

DESIGN REVIEW BOARD

May 13, 2013

Case Number

DRB2013-7

Owner

City of Great Falls

Applicant

Nelson Architects for the
Great Falls Voyagers

Property Location

1015 25th St N
Neighborhood Council
#8

Requested Action

Design review for a new
awning over the picnic
area at Centene Stadium

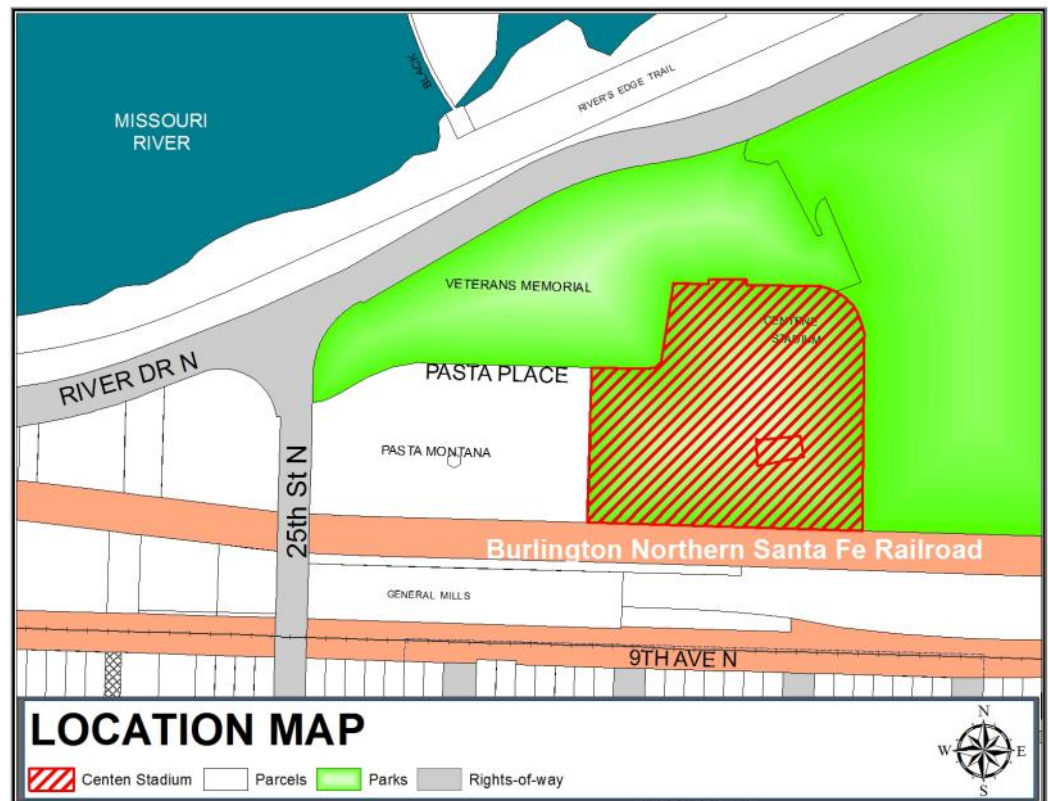
Recommendation

Approve the submitted
design with conditions

Project Planner

Jana Cooper, RLA

VOYAGERS PICNIC AWNING 1015 25TH STREET NORTH



Project Description

The applicant is proposing a new awning/shelter over the existing picnic area at Centene Stadium. The stadium is located at 1015 25th Street North. The proposed awning is being constructed to provide shade to the picnic area.

Background

- Legal Description: Mark 17, Section 5, Township 20 North, Range 4 East
- Parcel Area: ±8.8 acres
- Property Zoning: POS - Parks and Open Space

Project Overview

The baseball stadium was constructed on the subject property in the 1940s and received a major remodel, including review by the Design Review Board, in 2010.

The applicant is proposing two shade awnings over the existing picnic area adjacent to the first base line at Centene Stadium. The awnings are approximately 25x30 and 25x50 feet and will be constructed of arched structural steel spaced 10 feet on center. The steel portions of the awning will be painted green to match the existing facility. The shade canopy will be made of outdoor fabric and be tan in color.

Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.

The proposed project meets the applicable standards of Exhibit 28-1. The proposed project does not trigger the requirements of Lands Development Code for Chapter 44, Landscaping. The proposed exterior renovation does not trigger the requirements of Chapter 40, Outdoor Lighting. The existing outdoor lighting on site will remain in place. The applicant is proposing the addition to provide shade to the existing picnic area. The modification will not result in the need for additional parking.

The proposed awning addition is located on the interior portion of the baseball field on the southeast side of the building. The awnings will not be visible from the public realm. The applicant's proposed design is consistent with the existing architectural features of the building and will enhance the character and visual quality of the building. Staff supports the proposed addition.

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. The applicant is not proposing any new signage at this time, but future signage would be subject to review by the Planning and Community Development Department.

Recommendation

Staff supports this application and recommends the Design Review Board approve the design with conditions.

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the picnic awnings at Centene Stadium located at 1015 25th Street North, 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 approved 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.

