

DESIGN REVIEW BOARD

July 23, 2012

Case Number

DRB2012-16

Owner/Applicant

CML Properties, Greg Corn

Applicant Representative

Advantage Architecture
Jay Rice

Property Location

720 River Drive South
Neighborhood Council
#2

Requested Action

Design Review for a new
professional office building

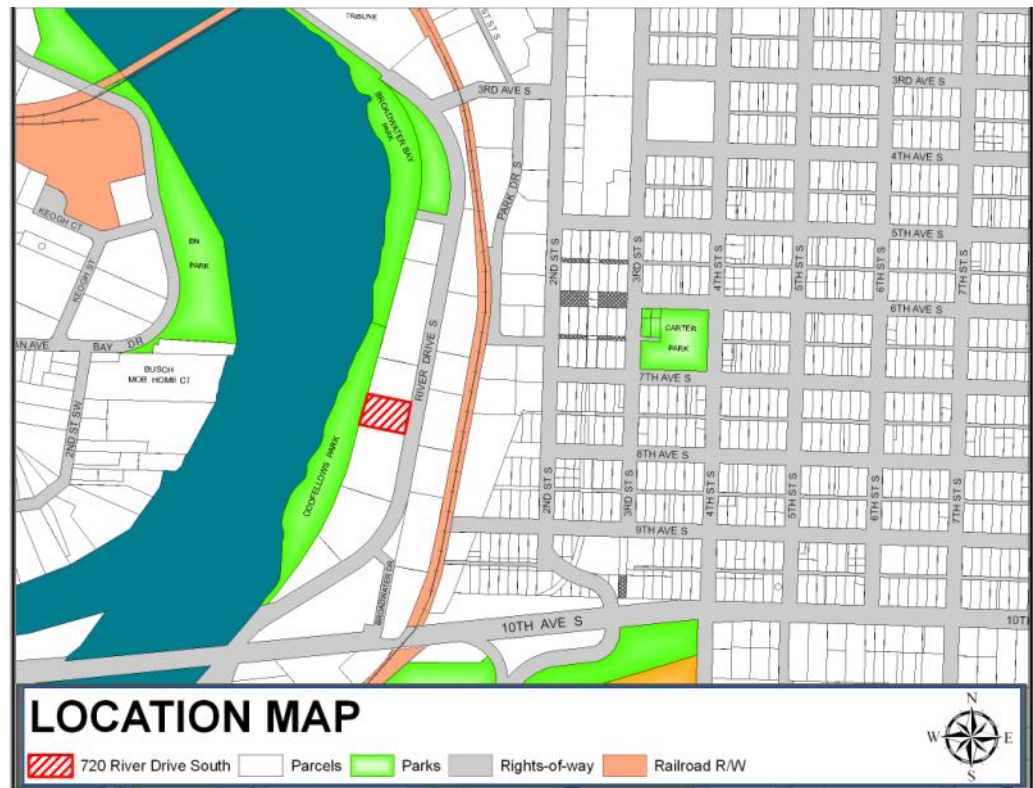
Recommendation

Approve the submitted
design with conditions

Project Planner

Charlie Sheets

MISSOURI BAY CROSSING 720 RIVER DRIVE SOUTH



Project Description

The applicant proposes construction of a new professional office building on a vacant property located between River Drive South and Odd Fellows Park, situated between the existing Extended Stay Motel and Northwest Farm Credit Services. The new two story structure will be 4,990 s.f. on each level. The total height is ± 32 feet, measured from grade to the highest point.

Background

- Legal Description: Lot 4B, Block 1, Broadwater Bay Business Park Addition
- Parcel Area: 39,492 s.f.
- Property Zoning: M-2 Mixed-use transitional district
- Street Frontage: 165.6 ft. along River Drive South

Summary of Owners' Comments

Missouri Bay Crossing will be a two-story building along River's Edge Trail and the Missouri River. This site was selected for its close proximity and easy access to downtown Great Falls, as well as the scenic river views the site provides. The owners hope that this development will facilitate additional investment and interest in the Great Falls Downtown/HUB Zone area.

The proposed building is $\pm 10,000$ s.f., divided equally between two floors. The prospective tenants are a CPA firm and dental office. The building façade color is a dark earth-tone brick, with arched windows on the second floor, a metal canopy over the front entry, and a low-pitched hip roof with corbelled overhangs. The architecture incorporates some of the more prominent architectural elements found in existing railroad buildings in the downtown area (Energy West Building, Railroad Square, and Milwaukee Depot). The rectangular footprint and large windows allow for the maximum level of functionality and usable space for the occupants.

