

DESIGN REVIEW BOARD

March 12, 2012

Case Number

DRB2012-07

Applicant/Owner

Pacific Steel & Recycling

Representative

Ryan Smith, L'Heureux
Page Werner

Property Location

5 Park Drive S.

Requested Action

Design review of expansion and exterior renovation

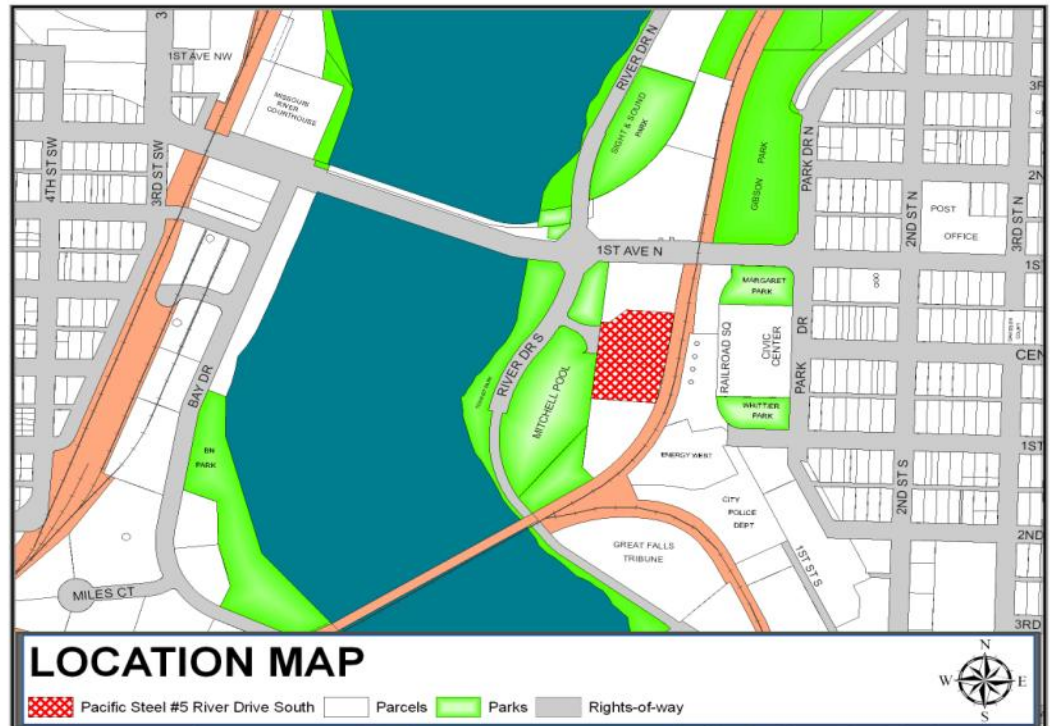
Recommendation

Approve design

Project Planner

Brant Birkeland, Planner II

PACIFIC STEEL & RECYCLING



Project Description

The project consists of a proposed redevelopment of the property located at 5 River Drive in the City's Mixed-use Transitional zoning district. The project includes a proposed expansion and exterior renovation of the original Heisey Wholesale Grocery warehouse from its current use as a truck terminal and office to a professional office and corporate headquarters for Pacific Steel & Recycling (PS&R). The project also includes the conversion of the Yaw Kinney building to an employee training center for PS&R. Additionally, on-site landscaping, parking facilities and pedestrian and bicycle infrastructure will complete the redevelopment project.

Background

- Legal Description: Lot 004, Block 013, Broadwater Bay Business Park Addition
- Building Area: 19,690 sf.
- Property Zoning: Mixed Use Transitional
- Street Frontages: 346 ft. on River Dr. S.

Project Overview

Commercial expansion: Exhibit 28-1 Guidelines for specific projects and buildings

The proposed commercial expansion and exterior renovation of the original Heisey Wholesale Grocery warehouse will reflect the interior change in use of the building to the corporate office of PS&R. The applicant is proposing a number of structural and design modifications to ensure that the building is structurally sound and fully functional for the proposed office use. The expansion and renovation includes adding new floor and roof diaphragms to supplement the structure and utilizing a geothermal cooling and radiant heating system. The proposed floor plan layout has been guided by the original window locations. To accommodate the change in use from a warehouse to office use, the applicant is intending to lower the current sill dimension, thus allowing more day light into the building. To address existing structural limitations, a new roof system on the non-primary west façade of the building is proposed. The new roof system is designed to match the original shed roof design while capitalizing on views and natural daylight to the west.

