

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
January 12, 2015**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Mary Klette at 3:06 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Mary Klette, Chair
Todd Humble
Eric Peterson

Design Review Board Members absent:

Tara Tronson
David Grosse, Vice Chair

City Staff Members present:

Charlie Sheets, Development Review Coordinator
Dave Dobbs, City Engineer

Others present:

Jana Cooper, TD&H Engineering
Alan Cantlin, Madison Development – per telephone conference
Brett Doney, Great Falls Development Authority
Mark Visocan, Sletten Construction
Lowell Springer, Springer Group
Tony Houtz, CTA Architects & Engineers
JoDee Black, Great Falls Tribune

MINUTES

Mr. Humble moved to approve the minutes of the December 8, 2014 meeting of the Design Review Board. Mr. Peterson seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
Election of Chair and Vice Chair for 2015**

Chair Klette addressed the agenda item of the election of Chair and Vice Chair of the Design Review Board for the year 2015. Mr. Peterson moved to postpone the vote until the next meeting, since there were only 3 DRB members present at this meeting. Mr. Humble seconded, and all being in favor, the vote was postponed until the next meeting.

**DRB2015-01 Mattress Firm Great Falls
New Retail Commercial Building
1001 10th Avenue South**

Charlie Sheets presented the staff report for the application by Madison Development for Mattress Firm Great Falls for the construction of a new retail commercial building located at 1001 10th Avenue South. This location was formerly a TCBY restaurant building, which will be demolished. The applicant is proposing a showroom style space for retail mattress sales, with off-site storage for mattress inventory. The proposed building will be approximately 4,500 square feet and will be a single story masonry structure.

Mr. Sheets reviewed details of the proposed project as stated in the staff report. The applicant will be including a parking lot located off of 10th Street South with 13 spaces and 2 overhead street lights. A CMU wall with metal gates will screen the dumpsters. Benches will be incorporated on the south side of the building to create an urban feel along 10th Avenue South. The property slopes to the north, and placing the new building on the south boundary of the property addresses the terrain and proximity to adjoining buildings. The primary entrance will be on the north elevation, but there will be a second entrance on the south side of the building off of 10th Avenue South.

Mr. Sheets concluded his review of the staff report.

PETITIONER'S PRESENTATION

Mr. Cantlin said the proposed project will be a showroom for mattresses, which will be delivered out of a separate warehouse. He said they have included glazing on the windows, and the façade has been broken up with a number of pilasters. In addition, the windows will have canopies to break up the façade and add interest.

Ms. Cooper presented information on the proposed landscaping. She said that, as indicated in the staff report, the soils onsite are not great, and the recommendation from a geotechnical engineer was not to have irrigation within 15 feet of the building. She said they are trying to incorporate a dry riverbed theme for visual interest while considering the poor soil requirements. Ms. Cooper said along the west and south frontages, there will be river rock and boulders, while the south front will have planters and benches. Along the east side will be a colored concrete area due to the concern for water intrusion along that area. The north side will have more traditional landscaping with grass and mulch.

Ms. Cooper said the City Forster has suggested a different type of tree than shown on the landscaping plans, and the applicant will comply with that request.

Dave Dobbs, City Engineer, said it looks like there will be new water and sewer services, and the old ones will need to be capped and abandoned, as well as inspected. He said he was unable to inspect the sidewalks due to snow cover, and will inform the applicant about the condition of the sidewalks at a later date, as well as the alley apron. The curb cut driveway will need to be restored to full curb per MDT requirements. No storm drain will be required, but he said there is a history of underground springs in the area. He said it won't be known until digging begins whether there will be an issue.

PUBLIC COMMENT

Mr. Brett Doney with the Great Falls Development Authority (GFDA), 300 Central Avenue, said GFDA is excited to see this property renovated, and this will be a nice addition on 10th Avenue South.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application of Mattress Firm Great Falls new retail commercial building at 1001 10th Avenue South, as shown in the conceptual development plans contained within the staff report and provided by the project representatives, subject to the following conditions:

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 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.
- C. An Amended Plat aggregating the two existing lots into one lot shall be filed by the property owner with the County Clerk & Recorder's Office, and shall incorporate corrections of any errors or omissions noted by staff.
- D. The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 – Building and Construction, of the Official Code of the City of Great Falls.
- E. Per the City Engineer, existing water and sewer shall be abandoned per City Code, and sidewalks and alley apron will be inspected and addressed when weather permits. The driveway shall be addressed per MDT requirements. Any springs uncovered in the area shall be appropriately addressed.

