



Item: 228 17th Ave NW, Charles M. Russell High School Multi-Purpose Practice Facility and STEM additions

Applicant: Great Falls Public Schools, Owner

Representative: Anthony Houtz- CTA, Inc.

Project Planner: Brad Eatherly, Planner I, Planning and Community Development

Recommendation: Approve with Conditions

Overall Project Description:

The applicant is proposing two buildings for the Charles M. Russell High School. One is a new Multi-Purpose Practice Facility that will be 25,000 square feet. This would also be accompanied by improvements to the nearby outdoor track at the southeast corner of the property. The second would be a building addition of 5,200 square feet that would house new space for Science Technology Engineering and Math (STEM) education. The new Multi-Purpose Practice Facility would be located on the south central portion of the property closest to 14th Avenue NW, while the STEM addition would be located north of the existing main building. Landscaping, drainage/detention, sidewalk, and accessibility improvements are proposed for the southern portion of the property.

Background

- Legal Description: Sun Addition, Block 001, Section 02, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: PLI Public Lands and Institutional
- Project Area: ±299,940 square feet or ±6.89 acres
- Project Structure: Multi-purpose = 25,000 square feet; STEM = 5,200 square feet

Expansion: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

The multi-purpose building utilizes several materials including fiber cement board, concrete masonry units (CMU), and corrugated metal siding. The main exterior for both this building and the STEM building addition will be a pewter color with shades of gold and green as highlights (See the material board attached in the Development Drawings). The multi-purpose facility is designed to allow students to move safely from the main gym to the new facility via a pedestrian enclosed bridgeway. It will be used primarily for freshman basketball and volleyball with a second floor wrestling gym.

The STEM building will be an addition to the Career and Technical Education building on the north side of the school.

The proposed building is an expansion and generally meets the standards and guidelines of Exhibit 28-1 with two exceptions. First, Guideline #8 in the OCCGF notes that Building Expansions should demonstrate “Compatibility of exterior materials and finishes with surrounding buildings. Exterior materials should be compatible with those of surrounding buildings.” On this guideline, staff has included photos of the existing building for the Board’s consideration. The existing structures on the CM Russell campus are substantially different, both in terms of materiality and color, than the proposed multi-purpose practice facility and STEM building addition. It is not uncommon for additions to historic structures to be very modern in style and dissimilar in materials. The applicant’s architect has also provided an explanation for why the buildings should be considered thematically compatible. However staff believes that compliance with Guideline #8 needs to be discussed specifically by the Board to determine whether the more modern approach is acceptable. (See building elevations in the attached Development Drawings).

The second Guideline that should be discussed relates to the southern exposure of the multi-purpose practice facility. With the exception of the green banding and school logo prominently displayed on the façade along 14th Avenue NW, the south face of the building is relatively blank and completely windowless. This view will eventually be mitigated by significant landscaping that will be added, but that landscaping will take some time to soften the building’s appearance. Guideline #25 notes that Building Expansions should demonstrate a “Minimum proportion of doors and windows. At least 30 percent of the first floor façade facing a public street should consist of windows and doors. Windows should be distributed in a more or less even manner. The façade of building facing 2nd Street NW and the outdoor track achieves this through the large usage of glass. The Board needs to determine if the façade facing 14th Avenue NW should be broken up by windows (if feasible), more vertical banding to create modules, or evergreen landscaping to simply screen the relatively blank façade.

Applicable Sections of Title 17

The proposed project was evaluated by staff with the applicable sections of Title 17 - Land Development Code, of the Official Code of the City of Great Falls (OCCGF), including but not limited to zoning, setbacks, lot coverage, parking, lighting, and landscaping.

The site plan includes improvements along 14th Avenue NW and 2nd Street NW with a proposed curb cut on 14th Avenue NW to access the shopping facilities to the south. No new parking will be required because the proposed addition is a legal non-conforming site. The developer has proposed increased accessible parking in the two parking lots closest to the two proposed buildings in order to become more compliant with Title 17. The applicant has proposed six (6) foot sidewalks throughout the property for increased connectivity for pedestrians. A six (6) foot boulevard sidewalk has been proposed along 14th Avenue NW and 2nd Street NW.

The applicant has provided an outdoor lighting plan which is in compliance with the requirements of Chapter 40 - Outdoor Lighting of the OCCGF. The proposed lighting plan provides lighting mounted on the building. The fixtures are full down cast to prevent light pollution into the surrounding areas.

The OCCGF Chapter 44 – Landscaping typically requires a minimum of fifteen percent of the gross property area to be designated as interior landscaping. The interior landscaping is to be inclusive of landscaping in vehicular use areas and foundation planting areas. Because the proposed design is on a legal non-conforming site, the proposed landscaping does not have to meet the required codes. The landscaping that is proposed will help bring the site closer to compliance with Title 17.

The exterior of the site is proposed to be softened by landscaping including replacing any damaged or dead boulevard trees on 14th Avenue NW and 2nd Street NW as well as new vegetation to be planted in the southern portion of the property to upgrade compliance between the proposed new multi-purpose building and the 14th Avenue right of way. The interior of the site consists of a mixture of textures including: paved or nonliving surfaces, a mix of plant materials and mulch in all landscape beds. The landscape plan has been submitted to the City Forester and any recommendations will be incorporated into the landscape plan revisions.

Recommendation:

Staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

Suggested Motion:

1. Board Member moves:

“I move that the Design Review Board (approve with conditions) the Design Review Application for the construction at 228 17th Avenue NW 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 conceptual development plans 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.



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

CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Todd Seymanski, City Forester
Anthony Houtz, CTA, Inc.—anthonyh@ctagroup.com

EXHIBIT A - APPLICATION

Date Stamp:

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8430 • WWW.GREATFALLSMT.NET

DESIGN REVIEW BOARD APPLICATION

CMR Multipurpose Practice Facility and STEM additions

Name of Project / Proposed Use:

Great Falls Public Schools c/o Mr. Brian Patrick

Owner Name:

1100 4th Street South; Great Falls, MT

Mailing Address:

268.6000

Phone:

Email:

CTA, Inc. c/o Mr. Anthony Houtz, AIA

Representative Name:

219 2nd Avenue South; Great Falls, MT

Mailing Address:

452.3321

Phone:

anthonyh@ctagroup.com

Email:

PROJECT LOCATION:

228 17th Avenue NW; Great Falls, MT

Site Address:

299 940

Property Square Footage:

Practice: 25,000

Structure Square Footage:

STEM: 5,200

LEGAL DESCRIPTION:

CM Russell School

Mark/Lot:

02

Section:

T20N/001

Township/Block:

03E/Sun Addition

Range/Addition:

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Property Owner's Signature:

Date:

Representative's Signature:

06-15-2017

Date:

Form Updated: 10.20.2016

EXHIBIT B - PROJECT NARRATIVE

The project is an addition to a portion of the south main gymnasium at Charles M Russell High School, as well as an addition to the north CTE building. The south addition consists of a new gymnasium primarily for freshman basketball and volleyball activities, a fitness, cardio, and weight-lifting facility, and a second level wrestling area. The structure is primarily stand-alone but is connected to the upper level of the existing gym via a pedestrian enclosed bridgeway. Support services in the facility include restrooms and an elevator.

The STEM addition on the north of the school attaches directly to the existing CTE building and connects to its primary circulation corridor. The addition consists of 3 multipurpose educational rooms devoted to flexible Science, Technology, Engineering, and Math curricula, among others. Small storage areas are incorporated within. The ADA parking striping and layout in the north lot will be reconfigured to better accommodate ADA access (and meet current codes for access aisles) and will also help to better serve this facility specifically.