The applicant is proposing to preserve the original exterior shell of the building, thus ensuring compatibility with surrounding buildings. The primary entrance of the building is emphasized by architectural features and will be oriented to the exterior of the site and the public drive entering into the site. The use of different textures, colors, shapes and lines provide a visually interesting and appealing exterior. Original masonry, steel and other durable materials ensure long life and stability. Architectural standards and design features are consistent on all sides of the building and throughout the site, including terraces, patios and outdoor gathering spaces.

The existing Yaw Kinney building will be utilized for employee training, storage and a workout facility. The applicant has not indicated any external

Commercial expansion: Exhibit 28-1 Standards for specified projects and buildings

The applicant has proposed 57,047 sf of landscaped area including 44 new trees, retaining 10 to 14 on-site trees and 245 shrubs. The proposed landscaping plan exceeds the requirements of Title 44 Landscaping with the exception of the number of shrubs provided, as the code requires 290 shrubs. The applicant and their landscape design professional have determined that there is not sufficient space on-site for 290 shrubs with the other landscaping features and amenities. Mechanical equipment will be screened with materials that are compatible with the architectural features of the building. The proposed outdoor lighting plan is consistent with Chapter 40 Outdoor Lighting and provides sufficient lighting and illumination on-site, including illumination of the proposed segment of the River's Edge Trail. The applicant will be using attractive lighting features that creates a friendly and inviting pedestrian environment.

Conformance with Title 17

The proposed project is in conformance with all relevant requirements of Title 17 Land Development Code with the exception of the parking requirements. The applicant has proposed providing a total of 89 parking spaces, including 71 regular parking spaces, 8 parking garage spaces, 4 accessible parking spaces and 6 bicycle parking spaces. When considering the gross floor area of both the professional office and employee training center, Chapter 36 Parking requires a total of 108 spaces. The difference between the parking supplied by the applicant and required by the Code is 19 spaces. To make up for the difference, the City of Great Falls will allow the applicant to utilize the City owned parking lot to the north of the site on the occasions when the applicant hosts employee training events. Training events are typically held on weekends when City employees are not using the site. The applicant has committed to the City that they will not host training events in the months of July and August to avoid conflicts with Mitchell Pool and other seasonal events. The Director of Planning and Community Development may authorize the joint use of parking.

In lieu of entering into a cross-access or shared-use parking agreement with the City to utilize the City's parking lot, the applicant has agreed to complete connections from the site to the River's Edge Trail, and allow for the trail to pass through the property. Specifically, the applicant will construct connections at points of ingress/egress in the northwest and southeast corners of the site, and construct a segment of the trail that will generally run parallel to and just inside of the eastern property line. This configuration will greatly enhance the existing trail alignment and will provide a key connection to the site from downtown, the trail and other community amenities.

Summary

The proposed redevelopment of the site, including the commercial expansion and external renovation of the original Heisey warehouse and the enhanced landscaping and site design is a substantial improvement and investment in a highly visible area of the City. Not only does the project improve the aesthetics of the area, the proposed improvements provide a physical and visual connection between downtown Great Falls, the Missouri River and the River's Edge Trail. Staff supports the project and looks forward to the project moving forward.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: February 24, 2012

NAME: Pacific Steel & Recycling Corporate Headquarters - Heisey Warehouse

ADDRESS: 1401 3rd Street NW, Great Falls PHONE: 727-6222

AGENT/REPRESENTATIVE: L'Heureux Page Werner

ADDRESS: 15 5th Street South, Great Falls PHONE: 771-0770

SITE ADDRESS: 5 River Drive

Square Footage of Building Site: 110, 570 SF
Square Footage of Structure(s): 19,690 SF (3 Floors)

Design Review Board Meeting Date: March 12, 2012

The following items must be submitted as part of the application:

