLEGE OF TECHNOLOGY
ARCHITECT	L'Heureux Page/Werner ARCHITECTS INC.
LOCATION	2270 STREET SOUTH, GREAT FALLS, MT

Architectural Site Plan  
 1" = 30'-0"

# EXHIBIT D - LANDSCAPING PLAN



CONIFEROUS TREES	CONIFEROUS SHRUBS
<ul style="list-style-type: none"> <li>QUINCE ASPEN (DB)</li> <li>PANHANDLE GREY ASH (POA)</li> <li>SOFT MOUNTAIN ASH (POA)</li> </ul>	<ul style="list-style-type: none"> <li>BURLE (HP, 10 GAL) (BGA)</li> <li>BUFFALO ANEMONE (DB)</li> <li>ANGEL'S BUTTE (DB) (DB)</li> <li>WASATCH BLUE PINE (DB)</li> <li>TRUCKEE BLUE SPRUCE (DB)</li> <li>PIKES PEAK ARBOREAL (POA)</li> </ul>

DECIDUOUS TREES	DECIDUOUS SHRUBS	GRASSES
<ul style="list-style-type: none"> <li>WILD RED BUD (DB)</li> <li>GEORGINA SPINDLE (DB)</li> <li>LIBELL LINDSEYS SHRUB (DB)</li> <li>CONTRACT AMERICAN CRANBERRY (DB)</li> <li>SMOKE TREE (DB)</li> <li>AMERICAN CLOVER (AL)</li> <li>SPURGE HYDRANGEA (DB)</li> </ul>	<ul style="list-style-type: none"> <li>GOLD FINCH (DB)</li> <li>WASATCH CRITICAL (DB)</li> <li>WASATCH CORNUS (DB)</li> <li>WASATCH HONEY (DB)</li> <li>WASATCH HONEY (DB)</li> </ul>	<ul style="list-style-type: none"> <li>FEATHER REED GRASS</li> </ul>

### PLANT SCHEDULE/LEGEND

KEY/SYM	COMMON NAME	BOTANICAL NAME	SIZE
TREE 1	FRASER SPRUCE	FRASERUS SPRENGERI	7' B & B
TREE 2	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 3	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 4	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 5	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 6	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 7	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 8	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 9	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 10	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 11	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 12	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 13	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 14	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 15	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 16	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 17	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 18	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 19	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 20	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 21	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 22	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 23	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 24	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 25	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 26	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 27	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 28	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 29	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 30	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 31	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 32	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 33	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 34	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 35	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 36	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 37	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 38	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 39	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 40	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 41	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 42	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 43	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 44	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 45	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 46	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 47	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 48	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 49	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 50	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 51	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 52	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 53	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 54	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 55	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 56	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 57	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 58	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 59	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 60	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 61	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 62	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 63	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 64	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 65	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 66	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 67	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 68	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 69	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 70	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 71	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 72	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 73	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 74	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 75	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 76	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 77	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 78	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 79	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 80	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 81	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 82	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 83	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 84	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 85	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 86	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 87	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 88	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 89	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 90	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 91	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 92	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 93	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 94	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 95	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 96	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 97	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 98	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 99	WASATCH BLUE PINE	PINUS COLORED	7' B & B
TREE 100	WASATCH BLUE PINE	PINUS COLORED	7' B & B

