

# DESIGN REVIEW BOARD

January 27, 2014

**Case Number**

DRB2014-4

**Applicant**

Easter Seals Goodwill

**Representatives**

Martin Byrnes, AIA  
CTA Architects Engineers  
Mike Tabacco,  
Guy Tabacco Construction

**Property Location**

4400 Central Avenue  
Neighborhood Council #4

**Requested Action**

Design review for redevelopment of an existing commercial property and building

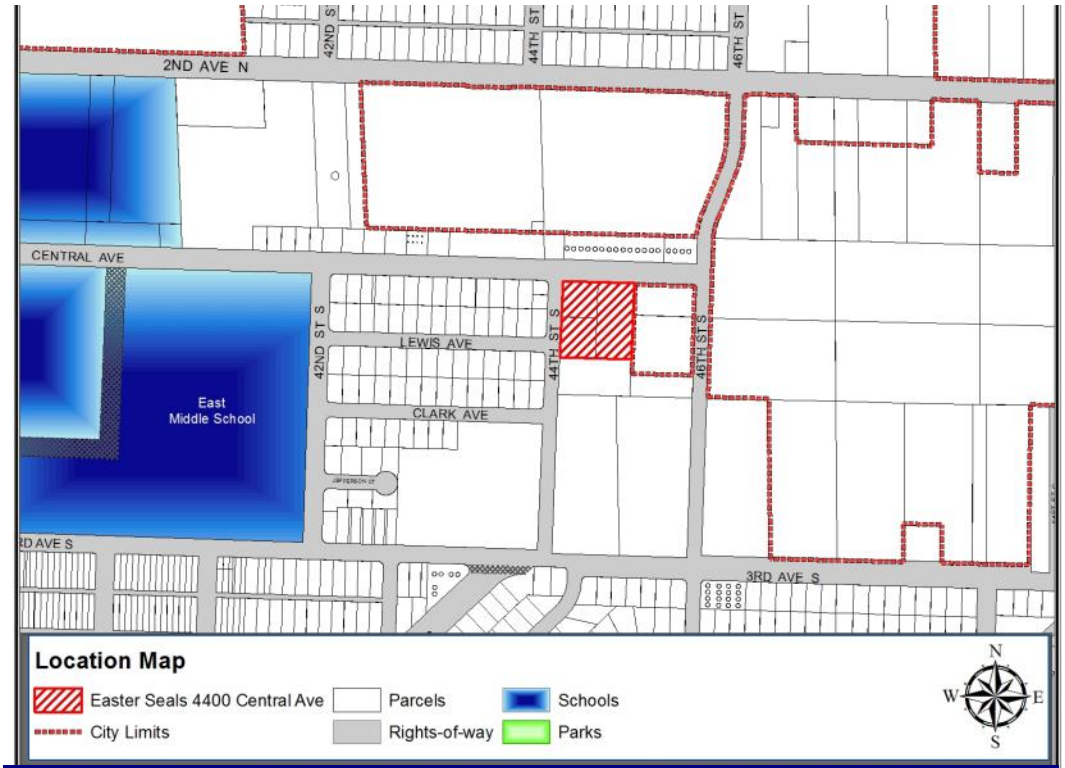
**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Charles Sheets, CFM

## EASTER SEALS GOODWILL 4400 CENTRAL AVENUE



### Project Description

The applicant is proposing the redevelopment of their existing administrative and out source facility for energy conservation and to update the life-skills development program, adult day care services and outsource services.

### Background

- Legal Description: Tracts 1, 2 & 3, Great Falls Rehabilitation Center Addition
- Parcel Area: 2.09 acres = 90,900 s.f.
- Property Zoning: M-1 Mixed-use District
- Existing Building: 28,800 s.f. footprint

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## Project Overview

The existing building was constructed in the early 60's and provides services for children, adults with disabilities and other special needs, and support to their families. The building has been use for administrative offices, education, career development, training, and life-skills development. The applicant is renovating the interior of the building to accommodate up to 150 clients and 26 employees. The applicant is reconfiguring the on-site parking along the south boundary of the property and moving the main public entrance from the northwest corner of the building to the southeast corner of the building.