Legal Description

Lot(s): 004

Block(s): 013

Subdivision: Broadwater Bay Business Park Addition

Or Township: T20N Range: R03E Section: 11

Use Intended: Office Building

PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department) **M-2**

Building and Property Frontage: See Site Plan for specifics

Street: River Dr. S Building Frontage: 106 FT Property Frontage: 346 LF

Street: n/a Building Frontage: _____ Property Frontage: _____

EXHIBIT B - AERIAL PHOTO



EXHIBIT C - SITE PLANS

EXISTING SEGMENT OF RIVER'S EDGE TRAIL

RIVER DRIVE

FLOW RIDER

FLOW RIDER

RAILROAD SQUARE

CITY OF GREAT FALLS PARKING LOT

CITY OF GREAT FALLS PARKING LOT

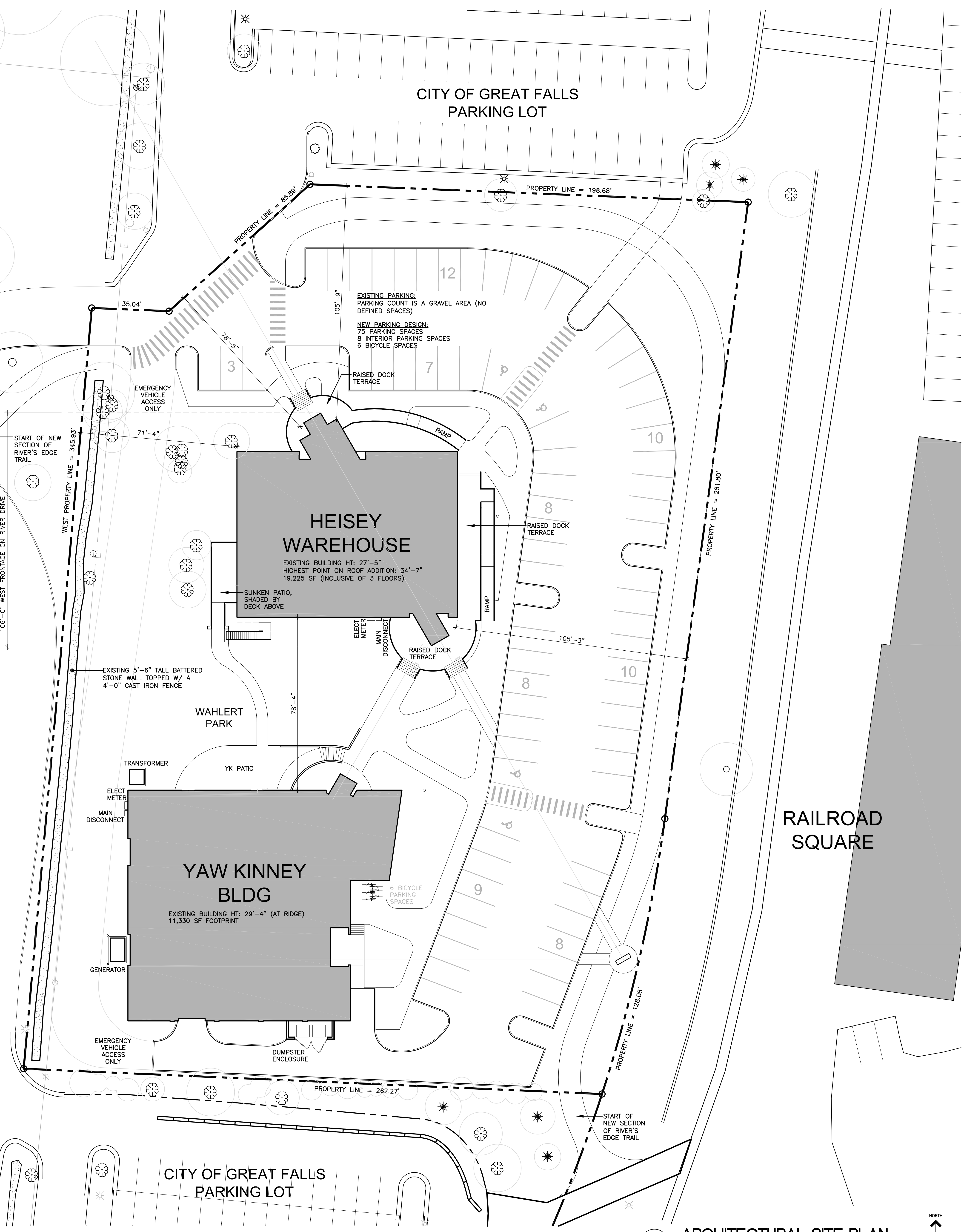
HEISEY WAREHOUSE

EXISTING BUILDING HT: 27'-5"
HIGHEST POINT ON ROOF ADDITION: 34'-7"
19,225 SF (INCLUSIVE OF 3 FLOORS)