### LANDSCAPING NOTES

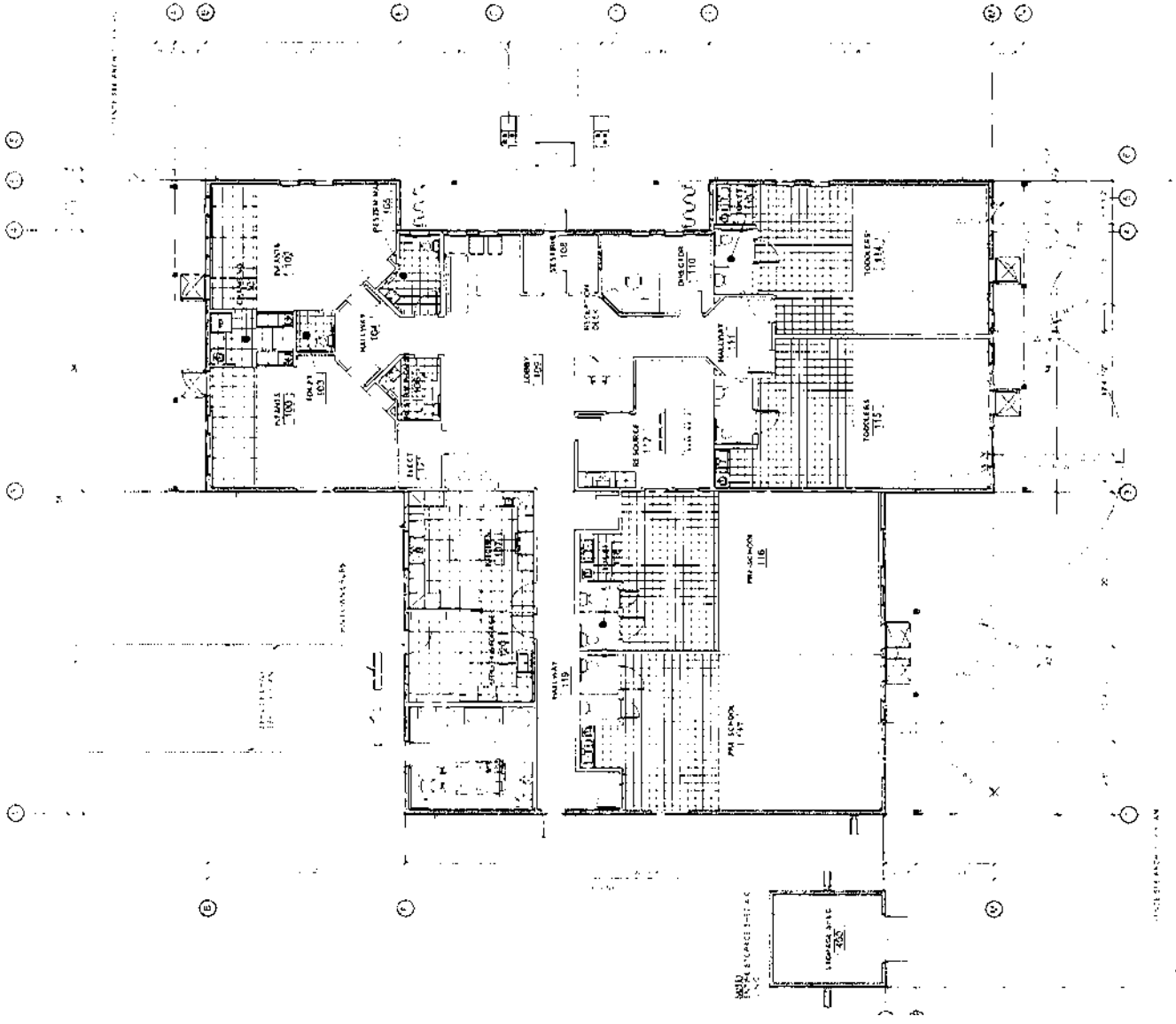
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC WATERING SYSTEM.