EXHIBIT C - AERIAL MAP

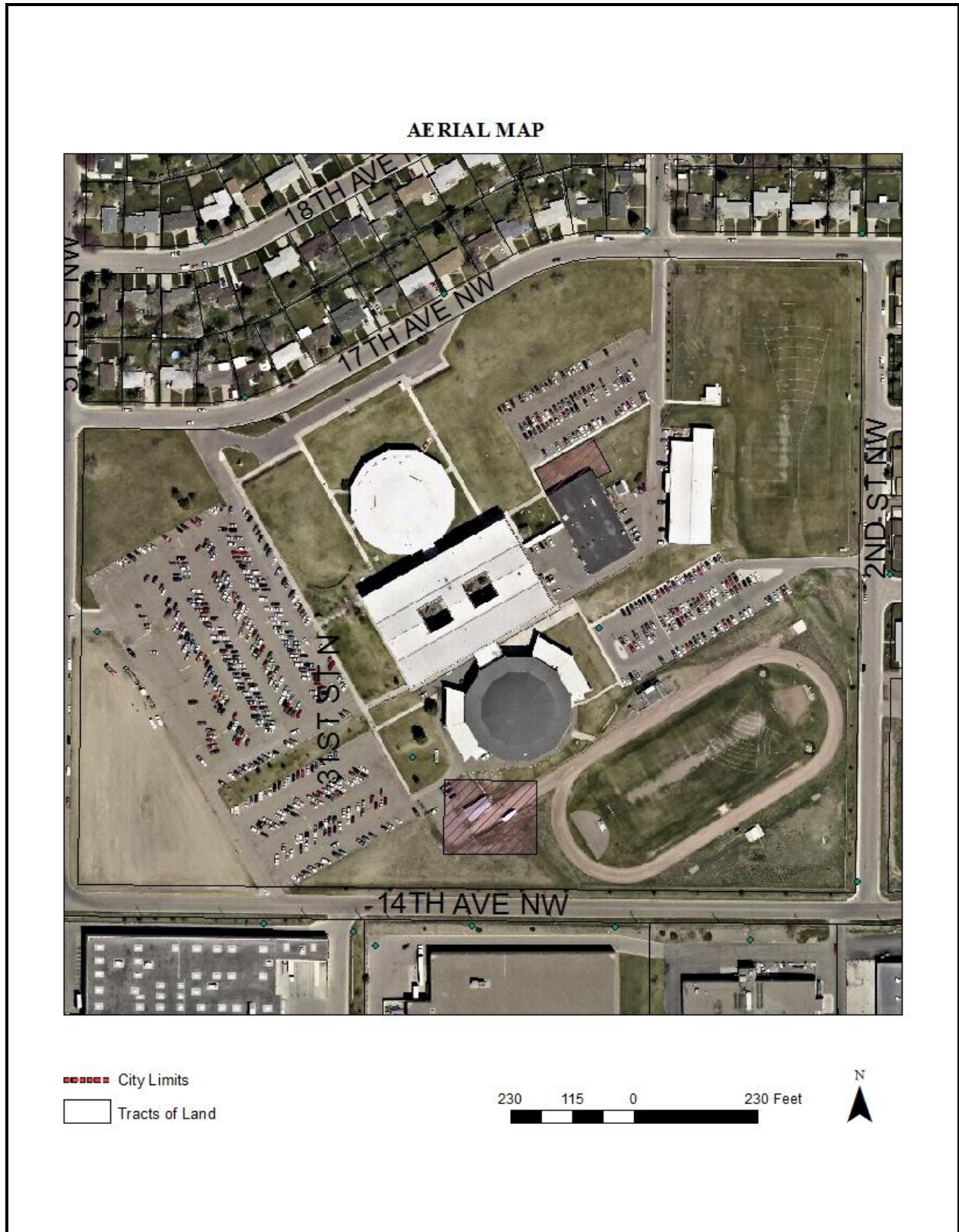


EXHIBIT D - SITE PHOTOGRAPHS (JUNE 2017)



View Looking East From Student Parking Lot



View Looking North From 14 Ave NW

EXHIBIT D - SITE PHOTOGRAPHS (CON'T) (JUNE 2017)



View Looking West



View Looking South

EXHIBIT F - RENDERINGS (SOUTH AND EAST)



EXHIBIT F - RENDERINGS (SOUTH AND WEST)



EXHIBIT F - RENDERINGS (CON'T) (NORTH AND WEST)



DEVELOPMENT PLANS:

ARCHITECTURAL SITE PLAN

BUILDING ELEVATIONS

MATERIAL BOARD

LIGHTING PLAN

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

REV	DATE	REVISION

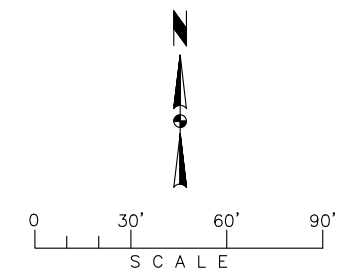


DRAWN BY: MWC
DESIGNED BY: JPJ
QUALITY CHECK:
DATE: 07.07.17
JOB NO. 17-065
FIELDBOOK

**CMR MULTI-PURPOSE BUILDING AND STEM CLASSROOM
GREAT FALLS, MONTANA**

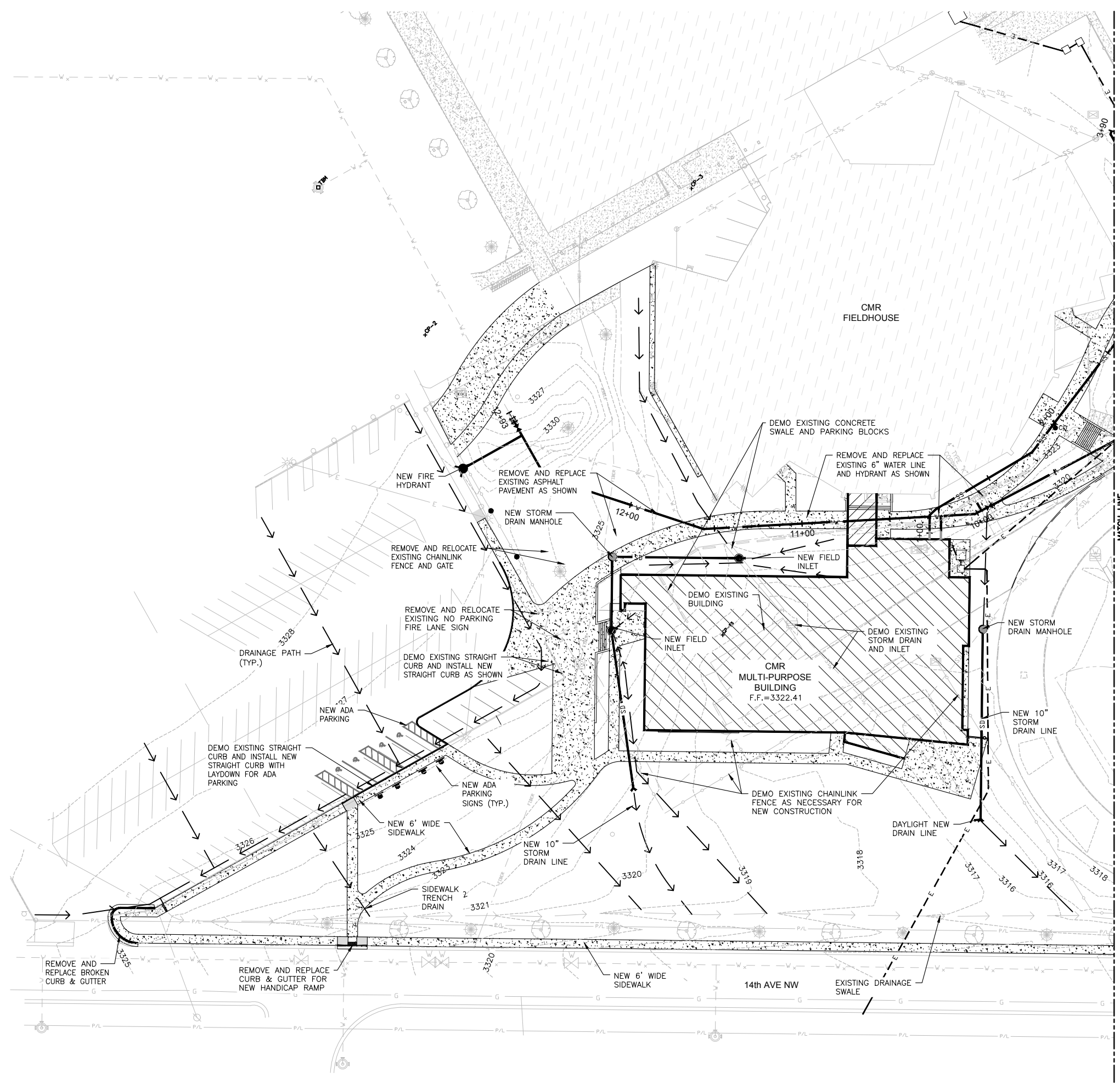
CIVIL SITE PLAN

J:\2017\17-065 CTA CMR Multipurpose STEM_Pride Field\CADD\CIVIL\17065-DRB FIGX.dwg, 7/3/2017 3:59:11 PM, CJS