YAW KINNEY BLDG

EXISTING BUILDING HT: 29'-4" (AT RIDGE)
11,330 SF FOOTPRINT

EXISTING PARKING
PARKING COUNT IS A GRAVEL AREA (NO DEFINED SPACES)
NEW PARKING DESIGN:
75 PARKING SPACES
8 INTERIOR PARKING SPACES
6 BICYCLE SPACES



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

NO.	REVISION	DATE

NO.	ISSUED	DATE

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DRAWN BY: **FLS**

CHECKED BY: **FLS**

DATE: **02-24-12**

PROJECT NUMBER: **11-049**

SHEET NUMBER: **SP1.1**

DECIDUOUS TREES

- SPRING SNOW FLOWERING CRAB
- PRINCESS KAY PLUM
- OHIO BUCKEYE
- FALLGOLD ASH
- REDMOND LINDEN

CONIFEROUS TREES

- COLORADO BLUE SPRUCE

PERENNIALS

- FEATHER REED GRASS
- STELLA DEORO DAYLILY

DECIDUOUS SHRUBS

- ANABELLE HYDRANGEA
- COMPACT AMERICAN CRANBERRYBUSH
- LITTLE PRINCESS SPIREA

CONIFEROUS SHRUBS

- TECHNY ARBORVITAE
- ROCKY MTN. JUNIPER
- BUFFALO JUNIPER

GRAVEL BED, 3" MIN. DEPTH OVER (2) LAYERS WEED FABRIC

HARDSCAPE, SEE SITE PLAN

TURF (SOD), SEE SITE PLAN

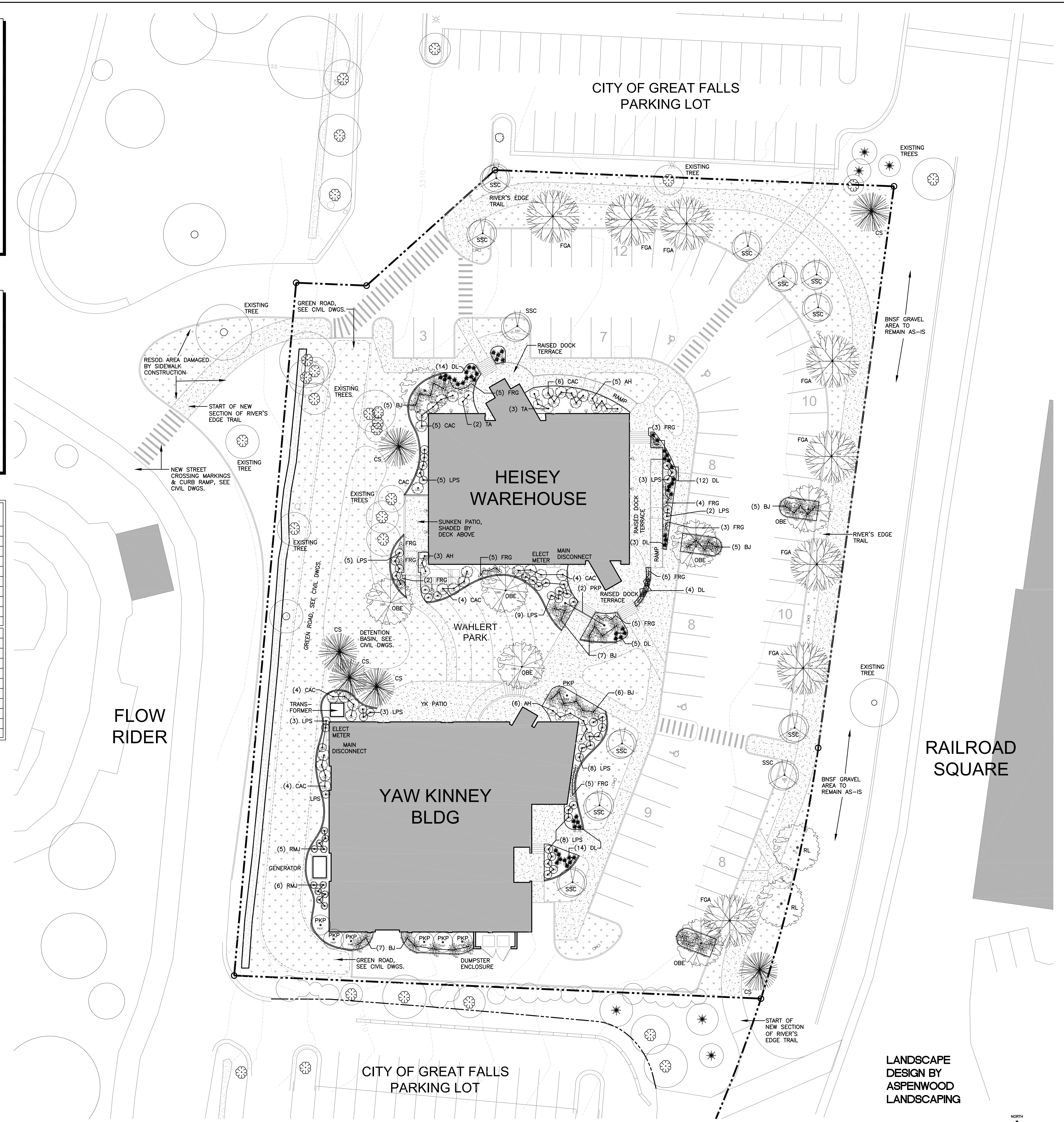
LANDSCAPE EDGING AS SPECIFIED

CONCRETE LANDSCAPE EDGE CURBING

- LANDSCAPING NOTES:**
- SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION.
 - FINE GRADE SUCH THAT LAWN MATCHES SURROUNDING CURB AND SIDEWALK ELEVATIONS. SLOPE ALL LANDSCAPE AREAS TO POSITIVELY DRAIN AWAY FROM BUILDING.
