

PLANNING ADVISORY BOARD ZONING COMMISSION

OCTOBER 23, 2012

Case Number

ANX2012-10

Applicant

Accessible Space, Inc.

Owners

Mitchell Development & Investments, LLC

Property Location

Division Road, north of 16th Ave SW, south of Smelter Ave

Parcel ID Number

2395501

Requested Action

Annexation of ±3.04 acres from Cascade County to the City of Great Falls.

Rezone the subject property from existing County Urban Residential to City of Great Falls R-6 Multi-family high density.

Neighborhood Council

Neighborhood Council #3

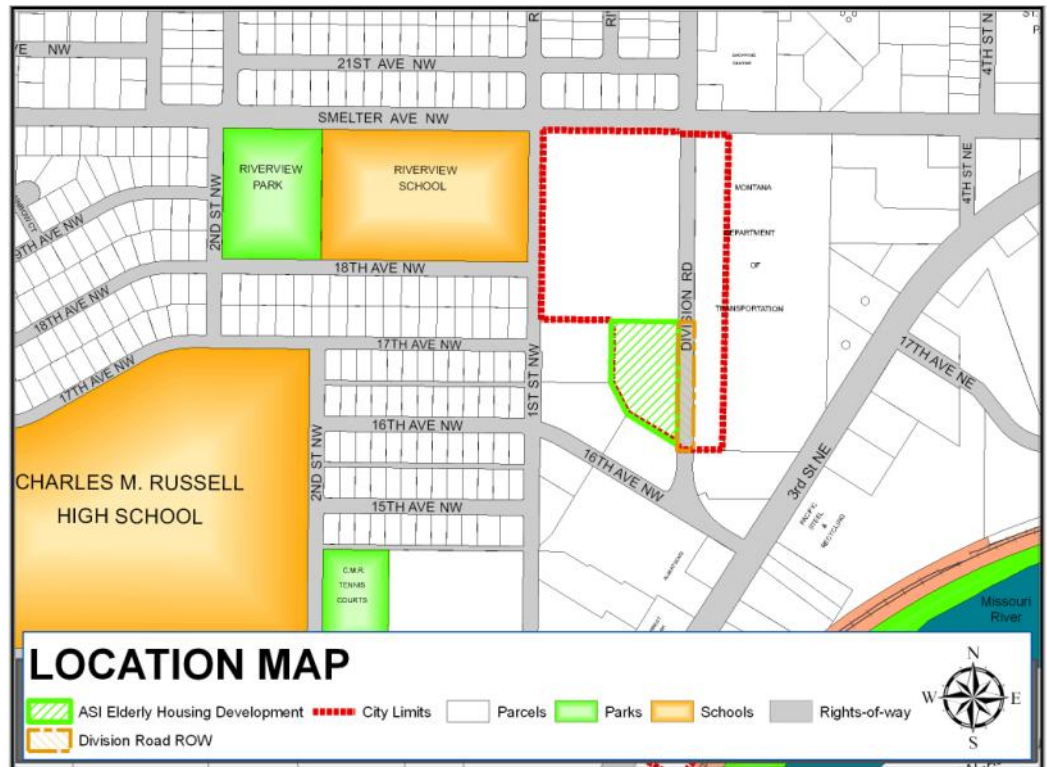
Recommendation

Approval of the request with Conditions.

Project Planner

Jana Cooper, RLA

ASI ELDERLY HOUSING DEVELOPMENT



Project Description

The subject property is generally located west of Division Road, north of 16th Avenue Northwest and south of Smelter Avenue.

The applicant is requesting approval of annexation of ±2.38 acres and abutting portion of Division Road consisting of ±0.66 acres into the City of Great Falls and establishing City zoning of R-6 multi-family high density zoning district. The applicant is requesting the annexation and zoning in order to establish a low-income elderly housing development on the site.

Background

- Legal Description: A portion of Lot 4, Block 1, Division Addition located in the NE 1/4 of Section 2, T20N, R3E, P.M.M. Cascade County, Montana.
- Property Area: A portion of parcel 2395501 ±2.38 acres and ±0.66 acres of Division Road = ±3.04 Acres

Agency Comment

Representatives from the City's Public Works, Fire Department, and Parks and Rec. have been involved in the review process for this application. All comments made by the above parties have been addressed by the applicant or in the conditions of this report.

