

DESIGN REVIEW BOARD

May 12, 2014

Case Number

DRB2014-12

Applicant

Roger & Robin Fleck

Representative

Marvin Hessler, AIA
Hessler Architects

Property Location

805 2nd Avenue South

Neighborhood Council
#7

Requested Action

Design review for the construction of an addition to an assisted living facility

Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

EMERALD HOUSE ASSISTED LIVING HOME 805 2ND AVENUE SOUTH



Project Description

The application is for an addition to an assisted living facility along 2nd Avenue South. The addition is called the Emerald House Assisted Home offering residency for dementia and Alzheimer clients. The subject property is located on the edge of the Central business core district surrounded by residential uses, both single and multi-family uses.

Background

- Legal Description: Lots 12 & 13, Block 375 Original Townsite Great Falls, MT
- Property Area: 0.18 acres = 7,500 square feet
- Property Zoning: C-4 Central Business Core District
- Existing Building: Single-family residence
- Proposed Building: 5,670 square feet addition, 15 sleeping rooms, dining room, and kitchen on the main floor, with 1,750 square feet, office and employee training area in the basement.

Project Overview

The proposed building project is located at 805 2 Avenue South and is an addition to Ruby Assisted Living House (811 2nd Avenue South). The 5,670 square foot main floor addition will have 15 sleeping rooms, a dining room, and a kitchen with an access corridor between the two houses. The basement level is 1,750 square foot and will provide room for an office and a training area for employees. The exterior finishes will match the existing Ruby and Sapphire Houses. The front façade has a false porch design to help it blend with the residential features of other residences in the neighborhood. The Emerald House will have front sidewalk and rear covered walkways connecting it with the other assisted living facilities. The two houses will share the existing alley dumpster. The existing boulevard trees will be protected during construction and retained as part of the project. The design will include the installation of a flower bed in front of the Emerald House planted with annuals and perennials.

The building shall be gable end style roof, gable end ascent singles that are half round shake style, and a 4:12 pitch on the roof. The roof will be covered with fiberglass shingle. The flat front, south elevation will appear to look like a residential front porch with lattice base, guardrail and posts. The siding will match the existing houses with wood simulated eight-inch prefinished lap siding. The eaves and gutters will be prefinished metal. The windows will be maintenance free, clad windows, matching the existing houses.

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

The proposed project meets the guidelines and standards of Exhibit 28-1. The façade of the building is near the front lot line and designed to replicate a residential front porch. The owners have incorporated residential architectural features, exterior materials, façade design, and colors to create visual interest and appeal, public safety and function. The front of the proposed construction will take advantage of the existing street lights along 2nd Avenue South, and on the rear entry and walkway, the building will be illuminated by wall sconces. The proposed landscaping is for a flower bed along the front elevation and the existing boulevard trees.

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.

Conformance with Title 15

The owner 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 Emerald House Assisted Living Home located at 805 2nd Avenue South, 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.

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
Roger & Robin Fleek, fleekr@juno.com
Marvin Hessler, Hessler Architects, hesslerarchitects@att.net

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

Emerald House Assisted Living Home
Name of Project / Proposed Use:

Roger and Robin Fleek

Owner Name:

811 Second Avenue South

Mailing Address:

761-1155 fleekr@juno.com

Phone: Email:

Hessler Architects

Representative Name:

#12 6th Avenue South Great Falls, MT 59401

Mailing Address:

727-2757 hesslerarchitects@att.net

Phone: Email:

PROJECT LOCATION:

805 Second Avenue South Great Falls, MT

Site Address:

7,500 Square Feet 5,670 Square Feet

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

LEGAL DESCRIPTION

Lot 13 Block 375



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.

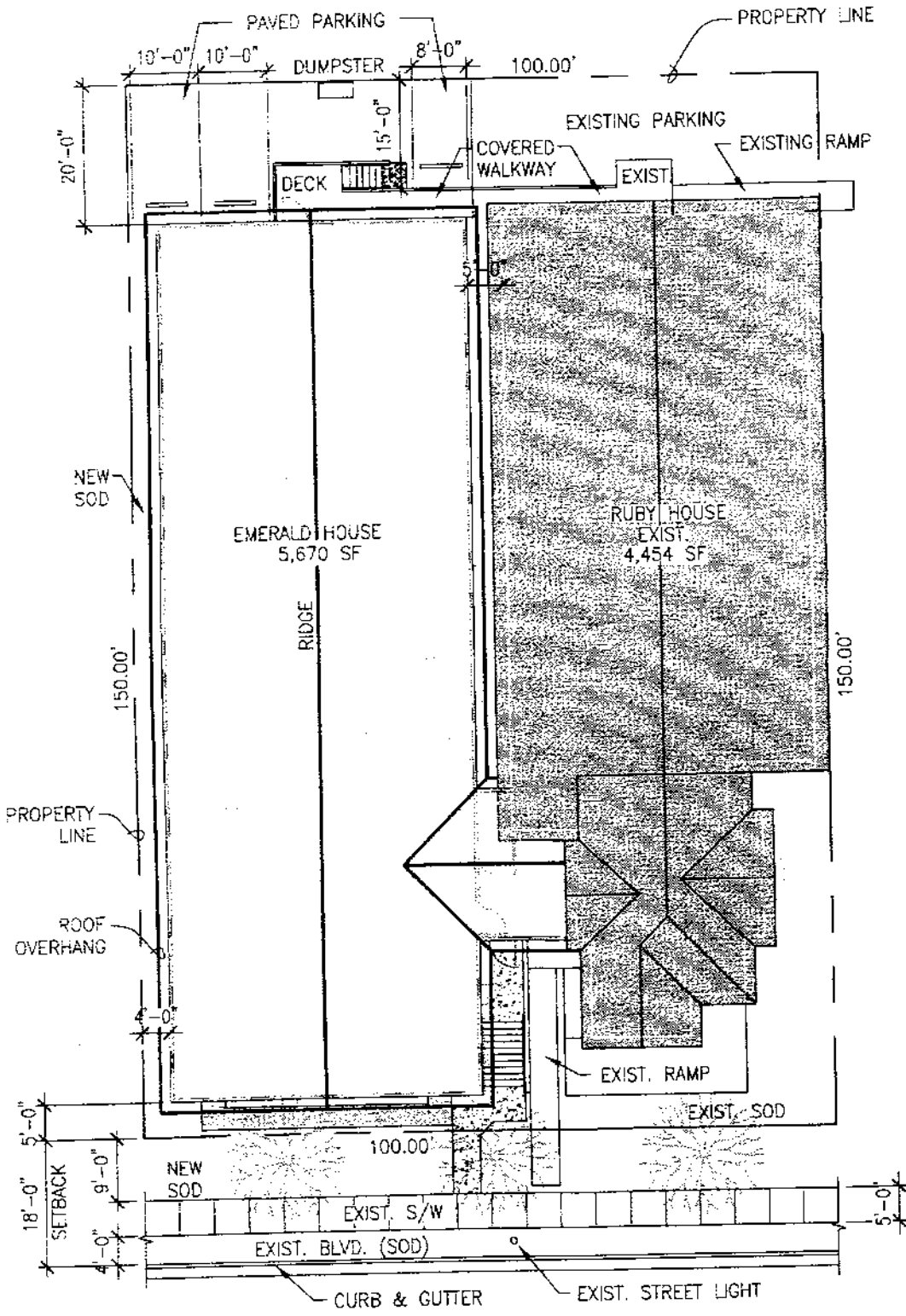
Robin Fleek 03/27/14
Property Owner's Signature: Date:

Robin Fleek 03/27/14
Representative's Signature: Date:





 805/811 2nd Ave S
 Tracts of Land





PLANTING LEGEND

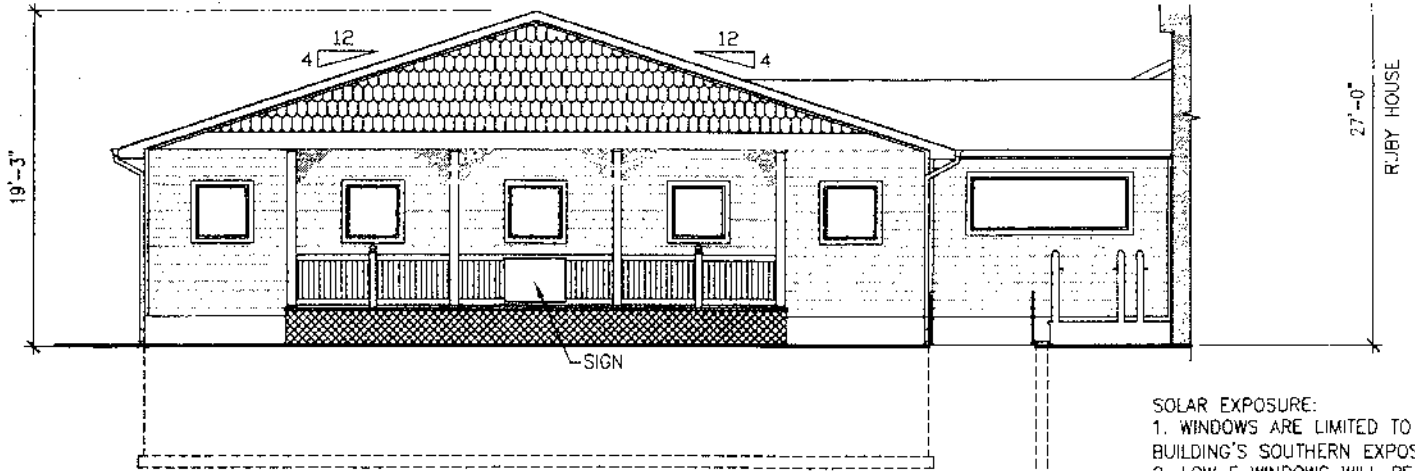
-  EXISTING BOULEVARD TREE
-  SOD
- PREP AREA, INSTALL MINIMUM 4" OF TOPSOIL, AND INSTALL LIVE NURSERY GROWN SOD. PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM PER SPECIFICATIONS.
- FLOWER BED PREP AREA, INSTALL WEED BARRIER FABRIC AND 3" WASHED GRAVEL (1-1/2" MINUS) WITHIN THESE AREAS. USE 5" HIGH BLACK VINYL EDGING.

1

SITE PLAN

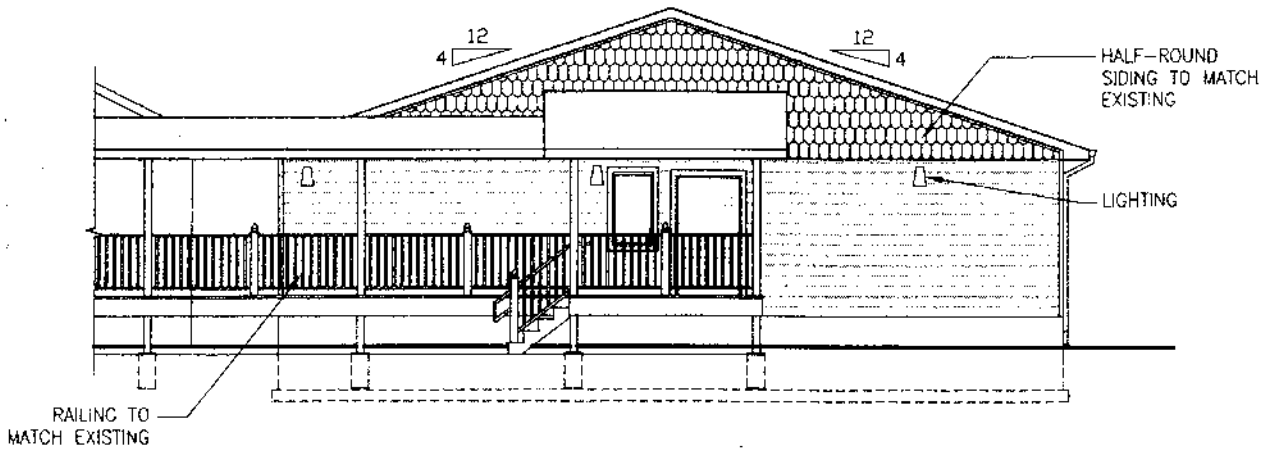
Scale 1"=20'