The proposed site plan shows a portion of the west boundary as sod. This area may be developed for additional parking in the future.

The owners believe the Missouri Bay Crossing professional office building will add value and enhance the surrounding neighborhood.

Project Overview

New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings.

The applicant intends to build a new professional office building adjacent to River Drive South. The primary vehicular entrance to the property is a common driveway shared with Northwest Farm Credit Services. The main entry to the office building is centered on the east façade, facing River Drive South. An overhead canopy is designed over the main entry. The building service equipment is not shown on the plan, but will be located along the south elevation next to the sidewalk. This equipment will need to be screened by landscaping or other method. The building owner intends to use private sanitation service and a roll out container. This arrangement will best suit the prospective tenants. Future tenants may need additional sanitation capacity, and a dumpster location and design should be incorporated into the final site design submitted to the City for the building permit. The design team will provide a color palette at the Design Review Board meeting.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage. Building or soffit mounted luminaires will be located at the entries to the building. Street lights are provided along River Drive South and the owner and design team will be reviewing any additional parking lot lights with the prospective tenants. The landscaping meets the design criteria of City Code. Missouri River Crossing will have one monument sign located next to the driveway. No wall signage is proposed at this time but requires a separate review and permit from the Planning & Community Development Department. Final approval will be reviewed for conformance at the time of that submittal. Sidewalks are in place along River Drive South. The submitted plans provide the required sidewalks within the development.

Summary

The construction of the new professional office building is compatible with nearby properties, neighborhood character, and natural features. Development of these last few vacant lots along River Drive South will significantly enhance the neighborhood. Staff strongly supports approval of this application.

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Missouri Bay Crossing, CML Properties, addressed as 720 River Drive South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the follows 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. Future tenants may need additional sanitation capacity, and a dumpster design should be incorporated into the final site plans submitted to the City for the building permit.
- D. Provide pedestrian connection to the public sidewalk along River Drive South.

2. 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
 Todd Seymanski, City Forester
 Jay Rice, Advantage Architecture, 5145 S. Heyrend Tr., Idaho Falls, ID 83402

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: 26 JUNE 12NAME: MISSOURI BAY CROSSING

ADDRESS: _____ PHONE: _____

AGENT/REPRESENTATIVE: JAY RICE / ADVANTAGE ARCHITECTUREADDRESS: 5145 S. HEYREND JR. IDAHO FALLS, ID PHONE: (208) 552-2851

SITE ADDRESS: _____

Square Footage of Building Site: 4990 MAIN 4990 UPPER 5
 Square Footage of Structure(s): 39,492 ↙

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): 4BBlock(s): 1Subdivision: BROADWATER BAY BUSINESS Park

Or Township: _____ Range: _____ Section: _____

Use Intended: BUSINESSPACKET (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)

Building and Property Frontage:

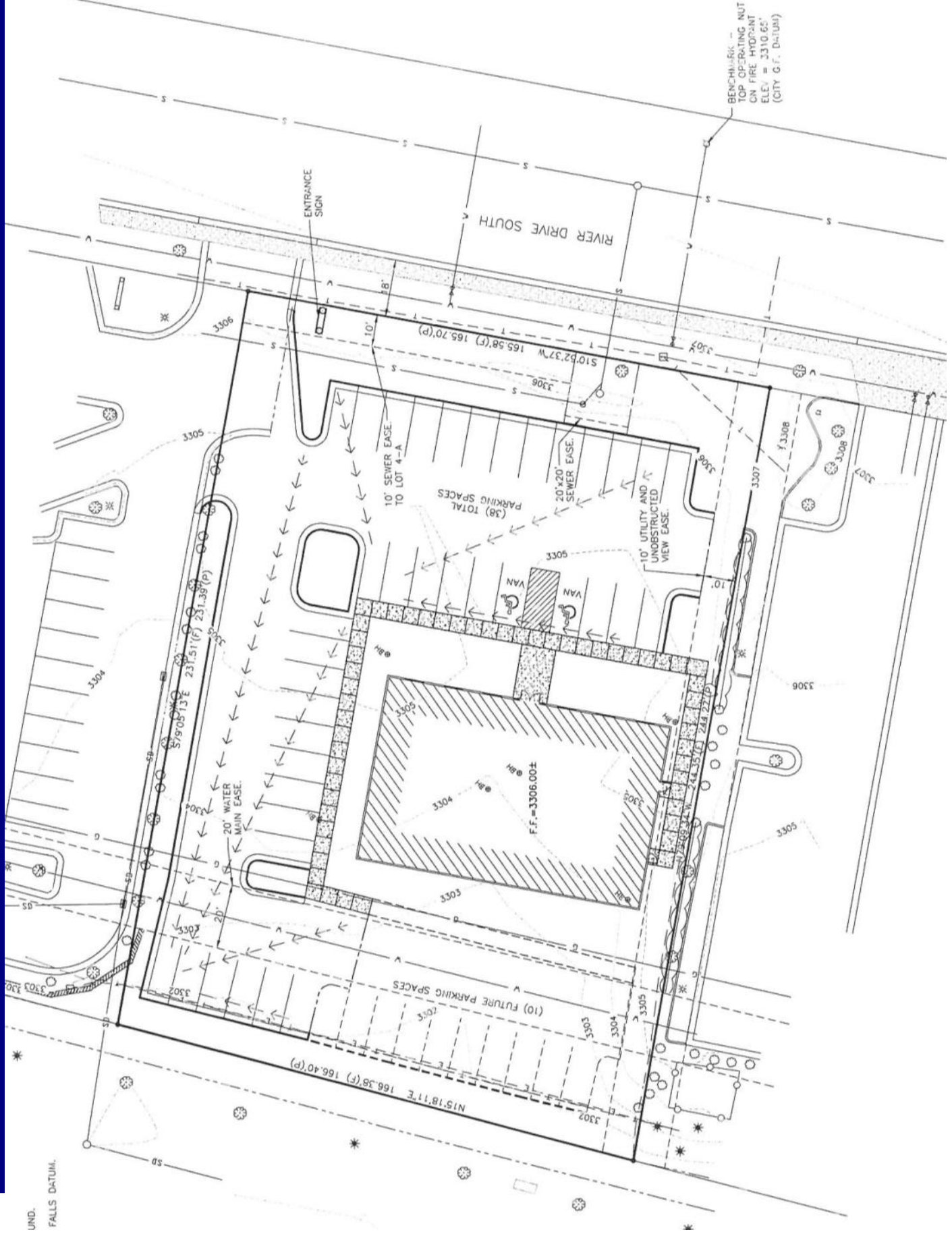
Street: 165.6 feet Building Frontage: 90.0 feet Property Frontage: 165.6 feet

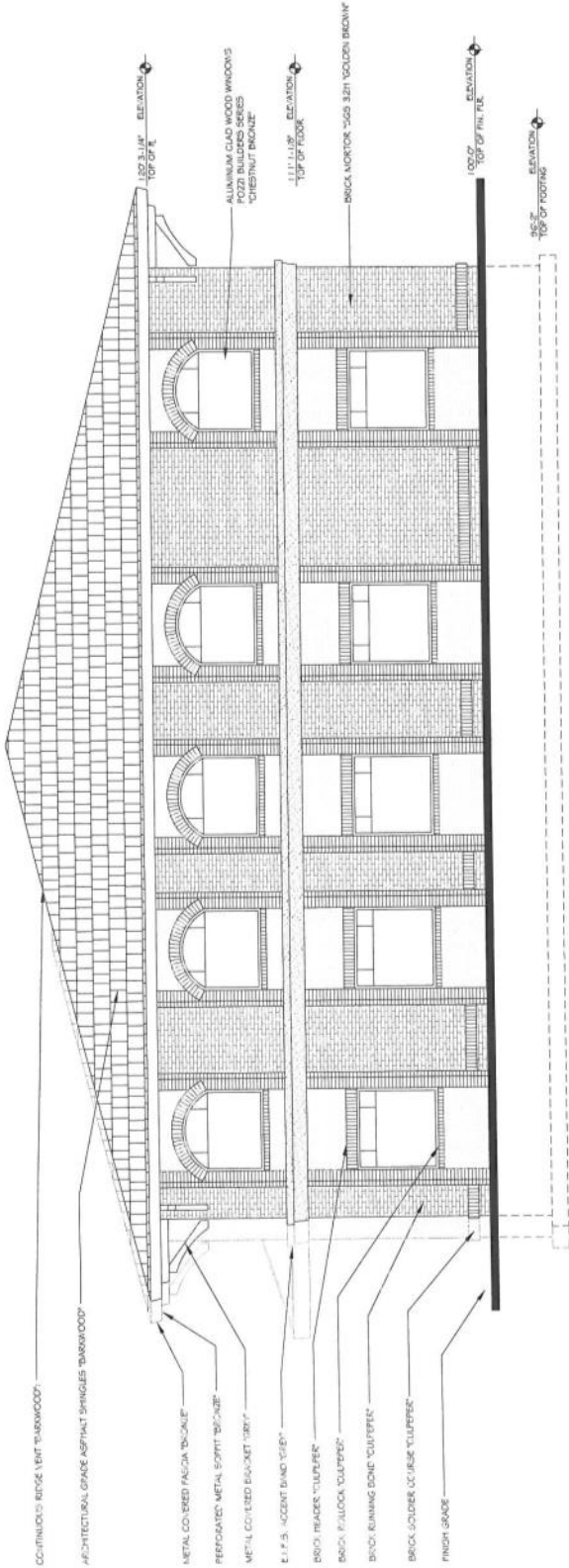
Street: _____ Building Frontage: _____ Property Frontage: _____

