

DESIGN REVIEW BOARD

February 25, 2013

Case Number

DRB2013-02

Applicant

City of Great Falls

Property Owner

City of Great Falls

Representative

Mike Kynett

Property Location

1600 6th St NE

Requested Action

Design Review of an addition to the Waste Water Treatment Plant

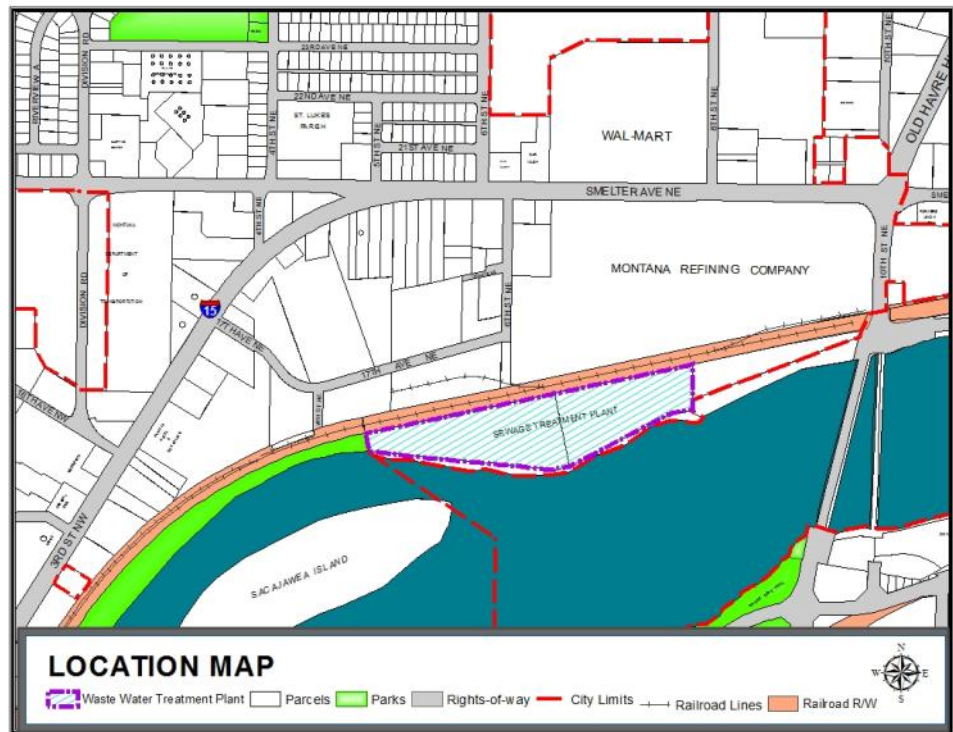
Recommendation

Approve design with conditions

Project Planner

Jana Cooper

WASTE WATER TREATMENT PLANT 1600 6TH ST NE



Project Description

The City of Great Falls is proposing to construct a new addition to the existing City-owned Waste Water Treatment Plant located north of the Missouri River and addressed as 1600 6th Street Northeast. The site currently consists of other waste water treatment structures. The proposed addition will complement the look of the existing facility by utilizing a similar design and materials.

Background

- Legal Description: Mark C, Section 1, T20N, R3E, P.M.M., Cascade County, MT
- Property Zoning: PLI - Public Lands and Institutional

Project Overview

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

The City of Great Falls intends to expand the existing Waste Water Treatment Facility. The proposed design is consistent with the standards specified in Exhibit 28-1, Standards and Guidelines for specified projects and buildings. The proposed expansion includes (see Exhibit D - Site Plan):

- **Flow Metering Structure:** This structure will be an extension of an existing structure and will have a height of 10-feet above grade. The walls will be cast-in-place concrete with a brick facing to match the existing structure. This is a water holding structure.
- **Bioreactors 1 and 2:** The work in this area includes modifications to existing treatment tanks. No new exterior architectural finish will be applied. These tanks protrude 1 – 3 feet above grade and have a bare concrete finish.
- **Bioreactor 3:** This is a new tank that will protrude 6” to 12” above grade. This is a water holding structure with concrete walls. The exterior finish will be bare concrete. Aluminum handrail, typically 42” in height, will be attached to the top of the concrete walls around the full perimeter.
- **Pipe Gallery:** The work in this area is in an existing below grade tunnel. No new exterior architectural finish will be applied.
- **Blower Gallery:** This structure is an extension of the existing tunnel. It protrudes 6” on the north side and 3’ on the south side. The walls and ceiling are concrete and the exterior finish will be bare concrete.
- **Existing Clarifier Basin:** The work in this area is in an existing tank. No new exterior architectural finish will be applied.
- **Ultraviolet Disinfection Building:** The Ultraviolet Disinfection Building is a new structure that will connect to the existing Process Water Building. The walls of this building will be CMU with an exterior brick facing to match the existing structure. The building will also have an ACM panel header to match the concrete header of the existing building.