 - PROVIDE 36" WIDE MULCH BED AROUND ALL TREES LOCATED IN LAWN AREAS. MULCH TO BE CLEAN SHREDDED WOOD.
 - CONTRACTOR TO LOCATE ALL UTILITIES IN THE AFFECTED AREAS PRIOR TO START.
 - MAINTAIN 24" CLEARANCE FROM HARDSCAPE TO CENTER OF PLANT ROOTBALL.
 - ALL TREES AND SHRUBS SHALL BE NURSERY GROWN AND CONTAINERIZED. SOD TO BE LOCALLY GROWN AND OF A GRASS BLEND TO THRIVE AT THE PROJECT LOCATION.
 - CONTRACTOR SHALL REPAIR AND/OR REGRADE DAMAGE RESULTING FROM INSTALLATION OF IRRIGATION SYSTEM & PROJECT RELATED CONSTRUCTION ACTIVITIES.

- IRRIGATION NOTES:**
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - THE IRRIGATION DESIGN SHALL BE BY THE SYSTEM SUPPLIER. THE DESIGN SHALL PROVIDE ADEQUATE ZONING AND 100% COVERAGE FOR THE PLANTINGS ILLUSTRATED IN THE LANDSCAPE PLAN. IRRIGATION COVERAGE SHALL NOT CROSS SIDEWALKS, DRIVES, CONCRETE PADS NOR SHALL COVERAGE WASH ANY PART OF THE BUILDING STRUCTURE.
 - IRRIGATION LINES CROSSING SIDEWALKS, DRIVES, ETC. SHALL BE SLEEVED IN 4" DIAMETER PVC PIPE.
 - EACH ZONE SHALL HAVE INDEPENDENT SHUTOFF CONTROL.
 - IRRIGATION SYSTEM SHALL DRAIN TO A LOW POINT AND BE EQUIPPED WITH A COMPRESSOR CONNECTION FOR SEASONAL DRAINAGE.
 - ALL TURF AREAS, EXCLUDING NATIVE GRASSES, TO BE SPRAY/ROTOR IRRIGATED. ALL PLANTINGS IN SHRUB BEDS TO BE DRIP IRRIGATED.

