

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
September 26, 2016**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:03 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Ann Schneider
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director P&CD
Dave Dobbs, City Engineer

Others present:

Max Grebe, LPW
Caralina Julian, LPW
Spencer Woith, West Bank Landing Woith Engineering

MINUTES

Mr. Kraft moved to approve the minutes of the August 22, 2016, meeting of the Design Review Board. Ms. Schneider seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
DRB2016-16 West Bank Landing: Phase I & II
3rd Street Northwest**

Tom Micuda, Deputy Director, entered the staff report into the record for West Bank Landing: Phase I & II. He explained that although Phase I was approved by the Design Review Board (DRB) on June 27, 2016, there have been changes to the Phase I project area that was originally approved. The Marriott SpringHill Suites hotel that was originally approved for Phase I remains the same, including material look and design.

Phase II of the project includes the renovation of the existing Barrel Building, with the use being identified as a health and wellness center. The building will remain largely intact, with an addition of an outdoor exercise area on the 3rd Street frontage which will be bordered by a black steel fence to help create a separation from the street. Also part of Phase II is Mixed Use Building One, with a footprint of 15,324 square feet. A large retail tenant and a restaurant tenant are proposed for the main floor, with the second and third floors being allocated for office space. As discussed in the DRB meeting on June 27, all buildings in West Bank Landing will be designed for Leadership in Energy and Environmental Design (LEED) certification. Mixed Use Building One is proposed to achieve at least a LEED Silver rating.

Mixed Use Two remains proposed for the same location in the development. It is proposed to have a 14,594 square foot building footprint, and contains multiple retail and restaurant tenants on the main level with office space on the second and third floors. The building will vary in scale between two and three stories, with a partial green roof. Mr. Micuda said the buildings in Phase II have a very contemporary appearance, with earth color tones including grays and browns.

Mr. Micuda said lighting and landscaping plans have both been submitted, and only a minor revision is required for the lighting plan. He said the parking layout required a lot of discussion, as the City of Great Falls does not have a shopping center parking code requirement, which many communities across the country do have. The applicant has met with staff and provided a very detailed analysis for why a shared parking arrangement should be made, which is allowable per code. Mr. Micuda reviewed the justifications for the reduced parking allocation as listed in the staff report, and said the Director of Planning and Community Development (P&CD) has approved the reduced and shared parking arrangement.

Mr. Micuda said staff supports this project and recommends approval, and reviewed the Conditions of Approval as listed in the staff report, particularly creating direct pedestrian connectivity between either Mixed Use Building One or Mixed Use Building Two and 3rd Street Northwest. Mr. Micuda requested Board input on whether or not that connectivity is needed.

PETITIONER'S PRESENTATION

Caralina Julian, LPW, said she wanted to clarify that the hotel will actually be going for LEED Gold and the rest of the buildings will be LEED Core and Shell, not LEED Silver.

Spencer Woith, Woith Engineering, added that the landscape beds will now also be stormdrain filtration systems.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Grebe asked if there could be some clarification from the petitioner regarding the Condition of Approval requiring direct pedestrian connectivity to 3rd Street Northwest. There was discussion on the proposed site plan and the connections going east to west, as well as possibly striping the parking area to designate a pedestrian walkway that would run from Mixed Use Building One to Building Two, and then to 3rd Street.

Mr. Woith talked about view corridors to the river, and why the building locations are proposed where they are. There was also discussion on site lighting, and incorporating interior site lighting into the parking agreement.

Mr. Woith also discussed with the Board how the landscape beds are being used as a filtration for filtering out as many solids as possible from the stormdrain system, which is part of new MS4 requirements from the EPA.

Mr. Vining and Mr. Kraft discussed landscape counts of shrubs and trees in order to be in compliance, and Mr. Micuda said there was a resubmission that has not been finalized in order to get to the correct count.

Mr. Kraft referred to Exhibit H for Mixed Use Building Two, and asked why there was no shading on certain windows where the office spaces are proposed. Ms. Julian said they could look into some vertical shading.

Motion: That the Design Review Board approve with conditions the Design Review Application for the construction of West Bank Landing, Phases I and II, located along 3rd St Northwest, 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. The applicant will work with Staff, as directed by the Board, on providing direct pedestrian connectivity between either Mixed Use Building One or Mixed Use Building Two and 3rd Street Northwest.
- D. Prior to permit issuance, the applicant shall revise the outdoor lighting plan as indicated by staff to comply with the OCCGF.
- E. Prior to permit issuance, the applicant is required to submit all required information necessary to receive Director approval for a Shared Parking arrangement in accordance with Section 17.36.2.060 of the OCCGF. This shall include a joint use shared parking agreement approved by the City Attorney and recorded with the Cascade County Clerk and Recorder as well as language specifying that the agreement is subject to future review if buildings in Phase I and II undergo changes in building occupancy class.
- F. Any changes to plant species contained in the landscape plan must be approved by City staff prior to installation of substitute plant material.

Made by: Mr. Kraft
Second: Ms. Shneider

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Grosse moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:43 p.m.