

DESIGN REVIEW BOARD

May 12, 2014

Case Number

DRB2014-6

Owner

Great Falls Medvest

Applicant

David Cantley, AIA—
LPW

Property Location

3000 15th Avenue South

Requested Action

Design review for a hospital addition to the Great Falls Clinic Specialty Building

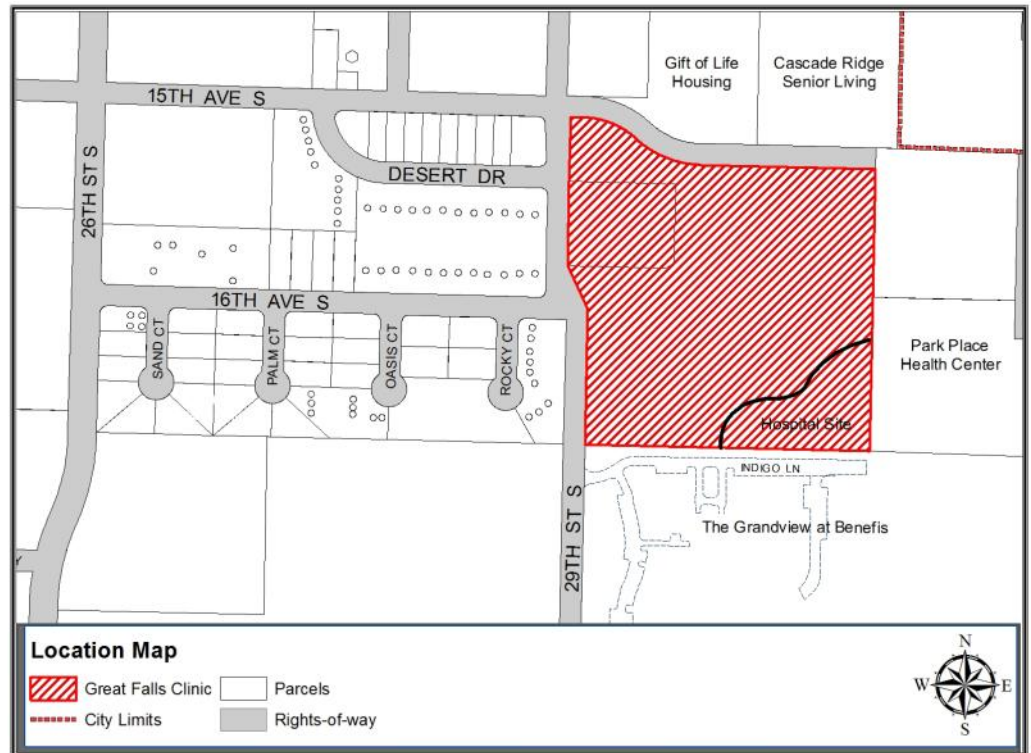
Recommendation

Approve the submitted design with conditions

Project Planner

Andrew Finch

GREAT FALLS CLINIC MEDICAL CENTER 3000 15TH AVE S



Project Description

The proposed project is an addition to the Great Falls Clinic’s Specialty Center, located at 3000 15th Street South. The new building, referred to as the “Great Falls Clinic Medical Center,” will include a nineteen to twenty bed recovery hospital and associated offices and medical facilities, and will connect to the south side of the existing building. The site is also occupied by the smaller Great Falls Clinic Surgery Center, located in the northwest portion of the medical campus, as shown on Exhibit A.

Background

- Legal Description: Lots 1-A1 & 1B, Block 1, Clinic Addition
- Parcels Area: +/-13.99 acres and +/-1.627 acres or approximately +/-680,276 sf, combined
- Property Zoning: PLI Public Lands and Institutional
- Existing Land Use: Health Care Clinic
- Proposed Project Area: +/-153,853 sf

Project Overview

The subject site consists of two parcels under common ownership and integrated operation. The site is currently occupied by the Great Falls Clinic Specialty Center, a mixed medical office and health care facility, and the smaller Surgery Center. Only partially developed, the site has space to accommodate expansion.

The Great Falls Clinic Medical Center (GFCMC) is currently in the design phase for a new hospital facility on the site. Construction is planned to commence in late August of 2014, with completion slated for the fall of 2015. The hospital will replace the facility that GFCMC currently leases.

The new hospital will be constructed adjacent and connecting to the existing Great Falls Clinic Specialty Center. As a 19-20 bed hospital, the facility will also include operating rooms, procedure rooms, an emergency department, and associated support space.

Key Statistics:

Main Floor:	30,783 SF
Second Floor:	29,360 SF
Mechanical Penthouse:	2,735 SF
Typical building height, measured to top of second floor parapet:	35'-6"
Height at (limited) mechanical penthouse:	46'-0"

Future Expansion:

The building structure will be designed for vertical expansion, to allow for the construction of an additional patient bed unit via a future third floor. The future third floor would be located directly above the 2nd floor patient bed unit of this project.