The proposed exterior renovation includes an upgrade of the architectural features, design elements, weatherization, finishes, and roof covering on the building. The existing fascia will be replaced with new vertical metal siding and new steel decorative panels. The panels are added to screen the utilities on the north side of the building, around the courtyards on the northeast and east sides of the building, and walk way canopies over the drop-off/loading zones. The public entrance will be move to the southeast corner for security and to accommodate the re-configuration of the services inside the building. The applicant will use the northwest entrance for drop-off/loading for the clients that arrive by vans or bus transport. This will provide an area for safe transfer and facilitate the clients with disabilities. The applicant has submitted building plans to the Building Safety Division for the renovation, as well as the exterior materials including installing E.I.F.I.S over the existing brick, new energy efficient windows, reroof with insulation and the new entrances to the building. The design team has reviewed the existing condition of Central Avenue with the City Engineers Office and will be designing a plan to complete the paving, curb and sidewalk improvements on the abutting portion of Central Avenue.

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

The proposed project is consistent with the guidelines and recommendations for design review of exterior renovations contained within Exhibit 28-1. The renovations improve the exterior of the building and positively address the character of the site. The design features add to the exterior façades add visual and aesthetic appeal to the property. The placement of architectural features and design elements create visual interest from the street and provide an example of quality design for this type of redevelopment.

Staff has reviewed the proposed parking plan and van drop-off/loading zones and finds that the plan meets the intent of the code and creates safe pedestrian/vehicle traffic.

The proposed exterior renovation does not trigger the requirements of Chapter 40 Outdoor Lighting. The existing outdoor lighting and new elements designed for the exterior meet the requirements.

The applicants representative is preparing a landscape plan for the project that will be presented at the board meeting.

The on-site parking plan provides 44 spaces and two drop-off/loading zones and is consistent with the redevelopment for the facility.

### **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. Future signage would be subject to review by the Planning and Community Development Department.

### **Conformance with Title 15**

The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted 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 renovation to the Easter Seals Goodwill facility located at 4400 Central Avenue, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following 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.
- C. The applicants representative shall provide a landscape plan for that will be presented and reviewed by the Design Review Board.
- D. Final plans shall include the installation of the public sidewalk along Central Avenue to the eastern boundary of the property and all recommendations by the City Engineers Office.

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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  
Martin Byrnes, AIA, CTA Architects/Engineers, martyb@ctagroup.com

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
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Submittal Date: \_\_\_\_\_  
Application Number \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

Easter Seal - Goodwill, Remodel

**Name of Project / Proposed Use:**

Easter Seal Goodwill Northern Rocky Mountain

**Owner Name:**

425 1st Avenue North, Great Falls, MT 59401

**Mailing Address:**

(406) 761-3680

**Phone:**

**Email:**

CTA Architects/Engineers

**Representative Name:**

219 Second Avenue South

**Mailing Address:**

(406) 452-3321

**Phone:**

martyb@ctagroup.com

**Email:**

### PROJECT LOCATION:

4400 Central Ave, Great Falls, MT 59405

**Site Address:**

2.2 Acres

**Sq. Ft. of Property:**

GSF 27,758 SF

**Sq. Ft. of Structure:**

### LEGAL DESCRIPTION

LTS 1-3

**Mark/Lot:**

509

**Section:**

T20N

**Township/Block**

R04E

**Range/Addition**

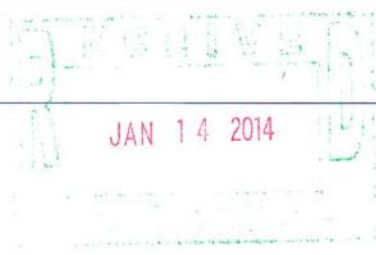
I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

\_\_\_\_\_  
**Property Owner's Signature:**

1/14/14  
\_\_\_\_\_  
**Date:**

\_\_\_\_\_  
**Representative's Signature:**

\_\_\_\_\_  
**Date:**



*We create solutions that change lives*





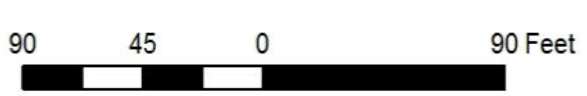
**Life Skills/Adult Day/Outsources Unlimited/Community Access**