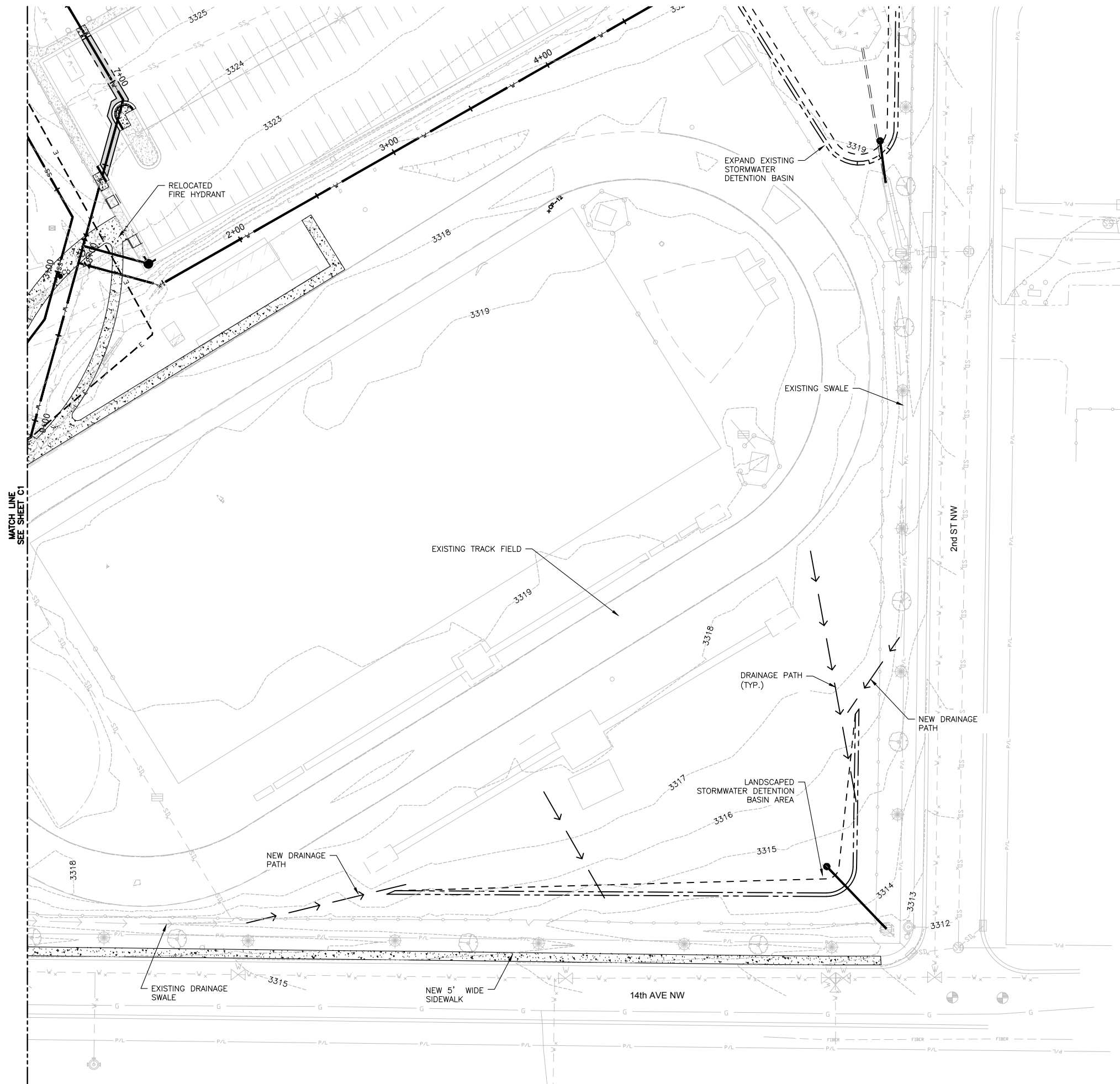
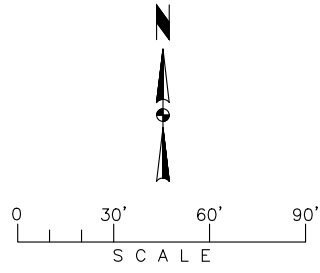
LEGEND

NEW	EXISTING	DESCRIPTION
		ASPHALT SURFACING
		BARRIER POST
		BUILDING
		CABLE TV RISER
		CLEANOUT
		CONCRETE
		CONTOUR
		CONTROL POINT
		CURB BOX
		CURB & GUTTER
		CULVERT
		DRAINAGE SWALE
		EDGE OF ASPHALT
		EDGE OF GRAVEL
		ELECTRICAL BOX
		ELECTRIC - OVERHEAD
		ELECTRIC - UNDERGROUND
		FENCE - CHAIN LINK
		FIBER-OPTIC RISER
		FIBER-OPTIC - UNDERGROUND
		FIRE HYDRANT
		GAS
		GAS METER
		GATE
		GUY WIRE
		INLET
		INLET & INLET APRON
		IRRIGATION VALVE
		LIGHT POLE
		PAINT STRIPE
		PARKING BLOCKS
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		ROOF DRAIN
		SANITARY SEWER
		SANITARY SEWER MANHOLE
		STORM DRAIN
		STORM DRAIN MANHOLE
		TEMPORARY BENCHMARK
		TRAFFIC SIGN
		TREE - CONIFEROUS
		TREE - DECIDUOUS
		WALL LIGHT
		WATERLINE
		WATER MANHOLE
		WATER VALVE



MATCH LINE
SEE SHEET C2

J:\2017\17-065 CTA CMR Multipurpose STEM_Pride Field\CADD\CIVIL\17065-DRB FIGX.dwg, 7/3/2017 3:59:13 PM, CJS