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
 Marty Basta, Director of Parks and Recreation
 Dale Nelson, Nelson Architects, Dale@Nelsonarchitects.com

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: 5.1.13
 Application Number DRB2013

DESIGN REVIEW BOARD APPLICATION

Voyagers Picnic Awning
 Name of Project/Proposed Use:

CITY OF GREAT FALLS
 Owner Name:

PO Box 5021 Great Falls MT 59403
 Mailing Address:

Phone: _____ Email: _____

Dale Nelson
 Representative Name:

Mailing Address: _____

406 727 3284 Phone: _____ Dale@Nelsonarchitects.com Email: _____

PROJECT LOCATION:
1015 25th ST N
 Site Address:

Sq. Ft. of Property: _____ Sq. Ft. of Structure: _____

LEGAL DESCRIPTION

Mark/Lot: _____ Section: 5 Township/Block: T20N Range/Addition: R4E

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 VIEW



EXHIBIT C - 3D RENDERINGS

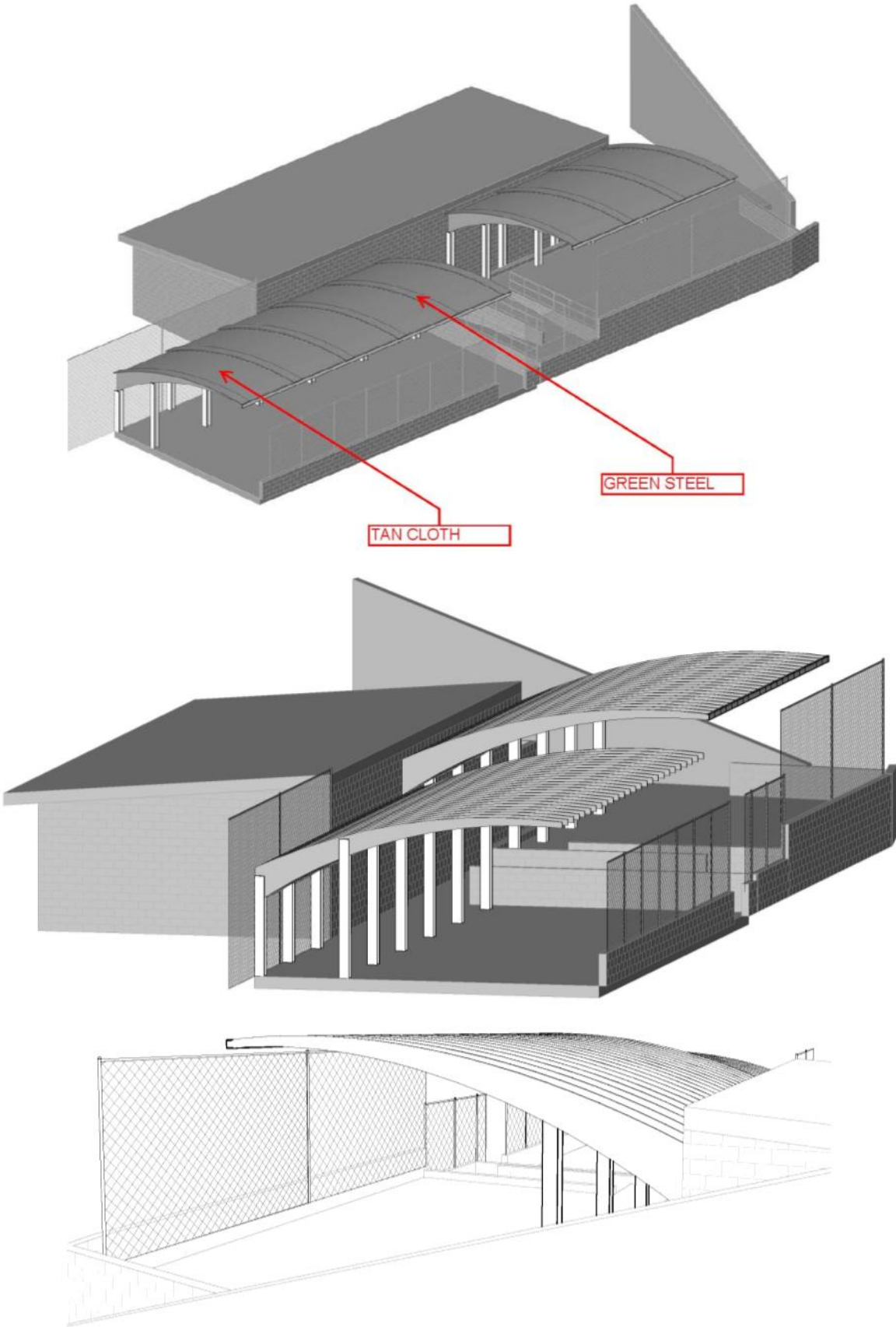


EXHIBIT D - SITE PHOTOS



VIEWS OF THE EXSITING PICNIC AREA

EXHIBIT D - SITE PHOTOS



VIEWS FROM EXTERIOR OF BALLPARK TOWARD PICNIC AREA