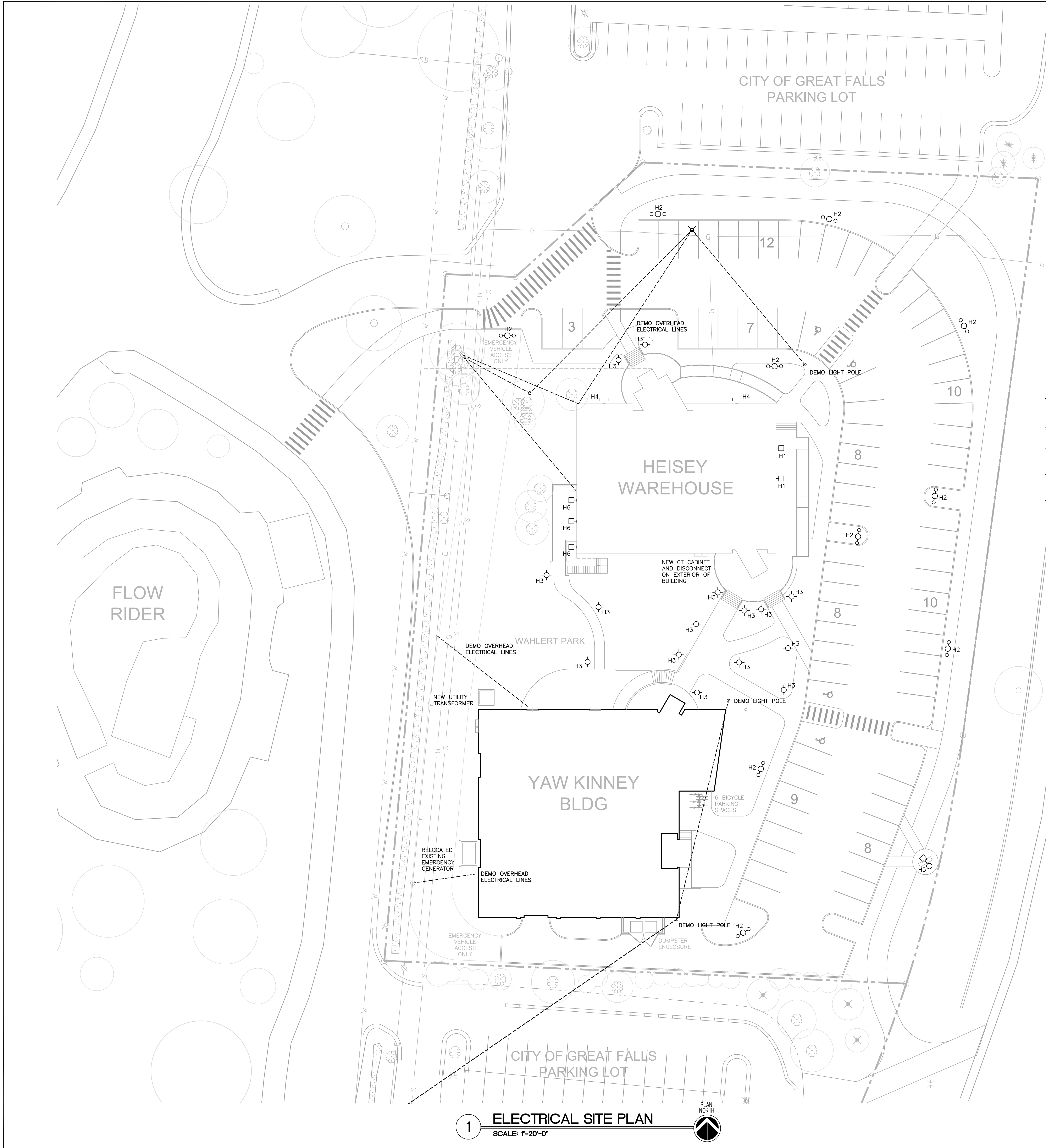
PLANT SCHEDULE/LEGEND				
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
CS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6 FOOT, B & B
FGA	8	FALLGOLD ASH	FRAXINUS PENNSYLVANICA 'FALLGOLD'	2" B & B
RL	3	REDMOND LINDEN	TILIA REDMOND	2" B & B
OB	6	OHIO BUCKEYE	AESCULUS GLABRA	2" B & B
PKP	9	PRINCESS KAY PLUM	PRUNUS NIGRA 'PRINCESS KAY'	2" B & B
SSFC	12	SPRING SNOW FLOWERING CRAB	MALUS 'SPRING SNOW'	2" B & B
	44	TOTAL		
SHRUBS, GRASSES, PERENNIALS				
RMJ	11	ROCKY MTN. JUNIPER	JUNIPERUS SCOPULORUM	5 GALLON
TA	5	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	5 GALLON
BJ	40	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GALLON
CAC	28	COMPACT AMERICAN CRANBERRYBUSH	VIBURNUM OPULUS 'COMPACTUM'	5 GALLON, 2 FT
AH	14	ANABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	5 GALLON, 18"
LPS	51	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GALLON, 18"
DL	57	STELLA DEORO DAYLILY	HEMEROCALIS 'STELLA DE ORO'	1 GALLON
FRG	39	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	1 GALLON
	245	TOTAL		



