

DESIGN REVIEW BOARD

February 13, 2012

Case Number

DRB2012-05

Applicant/Owner

Great Falls International Airport

Representative

L'Heureux Page Werner

Property Location

2800 Terminal Drive
Neighborhood Council 1

Requested Action

Design review of terminal expansion

Recommendation

Approve design

Project Planner

Charles Sheets



Project Description

It is the intent of the Great Falls International Airport Authority to expand the existing terminal to improve and consolidate the security screening functions, respond to forecasted growth by allowing for the opportunity to add another departure lounge, passenger boarding bridge, and concessions and restroom facilities on the secure side of the terminal to encourage timely passenger flow through security screening.

Background

- Legal Description: Sections 8, 9, 10, 15, 16, 17, 19, 20, 21, 29 & 30, Township 20 North, Range 3, East, P.M.M. Cascade County, Montana
- Building Area: 66,250 s.f. + 14,000 s.f. expansion
- Property Zoning: AI Airport Industrial District

Project Overview

Institutional expansion: Design Review

The design team has prepared a 40 page, *Schematic Design Report for the Terminal Expansion and Security Checkpoint Reconfiguration*, for the Great Falls International Airport Board (available at the Design Review Meeting).

The new terminal expansion will consist of approximately 14,000 square feet of additional space on the upper concourse level, and approximately 2,800 square feet of additional space at the apron level. On the upper level, the consolidation and central relocation of the security screening checkpoint (SSCP) resulted in the extension of the back of the building to the north.

Materials on the exterior of the facility are similar to those of the existing building. They include concrete beam and column elements, brick infill and glazing. A metal panel system is introduced to emphasize the curve of the concession space and highlight a more modern aesthetic. The expansion incorporates most of the original design features in the architecture of the airport.

Institutional expansion: Standards for specified projects and buildings.

The Great Falls International Airport property is fully developed with landscaping and parking. The terminal expansion on the north elevation, over a portion of tarmac, would not require additional landscaping or increase parking requirements.

Conformance with Title 17

The proposed project is in conformance with all other relevant requirements of Title 17 Land Development Code including but not limited to zoning, design and development standards and parking.

Summary

The proposed terminal expansion project improves the aesthetic quality and enhances the visual appeal of the airport for passengers arriving and leaving the Great Falls International Airport. The design team has retained the characteristics of the original architecture. The interior renovation and expansion provides a public building that will represent the aspirations of the community. The neighborhood character is primarily of a functional aviation industrial nature. The modification, as proposed, are a step toward making the airport visually pleasing as well as functional. Staff concludes the proposed terminal expansion and security checkpoint reconfiguration meets all established standards and guidelines of Title 17, Chapter 28, Design Review.

