

DESIGN REVIEW BOARD

June 24, 2014

Case Number

DRB2014-20

Applicant/Owner

Dan Billmark
Accessible Space, Inc.

Representative

Michael D. Knisely,
Distyle Design, P.C.

Jana Cooper, PLA
TD&H Engineering

Property Location

1630 Division Road

Requested Action

Design Review of a proposed three story, 38-unit, affordable, senior rental development

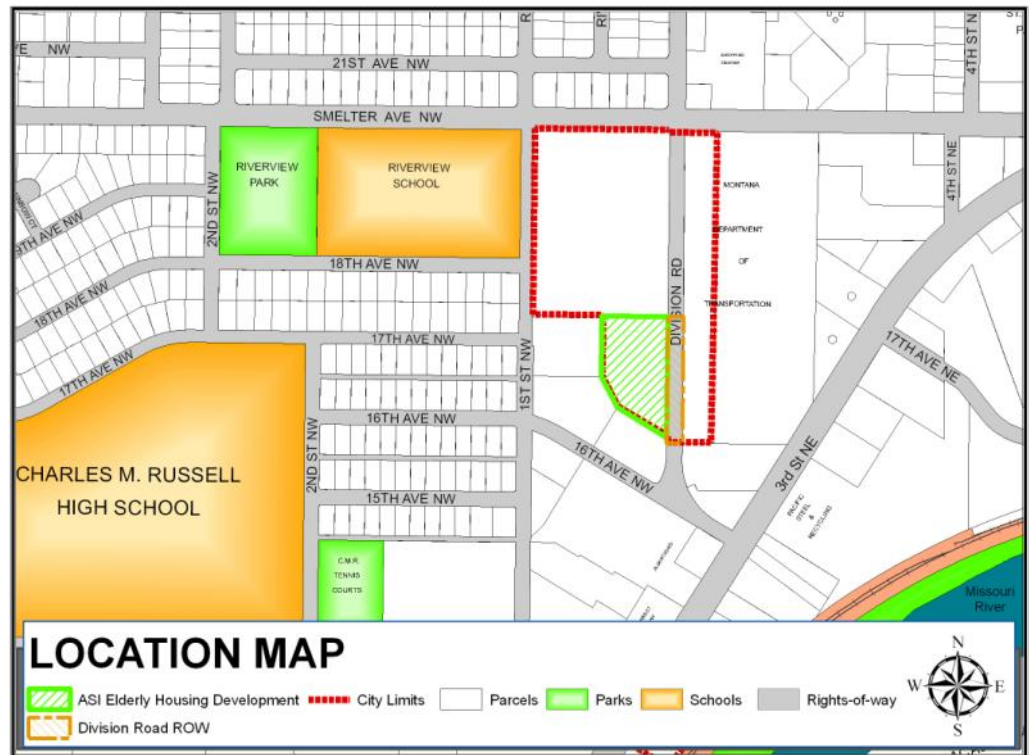
Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

VOYAGEUR APARTMENTS, LP 1630 DIVISION ROAD



Project Description

The project is being developed by Accessible Space, Inc. (ASI), one of the nation’s premier nonprofit developers and operators of accessible, affordable, service-enriched housing for people with physical disabilities, including the frail elderly. The basic design for the building and site is to strike a balance between the building height and impact on the land, preserving existing native grass areas of the site for walking paths, water detention ponds, and landscaping. The site is located just north of Great Falls Clinic Northwest Facility, and the west boundary line abuts ASI’s Meadow Lark Apartments.

Background

- Legal Description: Lot 5A, Block 1, Division Addition
- Property Area: ± 102,802 square feet or ± 2.36 acres
- Property Zoning: R-6 Multi-family high density district

Project Overview

ASI currently operates 11 accessible, affordable and supportive housing developments in Montana including three apartment buildings in Great Falls. Two of those developments, Meadow Lark Apartments and Southwinds Estates, are designed for very low income adults with physical disabilities. These two developments were made possible through funding grants from the U.S. Department of Housing and Urban Development Section 811 Program and the City of Great Falls HOME Program. ASI's other apartment building in Great Falls, "The Portage", is a 48 unit wheelchair accessible, affordable apartment building for seniors. The Portage opened in 2001 and was made possible through funding grants from the U.S. Department of Housing and Urban Development Section 202 Program and the City of Great Falls HOME Program.