**LANDSCAPING PLANS**  
 GREAT FALLS, MONTANA  
 MSU - GREAT FALLS COLLEGE OF TECHNOLOGY  
 CHILD CARE CENTER

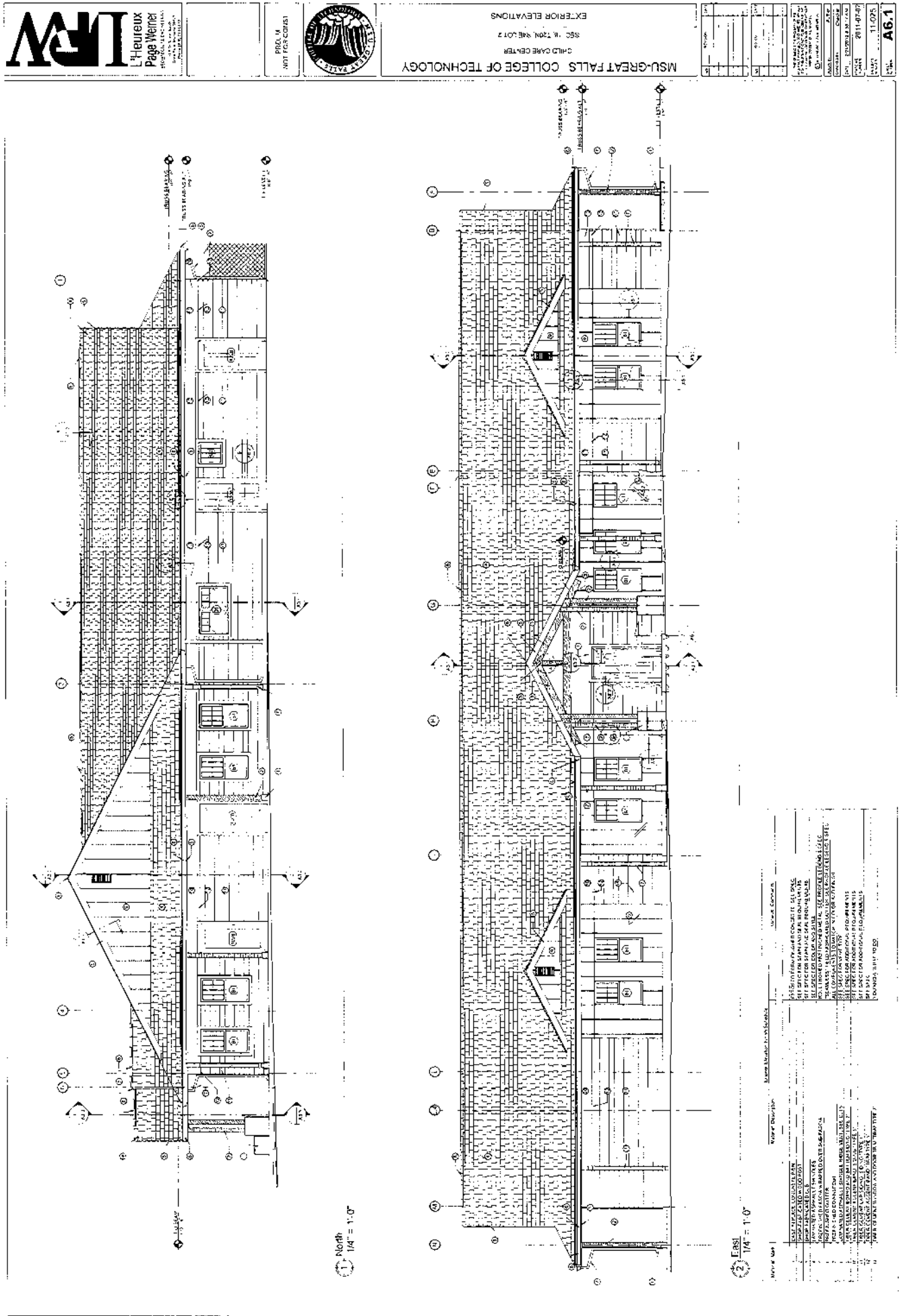
DATE: 02/13  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"



# EXHIBIT E - FLOOR PLAN



# EXHIBIT F - NORTH AND EAST ELEVATIONS





# EXHIBIT G - SITE PHOTOS



LOOKING WEST ACROSS SITE FROM  
23RD STREET SOUTH



LOOKING NORTHWEST FROM SITE



LOOKING SOUTH TOWARD  
SOCIAL SECURITY BUILDING  
2008 23RD STREET SOUTH



LOOKING EAST FROM THE SITE

Recommendation

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of MSU-Great Falls College of Technology, Child Care Center, addressed as 1900 23rd Street South, as shown in the conceptual development plans contained within this report and provided by the project property Owners Agent, subject to the follows 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.
- 3. Revised Landscape Plan to include boulevard trees as required by Title 17, Chapter 44 of the City Code.
- 4. Revised Site Plan to provide hard surfaced pedestrian walkway from the existing MSU-GF parking lot to the child care center.

---



---



---



---



---



---



---



---



---

2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC City Engineering, Dave Dobbs  
 Patty Cadwell, Neighborhood and Youth Council Coordinator  
 MSU-GF College of Technology, Mary Ellen Baukol, C.F.O., 2100 16th Ave S, Great Falls MT 59405  
 L'Heureux Page Werner, Timothy M. Peterson, A.I.A, 15 5th St S, Great Falls MT 59401