Existing Conditions

The existing site information for the said property includes:

Existing Use: Vacant Undeveloped Land

Existing Zoning: The subject property is currently located in Cascade County and zoned Urban Residential.

Adjacent Land Use: The property is located in an unincorporated enclave. North of the subject property is the remainder of the vacant, unincorporated enclave. East of the subject property across Division Road is the Montana Department of Transportation District Offices and Shops. South of the subject property is Great Falls Medical Clinic Northwest and west is another Accessible Space, Inc.'s elderly housing development, Meadow Lark Apartments. See Exhibit A - Aerial Photo and Exhibit B - Vicinity/Zoning Map for the zoning of the surrounding properties.



View north of subject property and Division Road.



View west of subject property and Meadow Lark Apartments beyond.

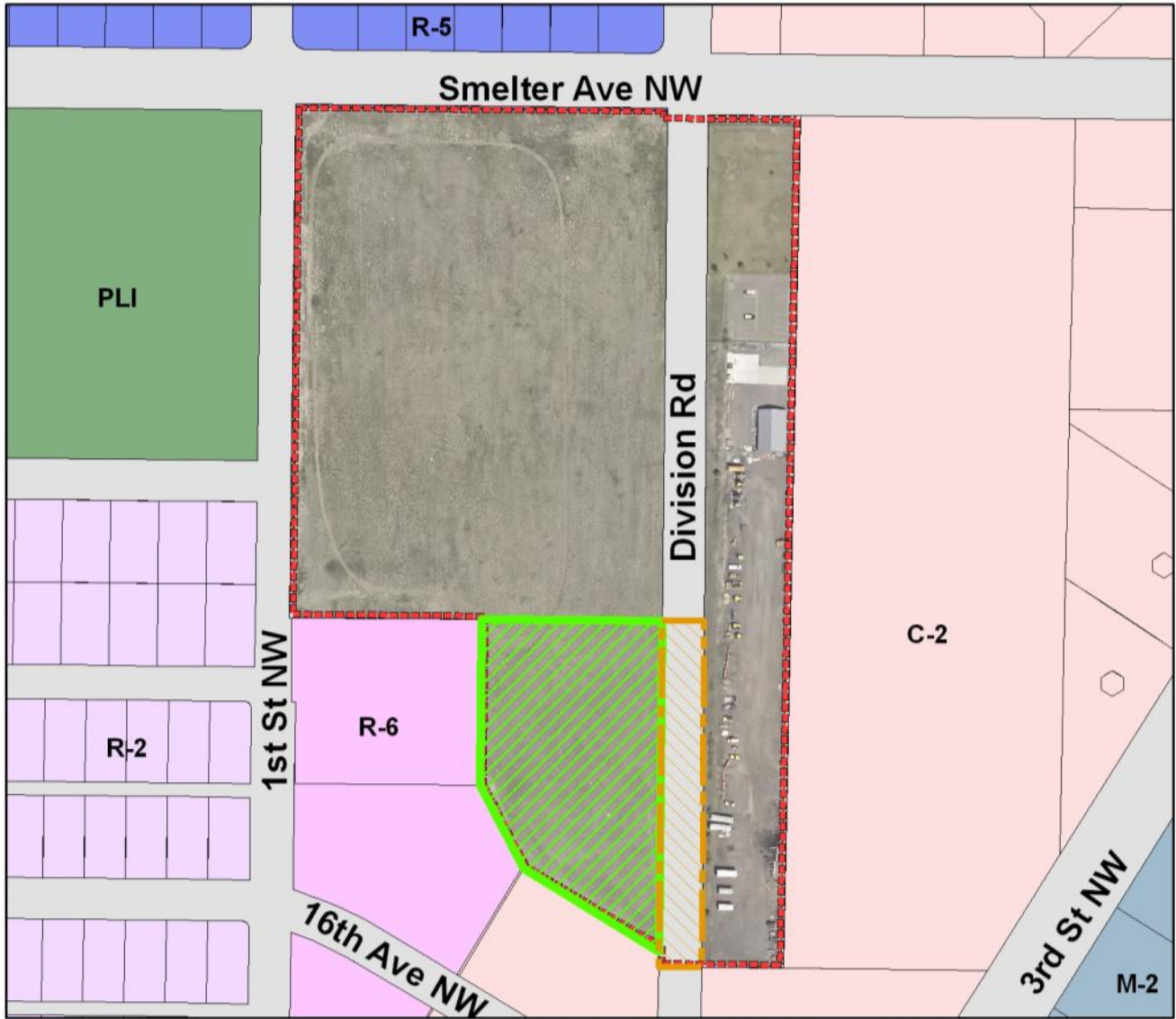


View south of subject property and Great Falls Clinic beyond.