Conformance with Title 17

Land Use/Zoning

In Title 17 of the Official Code of the City of Great Falls, the proposed use is defined as a "Health Care Facility." The site is zoned Public Lands and Institutional (PLI), in which a Health Care Facility is a permitted use.

Parking

For a hospital land use, Title 17, Chapter 36, Parking, provides a standard of one parking stall per patient bed, plus one stall per staff per shift. With up to 20 beds and an estimated maximum staffing of 40 staff, 60 spaces would be needed to meet this standard. However, after review of the site's existing developed parking lots (423 spaces) and their occupancy rates, it is clear the lots are currently underutilized. The existing medical buildings on the site share parking, and the new hospital structure will also share the existing parking lots.

Because of the underutilization of existing parking, and because Chapter 36 finds that *"excessive parking lots reduce density, increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of storm water into the ground,"* staff recommends the construction of additional parking be deferred until the hospital addition is complete and actual parking needs are known. If the current parking is insufficient to meet the demand, additional parking would be constructed, as shown on Sheet L.1.0 of Exhibit E.

Landscaping

The developer has exceeded Title 17 requirements for new landscaping upon the site (see Sheet L.1.0 of Exhibit E). Some existing landscaping on the site has died, and the developer will be asked to replace dead or dying trees.

Property Setbacks

The developer will comply with all setbacks, with the exception of the south setback. For the south setback, the developer has requested a Design Waiver, which has been granted by the Director of Planning & Community Development, to reduce the excessive 80 feet setback requirement to a more appropriate 37 feet. The developer has agreed to provide additional and more robust landscaping as an enhanced buffer between the hospital building and the adjoining properties. A combination of dense plantings, masonry walls and earth berms are proposed to provide a pleasant and functional visual screen, which will also fully screen neighboring properties from light intrusion in key locations. In addition, the developer has given careful consideration to exterior lighting near property boundaries, and will ensure that light pollution is minimized through careful design of the style, location and intensity of exterior lighting (for light levels, See Sheet ES1.0, Electrical Site Lighting Plan of Exhibit E).

Signage

The proposed wall signage is shown on the building elevations (Exhibit C), for design comments only. Three building-mounted internally lit signs are planned at this time, as indicated on the illustrations. Site monument signs have not yet been considered in detail, and will be submitted for compliance once the owner's site way-finding needs are better understood. Overall, the intention is that existing site monument signs would be altered to include additional content relative to the hospital, and/or supplemented with additional site monument signs of similar design character. The existing monument sign at the main entrance on 15th Street South will likely need to be moved or otherwise accommodated due to the installation of boulevard landscaping and sidewalk along 15th Avenue South.

The size calculations will be addressed at the time of submittal for a sign permit.

Conformance with Title 15

The owner and applicant shall develop plans in conformance with Title 15 Building and Construction.

Narrative of Design Features

Building Design:

As shown on the elevation renderings provided as Exhibit C, the proposed building design draws most of its design language from the adjacent Specialty Center, without diminishing the scale and design of that structure. The key hospital entrance is not intended to rival the grandiosity present in the expansive glass and timber atrium featured on the east façade of the Specialty Center. In short, the hospital design will look more like the west face of the Specialty Center, less like the east.

The materials proposed for the hospital include two colors of jumbo masonry, two colors of EIFS, and green metal accent panels. Each of these are planned to match the Specialty Center materials, with the exception that there will be greater contrast between the two EIFS colors this time. The lighter EIFS color will match the Specialty Center, but the darker color will be a deeper tone, as shown on the rendering. The exterior windows will also match the Specialty Center. The smaller "punched openings" will be medium bronze anodized storefront, and clear anodized frames will be used with the glass curtain walls located near the main entry.

Equipment and Trash Screens:

Consideration has been given to mechanical equipment, trash enclosures, and other site service items as follows:

Rooftop equipment: Four large air handlers are currently planned for the roof. The air handlers have been modeled in the design based on preliminary projections of size and location. The black and white perspective views included with this submittal were developed specifically to check site lines to the roof from several angles, to position the air handlers such that they will be concealed by the building parapets alone. This has been done by placing them as internal to the floor plan as possible. However, it is not possible to place the units at "dead center," as they cannot be located over operating rooms per vibration considerations, and cannot be located over the bed wing per the need to allow for future vertical building expansion. The perspective views presented show that the rooftop units are not visible from eye level, unless the viewer is greater than 150 feet away from the building. This

will continue to be monitored by the design team as final unit sizes and locations are determined. If final unit sizes and locations cause the units to be more visible, parapet heights will be adjusted in the design as required.

Trash Enclosures: Exterior dumpsters or trash compactors (TBD) will be screened with masonry screen walls to match the building, and landscaping, and will include steel gates at the side or sides requiring access.

Emergency Generator: The emergency generator and the companion diesel fuel tank will also be screened with masonry screen walls and landscaping. The fuel tank will be provided with access for periodic filling via a steel gate.