EXHIBIT A - AERIAL

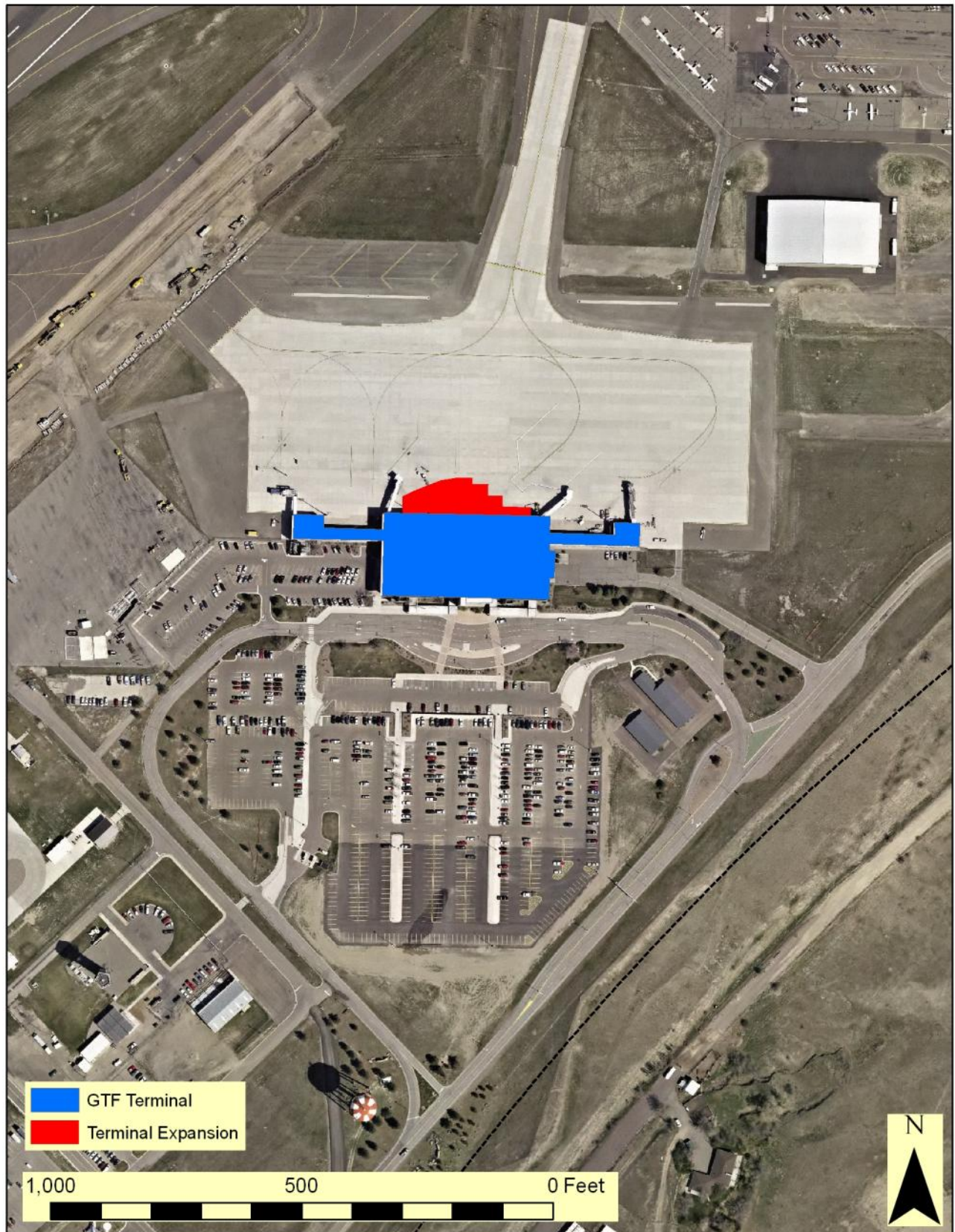
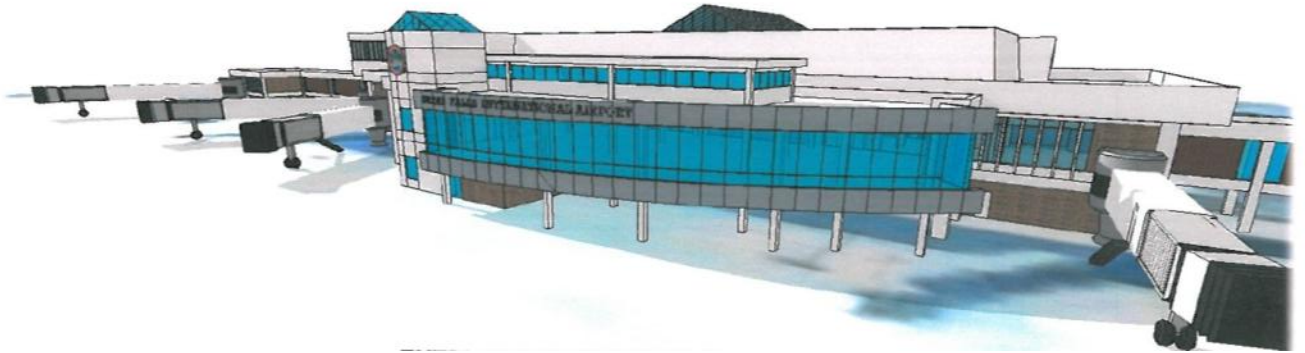
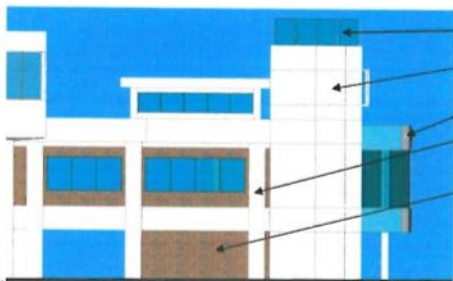