View east of subject property, Division Road and MDOT property beyond.

EXHIBIT A - VICINITY / ZONING MAP

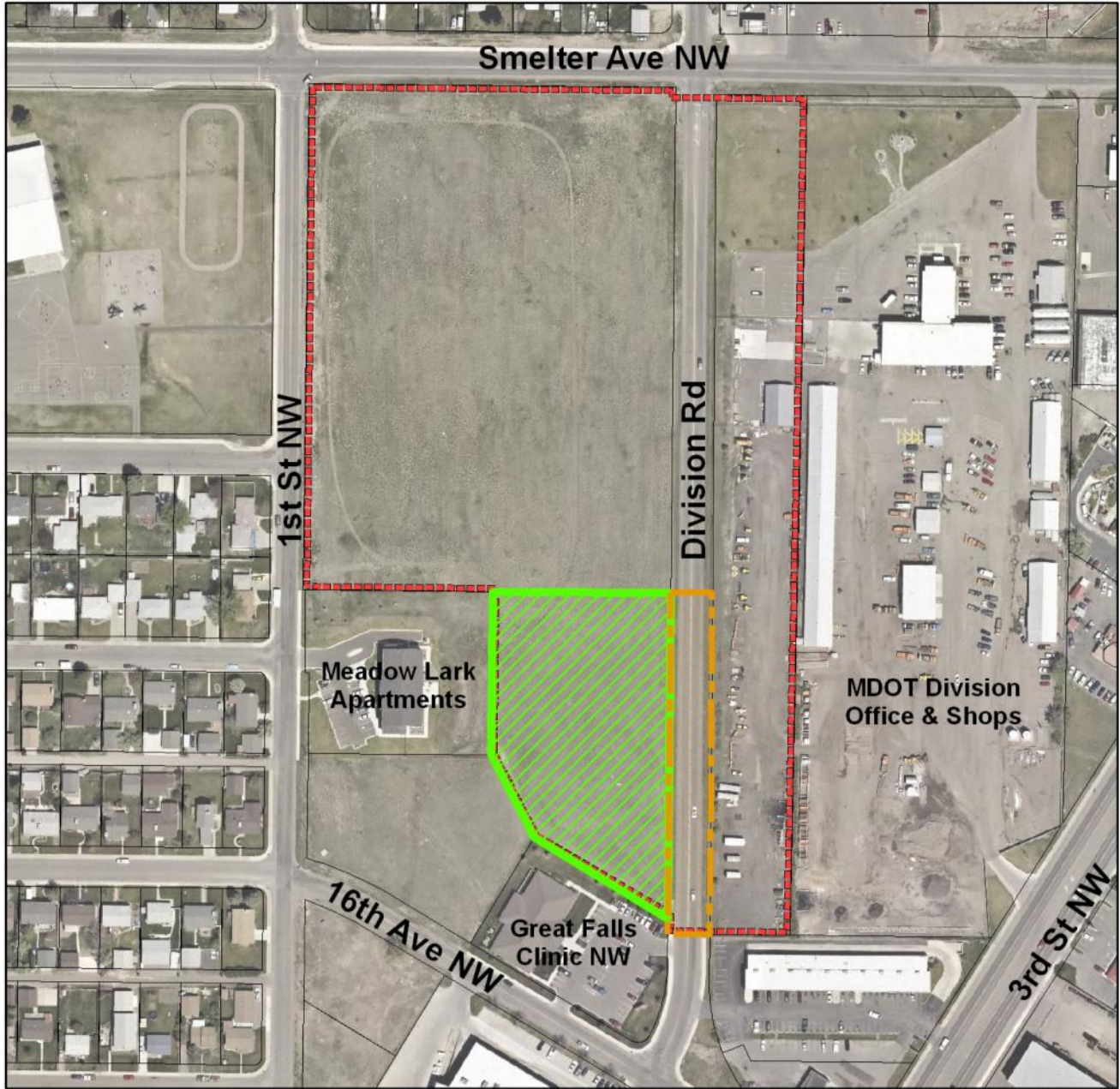






- | | | |
|---------------------------------|--------------------------------|----------------------------------|
| ASI Elderly Housing Development | C-4 Central business core | R-1 Single-family suburban |
| Division Road ROW | C-5 Central business periphery | R-2 Single-family medium density |
| City Limits | I-1 Light industrial | R-3 Single-family high density |
| Tracts of Land | I-2 Heavy industrial | R-5 Multi-family medium density |
| ZONING | M-1 Mixed-use district | R-6 Multi-family high density |
| AI Airport Industrial | M-2 Mixed-use transitional | R-9 Mixed residential |
| C-1 Neighborhood commercial | PLI Public lands institutional | R-10 Mobile home park |
| C-2 General commercial | POS Park Open Space | Unincorporated Enclave |
| C-3 Highway commercial | PUD Planned unit development | Right-of-Way |

140 70 0 140 Feet



EXHIBIT B - AERIAL PHOTO



-  ASI Elderly Housing Development
-  Division Road ROW
-  City Limits
-  Tracts of Land



ASI Elderly Housing

Project Overview

The Accessible Space, Inc.'s (ASI) Great Falls Elder Housing Development is a proposed 38-unit accessible, affordable senior rental development to be located on an approximately 2.4 acre parcel of land situated on the west side of Division Road, north of 16th Avenue NW in Great Falls, Montana. The site is located less than 60 yards north of Great Falls Medical Clinic Northwest, and its rear boundary line abuts ASI's Meadow Lark Apartments site to the west.

The residence will be designed to include the physical spaces and social supports to allow low-income and frail elderly residents to age in place in a setting that promotes individual control, autonomy, choice and dignity. The project is being developed by Accessible Space, Inc., a non-profit developer and operator of accessible, affordable, service-enriched housing for people with physical disabilities, including the frail elderly.

Physical Description

The wood frame, two-story building will include 32 one-bedroom (642 sq. ft.) and 6 two-bedroom (855 sq. ft.), accessible, adaptable apartments, as well as community and service space. Units will include dishwashers, washer and dryer units, ceiling fans, and ample storage space.