Electrical Service: The building transformer, transformer disconnect, and emergency generator disconnects, will be partially concealed by masonry screen walls and landscaping, with this being balanced by the need to comply with code and local utility provider requirements to provide clear space and access for service, safety, and passive cooling considerations.

Oxygen Plant: The building medical oxygen plant is required by code to be located at least 50 feet away from the building. Therefore it is located across the service drive from the building. The oxygen plant will be screened with masonry and landscaping on the three sides facing neighboring properties, and will be provided with an open chain-link gate at the side facing the rear of the building only.

Grade-level Condensing Units: Two or three pad mounted condensing units will likely be required along the south side of the building. While final locations and sizes are not yet known, such units will be concealed by means of masonry walls and landscaping. Preliminary potential locations are indicated on Exhibit E to facilitate discussion.

Building Deliveries: An area for building deliveries and pick-ups has been recessed deeply under the east end of the building. In addition, this area will have an additional layer of screening and concealment of light, noise, and view, to effectively buffer it from the neighboring properties. Also, distances from adjoining properties will be sufficient to prevent exhaust fumes from being a problem.

On-Site Circulation:

The main access to the site will continue to be in the same location, but the new drives along the south and east property boundaries will provide for better distribution of traffic access, as well as better separation of delivery and service vehicles from employee and patient traffic.

Pedestrian and bicycle access and circulation will be improved through construction of sidewalk along the north frontage; internal sidewalks between buildings; and, connection to the public bike and pedestrian path along the south boundary of the site. Location of bike racks for employees and visitors will further enhance bicycle access and provide transportation choices, and will also promote healthier lifestyles.

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 addition to the Great Falls Clinic Specialty Building located at 3000 15th Avenue South, as shown in the conceptual development plans contained within this report and provided by the owner and 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. The owner and applicant shall provide pedestrian access in at least one location between the hospital building and the public bicycle and pedestrian way adjoining the south property line, and provide bicycle racks in convenient locations for visitors and employees.
 - C. 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.
 - D. After completion of the addition, the owner and applicant shall monitor parking demand and shall construct additional parking when needed.
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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 Councils Coordinator
Applicant



-  Great Falls Clinic
-  Tracts of Land
-  Expansion Site



CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
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Submittal Date: 4/21/14
Application Number DRB2014-6

DESIGN REVIEW BOARD APPLICATION

Great Falls Clinic Medical Center - Replacement Hospital

Name of Project / Proposed Use:

Business/Operating Entity - Great Falls Clinic Medical Center and Symbion
Building Owner: Great Falls Medvest, LLC; a Delaware limited liability company

Owner Name:

Great Falls Clinic Medical Center - 1400 29th Street South. Great Falls, MT 59405
Great Falls Medvest, c/o Capital Growth Medvest - 361 Summit Boulevard, Suite 220, Birmingham, AL 35243

Mailing Address:

Great Falls Clinic (406) 454-2171 (Vicky Newmiller, CEO) Vicky.Newmiller@gfclinic.com
Great Falls Medvest (205) 969-7140 (David Fowler) dfowler@medvest.com

Phone:

Email:

David J. Cantley, AIA - LPW Architecture and Engineering

Representative Name:

15 Fifth Street South. Great Falls, MT 59401

Mailing Address:

(406) 771-0770 Ext.302

davec@lpwarchitecture.com

Phone:

Email:

PROJECT LOCATION:

3000 15th Ave South - Great Falls, MT 59405

Site Address:

Total Property = 13.99 Acres (609,404 SF) Existing Specialty Center = 104,620
Area developed by this project = 3.64 Acres (158,853 SF) Existing Surgery Center = 16,128 SF
Proposed Hospital = 60,138 SF (+2,735 Mech Penth)

Sq. Ft. of Property: See LS plan for proposed project boundary

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lot 1-A1 Blk 1	17	20 North	4 East
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.

David Fowler 4.21.2014
Property Owner's Signature: David Fowler, Great Falls Medvest (90 yr ground lessee) Date:
(Leasing from Frauenshuh Companies, MN)

David J. Cantley 4/21/2014
Representative's Signature: David J. Cantley, AIA - LPW Date:





EXAMPLE OF MATERIALS AND SIGNAGE



CONNECTION TO SPECIALTY CENTER



SOUTH ELEVATION



EAST ELEVATION



EXAMPLE OF PROPOSED BOLLARD LIGHTING



SOUTHWEST ELEVATION





Northwest Perspective



North Perspective



Northeast Perspective



Eye Level Perspective from 150 Feet Away



Southeast Perspective At Property Corner



SOUTH ALONG EAST PROPERTY LINE (LOCATION OF NEW DRIVE)



EAST ALONG SOUTH PROPERTY LINE



SOUTHEAST FROM END OF EXISTING SPECIALTY CENTER



NORTHWEST TOWARD EXISTING SPECIALTY CENTER



SOUTHWEST FROM EDGE OF EXISTING PARKING



NORTH FROM SOUTH PROPERTY LINE

(SEE ATTACHED PAGES)