NOT FOR CONSTRUCTION

REV	DATE	REVISION



DRAWN BY: MWC
DESIGNED BY: JPJ
QUALITY CHECK:
DATE: 07.07.17
JOB NO. 17-065
FIELDBOOK

CMR MULTI-PURPOSE BUILDING AND STEM CLASSROOM
GREAT FALLS, MONTANA

CIVIL SITE PLAN

NOT FOR CONSTRUCTION

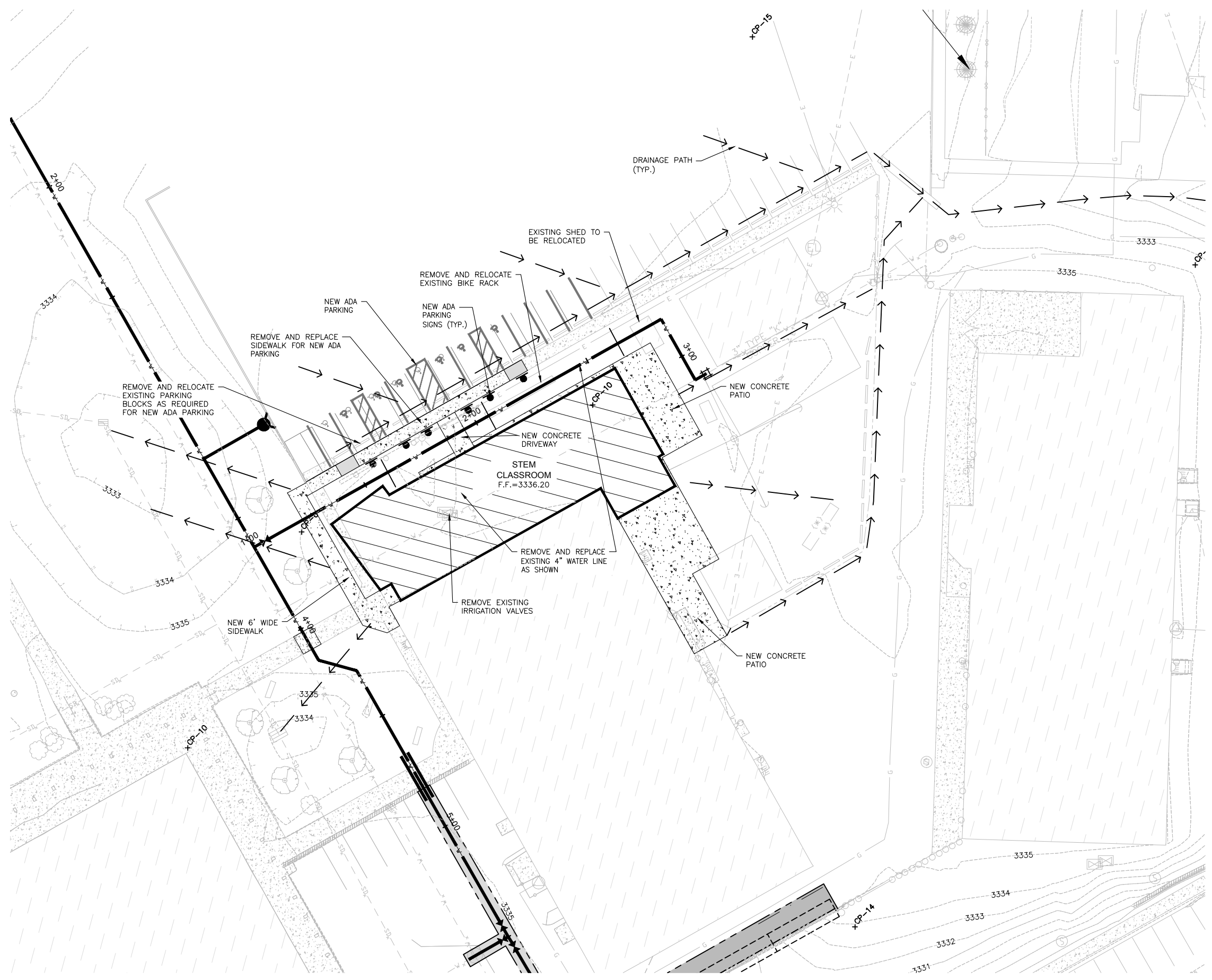
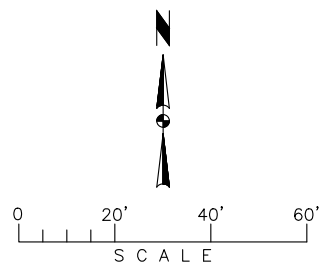
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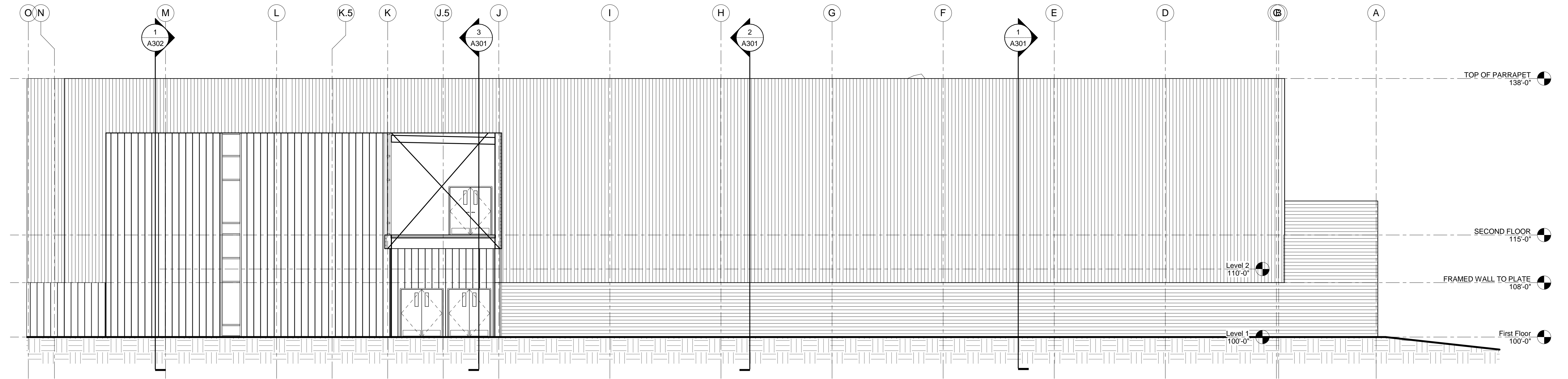
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CMR MULTI-PURPOSE BUILDING AND STEM CLASSROOM
GREAT FALLS, MONTANA

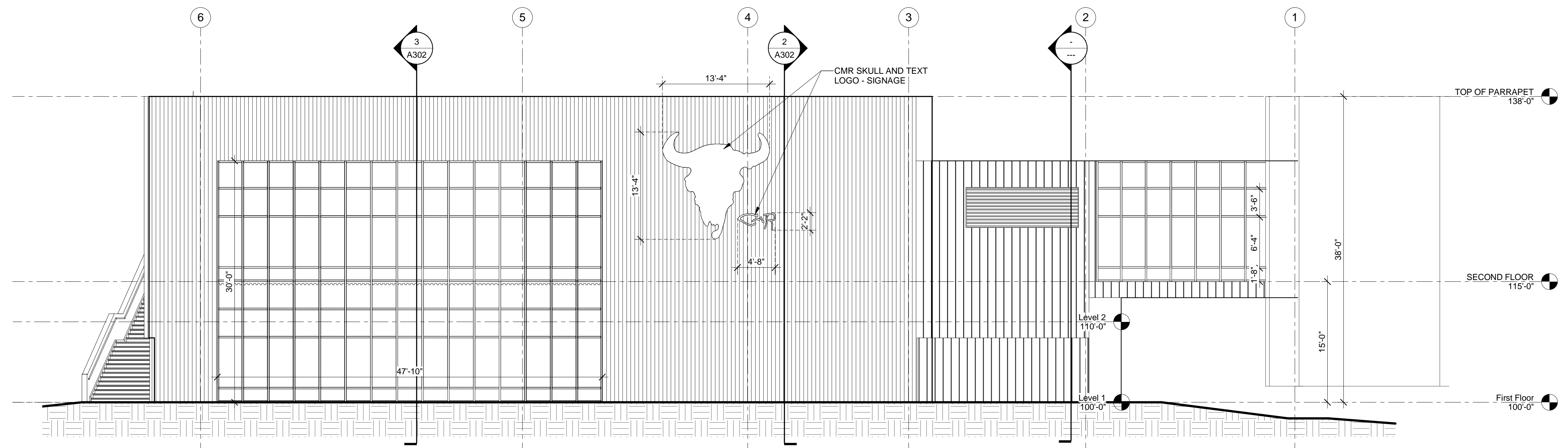
CIVIL SITE PLAN



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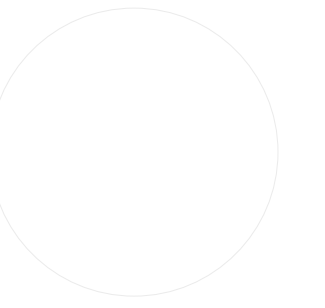
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

GREAT FALLS SCHOOL DISTRICT
C. M. RUSSELL HIGH SCHOOL
PRACTICE FACILITY ADDITION

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



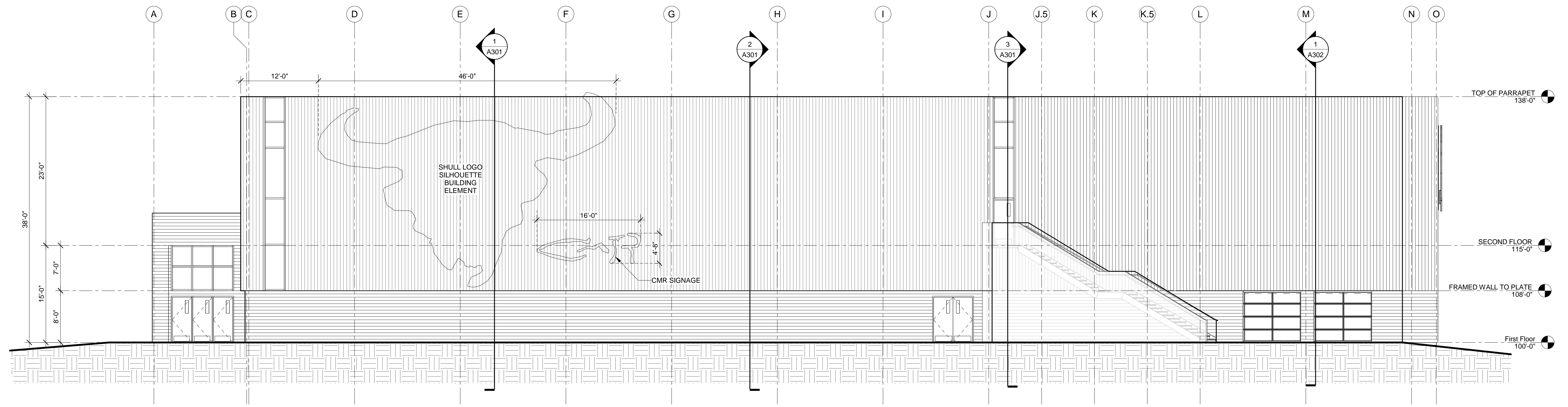
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NOT FOR CONSTRUCTION

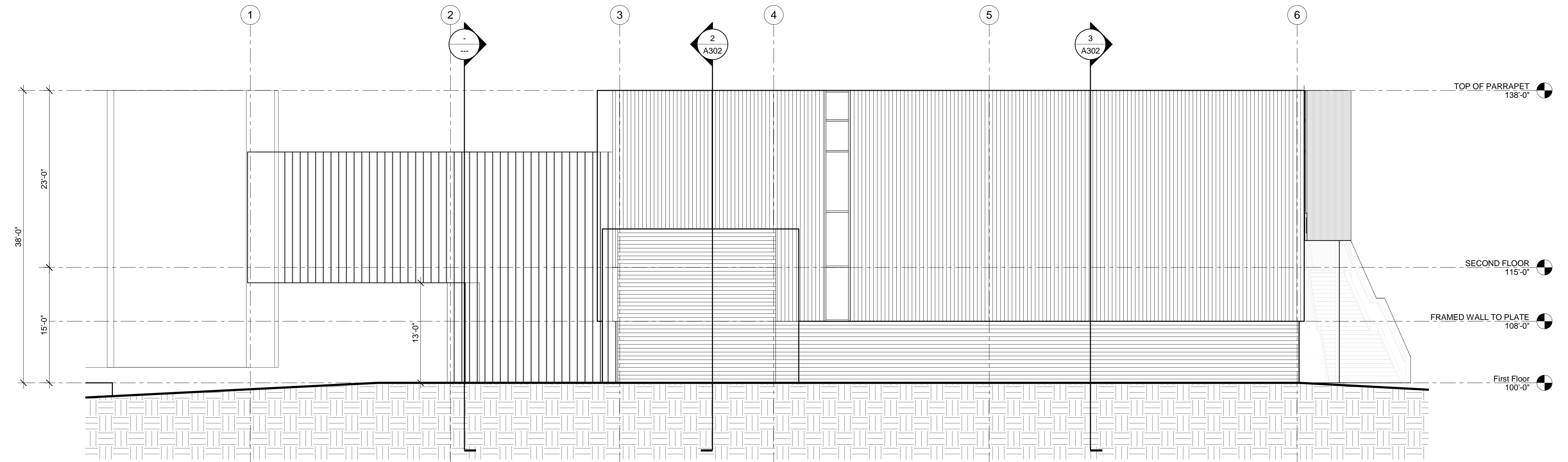
06.05.2017
DRAWN BY | JWS |
CHECKED BY | MMB |
REVISIONS

EXTERIOR ELEVATIONS

A201

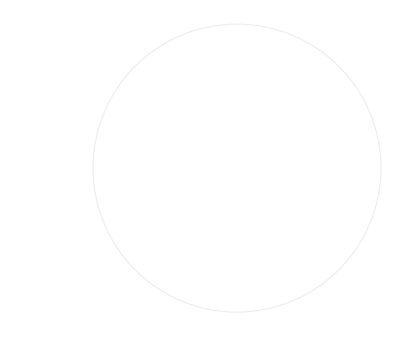
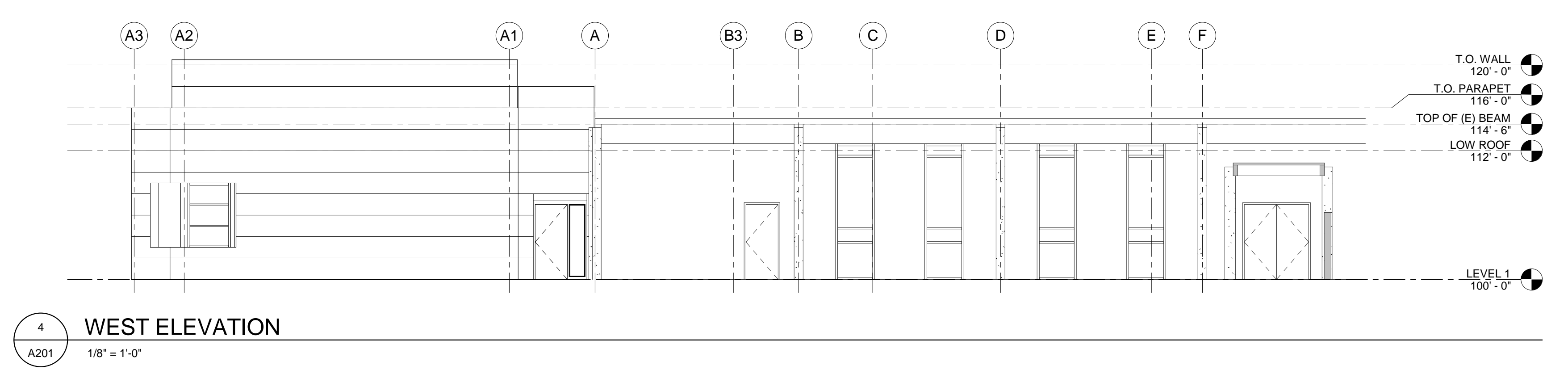
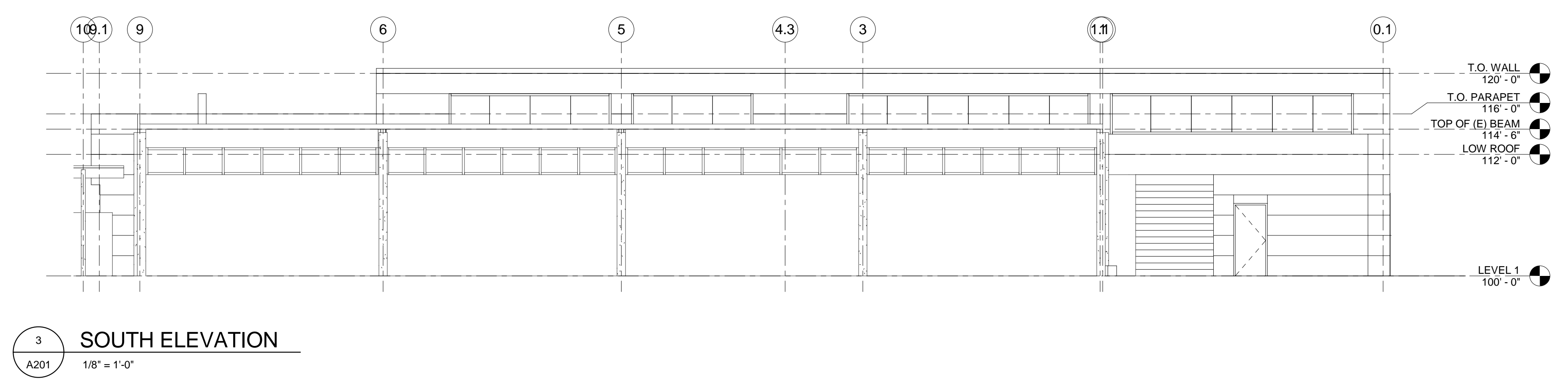
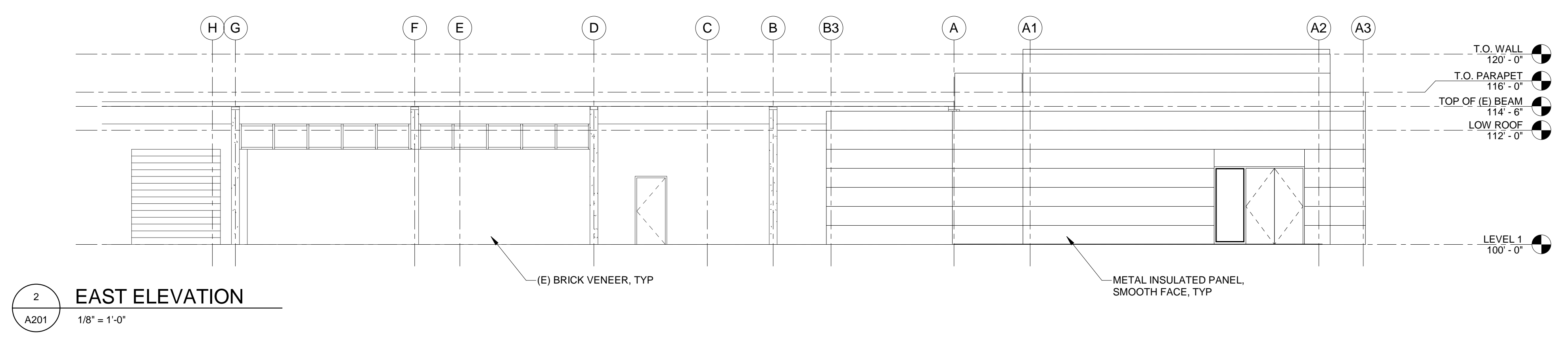
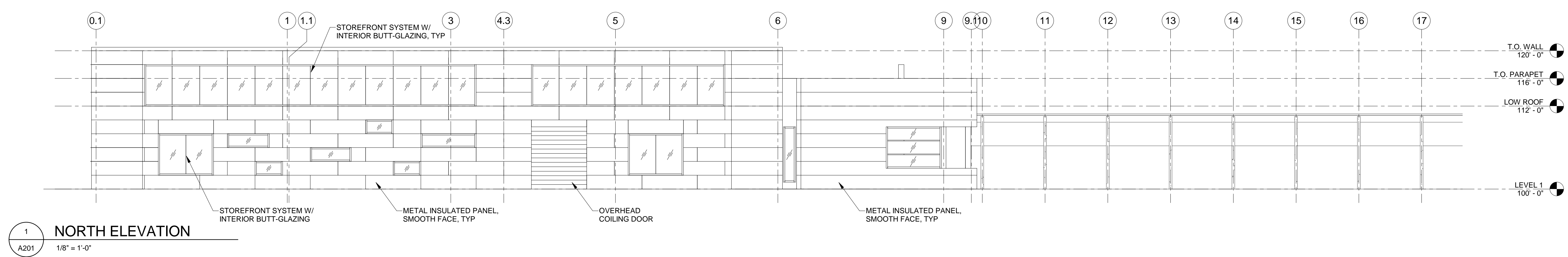


1 SOUTH ELEVATION
A202 1/8" = 1'-0"



2 WEST ELEVATION
A202 1/8" = 1'-0"





Sustainable Facade Products

Benchmark Architectural Design Wall Series

Designwall Matrix

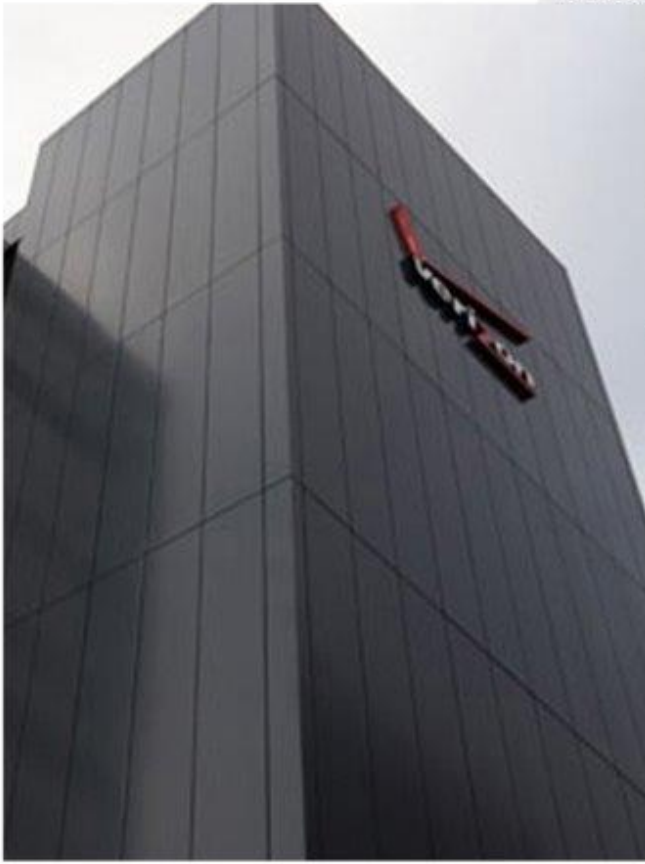
Product Specification



Cross Joint Details



Joint Options



insulated metal panel.
shades of pewter or zinc



school color accents

Weathered Zinc
SR:0.33 E:0.84 SRI:33

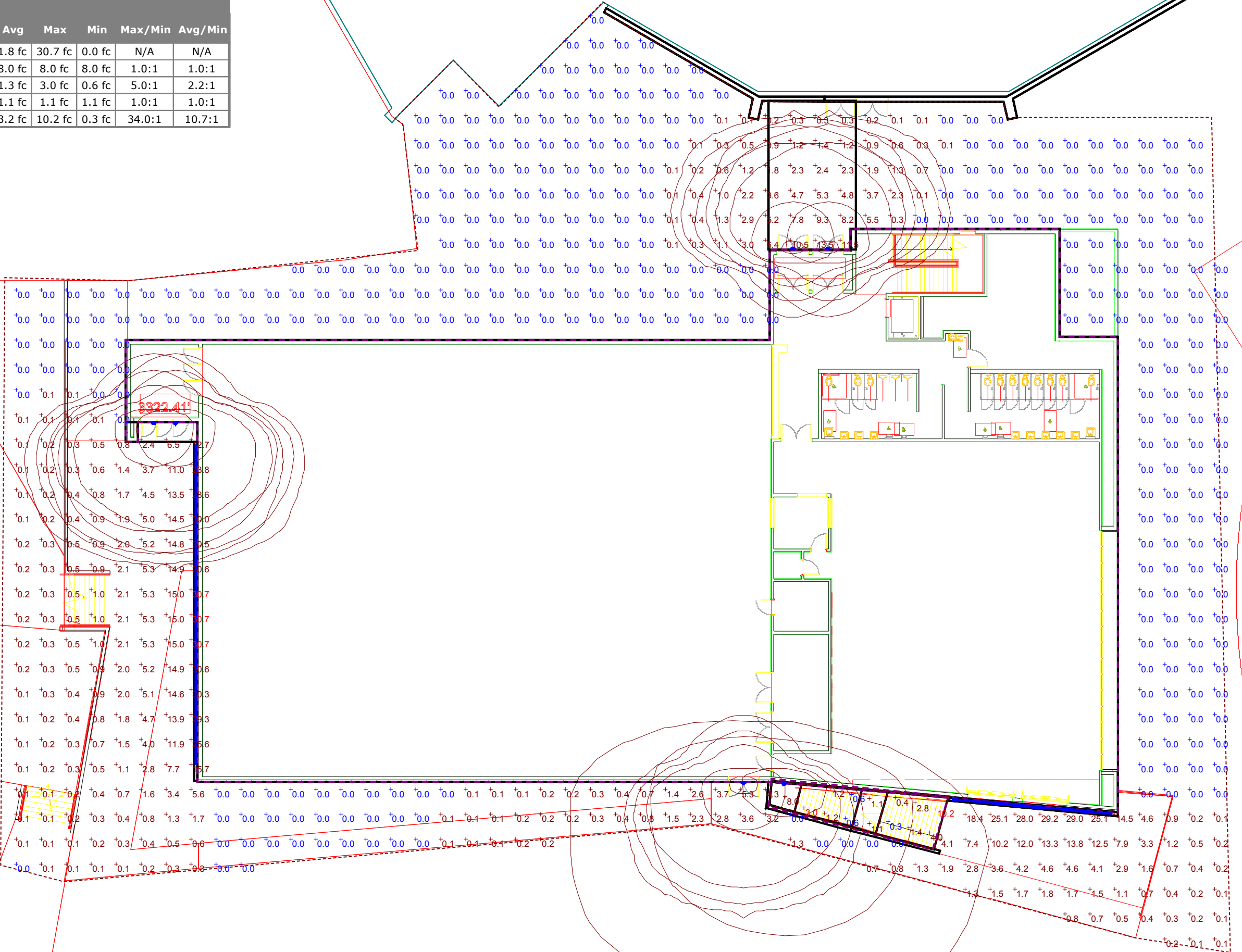


Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.8 fc	30.7 fc	0.0 fc	N/A	N/A
staircase	+	8.0 fc	8.0 fc	8.0 fc	1.0:1	1.0:1
staircase	+	1.3 fc	3.0 fc	0.6 fc	5.0:1	2.2:1
staircase	+	1.1 fc	1.1 fc	1.1 fc	1.0:1	1.0:1
staircase	+	3.2 fc	10.2 fc	0.3 fc	34.0:1	10.7:1

Plan View

Scale - 1" = 20ft



Designer

Date

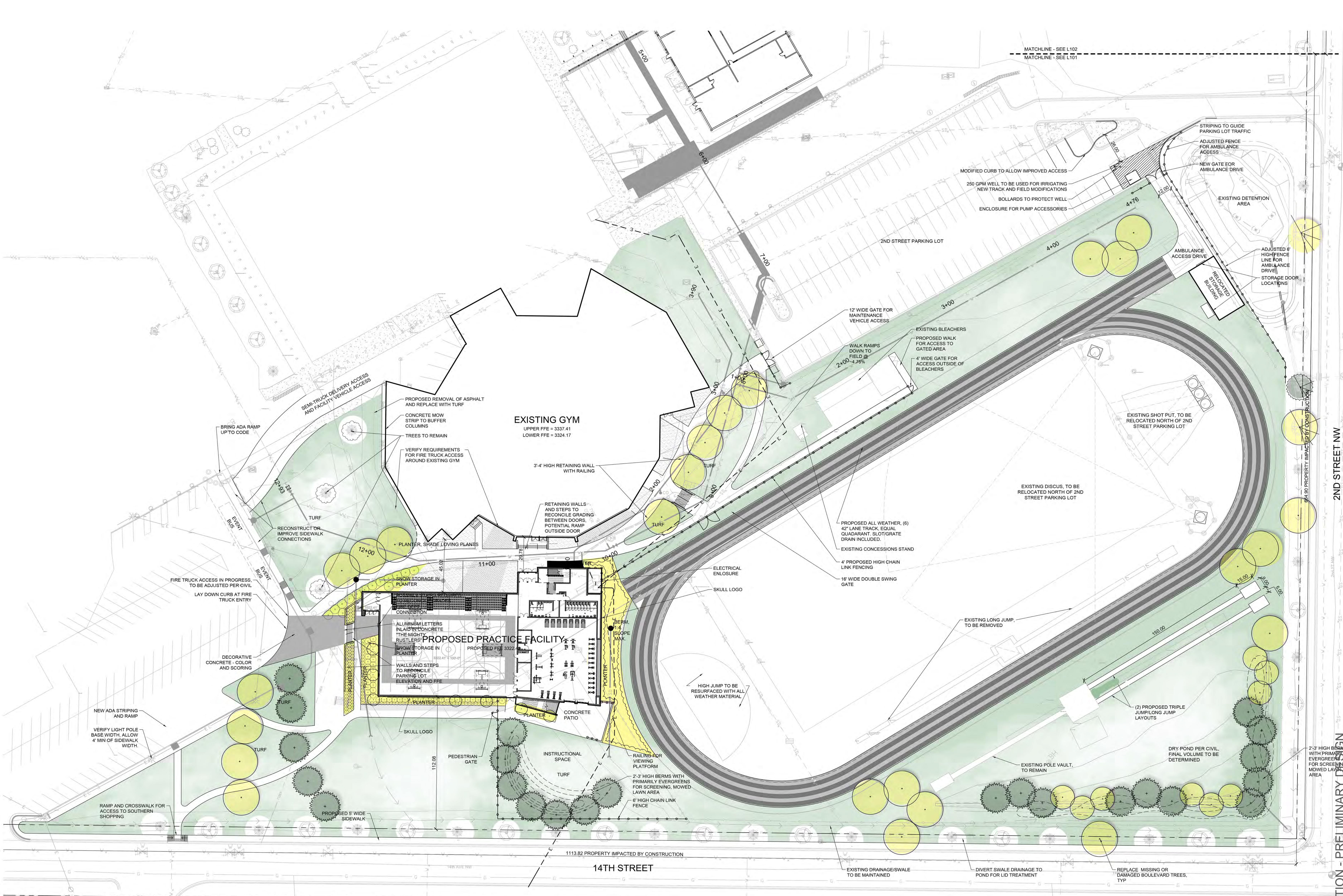
6/8/2017

Scale

Not to Scale

Drawing No.