Eight of the resident units (21% percent) will be fully wheelchair accessible (Type A) for low and very low-income seniors with physical disabilities. All of the resident units will be equipped with adaptations for the hearing and visually impaired.

Common areas will include a dining room with kitchen, community rooms for meetings and social gatherings, a library/lounge, a computer lab, an exercise room, an indoor therapeutic spa, and offices for management and supportive service staff. Outdoor spaces will include extensive landscaping, patio and sitting areas with accessible picnic tables, benches and barbecues.

The building's design will include accessible features that accommodate the current and changing needs of seniors and frail elderly seniors including the provision of a ground level main entrance with a hands-free, proximity reader that operates the automated main entry doors via electronic key fob/key card. In addition, all property exterior and interior common areas and central facilities such sidewalks, parking area, doorways, interior hallways, public rest rooms, trash rooms, cen-

tral mailbox area, community room(s), computer lab, exercise room, spa, etc. are designed to meet wheelchair accessibility standards, as well as Section 504 Equal Access requirements.

Development Green Components

ASI plans to use construction and design techniques that are sensitive to the use of green building materials and provide efficient use of energy throughout the project. The development will preserve natural pervious landscape while incorporating industry leading standards for site and building wheelchair accessibility. In addition to the energy conservation methods noted, ASI will design the development for registration with Enterprise Green Communities.

ASI Great Falls Elder Housing Development will be a certified EnergyStar-rated development. The building will include high-efficiency heating and cooling equipment, including gas-fired tank-less hot water heaters, EnergyStar appliances, low-E vinyl thermal pane windows, high R-value wall and attic insulation, and large display thermostat controls. The development will promote sustainable building techniques through the use of low- and no-VOC paints, carpeting, padding, and adhesives, and formaldehyde-free particle board and will promote water conservation with low-flow fixtures.

Target Population

The ASI Great Falls Elder Housing Development will be restricted to residents age 55 and above. Thirty-seven (37) of the units will be low-income tax credit eligible. One unit will be set aside for on-site management.

