

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
January 27, 2014**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Ms. Mary Klette, Chair
Mr. David Grosse, Vice Chair
Mr. Bruce Forde
Mr. Todd Humble
Mr. Jule Stuver

Design Review Board Members absent:

None

City Staff Members present:

Mr. Craig Raymond, CBO, Director P&CD
Mr. Lee Nellis, FAICP, Deputy Director P&CD
Mr. Charlie Sheets, CFM, Development Review Coordinator
Dave Dobbs, City Engineer

Others present:

Chris Ward
Marty Byrnes, CTA Architects & Engineers
Joe Murphy, Big Sky Civil & Environmental
Scott Keller, Dick Anderson Construction

MINUTES

Ms. Klette asked if there were any comments on the minutes of the January 13, 2014 meeting. Mr. Humble moved to approve the minutes as stated. Mr. Forde seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS
DRB2014-4, Easter Seals-Goodwill
4400 Central Avenue

Mr. Sheets reviewed the staff report for the application by Easter Seals-Goodwill for extensive interior renovation of the building at 4400 Central Avenue. Mr. Sheets entered the staff report into the record. The subject property is ±90,900 square feet and is zoned M-1 Mixed Use, and the existing building, which was built in the 1960s, is just under 29,000 square feet. The applicant is proposing redevelopment of the existing administrative out-source facility for energy conservation and to update the life skills development program, adult day care services, and out-source services. Mr. Sheets reviewed details of the proposed project as presented in the staff report and said that the applicant has submitted plans to the City's Building Division.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Marty Byrnes, CTA Architects & Engineers, said this is actually Phase II of the site redevelopment. The first phase was moving administrative offices from this location to a downtown location at 425 1st Avenue North. Mr. Byrnes said that previously, Easter-Seals Goodwill had seven locations they were leasing and renting, and the goal is to consolidate locations. He said they will be adding curb and gutter and six trees on the site. They are restructuring parking on the site to accommodate 46 parking stalls. The company has 26 staff and 150 clients, but the clients do not drive. Mr. Byrnes reviewed other details of the project, and said this location is not a retail site but is a more quiet space to serve clients.

Mr. Stuver recused himself from voting on this project.

There was discussion about fencing, the dumpster enclosure, parking restructuring, and the shared parking agreement with the church next door. Mr. Byrnes explained that this building does not fall under any specific code requirement for parking and they had some difficulty classifying the building. Various details of the redevelopment were discussed.

PUBLIC COMMENT

There was no public comment.

BOARD ACTION

MOTION: That the Design Review Board approve the Design Review Application for the renovation to the Easter Seals-Goodwill facility located at 4400 Central Avenue, as shown in the conceptual development plans contained within the staff report and provided by the applicant, subject to the following conditions:

Conditions of Approval:

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. The applicant's representative shall provide a landscape plan that will be presented to and reviewed by the Design Review Board.
4. Final plans shall include the installation of the public sidewalk along Central Avenue to the eastern boundary of the property and all recommendations by the City Engineer's Office.

Made by: Mr. Humble
Second: Mr. Grosse

VOTE: Mr. Stuver recused himself from the vote. All others being in favor, the motion passed.

**DRB2014-3, Buffalo Wild Wings
117 Northwest Bypass**

Mr. Sheets reviewed the staff report for the application for the new Buffalo Wild Wings restaurant at 117 Northwest Bypass, on the southern portion of the property commonly known as Big Bear Sporting Center. Mr. Sheets entered the staff report into the record. He noted that Mr. Joe Murphy, the applicant's representative, has provided a more detailed landscape plan for the Board. Mr. Sheets said the applicant is proposing to purchase the subject property, and simultaneously with this application is going through the subdivision process. The proposed building will be just over 5,500 square feet and is zoned C-2 General Commercial.