Made by: Mr. Peterson
| Second: ~~Mr. S.~~ Humble

VOTE: All being in favor, the motion passed.

DRB 2015-02 University of Great Falls Student Housing 1401 20th Street South

Mr. Sheets presented the staff report for the application by the University of Great Falls for student housing at 1401 20th Street South. He entered the staff report into the record. The applicant is proposing to construct a three-story apartment building with 36 four-bedroom apartments to provide housing for 144 students. Each floor will be approximately 14,660 square feet for a total area of about 43,998 square feet. The structure is proposed on a portion of vacant land and is zoned Public land and institutional.

Mr. Sheets said that materials proposed for the project are compatible with existing structures in the area. He reviewed details of the project as provided in the staff report. A landscaping plan has not yet been prepared but will be finalized and submitted to the DRB in the future. No new parking will be created, as existing parking appears to be adequate to accommodate the new student living quarters.

City Engineer, Dave Dobbs, said a new storm drain plan is not needed for this project. The sidewalk in the area is brand new.

PETITIONER'S PRESENTATION

Mr. Springer said a lot of student athletes will live in this proposed building, and the design of this project will provide them with privacy as well as a group student life experience on campus. He said the area around this project is residential apartments and campus housing and the building will be a transitional element in the neighborhood.

PUBLIC COMMENT

Mr. Doney, GFDA, said the enrollment at the University continues to grow, and we need housing stock both in the City and for the campus. He said this will be a nice addition for the area.

BOARD DISCUSSION AND ACTION

Chair Klette asked about lighting on the outside of the building. Mr. Springer said there will be lighting on the building, and there will be additional perimeter lighting with dark sky features. There was discussion about the scale of buildings in the area in comparison to the proposed project. A dumpster enclosure will be added to the site.

MOTION: That the Design Review Board approve the Design Review Application of the University of Great Falls, Student Living Quarters, located at 1401 20th Street South, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the following conditions:

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 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.
- C. The applicant shall submit final landscape plans and design to the Design Review Board prior to installation for approval, and shall include a dumpster enclosure for the project.
- D. The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 – Building and Construction, of the Official Code of the City of Great Falls.

Made by: Mr. Humble
Second: Mr. Peterson

Vote: All being in favor, the motion passed.

**DRB 2015-03 Retail Shell
826 10th Avenue South**

Mr. Sheets presented the staff report for the application by Quattro Development for a retail shell to be located at 826 10th Street South. The applicant is proposing an exterior renovation of the former SWAT retail store and adding a dumpster enclosure on the rear property line. The exterior renovation of this existing building does not trigger any additional landscaping requirements.

PETITIONER'S PRESENTATION

Anthony Houtz with CTA Architects & Engineers said they will be putting a new roof on the existing building. There are three parking stalls which are deeded with this property, but there is access to a total of seven parking stalls for the property, which is adequate. The owner is open to adding landscaping to this property, but that will be determined at a future time. The project includes removing and replacing in some fashion the parking barrier on the backside of the building, and resurfacing the parking area.

PUBLIC COMMENT

Mr. Doney, GFDA, said GFDA is excited for this renovation at one of the highest traffic areas in the city, making it a very visible location. GFDA encourages adding landscaping to the site. He said with a few more projects like this, the look and feel of 10th Avenue South will improve further.

BOARD DISCUSSION AND ACTION

There was a question about whether the main entrance is located off of 10th Avenue South. Mr. Houtz said it is, but he would like to see it moved more toward the southwest corner. It is the only door for the building.

There was also a question about the exterior refinish, and Mr. Houtz said the outside walls will be refinished, and the back part of the building will be raised. The free standing sign is expected to remain, and if the panel of the sign is replaced, it needs to be in conformance to City Code.

MOTION: That the Design Review Board approve the Design Review Application of Quattro Development Great Falls for a retail shell located at 826 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the following conditions:

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 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.
- C. An Amended Plat aggregating the two existing lots into one lot shall be filed by the property owner with the County Clerk & Recorder's Office, and shall incorporate corrections of any errors or omissions noted by staff.
- D. The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 – Building and Construction, of the Official Code of the City of Great Falls.

Made by: Mr. Peterson
Second: Mr. Humble

Vote: All being in favor, the motion passed.

PUBLIC COMMENT

Mr. Sheets said that Mr. Humble's term as a Board member of the DRB will expire at the end of March, and applications to serve on the DRB are welcomed.

ADJOURNMENT

There being no further business, Mr. Humble moved to adjourn the meeting, seconded by Mr. Peterson. All being in favor, the meeting was adjourned at 3:52 p.m.