ASI is in the process of seeking 20 project-based Housing Choice Vouchers from the Great Falls Housing Authority. If awarded, the vouchers would allow the development to target and serve extremely low-income and frail seniors who ordinarily cannot afford to live in tax credit housing.

Site and Neighborhood

The ASI Great Falls Elder Housing site will be located within close proximity to services and amenities such as healthcare, shopping, restaurants and other services important to senior residents, including those with disabilities. Directly abutting the site on the west side is ASI's Meadow Lark Apartments, an 18-unit accessible, affordable apartment development for very low-income adults with physical disabilities that opened in July of 2006.

Financing

The proposed financing for the ASI Great Falls Elder Housing Development will include equity from the sale of 2013 9% Low Income Housing Tax Credits, HOME funds from the City of Great Falls, Federal Home Loan Bank Affordable Housing Program funds and conventional construction and permanent debt. The estimated total development cost is \$7.4 million or about \$195,000 per unit.

Based upon successful applications for funding in 2013, the ASI Great Falls Elder Housing Development will close and start construction in approximately October 2013 with construction completion in October 2014 and 100% lease-up in March 2015.

About ASI

ASI is a national, nonprofit organization that provides accessible, affordable housing, assisted/supportive living and rehabilitation services to income qualifying adults with physical disabilities, brain injuries and seniors including the frail elderly. Incorporated in 1978, ASI developed the nation's first supportive housing project with 24/7/365 shared personal care services for very low-income individuals with severe physical disabilities. Today ASI is the largest provider of HUD Section 811 accessible, affordable housing in the nation with an annual budget of \$33 million and over 550 dedicated employees.

ASI currently operates 11 accessible, affordable and supportive housing developments in Montana including three apartment buildings in Great Falls, Montana. Two of those developments, Meadow Lark Apartments and Southwinds Estates, are designed for very low income adults with physical disabilities and were made possible through funding grants from the U.S. Department of Housing and Urban Development Section 811 Program and the City of Great Falls HOME Program. ASI's other apartment building in Great Falls, "The Portage", is a 48-unit wheelchair accessible, affordable apartment building for seniors age 62 and older including frail elderly. The Portage opened in 2001 and was made possible through funding grants from the U.S. Department of Housing and Urban Development Section 202 Program and the City of Great Falls HOME Program.

Annexation Request

The applicant is requesting annexation of ± 2.38 acres from Cascade County into the City of Great Falls. The

subject property is currently vacant undeveloped land. As stated, the applicant is making the request in order to develop an elderly housing development. The subject property is currently part of a larger lot comprised of ± 11.7 acres and a minor subdivision is being processed in the County to create the ± 2.38 acre subject lot being annexed.

In addition to the subject property, per MCA, the abutting portion of Division Road, comprised of ± 0.66 acres, must also be annexed as a part of the request. In total ± 3.04 acres will be annexed into the City.

Rezone Request

The subject property, upon annexation, shall be zoned R-6 Multi-family residential high density zoning district. This zoning is compatible with the surrounding neighborhood. According to the Land Development Code, the "R-6" Multi-family residential high density residential zoning classification is:

Intended to accommodate multi-family units of the highest density allowed in the City. These districts are typically found close to work and leisure, and are close to the downtown.

The proposed 38-unit housing development is consistent with the R-6 zoning standards and is compatible with the existing neighboring uses.

Improvements

Street Improvements

The applicant will be required to improve the 40-foot road sections of Division Road across its frontage from its existing southern boundary to the northern property line. The western portion of the roadway will be improved to the City standards sidewalks, paving, and curb and gutter. The eastern portion of the roadway will be improved with paving and curb and gutter, which will ultimately be reimbursed by the property owner to the east at such time as the property is annexed into the City.

Utilities

The City sewer main (8") shall be extended in Division Road from its existing location in 16th Avenue Northwest to the most northern property line. City water main (8") shall be extended from its existing location in Division Road, at the southern property line of the subject site, to the northern property line. The applicant will need to extend the storm drain from its existing location north as required by Public Works.

Stormwater Management:

The proposed development will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a stormwater management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development.

Landscape

The developer shall fulfill the landscaping requirements as specified in the City of Great Falls Land Development Code. Landscape plans shall be reviewed by the Design Review Board before building permits are issued.