EXHIBIT B - AERIAL AND STREET VIEW



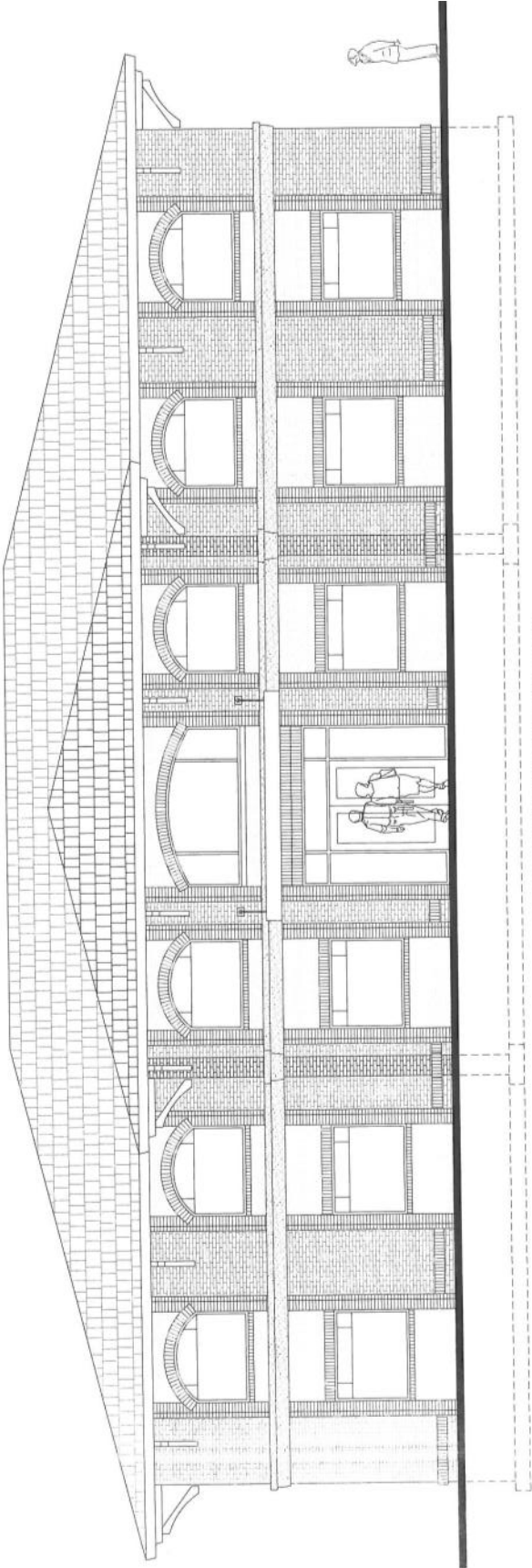
EXHIBIT C - SITE/PARKING PLAN





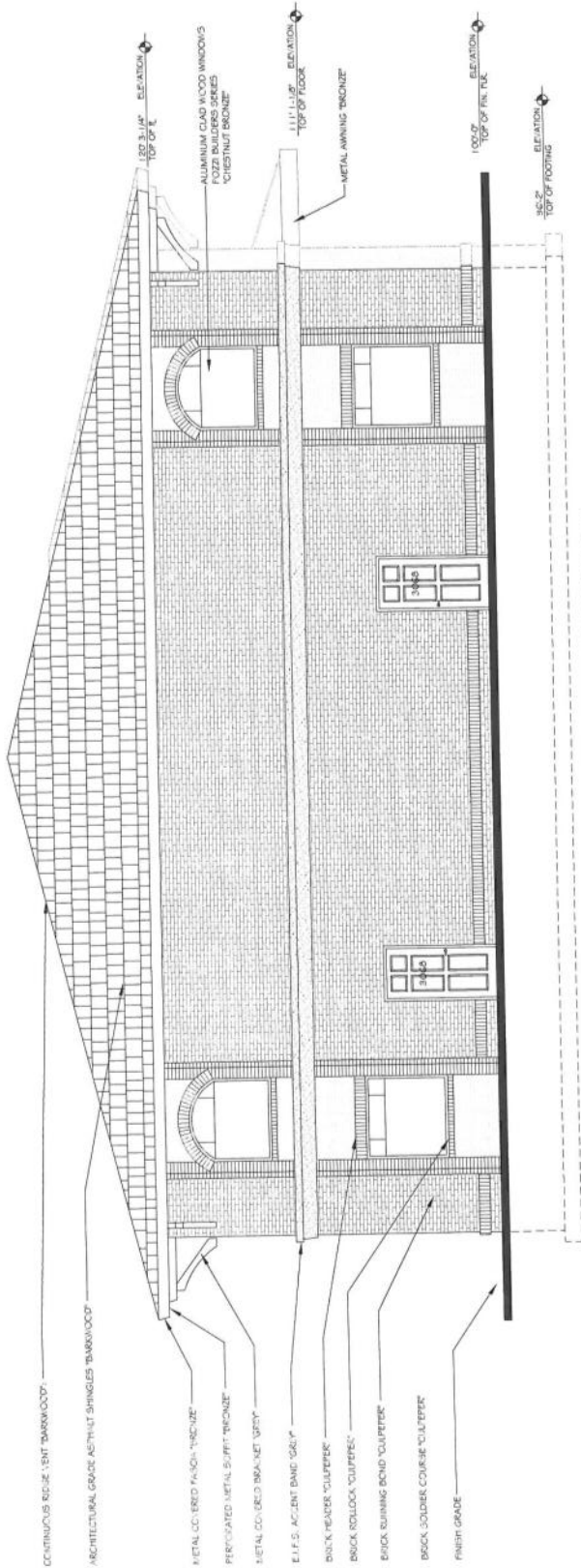