EXHIBIT B - EXTERIOR PROPECTIVES & ELEVATIONS

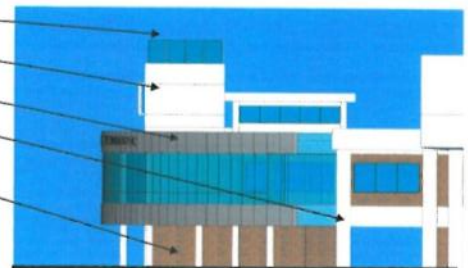


NORTH ELEVATION

- CURVED METAL PANEL SYSTEM
- BRICK INFILL TO MATCH EXISTING
- CONCRETE TOWER WITH REVEALS
- CONCRETE CLAD BEAM AND COLUMNS, TO MATCH EXISTING

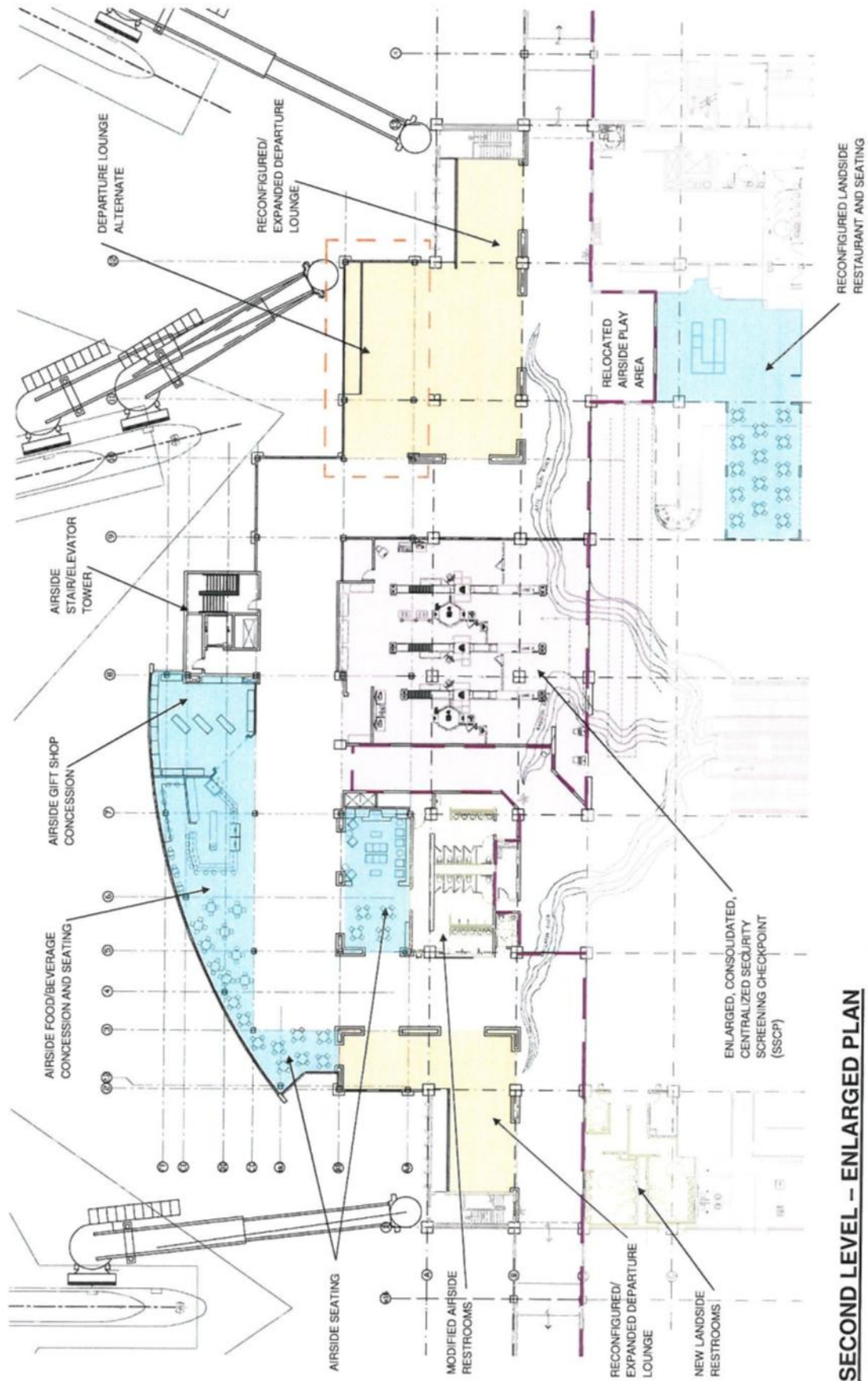


EAST ELEVATION - EXPANSION



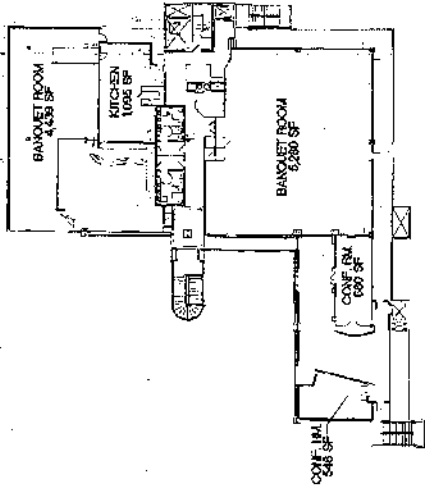
WEST ELEVATION - EXPANSION

EXHIBIT C - SECOND LEVEL FLOOR PLAN

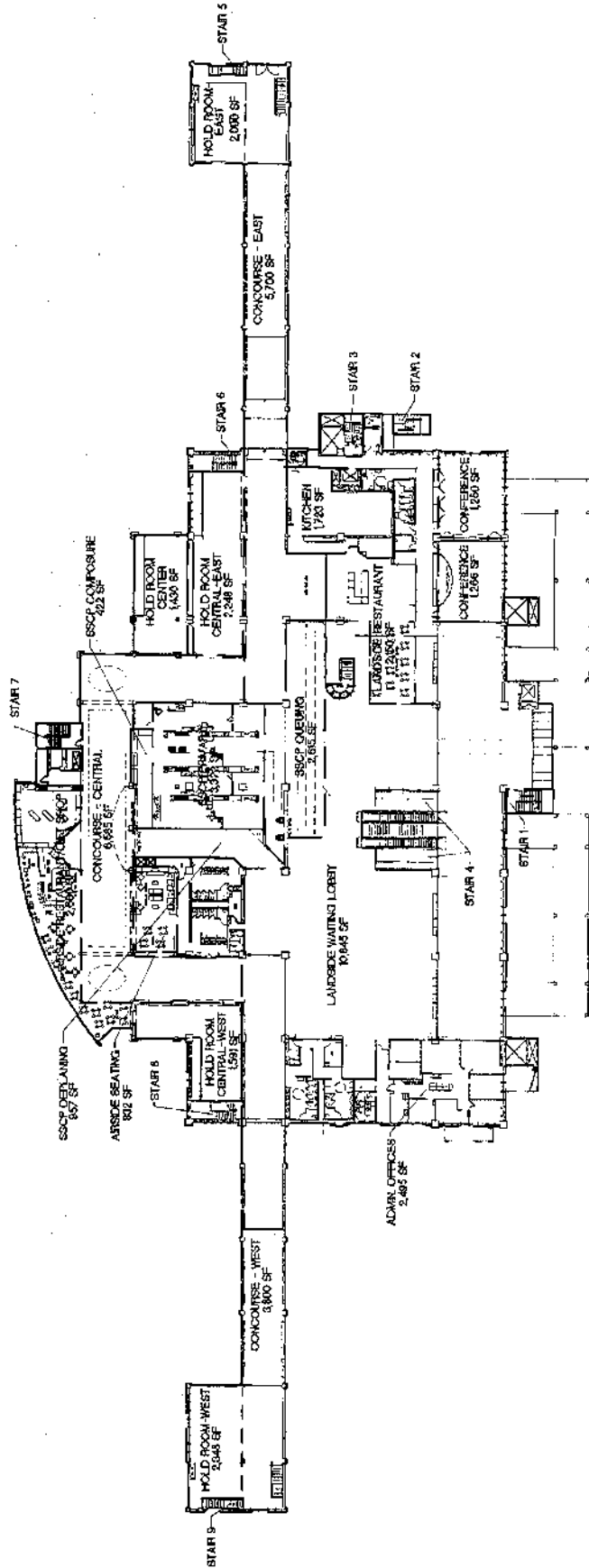


SECOND LEVEL – ENLARGED PLAN

EXHIBIT D - SECOND LEVEL FLOOR PLAN



1 THIRD FLOOR CODE PLAN
SCALE: 1" = 30'-0"



2 SECOND FLOOR CODE PLAN
SCALE: 1" = 30'-0"

Recommendation

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of the Great Falls International Airport Terminal Expansion, 2800 Terminal Drive as shown in the conceptual development plans contained within this report and provided by the project applicant and representative, subject to the following conditions:

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. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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

CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood and Youth Council Coordinator
Great Falls International Airport, 2800 Terminal Dr, Great Falls, MT 59404
L’Heureux Page Werner, 15 5th Street So., Great Falls, MT 59405