The proposed Voyageur Senior Housing Development is a three story, 38-unit accessible, affordable senior rental development located on 2.36 acres on the west side of Division Road, north of 16th Avenue NW. The project is generally consistent with the recommended goals of the Great Falls 2013 Growth Policy. The project is an infill development within a larger unincorporated enclave. This type of housing development promotes continued growth and economical benefit for the City. The Growth Policy also calls for promoting redevelopment and infill as the primary community development mechanism. The Growth Policy states that the City should regulate new development to achieve a high degree of self containment and bringing substandard properties into compliance with City Code.

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

The proposed new construction complies with the standards and guidelines for design review of new construction contained within Exhibit 28-1. The property is relatively flat and the placement of the building positively addresses the terrain and proximity to adjoining buildings. The proposed primary entrance and public access to the parking lot faces east. The landscaping consists of a mix of trees, shrub, perennial beds, boulders, turf and native grass areas and complements the entire site. Site amenities for the residences include a walking path, benches, gardening beds, freestanding pergola, and outdoor patio and canopy.

Storm water detention ponds are designed into the site and work with the natural looking drainage swales along the west and south property lines. The storm water ponds will then release into the existing storm drainage system.

Division Road is a paved rural road that will be improved with sidewalks, curbing, paving section, water main and sanitary sewer mains along the frontage of the development. Two driveway approaches onto Division Road will provide good public and emergency vehicle access and circulation.

The new wood framed building will be constructed to high standards consistent with the current building codes and with energy efficient design. There are four major material areas on the building including the brick veneer base material, precast concrete lintels, wood fiber shake siding, stucco panels, and contrasting vertical siding. The exterior scheme and colors are represented on the rendering included within this Staff Report (Exhibit D). Additional architectural features like the entrance canopy, prefinished fascia and soffit, roof gable ends and false balconies enhance the visual quality of the building. The proposed exterior material, primary entry, façade design and colors create visual interest and appeal.

The electrical service equipment is being screened by a six-foot wood fence and landscaping.

Building exterior lighting is being added in the form of under canopy lights at the entrance, and pole mounted area lighting along the sidewalks and within the parking lot.

The storage/maintenance shed that is located on the southern edge of the parking lot will be constructed to match the main building. The project includes an internal refuse system for the residents to use and roll-out containers will be utilized for sanitation collections.

The proposed landscape plan includes 43 trees, including those proposed in the boulevard, and 200 shrubs that surround the exterior boundary of the site and are also within the vehicle use area.

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 and permit 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.

Summary

The construction of the new multi-family high density apartment building is compatible with nearby properties, natural features, and identified housing needs. The development of the subject property from a vacant undeveloped property to the proposed Senior Housing Development reduces the size of the unincorporated enclave, provides new housing opportunities, and will eventually promote development opportunities in Great Falls on the adjoining lot to the north. Staff supports approval of this application.

Suggested Motion

Board Member moves:

1. "I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Voyageur Senior Housing Development , as shown in the conceptual development plans contained within this report and provided by the project representatives, 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 amended 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 applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.

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

CC Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Jana Cooper, PLA, TD&H Engineering, jana.cooper@tdhengeneering.com
 Michael D Knisely, Distyle Design, PC, mkinsely@distyledesign.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: _____ Application Number: _____
	DISTYLE DESIGN, P.C. 1030 W. BROADWAY, SUITE 100, MINNEAPOLIS, MN 55427

VOYAGEUR APARTMENTS

Name of Project / Proposed Use:

VOYAGEUR APARTMENTS, LP

Owner Name:

2550 UNIVERSITY AVE W., STE 330N, ST. PAUL, MN 55114

Mailing Address:

651 645 7271

Phone:

dbillmark@accessiblespace.org

Email:

MICHAEL D. KNISELY / DISTYLE DESIGN, P.C.

Representative Name:

3410 WINNETKA AVE. N., STE 103, MINNEAPOLIS, MN 55427

Mailing Address:

763 591 0996

Phone:

mknisely@distyledesign.com

Email:

PROJECT LOCATION:

1700 DIVISION ROAD (APPROXIMATE ADDRESS)

Site Address:

102,730

Sq. Ft. of Property:

43,941

Sq. Ft. of Structure:

LEGAL DESCRIPTION

LOT 5, BLOCK 1 SECTION 2 TWP 20 NORTH RANGE 3 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.

[Signature]

Property Owner's Signature:

Jan Billmark
DIRECTOR OF REAL ESTATE DEVELOPMENT
ACCESS. SPA. INC.

Date:

5/21/2014

[Signature]

Representative's Signature:



Date:

5/21/2014

EXHIBIT B - AERIAL MAP



 Voyageur Apartments
 Division Road ROW

 City Limits
 Tracts of Land

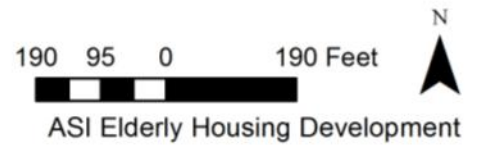
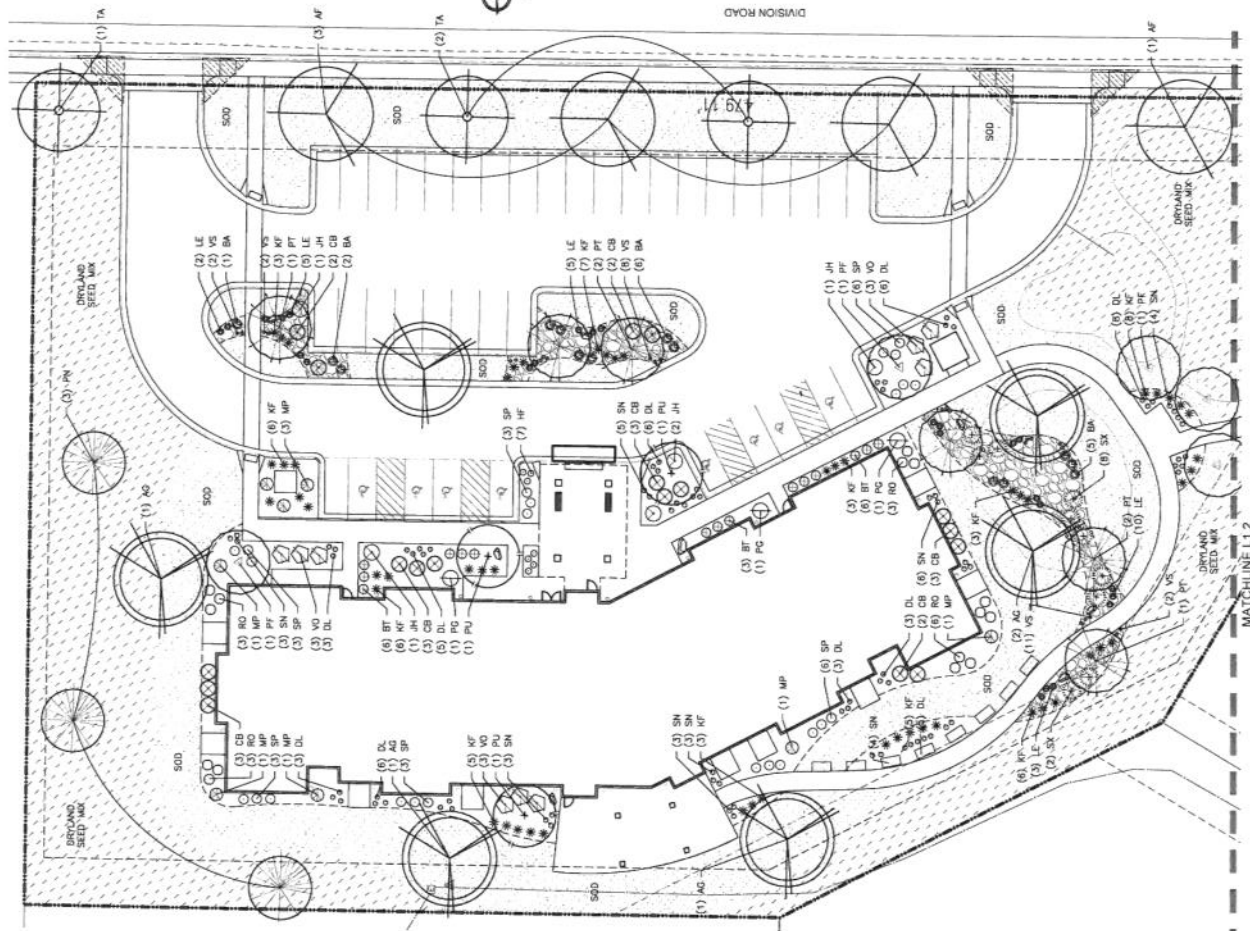


EXHIBIT D - APARTMENT BUILDING RENDERING



EXHIBIT F - LANDSCAPE PLAN

PLANTING PLAN: SHEET L1.1



PLANTING NOTES

- COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING SURFACE AND UNDERPINNING CONDITIONS AND UTILITIES.
- ALL TREES AND OTHER LARGE VEGETATION SHALL NOT BE PLANTED ANY CLOSER TO ANY UTILITY LINE THAN THAT SPECIFIED BY THE CITY OF GREAT FALLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY DISTANCE FROM ALL UTILITIES AT TIME OF INSTALLATION.
- PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.
- PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.
- PLANT TREES WITHIN 3'-FEET OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- ALL PLANTS ARE TO MEET OR EXCEED "AMERICAN STANDARDS FOR NURSERY STOCK," CURRENT EDITION, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. ALL STOCK AND GUY ALL TREES IMMEDIATELY AFTER PLANTING.
- THROUGH THE WARRANTY PERIOD AND THE CONTRACTOR IS LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS.
- ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE.
- LANDSCAPE BEDS TO BE MULCHED WITH 3 INCH DEPTH OF CLEAN, REDDISH FREE RIVER ROCK WHICH 1-3 INCH SIZES OR APPROVED EQUAL, BY OWNER'S REPRESENTATIVE.
- ALL REJECTED WORK AND MATERIALS SHALL BE IMMEDIATELY REMOVED, DISPOSED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIALS, INCLUDING MULCH, SHALL BE DELIVERED TO THE PROJECT SITE AND STORED PROPERLY TO PREVENT WEATHERING AND CONTAMINATION OF PLANT MATERIALS.
- DURING THE COURSE OF THIS WORK, REMOVE EXCESS WASTE MATERIAL DAILY FROM THE SITE AND UPON COMPLETION OF ALL WORK.
- INSTALL PLANT MATERIAL PER DETAILS ON SHEET L1.2. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSEND.
- CONTRACTOR SHALL VERIFY CHARACTERISTICS OF PLANTING MIX TO BE INSTALLED AND AMEND AS REQUIRED BY REPRESENTATIVE FOR SCHEDULING THE WALK-THROUGH AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE.
- UPON COMPLETION OF ALL LANDSCAPING, A SUBSTANTIAL COMPLETION WALK-THROUGH OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE WALK-THROUGH FOR 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. REPLACEMENT PLANTS SHALL BE WARRANTED FOR AN ADDITIONAL 90 DAYS.

MASTER PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
AF	5	AQUICUM X FREEMANI	AUTUMN BLAZE MAPLE	1.5" CAL	B & B		50'-60'	30'-45'
AG	6	ASpidERUS GLABRA	GRAND BUCKLEBEE TREE	1.5" CAL	B & B		20'-40'	20'-40'
AF	5	MALUS 'FRAISE FIRE'	FRAISE FIRE CHAMPAGNE	1.5" CAL	B & B		20'-30'	30'
PF	6	POPULUS TREMULOIDES	QUAKING ASPEN	1.5" CAL	B & B		40'	20'-25'
PU	5	PIRUS USSIDORISS 'TAMROOT'	MOUNTAIN FROST PEAR	1.5" CAL	B & B		20'-30'	20'
TC	4	TILIA CORDATA 'GREENSPRUE'	GREENSPRUE LINDEN	1.5" CAL	B & B		20'-30'	20'
CONIFEROUS TREES								
PI	3	PINUS FLEXILIS	LIMBER PINE	5'-9" HT.	B & B		40'-50'	20'
DECIDUOUS SHRUBS								
BT	15	BERRBERIS THUNBERGH	JAPANESE BARBERRY	2 GAL	CONTAINER		3'-4'	3'-4'
CB	18	CORNUS ALBA 'MANTHOLD'	WINTER HALO DOGWOOD	2 GAL	CONTAINER		5'-6'	5'-6'
RD	15	ROSA 'MORDEN CENTENAL'	MORDEN CENTENAL ROSE	2 GAL	CONTAINER		3'-5'	3'
SK	10	SALIX PURPUREA 'SPECTAL'	COMPACT PURPLE WILLOW	2 GAL	CONTAINER		5'-5'	8'-8'
SP	24	SPIREA X INJUNDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2 GAL	CONTAINER		2'-3'	4'-5'
VO	9	VIORNIUM OPULIS 'COMPACTUM'	EUROPEAN COMPACT VIBURNUM	2 GAL	CONTAINER		5'	5'-6'
CONIFEROUS SHRUBS								
JH	5	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	CONTAINER	SHADING	12"	3'-6"
PG	3	PICEA PLUNGENS 'GLAUCA ELOBODAN'	GLOBE BLUE SPRUCE	5 GAL	CONTAINER		5'-6"	8'-7"
MP	6	PINUS MUGO 'HUMILIA'	DWARF MUGO PINE	5 GAL	CONTAINER		3'-5"	3'-6"
PERENNIALS/ORNAMENTAL GRASSES								
BA	14	BAPTISIA X 'MIDNIGHT PRIMERBLUES'	MIDNIGHT PRIMERBLUES BAPTISIA	1 GAL	CONTAINER	PURPLE/BLUE	30"-36"	35-48"
KT	55	CALAMAGROSTIS ACUTIFLORA 'WALK FORESTER'	FEATHER REED GRASS	1 GAL	CONTAINER	GRASS	4"	2'-3"
DL	48	HEMEROCALLIS STILIA D'ORNO'	STELLA D'ORNO DAFFILY	1 GAL	CONTAINER	GRASS	12"-24"	18"
HF	7	HOSTA X 'FRANCKE'	HOSTA FRANCKE	4.5" POT	CONTAINER	SHADE TOLERANT	24"	30-38"
LE	25	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DANCY	4.5" POT	CONTAINER	WHITE FLOWER	24"	18"
SN	31	SALVA NEMOROSA 'CARADONNA'	CARADONNA SALVA	1 GAL	CONTAINER	PURPLE/BLUE	24"	24"
VS	23	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL	1 GAL	CONTAINER	RED FLOWER	12"	12"
DRYLAND SEED MIX - WESTERN NATIVE MIX (OR APPROVED EQUAL)								
25K	ORIFLAVA THOICOPUS WEEDGRASS	PROVIDE FRESH, CLEAN, AND DRY MIX SEED WITH NOT LESS THAN MORE THAN 0.5% WEED SEED. APPLY DRYLAND SEED MIXTURE AT 200 LBS/ACRE. SEED SHALL BE COVERED WITH 1/2" OF TOPSOIL. APPLICATION RATE SHALL BE 200 LBS/ACRE.	PROVIDED	9 TREES				
25K	SLENDER WHEATGRASS		PROVIDED	34 TREES - SEE DESIGN WALKER				
20K	LORDON GREEN NEEDLE GRASS		PROVIDED	41				
20K	WESTERN WHEATGRASS		PROVIDED	30,590 SQ FT				
10K	SICOMA BLUE BUNCH WHEATGRASS		PROVIDED	37,970 SQ FT				

LEGEND

- 500 - PROVIDED BY A COMMERCIAL 500 FIRM LOCATED IN THE LODGE COUNTY
- DRYLAND SEED MIX
- RIVER RED - SEE DETAIL 9/1.1
- CLEAR VISION TRIANGLE
- PROPERTY BOUNDARY
- SETBACK
- METAL EDGING - 4/1.1
- BOULDER - 5/1.1

CODE REVIEW

CODE REQUIREMENT	REQUIRED	PROVIDED
BOLLEWARD TREES 1 PER 35 LINEAL FEET	0 NO BOLLEWARD ON DIVISION ROAD	9 TREES
1 TREE PER 1,500 SQ FT NET LOT AREA	41	34 TREES - SEE DESIGN WALKER
TURF GRASS OR GRADING COVER PLANTS SHALL COVER 80% OF NET LOT AREA	30,590 SQ FT	37,970 SQ FT

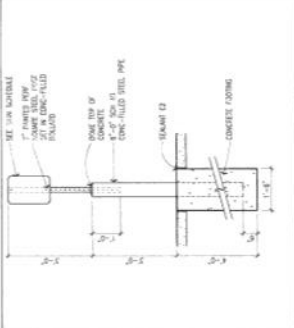
NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS

EXHIBIT G - MAINTENANCE BUILDING ELEVATIONS

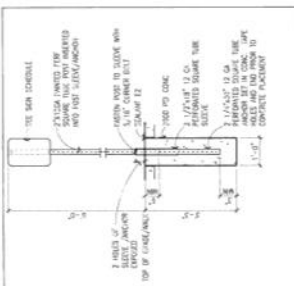


The Voyager
 Senior Apartments

7th and Division
 Great Falls, Montana



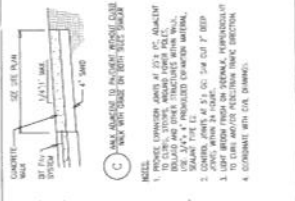
DETAIL - BOLLARD-MOUNTED SIGN
 1/2" = 1'-0"



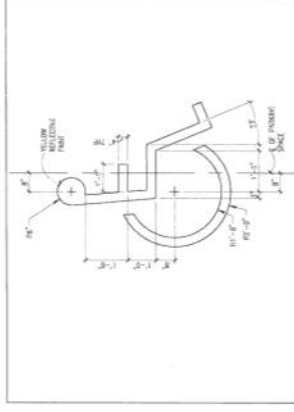
DETAIL - GROUND-MOUNTED SIGN
 1/2" = 1'-0"

TYPE	DESCRIPTION	SIGN HEIGHT
A	HANDICAP MARKING	8'-0"
B	NO HANDICAP MARKING	8'-0"
C	ACCESS LANE	8'-0"
D	TRUCK LANE	SEE NOTE 3
E	PERMITS/LOADING	8'-0"
F	CONC.	8'-0"

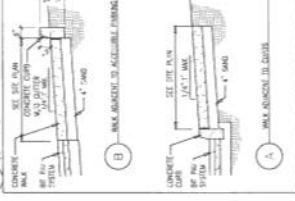
1. ALL SIGNS MOUNTED TO SIGNING WALLS. PROVIDE 1/2" CLEARANCE FOR EXPANSION AND TO BE REMOVED. CONCRETE FOOTING.



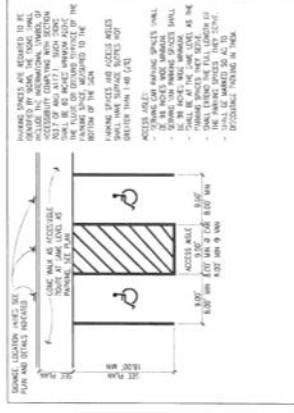
DETAIL - TYPICAL WOOD SCREEN FENCE
 1/2" = 1'-0"



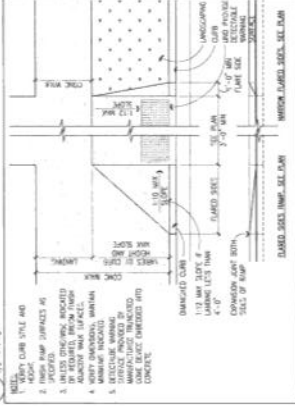
DETAIL - HANDICAP PREVENT SYMBOL
 1/2" = 1'-0"



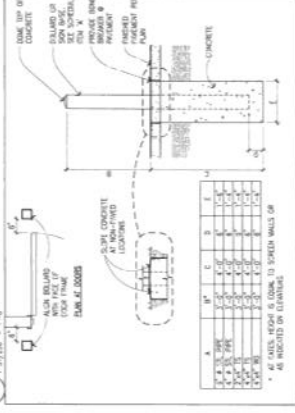
DETAIL - CONCRETE WALK SECTIONS
 1/2" = 1'-0"



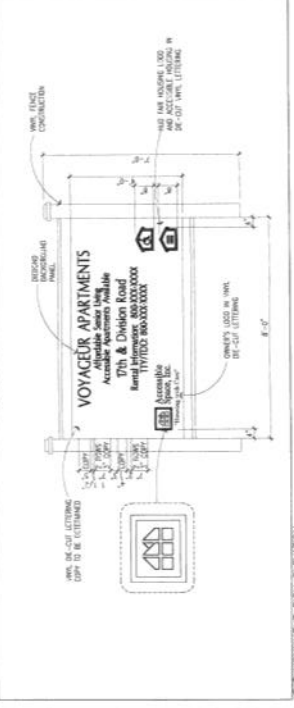
ACCESSIBLE PARKING DETAIL
 1/2" = 1'-0"



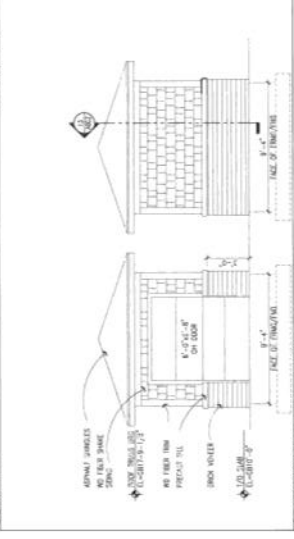
DETAIL - ACCESSIBLE RAMP
 1/2" = 1'-0"



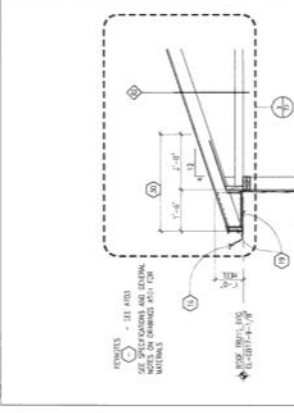
DETAIL - PIPE BOLLARDS
 1/2" = 1'-0"



MONUMENT SIGN ELEVATION
 1/2" = 1'-0"



SITE STORAGE SHED ELEVATIONS
 1/2" = 1'-0"



WALL SECTION - SITE STORAGE SHED
 1/2" = 1'-0"

ARCHITECTURAL SITE DETAILS

Project Number: 11100
 Client: VOYAGER SENIOR APARTMENTS
 Date: 1/20/2014

Scale: 1/2" = 1'-0"

Sheet: A002

EXHIBIT H - SITE PHOTOS



View south along the subject property and Division Road.



View north along the subject property and Division Road.