NORTH EXTERIOR BUILDING ELEVATION

SCALE: 1/4"= 1'-0"



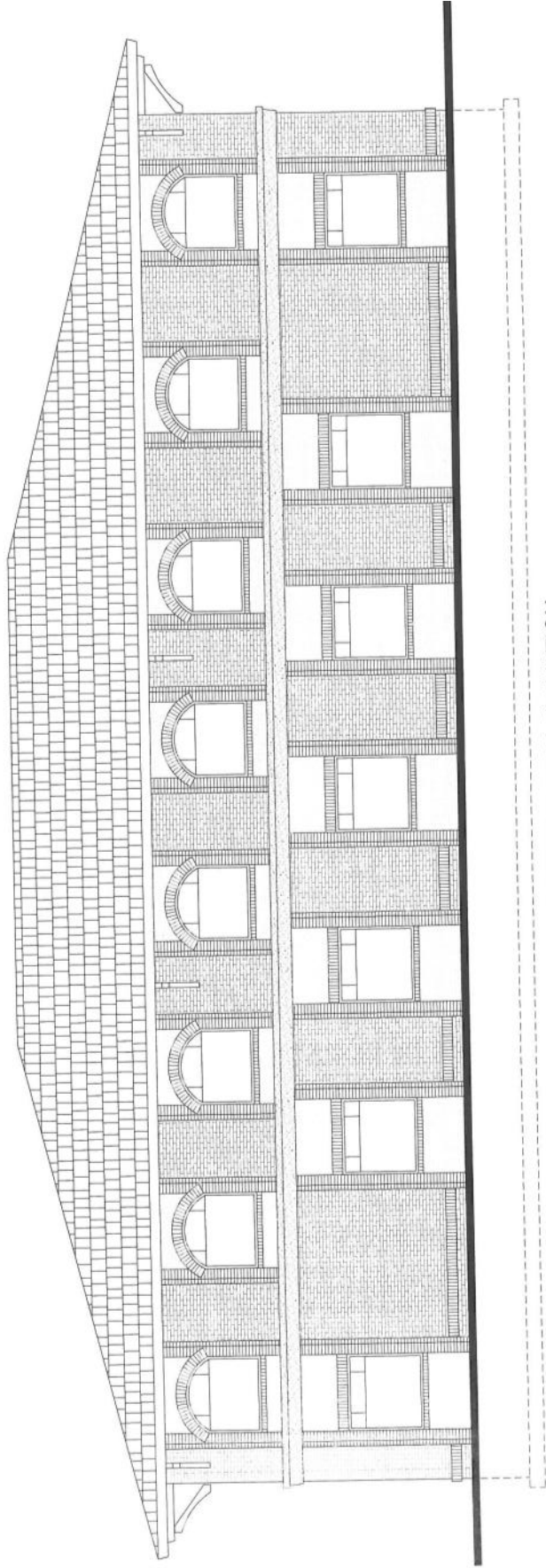
EAST EXTERIOR BUILDING ELEVATION

SCALE: 1/4"= 1'-0"