Traffic Analysis

The proposed 32-unit development would generate an estimated 5.64 Daily Vehicle Trip Ends per unit per day, resulting in a maximum trip generation of 181 trips per day. Division Road is classified as a Collector roadway, and has a daily traffic volume of 2,700 vehicles per day. There is sufficient capacity on the roadway to accommodate the additional vehicular traffic that would be generated by the proposed development.

Because the intended occupants of the development would be elderly, low-income, and/or mobility-limited, the development should have clear access to public transportation (including ADA accessible vans) and ADA access to nearby amenities such as the Great Falls Clinic and Albertsons. Direct pedestrian or ADA access to Albertsons is either via a non-existent crossing at Division Road, or at the stoplight at 16th Avenue NW and 3rd St NW. The signal is the preferred method for crossing 16th Ave NW, and the applicant should actively encourage its tenants to utilize this route.

Public transportation options exist in Great Falls, including wheel chair accessible vans. The developer should accommodate safe and convenient on-site transit loading and unloading of residents through appropriate design of loading areas. Further, staff recommends such areas be clearly designated, and be separate from potentially conflicting vehicle movements.

For the safety and comfort of its residents, a boulevard-style sidewalk is recommended, with clear, safe connections to its facility and with minimum-width driveways/curb cuts to reduce the crossing distance by wheelchair-bound residents. Due to the anticipated mobility limitations of its residents, staff recommends the developer give extra attention to ADA and mobility concerns, and exceed minimum accommodation standards whenever possible.

2005 City of Great Falls Growth Policy:

The proposed development is compatible with the 2005 Growth Policy, as it advances specific Goals, Policies, and Action Strategies contained within the related plan elements, and is also in line with the general themes and principles found in the document. From a market perspective, the project meets an important and growing need in the City of Great Falls. Great Falls exceeds the State average for elderly residents. The 2010 Census shows Great Falls to have 16.6% of its population 65 and over, whereas the Montana average is 14.8%. Therefore, the project meets Goal One of the Growth Policy's Housing section, which states the City's desire to have a diverse supply of safe and affordable housing for residents of all ages, needs and income levels.

The project, as proposed, also is consistent with Policy 7 of the Growth Policy stating that "the City should promote housing options to help the elderly remain independent, including shared housing, shared equity programs, co-housing, assisted living by providing assistance or allowing modified development standards that reflect the specific needs of the elderly." For example, lower parking requirements could be permitted in projects designed for the elderly. Also strategy 3 in the Land Use section encourages mixed land uses in new and redeveloping areas to reduce auto dependence. The project's location provides opportunities for mobile residents to meet some of their personal needs nearby. Sidewalk connectivity, therefore, is very important in the area, and should be a priority consideration. In addition, the project's energy saving and green aspects are consistent with the City's environmental goals.

Neighborhood Council Input

The applicant gave a presentation to Neighborhood Council #3 on October 4, 2012. The Neighborhood Council voted that they were in support of the project and had no comments related to the project. At the time the Staff report was written there were no other citizen comments received.

Recommendation

The Planning Advisory Board has the responsibility to review and make recommendations on annexations. The Zoning Commission has the responsibility to review and make recommendations on rezoning requests. As such, each of the two recommendations presented below are to be considered and acted upon separately by the specified Board or Commission:

Recommendation I: It is recommended the Planning Advisory Board recommends the City Commission approve annexation of the subject property legally described as a portion of Lot 4, Block 1, Division Addition located in the NE 1/4 of Section 2, T20N, R3E, P.M.M. Cascade County, Montana and the abutting portion of Division Road, subject to the Zoning Commission adopting Recommendation II (below) and the applicant fulfilling the listed Conditions of Approval.

Recommendation II: It is recommended the Zoning Commission recommend the City Commission approve rezoning the subject property legally described as a portion of Lot 4, Block 1, Division Addition located in the NE 1/4 of Section 2, T20N, R3E, P.M.M. Cascade County, Montana from the existing County Urban Residential to a R-6 Multi-family residential high density, subject to the Planning Advisory Board adopting Recommendation I (above) and the listed conditions being fulfilled by the applicant.