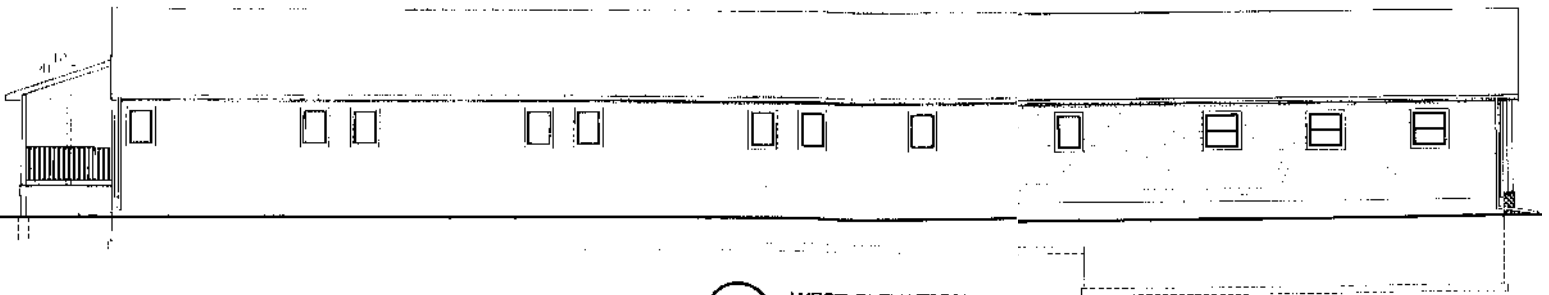


- SOLAR EXPOSURE:
1. WINDOWS ARE LIMITED TO BUILDING'S SOUTHERN EXPOS
 2. LOW E WINDOWS WILL BE
 3. OPERABLE INTERIOR WINDO
 4. DECIDUOUS TREES ON THI
- WILL SHADE IN SUMMER AND INFILTRATION IN THE WINTER

1 SOUTH ELEVATION
Scale: 1/8"=1'-0"



3 NORTH ELEVATION
Scale: 1/8"=1'-0"



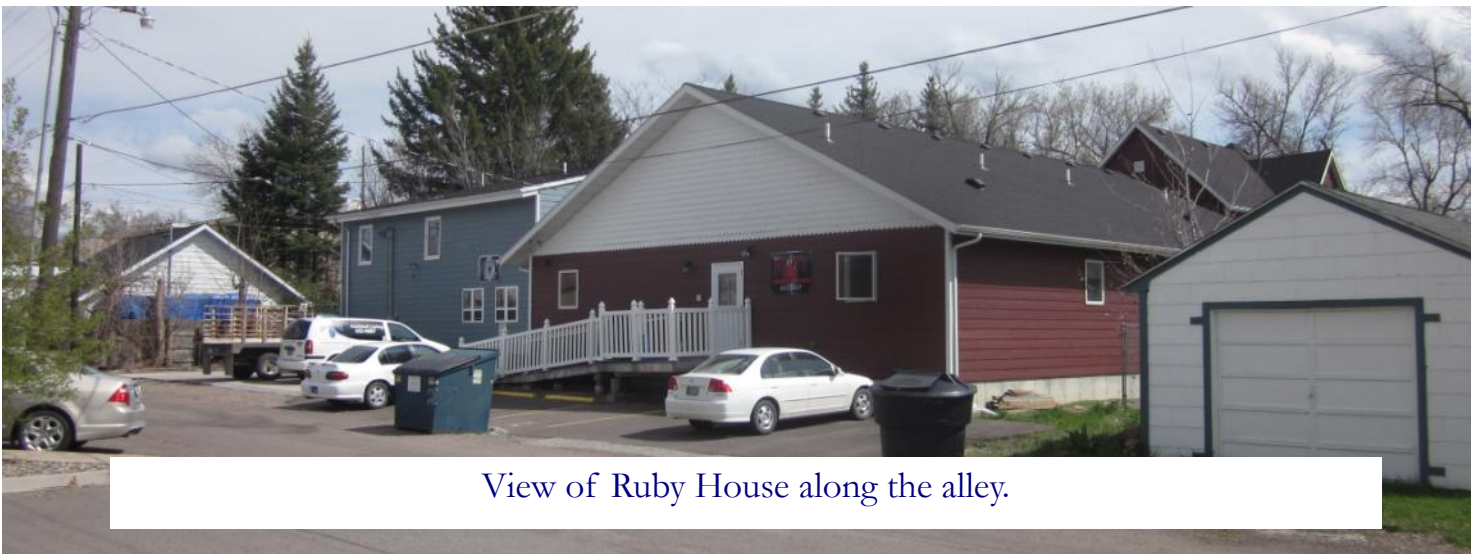
4 WEST ELEVATION
Scale: 1/8"=1'-0"



Existing single-family residence at 805 2nd Avenue South.



Existing Ruby House addressed as 811 2nd Avenue South.



View of Ruby House along the alley.