PRELIMINARY
NOT FOR
CONSTRUCTION

**PACIFIC STEEL AND RECYCLING
CORPORATE HEADQUARTERS - HEISEY WAREHOUSE**
GREAT FALLS, MONTANA
LANDSCAPE PLAN AND DETAILS

NO.	REVISION	DATE
NO.	ISSUED	DATE
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DRAWN BY:	FLS	
CHECKED BY:	JN	
DATE:	02-24-12	
PROJECT NUMBER:	11-049	
SHEET NUMBER:	LSP.1	



EXTERIOR LIGHTING POWER DENSITY CALCULATION

EXTERIOR AREA	CALCULATED POWER DENSITY	POWER DENSITY ALLOWED
CANOPY	1.0 W/SQ. FT.	1.25 W/SQ. FT.
UNCOVERED PARKING	0.10 W/SQ. FT.	0.15 W/SQ. FT.
BUILDING FACADES	0.09 W/SQ. FT. (MAX) 0.04 W/SQ. FT. (MIN)	0.20 W/SQ. FT. FOR EACH ILLUMINATED WALL OR SURFACE
PLAZA	0.14 W/SQ. FT.	0.2 W/SQ. FT. FOR PLAZA AREAS

NOTE: THE CALCULATED LIGHTING POWER DENSITIES AT THE BUILDING FACADES, UNCOVERED PARKING AREA, CANOPY AND PLAZA AREAS ARE LESS THAN OR EQUAL TO THE LIGHTING POWER DENSITIES FOR BUILDING EXTERIORS AS LISTED IN ASHRAE 90-1-2004, TABLE 9.4.5. THE EXTERIOR LIGHTING POWER DENSITIES COMPLY WITH THE CODE REQUIREMENTS. FACILITY IS LOCATED IN A LIGHT INDUSTRIAL AREA WITH LIMITED NIGHT TIME USE.

LIGHTING STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking	0.4 fc	2.6 fc	0.1 fc	26.0:1	4.0:1

