

DESIGN REVIEW BOARD

May 12, 2014

Case Number

DRB2014-11

Applicant

Pacific Steel & Recycling, Inc. (PS&S)

Representative

Danielle M Cloutier, AIT
L'Heureux Page Werner Architects

Property Location

11 River Dr S

Neighborhood Council #7

Requested Action

Design review for the construction of an accessory building for PS&R Corporate Headquarters

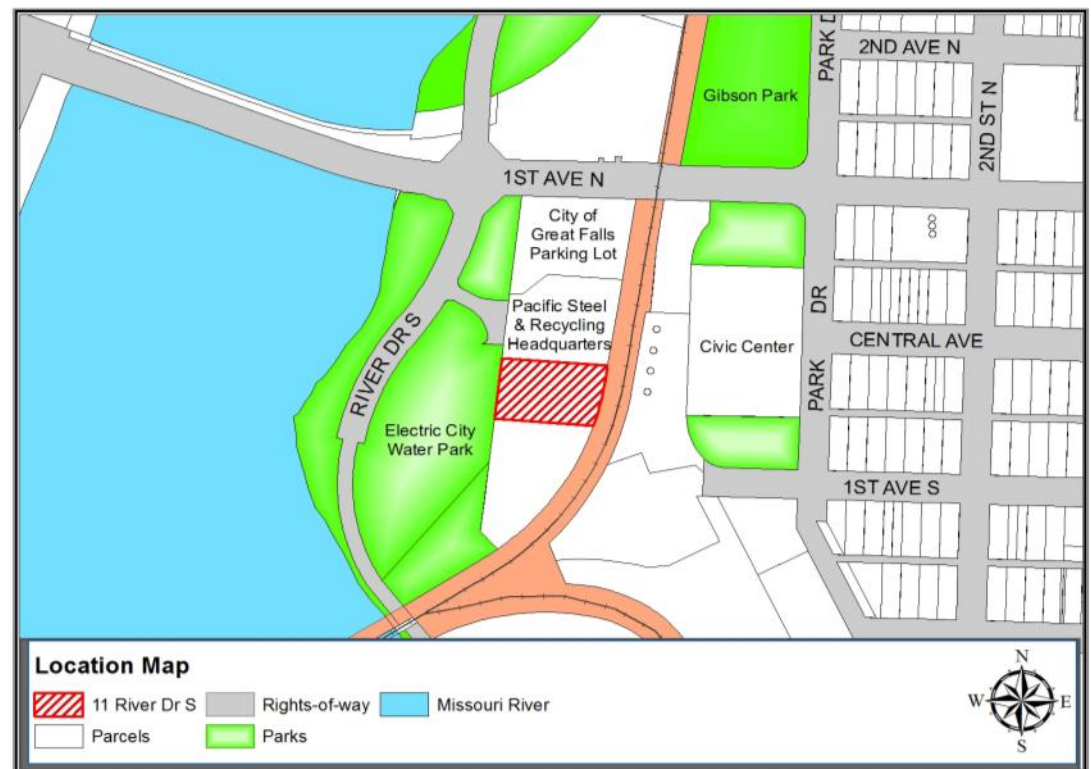
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

PACIFIC STEEL & RECYCLING, ACCESSORY BUILDING-11 RIVER DRIVE SOUTH



Project Description

The application is for the construction of a new accessory building for the Pacific Steel & Recycling corporation headquarters. The building will be used for parking and as an employee training center. This is the site of the former Yaw Kinney warehouse that was first considered for rehabilitation and later found to be economically unfeasible and the building was demolished. The subject property is located just off River Drive South and next to the Electric City Water Park.

Background

- Legal Description: Lot 4, Block 13, Broadwater Bay Business Park Addition
- Building Area: 12,000 square feet
- Property Zoning: Mixed Use Transitional
- Street Frontages: 346 ft. on River Dr. S.

Project Narrative

Pacific Steel & Recycling (PS&R) proposes to construct a new accessory building south of their corporate headquarters. The new accessory building will be 20 feet high main floor and basement. The project is approximately 12,000 square feet total. The accessory building will provide the same uses proposed in the redevelopment plan in 2012 that consisted of an employee training room, a gym, vehicle parking and business storage. The training room for up to 100 occupants will be used annually for seminars, typically held in January. The room will have wall dividers to provide for smaller more frequent uses. A gym will be constructed for the employees. The other half of the building will be used for business storage. In the basement level, the parking will be for fleet vehicles that are used by employees.

A new asphalt drive will continue on from the existing parking lot on the south side to the garage entrance. A parking agreement was finalized in 2012, which included the accessory building. PS&R agreed to complete the River's Edge Trail connection on their site in exchange for the City waiving a formal cross-access agreement for the once or twice a year. PS&R employees attending the training seminar may use the City of Great Falls parking lot north of PS&R's site.

Pedestrian entrances to the building will be in the northeast corner of the building to provide connection to the corporate headquarters, and on the east adjacent to the existing parking lot. The northeast entrance vestibule enclosure will be constructed of aluminum framed glazing and shed roof panels protruding into a brick façade to mimic the entrance of the adjacent PS&R corporate headquarters. A new concrete patio will be installed with the same circular design as that of the corporate headquarters. A raised landscape bed will complement the curve of the concrete patio. The east entry will have a new concrete ramp, stairs, patio and bike rack. The patio will have a steel pergola to showcase PS&R's material applications, with signage for the building hosted on the wall in metal lettering below the pergola.

Landscaping for the site was installed during the construction of the corporate headquarters and will now be completed with adjustments to match the new footprint of the accessory building to achieve required landscape counts and visual appeal.

The property is currently divided in two lots and is being consolidated into one.

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

The proposed project meets most of the guidelines and standards of Exhibit 28-1. Staff makes the following observations and recommendations of the proposed plans:

The proposed infill/redevelopment is strongly encouraged and promoted as an important element of the City Growth Policy. The façades of the accessory building are designed to replicate and compliment the PS&R corporate headquarters and the historic warehouse characteristics of the district. The design positively addresses access, natural terrain, and relationship to adjoining buildings. The proposed exterior material, primary entry, façade design, and colors creates visual interest and appeal. The service equipment, such as the existing generator, HVAC, electrical service, and trash enclosure for the building are placed on the south and west elevations that are away from public view. Building lighting is proposed with wall sconces, the underside of the entries, along the sidewalks and the existing period lighting within the parking lot. The proposed landscape plan includes foundation plantings and raised planting beds around the new accessory building and completes the original landscape design for PS&R corporate headquarters.

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. Sign information for the project has not been provided at this time, but all signage would be subject to review by the Planning and Community Development Department.

Conformance with Title 15

The owner and 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 of Pacific Steel and Recycling located at 11 Park Drive South as shown in the conceptual development plans contained within this report by the project applicant and representative, 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.

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

CC Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood & Youth Council Coordinator
Jeff Millhollin, Pacific Steel and Recycling, jeff_millhollin@pacific-steel.com
Danielle Cloutier, L’Heureux Page Werner, daniellec@lpwarchitecture.com

MAR 31 2014

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: _____
Application Number _____

DESIGN REVIEW BOARD APPLICATION

Pacific Steel & Recycling Accessory Building; Office building

Name of Project / Proposed Use:

Pacific Steel & Recycling Inc.

Owner Name:

P.O. Box 1549

Mailing Address:

406-791-8506

jeff_milhollin@pacific-steel.com

Phone:

Email:

L'Heureux Page Werner

Representative Name:

15 Fifth Street South

Mailing Address:

406-771-0770

daniellec@lpwarchitecture.com

Phone:

Email:

PROJECT LOCATION:

11 River Drive South

Site Address:

46,174

Approx. 12,000 SF

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

003

11

T 20 N / 13

R03E

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

Jeff Millhollin
Property Owner's Signature:

President & CEO

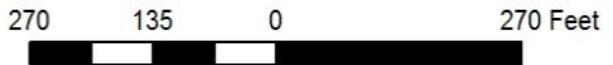
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Date:

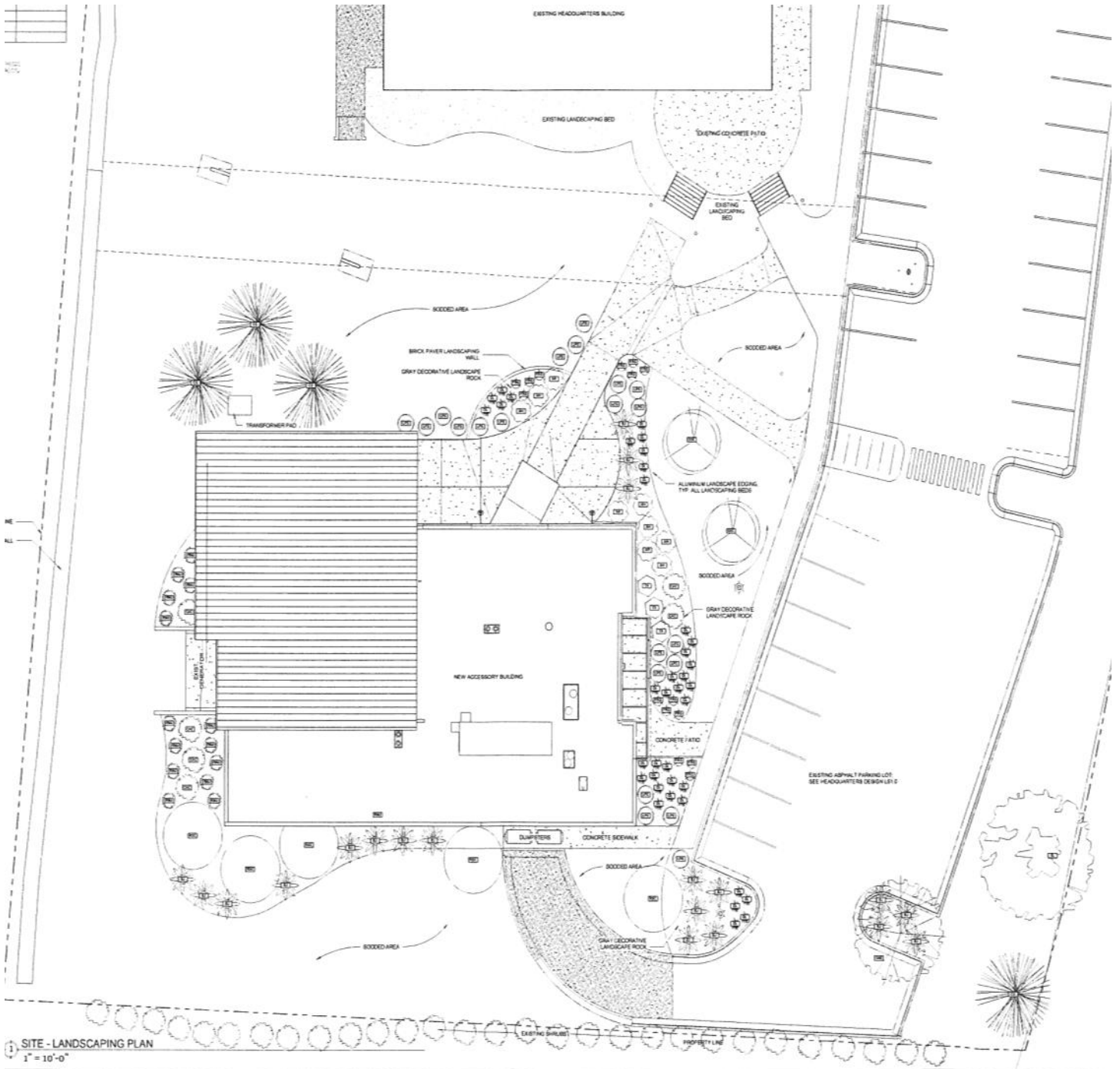
Danielle McChautie
Representative's Signature:

3/31/14
Date:



-  11 River Dr S
-  Tracts of Land







PACIFIC
STEEL & RECYCLING™

CORPORATE HEADQUARTERS
ACCESSORY BUILDING

L'Heureux Page Werner



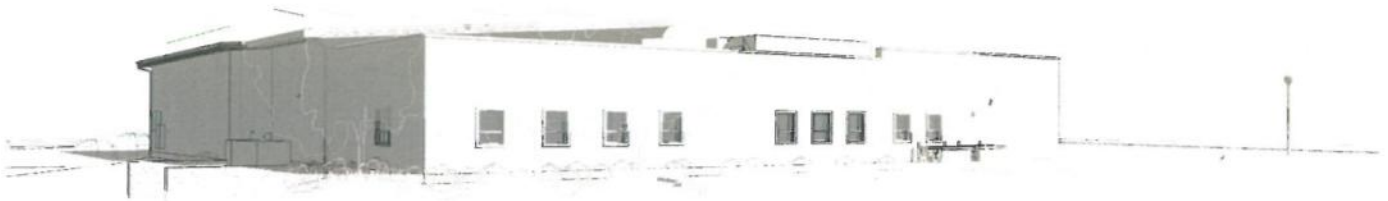
NORTH PERSPECTIVE



NORTHEAST PERSPECTIVE



EAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



View southwest of the PS&R corporate headquarters.



View northwest of the PS&R accessory building site.



View northeast of the PS&R accessory building site.