

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
July 13, 2015**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Design Review Board Members present:

David Grosse, Chair
Dani Grebe
Tyson Kraft

Design Review Board Members absent:

None

City Staff Members present:

Charlie Sheets, Development Review Coordinator
Garrett Norman, Planner I
Dave Dobbs, City Engineer

Others present:

Tim Stogsdill, Takeform Wayfinding for Benefis
Gunnar VanderMars, Benefis Health System
Jeremiah Johnson, Great Falls Development Authority
Sophia Sparklin, Spark Architecture for SSG Developers

MINUTES

Mr. Kraft moved to approve the minutes of the June 22, 2015 meeting of the Design Review Board. Ms. Grebe seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
DRB2015-19 Westwood Plaza Façade Remodel
207, 205 and 137 Northwest Bypass**

Garrett Norman, Planner I, presented the staff report for the façade remodel of Westwood Plaza located at 207, 205 and 137 Northwest Bypass. Mr. Norman entered the staff report into the record. The exterior remodel is for Staples, TJ Max and a vacant storefront located between those two stores. The Dollar Tree storefront will remain as is. Parking improvements include repaving areas that need repair, restriping existing stalls, painting traffic arrows, installing a curb

along the eastern property line to reduce cross traffic, and replacing existing parking lot light fixtures with new LED lamps.

Additional landscaping is proposed to existing landscaped islands. The property does not currently comply with all the requirements of the Land Development Code for landscaping for parking areas, and the owner is expected, within one year, to install 6 additional landscaped islands terminating the rows of parking that do not have them.

PETITIONER'S PRESENTATION

Sophia Sparklin, Spark Architecture and representing SSG Developers, said the developer is excited to have a lease on this vacant space. There is a lot next to the Dollar Tree that is not built out and the developer hopes to address that in the future.

PUBLIC COMMENT

Jeremiah Johnson with the Great Falls Development Authority (GFDA) said this is a great project and the GFDA fully supports it. This project will renovate this space and bring in a new exciting retail tenant, with potentially more beyond that.

BOARD DISCUSSION AND ACTION

Mr. Kraft said he would like to see interior island plantings as well as the 6 proposed islands to terminate the rows. Mr. Grosse asked about the Code requirements on the parking. Mr. Norman said City staff have been working with the developer on the landscaping, and the Board could propose a condition about the landscaping if they choose.

Motion: That the Design Review Board approve the Design Review Application for the Westwood Plaza Façade Remodel, as shown in the conceptual development plans contained within the staff report and provided by the applicant's representative, subject to the following 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. Pursuant to Land Development Code section 17.44.3.030.B.1, the owner shall install six (6) vegetated landscaped islands at the ends of each row of parking that do not currently provide landscaped islands within one year, ending July 13, 2016. Also, the Board recommends interior parking islands be added within the parking lot.

Made by: Mr. Kraft

Second: Ms. Grebe

VOTE: All being in favor, the motion carried.

**DRB2015-20 Benefis Health System Signage Master Plan
1101 26th Street South and 500 15th Avenue South**

Charlie Sheets, Development Review Coordinator, presented the staff report for Benefis Health System Signage Master Plan. Mr. Sheets said there are provisions in City Code for complexes such as Benefis to prepare a comprehensive signage plan for their complex. Mr. Sheets entered the staff report into the record. The two campuses located at 1101 26th Street South and 500 15th Street South are zoned PLI Public lands and Institutional District. Benefis is looking to improve site visibility for both pedestrian and vehicular traffic, as well as improve branding for Benefis Health System.

PETITIONER'S PRESENTATION

Tim Stogsdill, Takeform Wayfinding on behalf of Benefis, said that Benefis had patients getting lost and not getting to their destinations, so this wayfinding proposal is the result. Mr. Stogsdill said that by numbering entrances, patients can be navigated through the campuses. He said the design plan replaces old signs and removes signs out of the public right-of-way and out of the sight distance triangles.

Gunnar VanderMars of Benefis Health System said they will correspond the numbers on the buildings with the entrances of the parking lots to make it as simple as possible for people to find their destination. Mr. Stogsdill said it will also help people find where they parked their car after their visit because the entrance number will be coordinated with the parking lot number.

City Engineer Dave Dobbs said after reviewing the project, he had suggested moving some signs out of the clear vision triangle, and Benefis will comply with that request.

BOARD DISCUSSION AND ACTION

Mr. Grosse asked about landscaping. It was clarified that Benefis has agreed with any requests by City staff to relocate landscaping out of the clear vision triangle. There was further discussion about specific sign locations and the project design.

MOTION: That the Design Review Board approve the Design Review Board Application for the comprehensive sign plan for Benefis Health System, located at 1101 26th Street South and 500 15th Avenue South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

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. If existing landscaping needs to be removed or planting changed to accommodate the placement and visibility of the signage, an equal amount of planting should be replaced in the vicinity of the location.

D. City Staff recommends on the East Campus the following:

- Sign Location 11—Move the sign off the curb 13'-0";
- Sign location 13—Move the sign five additional feet to the east and south;
- Sign location 17 & 18—Relocate existing plantings;
- Sign location 23—Move the sign off the boulevard 12'-6";
- Sign location 32—Relocate existing plantings.

E. City Staff recommends on the West Campus the following:

- Sign location 41—Move the sign off the curb 12'-6";
- Sign location 44—Move to the west side of the driveway approach and off the boulevard 12'-6";
- Sign location 46—Move the sign out of the clear vision triangle.

Made by: Ms. Grebe
Second: Mr. Kraft

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

RECOMMENDATION FOR CITY COMMISSION

The Board had information for a new Board member application from Kevin Vining, Landscape Designer. Chair Grosse thanked Mary Klette, who has moved and vacated her seat on the Board, for her service with the Design Review Board.

MOTION: That the Design Review Board recommend the City Commission approve the application by Kevin Vining to the Design Review Board.

Made by: Mr. Kraft
Second: Ms. Grebe

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Ms. Grebe. All being in favor, the meeting was adjourned at 3:23 p.m.