Conditions of Approval

1. Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated 08/15/2012.
2. The final engineering drawings and specifications for the required public improvements to serve ASI Great Falls Elder Housing Development shall be submitted to the City Public Works Department for review and approval prior to any building permits being issued by the City.
3. A Grading Plan, State Stormwater Discharges Associated with Construction Activities Permit, and Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits.
4. Applicant shall submit proposed project drawings including architectural, landscape, signage and lighting plans as required for review and approval by the Design Review Board prior to submittal of permit plans.
5. A geotechnical investigation and report prepared by a Professional Engineer (and indemnifying the City) with recommended building foundation design shall be submitted to the Planning and Community Development department for review and approval prior to issuance of building permits.
6. An Annexation Agreement shall be prepared containing terms and conditions for development of the subject property including, but not limited to, agreement by application to:
 - A. Install within two years of the date of final City Commission approval, the public improvements reference in Paragraph Two above; and
 - B. Indemnify the City for any damages attributable to adverse soil or groundwater conditions.

Review/Approval Process

Next Steps

1. The Planning Advisory Board recommendation will be presented to the City Commission.
2. City Commission will approve or deny the Annexation and Rezoning.
3. If approved, the applicant will submit any required documents for review and then file the required documents with the Cascade County Clerk and Recorder's Office.

Cc: Jim Rearden, Public Works Director

Dave Dobbs, City Engineer

Patty Cadwell, Neighborhood & Youth Council Coordinator

Michael Knisely, Distyle Design, mknisely@distyledesign.com

Trever McSpadden, tmcspadden@m-m.net

Mitchell Development, melissa@mdandi.com

EXHIBIT C - APPLICATION

CITY OF GREAT FALLS
 PLANNING & COMMUNITY DEVELOPMENT DEPT.
 P.O. Box 5021, GREAT FALLS, MT, 59403 5021
 406.455.8415 • WWW.GREATFALLSMT.NET

DEVELOPMENT APPLICATION

Submittal Date: 9.27.12
 Application Number: ANX2012-10
 Paid (Official Use ONLY):
 Annexation: \$400
 Establish City Zoning: \$700
 Zoning Map Amendment: \$700
 Conditional Use Permit: \$700
 Planned Unit Development: \$700
 Subdivision Preliminary Plat: \$800
 Subdivision Minor Plat: \$600
 Subdivision Final Plat: \$300
 Amended Plat (6 or more lots): \$600
 Vacate Public Right of Way: \$200

ASI Elderly Housing Project Annexation

Name of Project / Development:

Mitchell Development & Investments LLC

Owner Name:

P.O. Box 738 Great Falls, MT 59403-0738

Mailing Address:

(406) 761-4400

Phone:

melissa@mdandi.com

Email:

Trever McSpadden

Representative Name:

P.O. Box 1113 Bozeman, MT 59715

Mailing Address:

(406) 922-6752

Phone:

tmcspadden@m-m.net

Email:

PROPERTY DESCRIPTION / LOCATION:

<u>TBD</u>	<u>NE 1/2 Section 2</u>	<u>T 20 N/ Block 1</u>	<u>R 3 E / Division Add.</u>
Mark/Lot:	Section:	Township/Block:	Range/Addition:

Division Road

Street Address:

ZONING:

Mixed Use (County) R-6

Current:

Proposed:

LAND USE:

Vacant

Current:

Multi-Family Residential

Proposed:

I (We) the undersigned understand that the filing fee accompanying this application is not refundable. I (we) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (we) further understand that other fees may be applicable per City Ordinances.

I (We) also attest that the above information is true and correct to the best of my (our) knowledge.

[Signature]
Property Owner's Signature:

9.27.12
Date:

[Signature]
Representative's Signature:

9/27/12
Date:

Form Creation Date: 08.25.2011

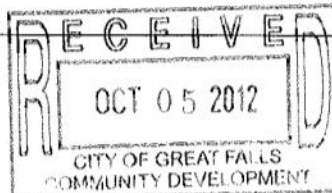
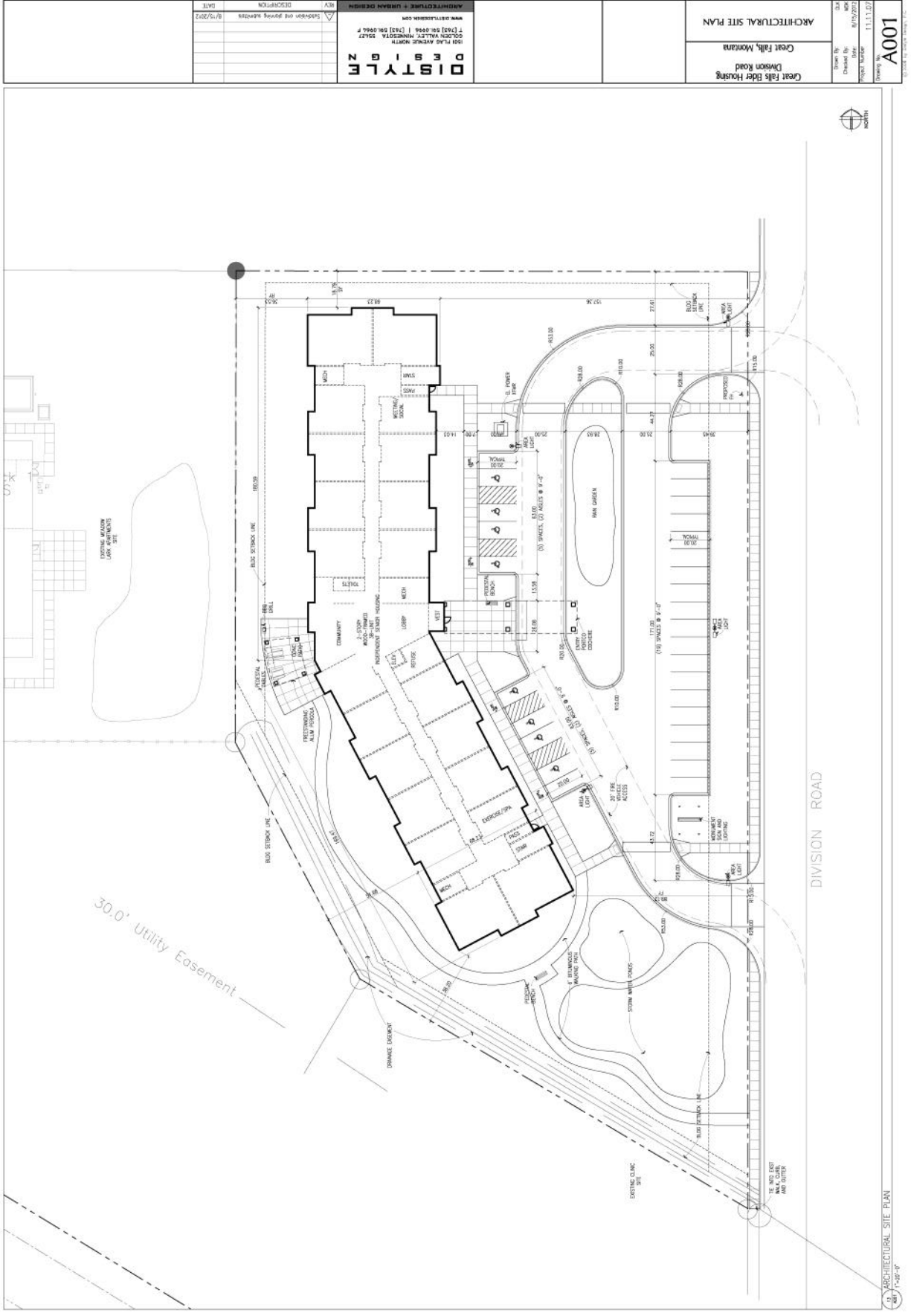


EXHIBIT D - PROPOSED SITE PLAN



ARCHITECTURAL SITE PLAN Great Falls, Minnesota Division Road Great Falls Elder Housing	
Drawn By: [Name] Checked By: [Name] Date: 8/15/2012 Project Number: 11.11.07 A001	DESIGN 1801 PLAZA AVENUE, MINNETONKA, MN 55345 GOLDEN VALLEY, MINNETONKA, MN 55341 TEL: 952.898.1111 FAX: 952.898.7111 www.distyledesign.com ARCHITECTURE & URBAN DESIGN
KEY DESCRIPTION DATE	[Empty table for key and description]

EXHIBIT E - PROPOSED BUILDING RENDERING