SOUTH EXTERIOR BUILDING ELEVATION

SCALE: 1/4"= 1'-0"



WEST EXTERIOR BUILDING ELEVATION

SCALE: 1/4"= 1'-0"

EXHIBIT F-1 - RENDERING

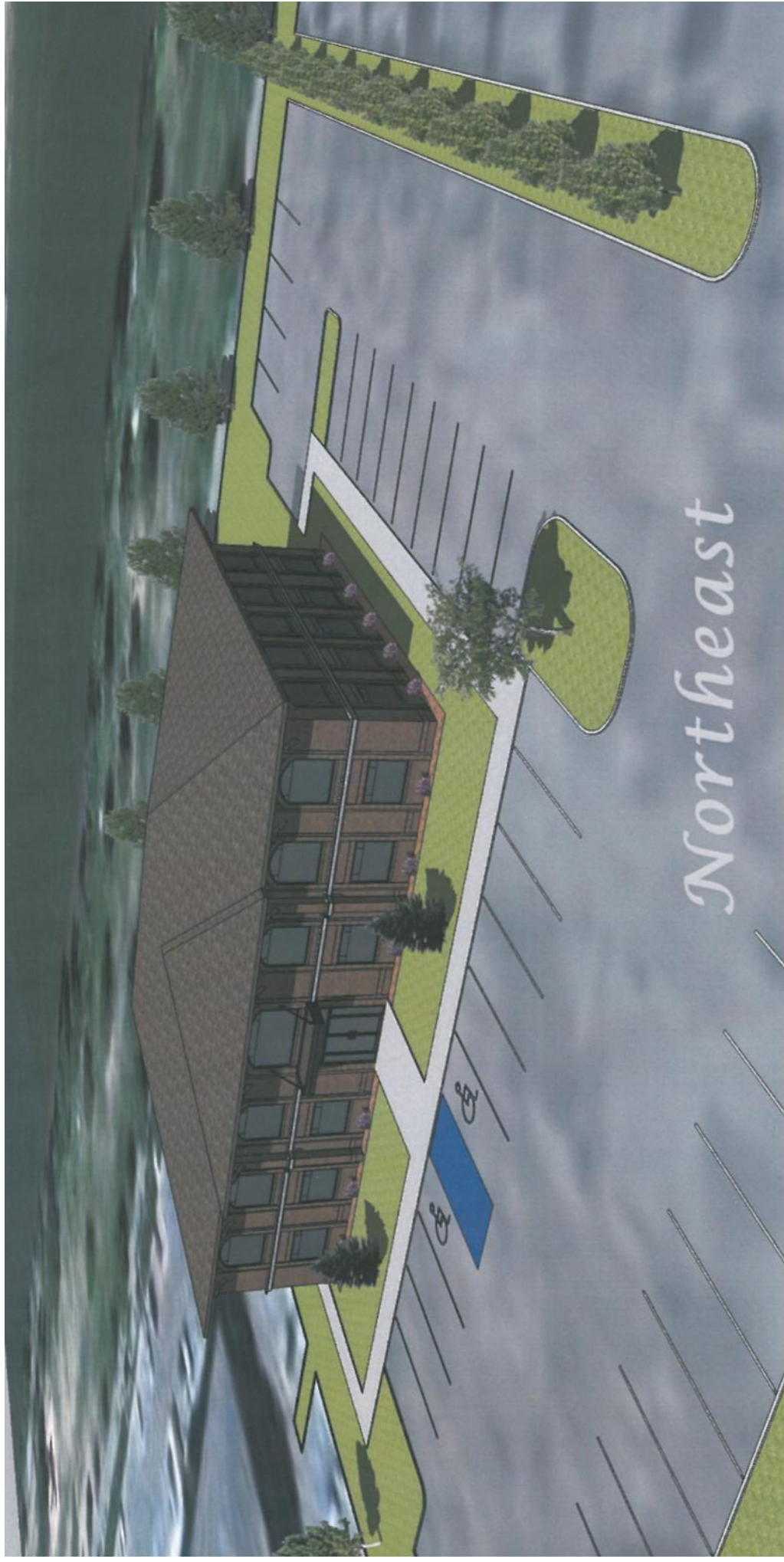


EXHIBIT F-2 - RENDERING

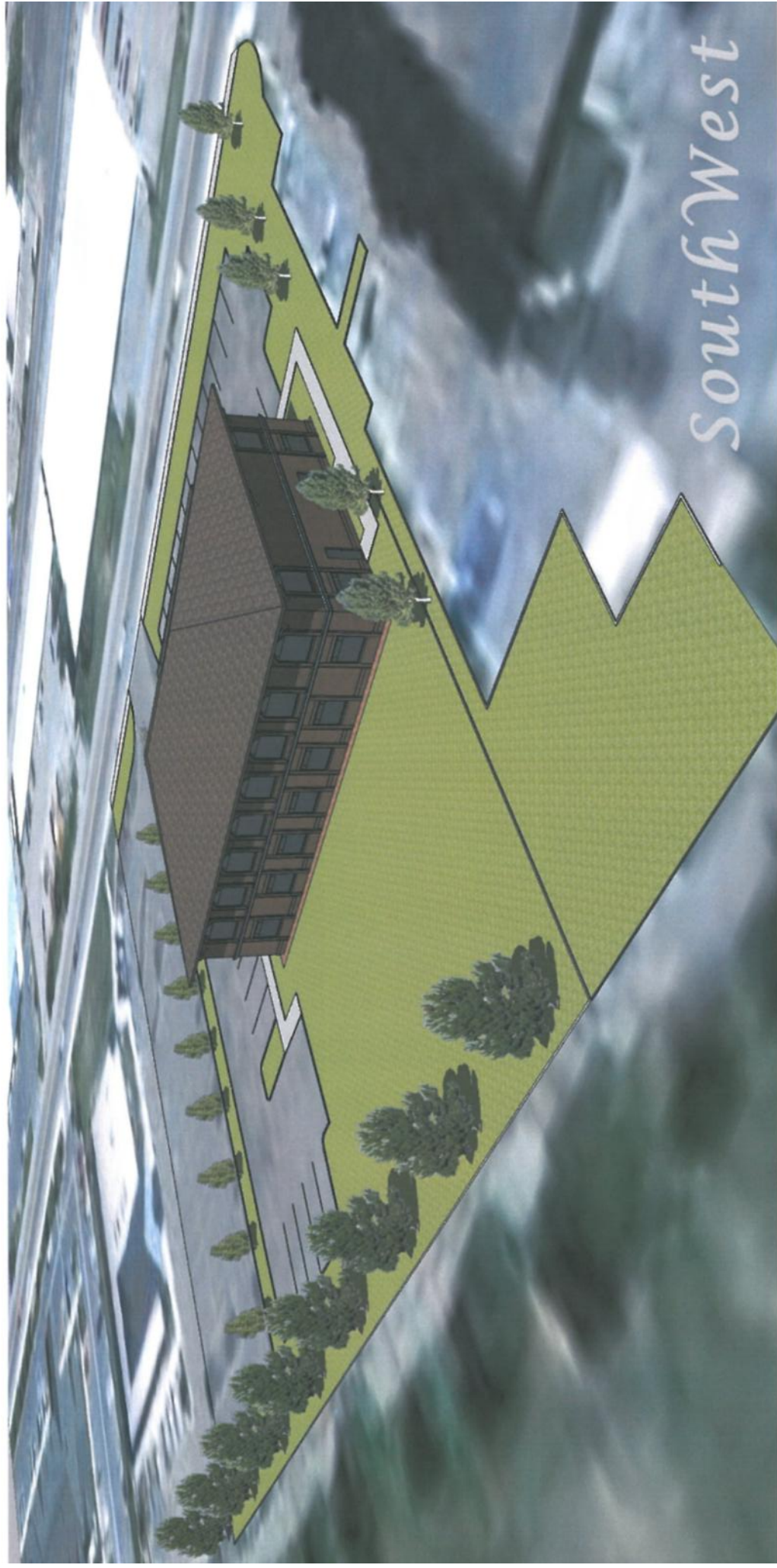


EXHIBIT G-1 - SITE PHOTOS



VIEW LOOKING SOUTHWEST FROM RIVER DRIVE SOUTH



VIEW LOOKING SOUTHEAST FROM RIVERS EDGE TRAIL

EXHIBIT G-2 - SITE PHOTOS

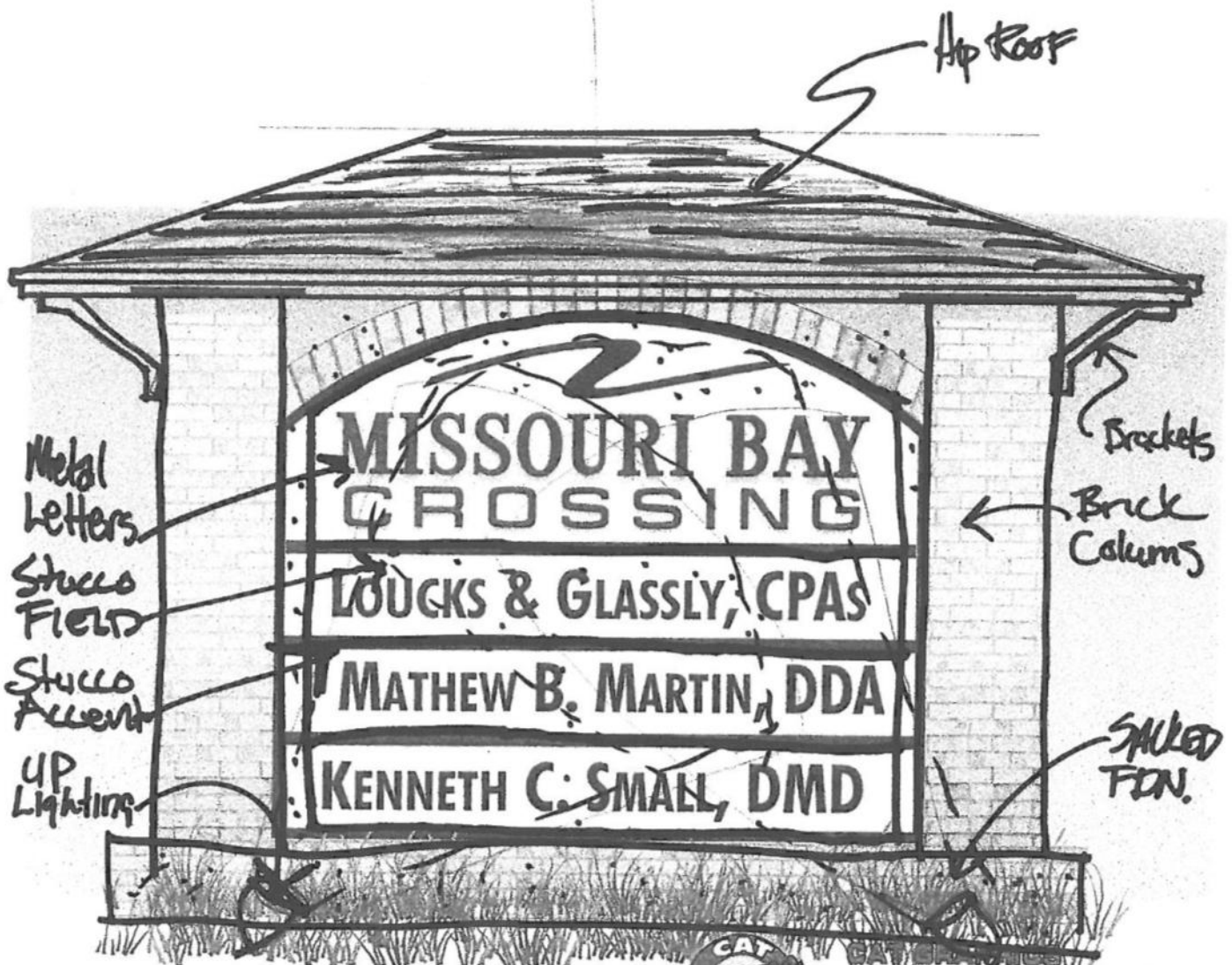


STREET VIEW LOOKING SOUTH ALONG RIVER DRIVE SOUTH



STREET VIEW LOOKING NORTH ALONG RIVER DRIVE SOUTH

EXHIBIT H - MONUMENT SIGN ELEVATION



PROPOSED DOUBLE-SIDED MONUMENT SIGN, 8'W X 64"H x 12"D. CONSTRUCTION BRICK & SHEET METAL.



CAR GRAPHICS INCORPORATED
SIGNS, AWNINGS & NEON **6881**
406-452-1603 FAX-452-9806

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SALES: JOHN
CUSTOMER APPROVAL _____