Mr. Sheets said that Big Bear Sporting Center has surplus parking that is under-utilized. The proposed new restaurant will have an outdoor patio. The applicant intends to remove asphalt and install landscaping along the Northwest Bypass, as well as surrounding the development. Mr. Sheets reviewed details of the proposed project as stated in the staff report. He stated that signage was not included in this submittal to the Design Review Board, but preliminary plans for wall signage have been submitted to P&CD. The applicant is working with the property owner on details for a free standing sign.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Joe Murphy, Big Sky Civil & Environmental, said he is working with the developer on this project, as is Dick Anderson Construction. He said there is a standard franchise color scheme and design, and he proposed calling the developer or designer for any of those details. He said there is no City water main in close proximity to this site, and the developer will bring the water main in. He offered to answer any questions from the Board.

There were questions from the Board about irrigation for the landscaping, the dumpster enclosure, the number of handicapped parking stalls (which are more than required), and why the design is not as attractive as other locations.

Mr. Nellis spoke to the fact that the design reflects the standards of the cities where the restaurants are located. He also said that in the environment of the proposed project, other stores follow their standard franchise color and design, so it would be expected that this project could follow their standard also. He also said that this in-fill is a desired project for this area, and hopefully will set a precedent for redevelopment. In addition, storm water underground is part of this project and a major accomplishment, in staff's opinion. He said staff does not recommend stretching beyond this architecture given the context of the site.

Ms. Klette said design is subjective, but she feels the entry is out of proportion with the building and would be easy to fix. Mr. Stuver agreed, and said the entry way does not look proportional to the rest of the building. A phone call was made to Robert Schmidt, the developer's representative for the proposed project, to discuss this item and the height of the entry piece. Mr. Schmidt said this feature does not need to be that tall in order to screen mechanicals. He asked what the Board thought was an appropriate height. Mr. Stuver said it could be lowered and widened, and some lights could be added. Mr. Schmidt said the feature could be lower, and he would have to discuss any other changes with the operator of the franchise. Ms. Klette said that overall, the design looks good and they are excited to have Buffalo Wild Wings in Great Falls. Mr. Stuver asked if there could be banding color to break up the mass of field color on the building. Mr. Schmidt said he did not know if that could be changed considering the franchise and corporate standard, but he would look at it.

Mr. Nellis said perhaps there could be higher contrast between the awnings and the building to add color. After further discussion, Mr. Sheets said the Board could recommend that Buffalo Wild Wings resubmit design information. Mr. Raymond said, however, that the project is going to move forward and that there are four standards within City Code to deny a project but the rest is guidelines. He did not think the applicant should be requested to resubmit. It was noted that the Board can express their recommendations without requesting the applicant to resubmit. It was also noted that the applicant has responded positively to a number of staff suggestions, including landscaping features and parking issues.

Mr. Stuver asked about landscaping around the dumpster enclosure and possibly foregoing a couple of parking spaces; discussion followed about that feature. Mr. Forde suggested a different type of planting in the landscaping beds due to the how the mops needle pines expand and issues with cars hitting them. He suggested grasses, for example. He also suggested using trees in the middle of the parking islands. Mr. Forde had specific suggestions for specific planting beds, and Mr. Murphy said he would visit with him about those details.

Target dates are beginning construction in March, with a four-month construction period.

PUBLIC COMMENT

There was no public comment.

BOARD ACTION

MOTION: That the Design Review Board approve the Design Review Application for the new Buffalo Wild Wings restaurant building and site development located at 117 Northwest Bypass, as shown in the conceptual development plans contained within the staff report and provided by the applicant, subject to the following conditions:

Conditions of Approval:

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. The Design Review Board recommends that the entrance tower be more proportional to the building, and also recommends breaking up the monochromatic color scheme on the building.
4. The Design Review Board recommends the applicant consider plant choices for landscaping as suggested by Mr. Forde.

Made by: Mr. Humble
Second: Mr. Stuver

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

Mr. Sheets said there are no current active applications for the next meeting. Mr. Nellis said the East Great Falls Retail project may come forward in March. In addition, a new Starbucks store may be moving forward in spring.

ADJOURNMENT

Mr. Humble moved to adjourn the meeting, seconded by Mr. Stuver. All being in favor, the meeting was adjourned at 3:05 p.m.