Summary



GREAT FALLS SCHOOL DISTRICT
C. M. RUSSELL HIGH SCHOOL
AUXILIARY GYM ADDITION

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

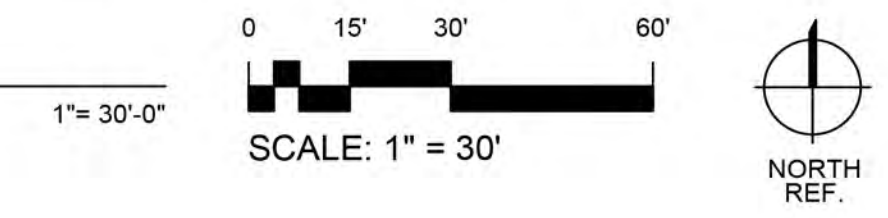
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06.21.2017
DRAWN BY | DONOVAN
CHECKED BY | RUSH
REVISIONS

LANDSCAPE
SITE PLAN

L101

1 LANDSCAPE SITE PLAN
L101



LANDSCAPE NOTES:

NEW TREES AND PLANTING BEDS WILL BE INCORPORATED INTO THE SITE DESIGN FOR WIND PROTECTION. TO CREATE SEASONAL INTERNET AND TO BUFFER SCHOOL ACTIVITIES FROM SURROUNDING PROPERTIES. TREE PLANTING MAY INCLUDE THE FOLLOWING:

- | | | |
|--------------------|--------------------|--------------------|
| COLORADO SPRUCE | BLACK HILLS SPRUCE | NORWAY PINE |
| LITTLE LEAF LINDEN | SWAMP WHITE OAK | COMMON HACKBERRY |
| HONEYLOCUST | TREE LILAC | THORNLESS HAWTHORN |

SHRUB AND PERENNIAL PLANTINGS WILL BE INCORPORATED AT BUILDING FOUNDATION AND AT EXCESSIVE GRADE CHANGES TO REDUCE MAINTENANCE, ENHANCE THE LEARNING ENVIRONMENT AND PREVENT EROSION. PLANTINGS MAY INCLUDE THE FOLLOWING:

- | | | |
|---------------------|-----------------------|-------------------------|
| DARTS GOLD NINEBARK | SPREADING SCOTTS PINE | GROW LOW FRAGRANT SUMAC |
| GOLDED DESCHAMPSIA | RUTBECKIA | GOLDENRODS |

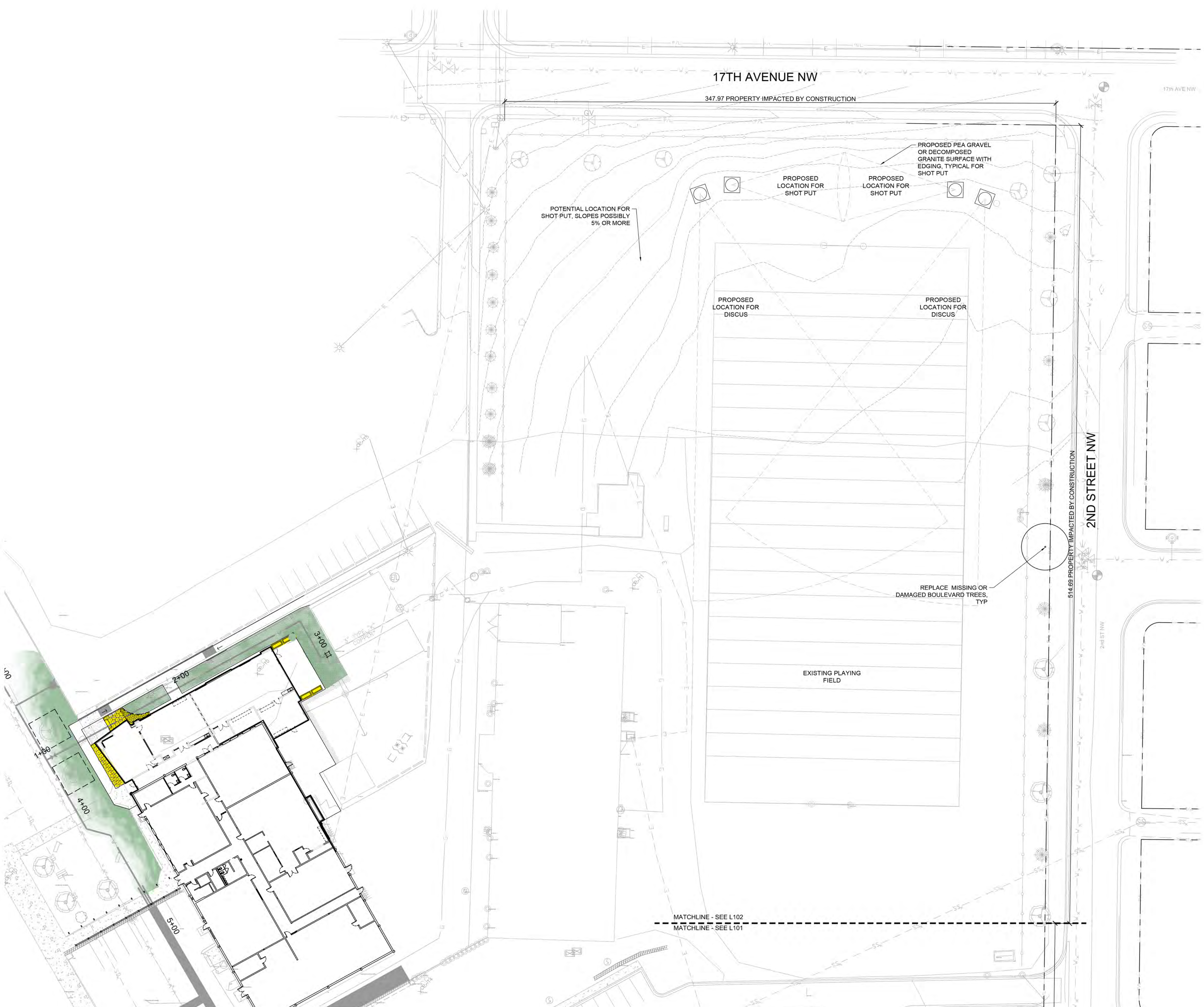
IRRIGATION NOTES:

ALL PLANTING AREAS WILL HAVE IRRIGATION UTILIZING THE EXISTING WATER SOURCE. NEW TURF AREAS WILL BE IRRIGATED BY SPRAYS AND ROTORS AND PLANTING BEDS WILL BE WATERED VIA EFFICIENT DRIP IRRIGATION

THE NEW PLAY FIELD WILL HAVE NEW IRRIGATION
EXISTING PLANTING AREAS AND IRRIGATION WILL BE PRESERVED WHERE EVER POSSIBLE.

LANDSCAPE LEGEND:

- | | | | |
|--|---|--|--|
| | PROPOSED DECIDUOUS TREE | | PROPOSED BOULEVARD EVERGREEN
<i>Pinus nigra</i> , Austrian Pine |
| | PROPOSED EVERGREEN TREE
<i>Picea pungens</i> , Colorado Spruce
<i>Picea glauca densata</i> , Black Hills Spruce | | EXISTING TREE |
| | PROPOSED BOULEVARD DECIDUOUS TREE
<i>Gleditsia triacanthos</i> "Skyline", Honey Locust | | PROPOSED SHRUBS |



LANDSCAPE NOTES:

NEW TREES AND PLANTING BEDS WILL BE INCORPORATED INTO THE SITE DESIGN FOR WIND PROTECTION, TO CREATE SEASONAL INTERNET AND TO BUFFER SCHOOL ACTIVITIES FROM SURROUNDING PROPERTIES. TREE PLANTING MAY INCLUDE THE FOLLOWING:

COLORADO SPRUCE	BLACK HILLS SPRUCE	NORWAY PINE
LITTLE LEAF LINDEN	SWAMP WHITE OAK	COMMON HACKBERRY
HONEYLOCUST	TREE LILAC	THORNLESS HAWTHORN

SHRUB AND PERENNIAL PLANTINGS WILL BE INCORPORATED AT BUILDING FOUNDATION AND AT EXCESSIVE GRADE CHANGES TO REDUCE MAINTENANCE, ENHANCE THE LEARNING ENVIRONMENT AND PREVENT EROSION. PLANTINGS MAY INCLUDE THE FOLLOWING:

DARTS GOLD NINEBARK	SPREADING SCOTTS PINE	GROW LOW FRAGRANT SUMAC
GOLDED DESCHAMPSIA	RUDBECKIA	GOLDENRODS

IRRIGATION NOTES:

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THE NEW PLAY FIELD WILL HAVE NEW IRRIGATION

EXISTING PLANTING AREAS AND IRRIGATION WILL BE PRESERVED WHERE EVER POSSIBLE.



GREAT FALLS SCHOOL DISTRICT
C. M. RUSSELL HIGH SCHOOL
PRACTICE FACILITY ADDITION

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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06.12.2017
DRAWN BY | DONOVAN
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REVISIONS

NORTHERN
FIELD LAYOUT

L102