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISION	DATE

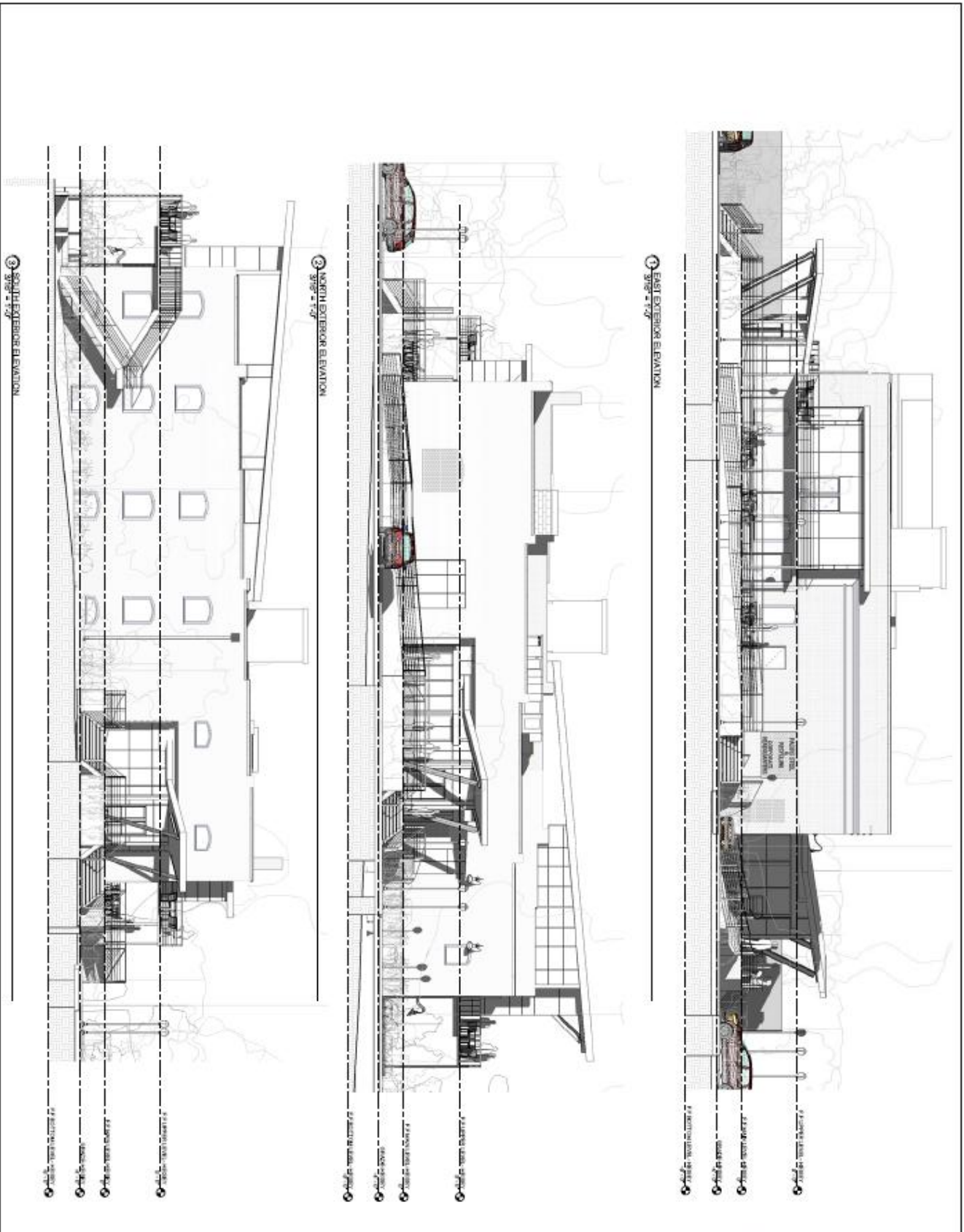
NO.	ISSUED	DATE
1	CRW SUBMITTAL	02/24/12

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DRAWN BY: **TES**
CHECKED BY: **TES**
DATE: **02-24-12**
PROJECT NUMBER: **11-049**
SHEET NUMBER: **ESP10**

1 ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"
PLAN NORTH

EXHIBIT D - EXTERIOR ELEVATIONS



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/14/09
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

PACIFIC STEEL & RECYCLING CORPORATE HEADQUARTERS
 HEISEY WAREHOUSE
 #RIVER DRIVESOUTH
 EXTERIOR ELEVATIONS



EXHIBIT E - NORTH ELEVATION

Current



Proposed



EXHIBIT F - SOUTH ELEVATION

Current



Proposed



EXHIBIT G - EAST ELEVATION

Current



Proposed



EXHIBIT H - WEST ELEVATION

Current



Proposed



City of Great Falls/Cascade County
Historic Preservation Office

Date: 8 March, 2012

TO: Design Review Board

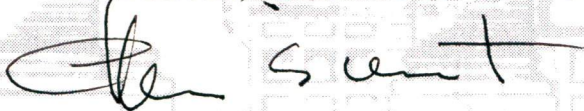
RE: Pacific Steel project

In 1976, the US Congress established the Federal Historic Rehabilitation Income Tax Credit Program that offers building owners an income tax credit equal to 20% of their investment in the rehabilitation of an income producing historic property. The State of Montana followed suit with a credit that amounts to an additional 5%. The purpose is to encourage and incentivize the appropriate habilitation of historic buildings.

In 2011 alone, the enormously successful Historic Rehabilitation Tax Credit leveraged over \$4 Billion in approved projects nationwide and created nearly 55,500 jobs. Property owners across Montana have revitalized historic districts utilizing the Rehabilitation ITC.

While we would have loved to put 25% of the rehabilitation cost back into the hands of Pacific Steel, this project, as proposed, does not meet the Department of Interior Standards for Rehabilitation.

Ellen Sievert, Historic Preservation Officer



Recommendation

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Pacific Steel and Recycling located at 5 Park Drive S. as shown in the conceptual development plans contained within this report 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. The applicant request and be granted a design waiver signed by the Director of Planning and Community Development for landscape deficiency.
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
Jeff Millhollin, Pacific Steel and Recycling, 1401 3rd St. NW, Great Falls MT, 59403
L’Heureux Page Werner, 15 5th St. S., Great Falls, MT, 59401