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. There is no new parking required as a part of this expansion.

Staff has requested the applicant provide additional information regarding the exterior lighting. The lighting fixture schedule included outdoor lighting to be placed near the exit doors, on stanchions attached to handrails, and roadway lighting. At this time, staff has not determined if the lighting meets the requirements of Title 17.

The plans indicate irrigated turf being installed around the expansion area, which is consistent with the existing portion of the Waste Water Treatment Plant. Per the Land Development Code, foundation planting is required in industrial districts. The proposed expansion is not adjacent to a parking area or right of way; however, the site is adjacent to the River’s Edge Trail, a highly utilized public asset. The site is located within the Missouri River Urban Corridor Plan area. The Plan states, “Land and water based recreational values and opportunities associated with the river will be created, preserved and enhanced, including public access to the river.” Based on the industrial use of the site and public interaction with the site coming primarily from the trail, the Planning & Community Development Department (P&CD) is recommending the applicant request a Design Waiver from the requirements of the Land Development Code for foundation planting. In lieu of providing the foundation planting, P&CD is recommending the applicant install the required plantings along the River’s Edge Trail to provide a buffer between the two disparate uses. The City will coordinate with the Trails Working Group to determine the best placement for the donated plant material.

Summary

The expansion of the Waste Water Treatment Facility is compatible with development on nearby properties. The proposed expansion of the facility is consistent with the existing design theme of the property. The proposed planting additions to the River’s Edge Trail will be a benefit to the entire community. Staff supports approval of this application, as conditioned below.

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of the Waste Water Treatment Plant, as shown in the conceptual development plans contained within this report and provided by the City of Great Fall’s Agent, subject to the follows conditions:

- ◆ 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.
- ◆ 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.
- ◆ The applicant shall meet the provisions of Title 17.44.4.030 (C) (Foundation Planting Requirements) or file for a Design Waiver where the intent of the Code can be met by installing landscaping along the River’s Edge Trail.

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

CC Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Mike Kynett, City of Great Falls, mknett@greatfallsmt.net

EXHIBIT A - APPLICATION

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

Submittal Date: 1/30/2013
 Application Number DRB2013-2

DESIGN REVIEW BOARD APPLICATION

Wastewater Treatment Plant Update

Name of Project / Proposed Use:

City of Great Falls

Owner Name:

PO Box 5021, Great Falls, MT 59403

Mailing Address:

771-1258

Phone:

Email:

Mike Kynett - Public Works

Representative Name:

Mailing Address:

Phone:

Email:

PROJECT LOCATION:

1600 6th St NE

Site Address:

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark C

1

T20N

R3E

Mark/Lot:

Section:

Township/Block

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:

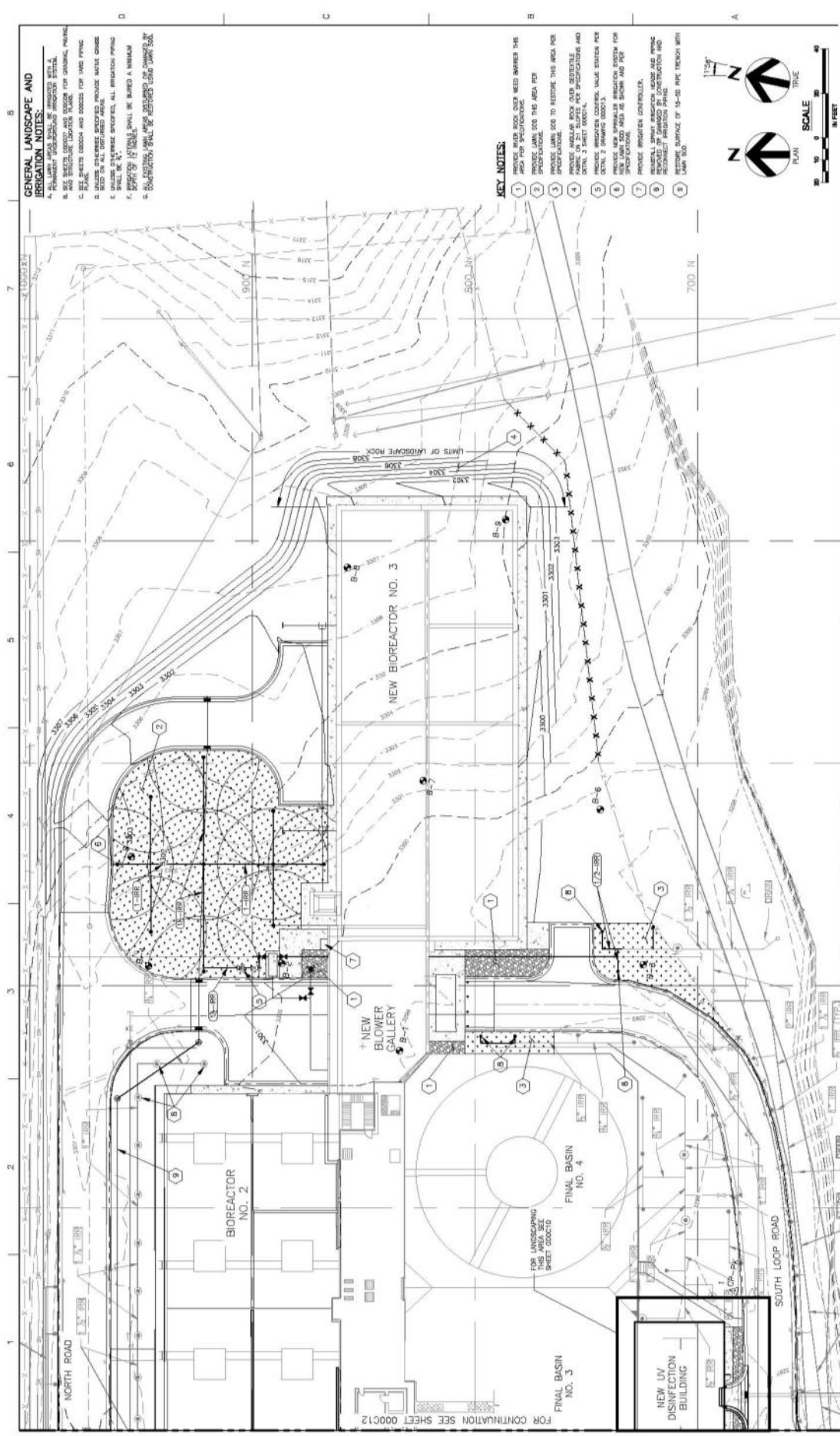
Representative's Signature:

Date:

EXHIBIT B - AERIAL PHOTO

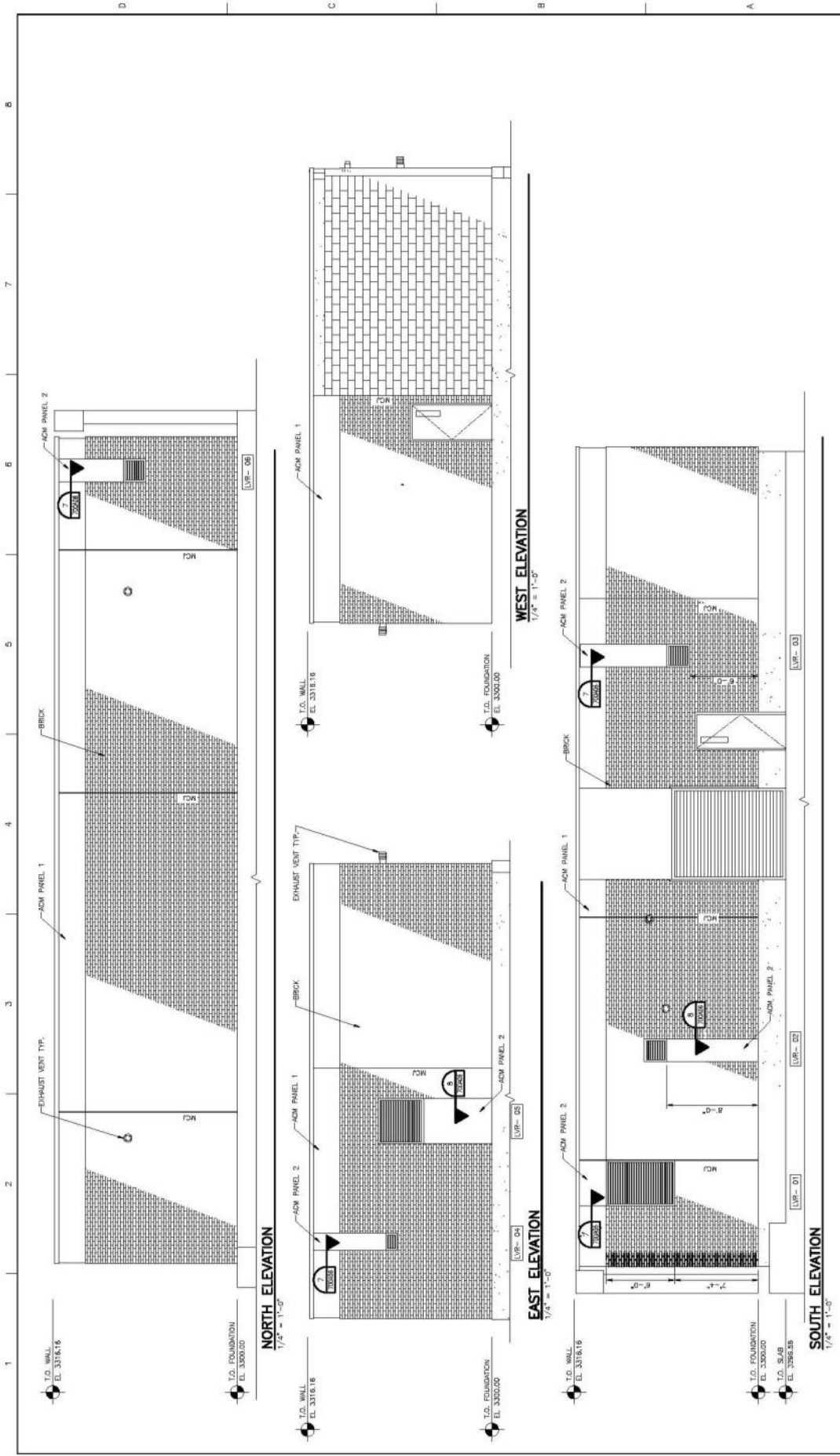


EXHIBIT E - LANDSCAPE PLAN



<p>MORRISON MAIERLE, INC. A Subsidiary of</p>	<p>HDR Hydrology, Inc.</p>	<p>ISSUE DATE: 1/2013 ISSUE DESCRIPTION: DEC SUBMITTAL</p>	<p>PROJECT NUMBER: 100000001R03339</p>	<p>1/18/2013</p>	<p>City of Great Falls Wastewater Treatment Plant Disinfection and Ammonia Removal Improvements</p>	<p>2013</p>	<p>FILENAME: 000011.dwg</p>	<p>SHEET</p>
							<p>SCALE: 1"=20'</p>	<p>000C11</p>

EXHIBIT F - EXTERIOR ELEVATIONS



			PROJECT NUMBER: 10030000100300	SHEET: 700A02
			PROJECT MANAGER: E. CAVANA DESIGNER 1: C. CHANG DESIGNER 2: DRAWN BY: J. VRANA CHECKED BY:	FILENAME: 700A02.dwg SCALE: 1/4" = 1'-0" DATE: 1/26/13 USED SUBMITTAL DESCRIPTION:
ULTRAVIOLET DISINFECTION ARCHITECTURAL EXTERIOR ELEVATIONS				
City of Great Falls Wastewater Treatment Plant Disinfection and Ammonia Removal Improvements 2013				

EXHIBIT J - SITE PHOTOS



View east toward subject property



View northeast toward subject property

EXHIBIT J - SITE PHOTOS



View east down the River's Edge Trail adjacent to subject property



Existing building at Waste Water Treatment Plant; proposed buildings to match.