PHASE II UPGRADED & REMODELED | 4400 Central Avenue





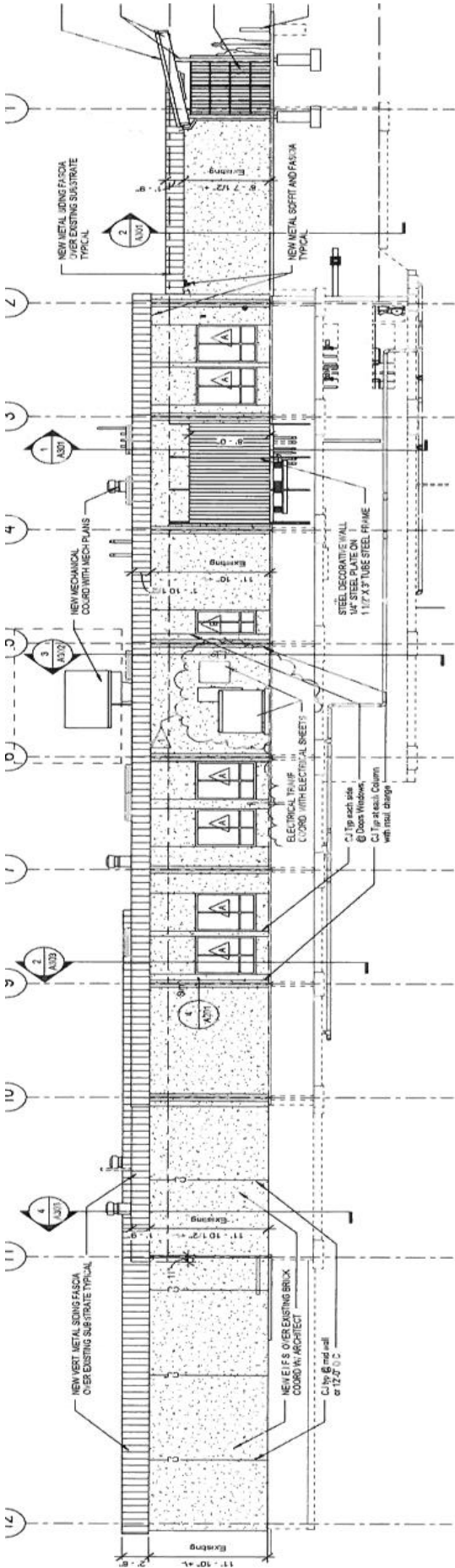
-  Easter Seals 4400 Central Ave
-  Tracts of Land



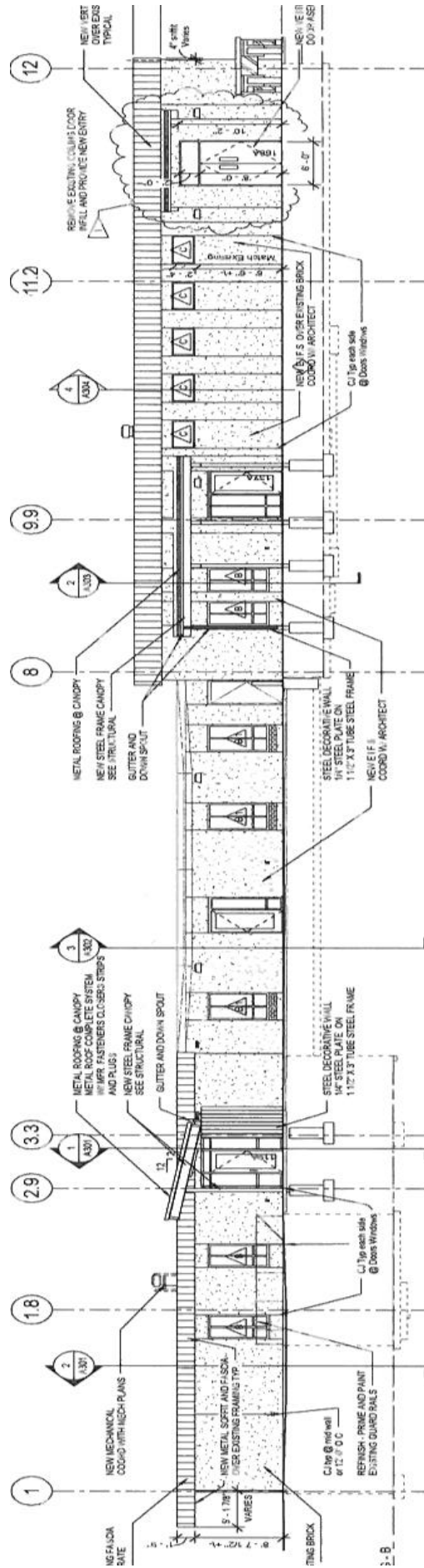








NORTH ELEVATION



SOUTH ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION