

# DESIGN REVIEW BOARD

November 10, 2014

**Case Number**

DRB2014-29

**Applicant**

David McDonald, Idaho  
Commercial Brokerage

**Representative**

Jason Pyne, Christopher  
Kidd and Associates

**Property Location**

Abutting 26th St S on the  
west, north of Centene  
and northwest of Central  
Catholic High School

**Requested Action**

Design Review of a new  
dialysis clinic

**Recommendation**

Approve design with con-  
ditions

**Project Planner**

Galen Amy

## LIBERTY DIALYSIS—26TH STREET SOUTH



### Project Description

The applicant is proposing development of a new 8,971 square foot dialysis clinic on a vacant lot. The subject property is located on the west side of 26th Street South in the vicinity of Bobcat Way. There is an established cardiology facility on the abutting property to the north and residential condominiums to the west. The new clinic is located in, and is a complementary addition to, the Medical District. This clinic can conveniently add to the choices for professional service sought by residents from neighborhoods to the north and those already receiving medical services at nearby Benefis Hospital and the Great Falls Clinic.

### Background

- Legal Description: Lot 2A, Block 2, Forest Glen South Business Park, Section 18, T20N, R4E, PMM, Cascade County, Montana
- Property Area:  $\pm 52,826$  square feet or  $\pm 1.21$  acres
- Property Zoning: M-1 Mixed-use district

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## Project Overview

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

The proposed project complies with the guidelines for design review of new construction and exterior renovations contained within Exhibit 28-1.

The applicant is proposing a single-story 8,971 square foot building for a new dialysis clinic. The clinic has been designed with attention to detail that provides aesthetically pleasing proportions and building materials that provide for interesting building facades. Each façade has been divided into smaller sections with vertical and horizontal offsets created by siding textures and a plentitude of windows.

The windows have either Cumaru wood overhangs or painted metal projection canopies. The building includes earth tone colors and natural elements such as stone and Cumaru wood siding, while also incorporating EFIS and metal accents/coping caps (see Exhibits I - L). The mechanical located on the roof will be screened by the parapet. The site plan shows a possible generator, which will also be required to be screened, preferably by landscaping.

There is a dumpster pad and enclosure located to the rear west portion of the subject property. The enclosure will consist of stone veneer and EFIS, with corrugated metal gates (see Exhibit H for details). The proposed monument sign matches the building materials. However, the proposed site and building signage will be reviewed as a separate application.

Primary access to the clinic will be off of 26th Street South, with a drive under canopy drop off area at the main building entrance. An additional private north-south drive is located off of Bobcat Way. A shared use and maintenance agreement is already in place for this road, and the applicant will confirm that this agreement includes access to the subject property prior to connecting to it.

The architect provided a summary of the project's design and building materials which are attached as Exhibit B, and the Project Manager for Liberty Dialysis has provided a narrative regarding the facility and related discharge of materials as Exhibit C.

### **Conformance with Title 17**

The proposed project is in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls, including but not limited to zoning, setbacks, building height and lot coverage. The site plan includes the conceptual parking layout showing 36 parking spaces, 3 of which will be ADA accessible. This meets the code requirements. The applicant has provided an outdoor lighting plan which meets the intent of the Land Development Code (see Exhibits M & N).

The new development is required to be in compliance with the City of Great Falls Storm Design Manual and City standards. The storm water plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development.

The proposed landscaping meets the minimum requirements of the Land Development Code with 24% of the parent parcel being landscaped. The full landscaping plan is included as Exhibit E.

## Summary

The construction of the new dialysis clinic is compatible with nearby properties and natural features. The development of the subject property from a vacant undeveloped property to the proposed clinic is a compatible addition to the Medical district and will serve the surrounding community. Staff supports approval of this application.

## Suggested Motion

### 1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Christopher Kidd and Associates, as shown in the conceptual development plans contained within this report and provided by the Project Manager, subject to the follows conditions:

- ◆ 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.
- ◆ 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.
- ◆ 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.
- ◆ The applicant shall confirm the subject property is permitted access to Bobcat Way via the private north-south drive, located at the north of the subject property, prior to connecting to it.

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

CC: Dave Dobbs, City Engineer  
 Patty Cadwell, Neighborhood Council Coordinator  
 Todd Seymanski, City Forester  
 David McDonald, Idaho Commercial Brokerage, david@icbre.com  
 Jason Pyne, Representative, Christopher Kidd and Associates, j.pyne@ckiddarchitects.com  
 Ronald Fuller, Liberty Dialysis Project Manager, ron.fuller@fmc-na.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 \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

Liberty Dialysis of Great Falls, Montana

Name of Project / Proposed Use:

David McDonald (Idaho Commercial Brokerage)

Owner Name:

121 N 9th, Suite 402, Boise, Idaho 83702

Mailing Address:

(208) 343-9300

Phone:

david@icbre.com

Email:

Christopher Kidd and Associates (Christopher D. Kidd)

Representative Name:

N48W16550 Lisbon Road Menomonee Falls, WI 53051

Mailing Address:

(262) 901-0505

Phone:

j.pyne@ckiddarchitects.com

Email:

## PROJECT LOCATION:

1724 26th Street South, Great Falls, Montana 59405

Site Address:

52,826 GSF

Sq. Ft. of Property:

8,971 GSF

Sq. Ft. of Structure:

## LEGAL DESCRIPTION

Lot 2A

Mark/Lot:

18

Section:

20 North Bock 2

Township/Block

4 East

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:

Date:

Representative's Signature:

Date:



# EXHIBIT B - ARCHITECT NARRATIVE

## Christopher D. Kidd

AIA, ALA, RIBA

October 24, 2014

*via Email*

Galen Amy  
City of Great Falls  
P.O. Box 50212  
Great Falls, MT 59403

Christopher D. Kidd, AIA, ALA, RIBA, President  
N48W16550 Lisbon Road  
Menomonee Falls, Wisconsin 53051

Re: Liberty Dialysis Review Board Application  
1900 Block of 26th Street South  
CKA Project #13137-01

Dear Galen:

For consideration of the Design Review Board the following is a project narrative for the proposed Liberty Dialysis Clinic. The proposed clinic is 8,971 GSF located on a 52,826 GSF lot that contains a porte cochere, dumpster enclosure and dumpster pad with enclosure. The lot sits on 26<sup>th</sup> Street South just south of the Cardiology Clinic on Bobcat Way. The site consists of 38 parking stalls, 3 of which are handicap accessible. Primary access to the clinic will be from 26<sup>th</sup> South through a new 40' wide curb cut. Secondary access is possible from the private drive splitting the 2 lots to the north of us off Bobcat Way.

Operation of the clinic initially consists of 2-5 hour treatment shifts per day, three days a week from the hours of 6am-6pm. Full capacity operation will run 2 shifts during the same hours but up to 6 days per week. There will be 18 in-house patient treatment stations and 2 private rooms for equipment and procedure training for self-treatments at home. The question was posed by city engineers whether the treatment process resulted in any kind of hazardous sewerage discharge. Please see the attached supplemental letter from Liberty dialysis describing the facilities generated waste.

The majority of our patients are dropped off and later picked up. We have reviewed access and building arrangement on site and have determined that the majority of the access will occur at the curb cut on 26<sup>th</sup> and that it is most critical for our elderly patrons to have an easily recognized and very accessible main entrance facing the drive. This comes at the expense of maximizing overall building visibility from the main road. We find this acceptable as our business does not rely on "drive-by" customers. This arrangement also serves to define separate parking areas for customers vs. employees. It allows our "back of house" activities such as trash collection and supply deliveries to occur away from the customer which further minimizes confusion. Lastly, the most efficient internal space plan calls for storage, deliveries and employee "back of house" functions to be located on the opposite side of the building where patient entry and care occurs.

N48W16550 LISBON ROAD  
MENOMONEE FALLS, WISCONSIN 53051-6630  
PH: 262.901.0505 / FX: 262.901.0505

## EXHIBIT B - ARCHITECT NARRATIVE (CONT.)

Galen Amy  
City of Great Falls  
CKA Project #13137-01  
October 28, 2014  
Page 2

This allows for the shortest route for our patients from delivery to treatment and keeps "dirty" functions as distant from "clean" functions as possible which is critical in health care facilities. This type of internal arrangement would not be possible if the building was immediately adjacent to the street frontage.

The building construction consists of a single story, steel structure with metal stud framing. At the entry, the building height is at its tallest at 24'-6". The rest of the building reaches a parapet height of 18'10" and minimizes at 17'-0". At these heights, our rooftop mechanical units are almost entirely screened by parapets except at the rear where a person would have to be in excess of 190' away from the building in order to see any glimpse of the top edge of the RTU. At this distance, the equipment is un-recognizable. This is based on a worst case scenario where the equipment is located 10' away from the roof edge with eye level at 6'. In all likelihood, the RTU's will be further inboard creating an even more distant sight line. The exterior building materials include wood siding, EIFS with reveal grooves and thin stone veneer. The doors and windows will be made of glass with aluminum framing. The sunshades over the windows are aluminum and the roof top units will be concealed by the building parapet. Please see the attached renderings for material colors and selections.

We appreciate the opportunity to present our project for your review. If you have any questions or concerns please feel free to contact us and we will be willing to address them in any way that we can.

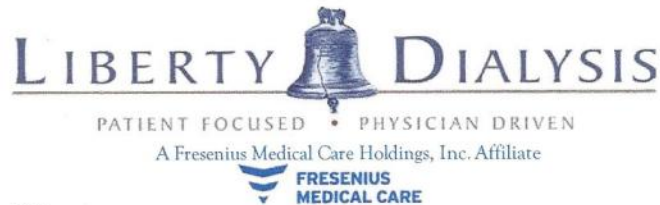
Sincerely,

 41A, 42A, R184

Christopher D. Kidd, AIA, ALA, RIBA  
President

CDK:ayd

# EXHIBIT C - PROJECT MANAGER NARRATIVE



7650 SE 27<sup>th</sup> Street, Suite 200  
Mercer Island, WA 98040

Tel 206.236.5001  
Fax 206.236.5002

October 24, 2014  
City of Great Falls, MT  
Re: Liberty Dialysis- Great Falls Effluent Materials

To whom it may concern:

We have been asked by our architect, Jason Pyne of Christopher Kidd Associates, to comment on the proposed dialysis facility in regards to effluent discharge of materials used in the operation of this facility.

As you probably know, kidney dialysis is a procedure used to treat/maintain the lives of those patients who suffer from chronic renal disease and would typically not survive without the assistance of the dialysis. Most of these patients receive dialysis three times a week for treatments that are four hours in duration.

Outpatient dialysis facilities today use the most advanced technology available. Water treatment for the dialysis process is achieved by utilizing a reverse osmosis system along with pre and post filtration to provide the most medically purified water that can be achieved. The actual dialysis machines are also very sophisticated and computer driven.

Since the technology has changed so drastically over the years, our use of highly caustic materials for disinfection has also changed. Most of our sterilization of the equipment is now done with heated water provided by our water treatment system. In addition to heat disinfect the clinic would use three standard disinfection materials for rinsing and surface cleaning. Those materials are:

1. Peracetic Acid
2. Vinegar
3. Household Bleach

As you can see the surface and machine disinfect materials are no different than those typically found in other outpatient clinic or hospital operations.

To create the dialysate used in the dialysis treatment, certain organic salts are mixed with water. The levels of these of salts are at about the same levels found in blood. The dialysis process essentially removes the toxins from blood through a semi-permeable membrane using osmosis and diffusion, and the toxins are then directed to the drain. This removal of these toxins creates an effluent that is basically the same as urine although this is a much more sterile version.

One more point I would like to make is that dialysis facilities are highly regulated and inspected by the federal government. Federal guidelines have long been established for participation in federal programs and these clinics are frequently inspected for compliance.

I have of course tried to simply explain the dialysis process. If you need more information or have further questions please feel free to contact me.

Regards

Ronald Fuller  
Liberty Dialysis Project Manager  
1860 S Lindsay Rd  
Gilbert, AZ 85295  
[ron.fuller@fmc-na.com](mailto:ron.fuller@fmc-na.com)  
480-363-1762



# EXHIBIT D - AERIAL MAP



-  Subject Property
-  City Limits
-  Tracts of Land



Liberty Dialysis Development



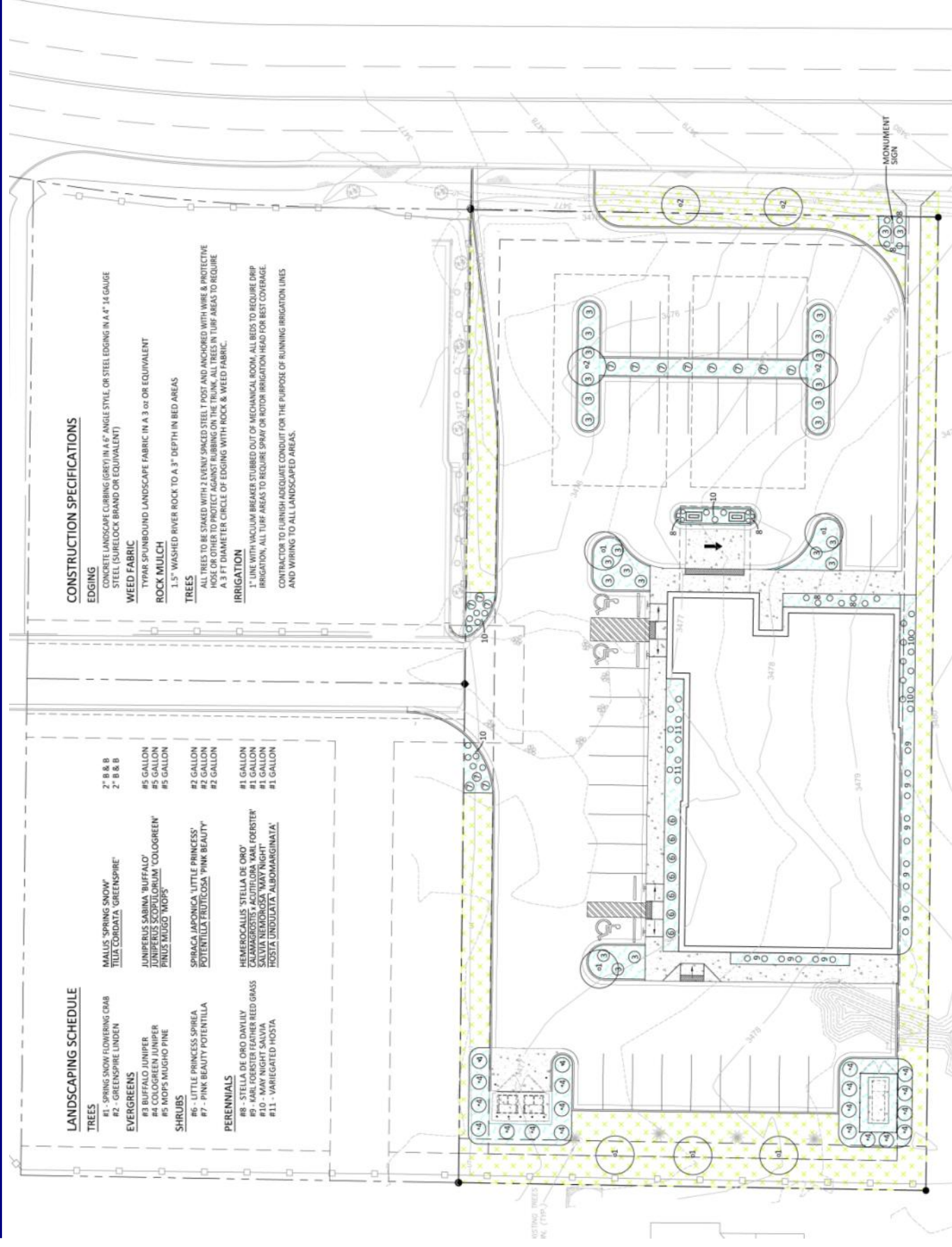
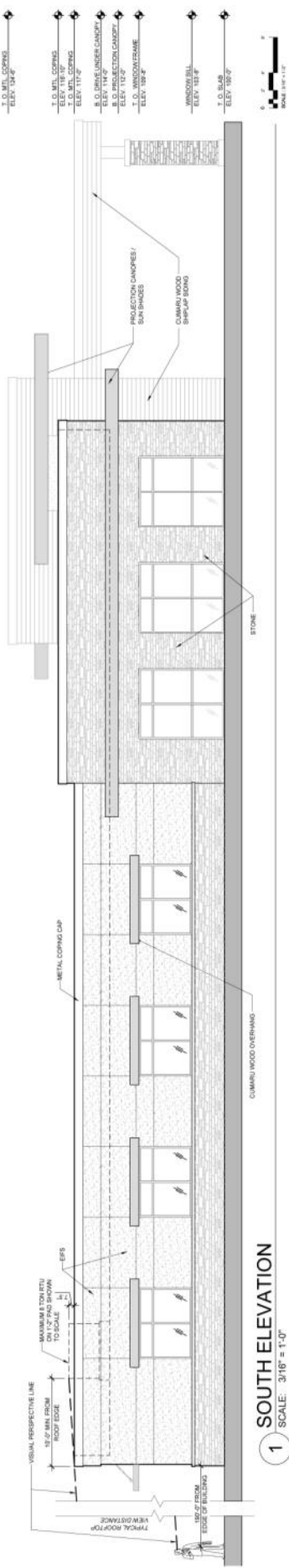
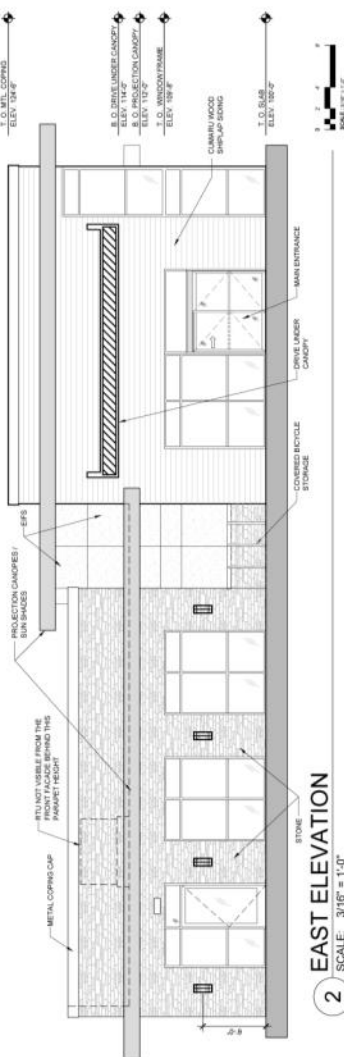


EXHIBIT F - SOUTH & EAST ELEVATIONS



1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES LEGEND			
1	MANUF COLOR PRODUCT	CLAYSTONE RESINITE PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
2	MANUF COLOR PRODUCT	PROVOT PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
3	MANUF COLOR PRODUCT	488-SHAWARA WOOD OUTSULATION FB PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
4	MANUF COLOR PRODUCT	KARNEER PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
5	MANUF COLOR PRODUCT	TRIFAB VS ART WITH INTERNAL BELL PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
6	MANUF COLOR PRODUCT	KARNEER PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
7	MANUF COLOR PRODUCT	STANCHARD BOTTOM RAIL PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
8	MANUF COLOR PRODUCT	AMAS THERMAL ENTRANCE PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
9	MANUF COLOR PRODUCT	LEFT HAND BRIDGE SLIDE WITH INTERIOR IDELIGHT AND TRANSOM PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
10	MANUF COLOR PRODUCT	PACK-CLAD BRIDGE OR SIMILAR COLOR MATCH PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
11	MANUF COLOR PRODUCT	MAVES ARCHITECTURAL CANOPIES PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT
12	MANUF COLOR PRODUCT	MAVES ARCHITECTURAL CANOPIES PRODUCT	PACK-CLAD MEDIUM BRONZE PRODUCT

Scale: 3/16"= 1'-0"

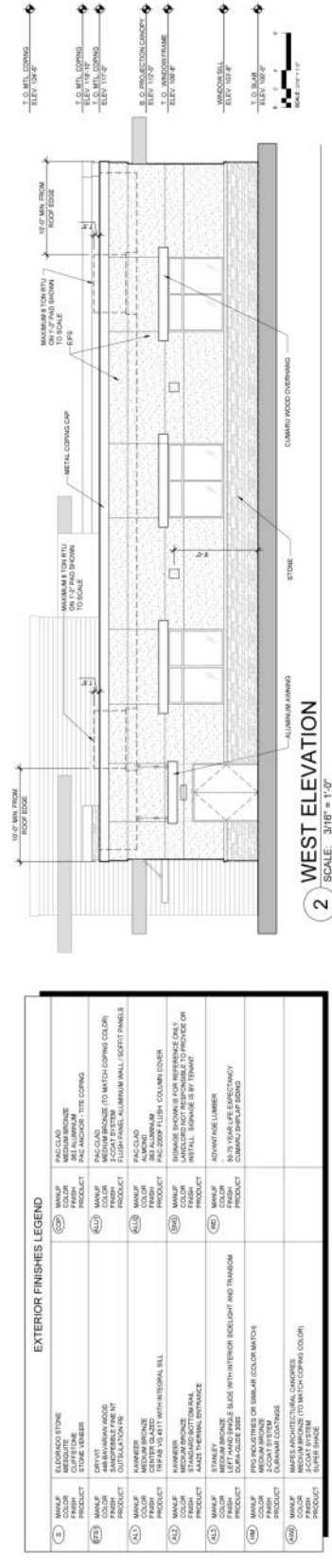
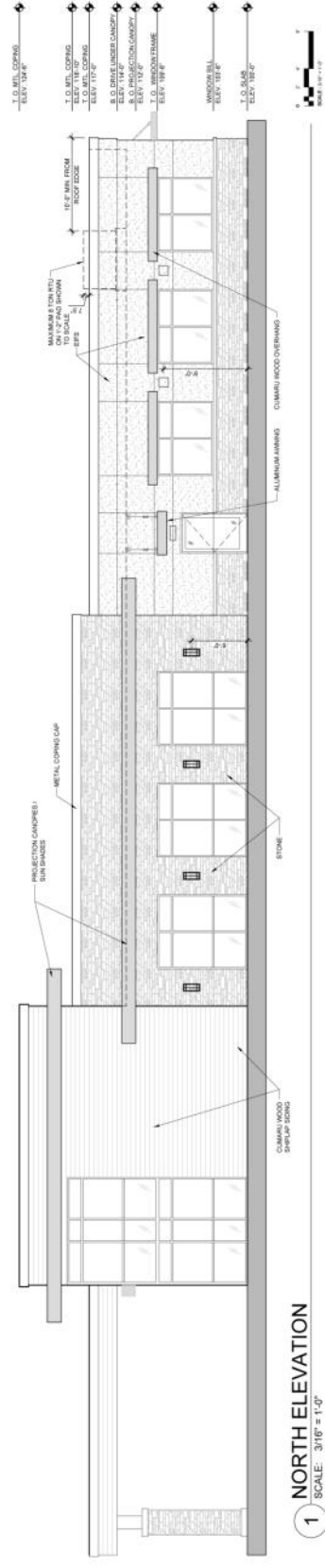
PROPOSED SOUTH AND EAST ELEVATIONS

Christopher D. Kidd  
AIA, LLC, USA

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Liberty Dialysis  
1900 block of 26th Street South  
Great Falls, Montana, 59405

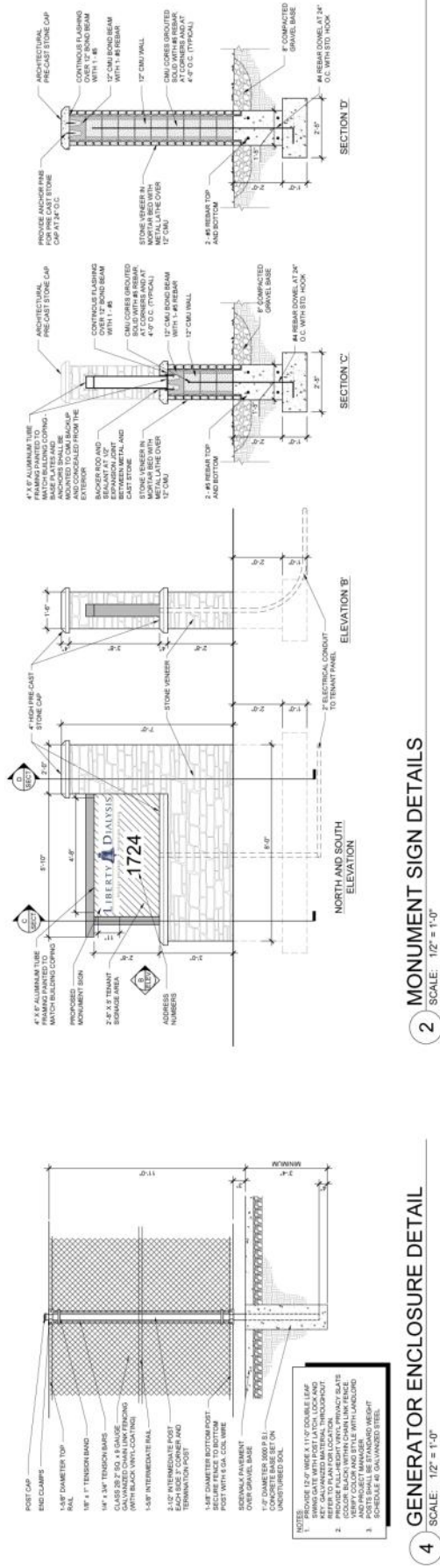
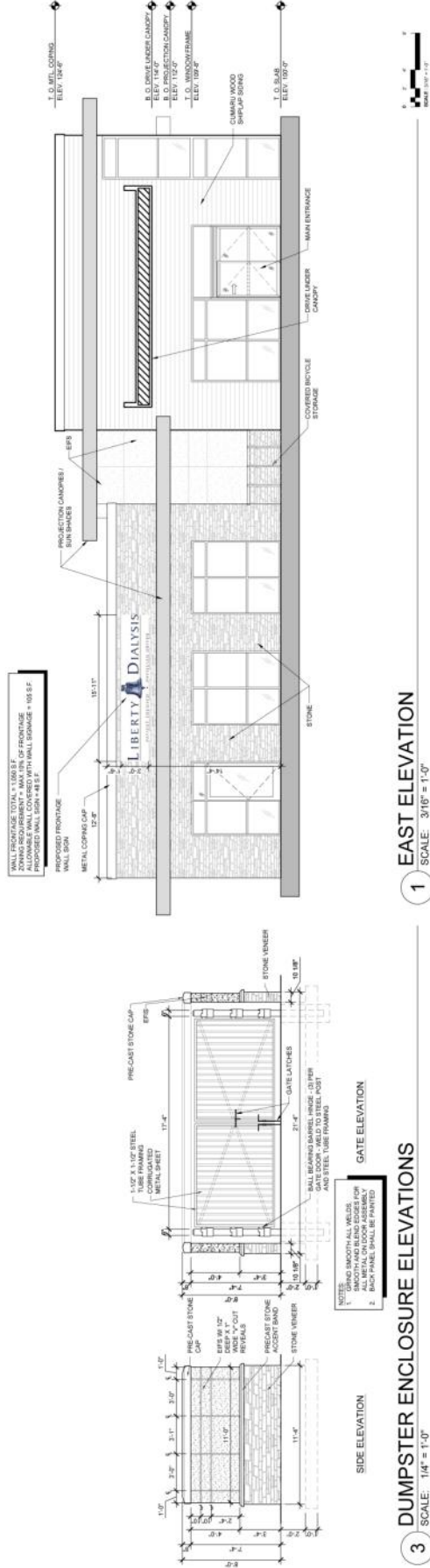
LIBERTY DIALYSIS  
PATIENT FOCUSED  
PHYSICIAN DRIVEN



Scale: 3/16" = 1'-0"

## PROPOSED NORTH AND WEST ELEVATIONS





PROPOSED SIGNAGE AND SITE DETAILS

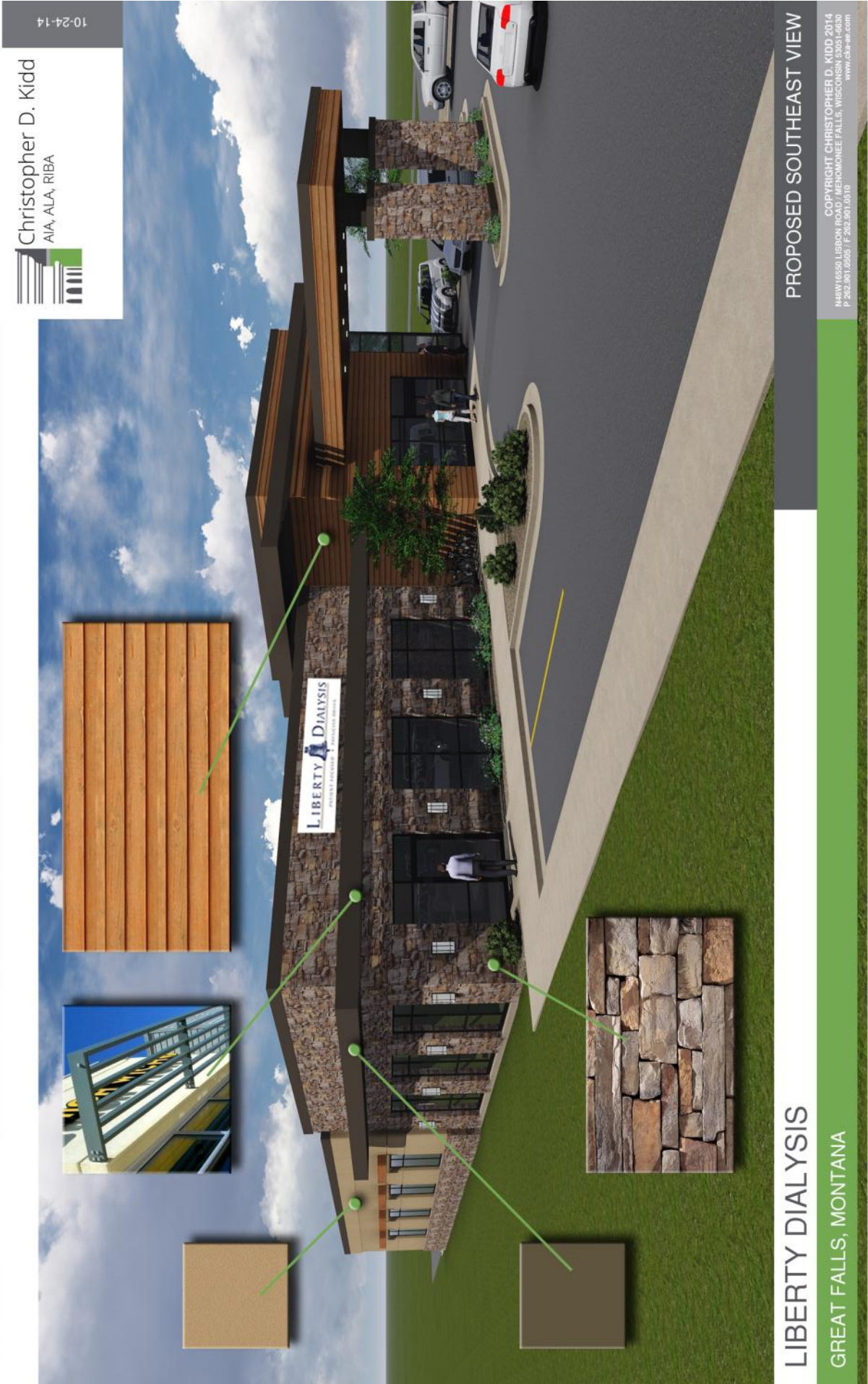
**Liberty Dialysis**  
1900 block of 26th Street South  
Great Falls, Montana, 59405

Christopher D. Kidd  
MA, ALA, RIBA

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EXHIBIT I - SOUTHEAST RENDERING





# EXHIBIT J – NORTHEAST RENDERING



Christopher D. Kidd  
AIA, ALA, RIBA

10-24-14

LIBERTY DIALYSIS

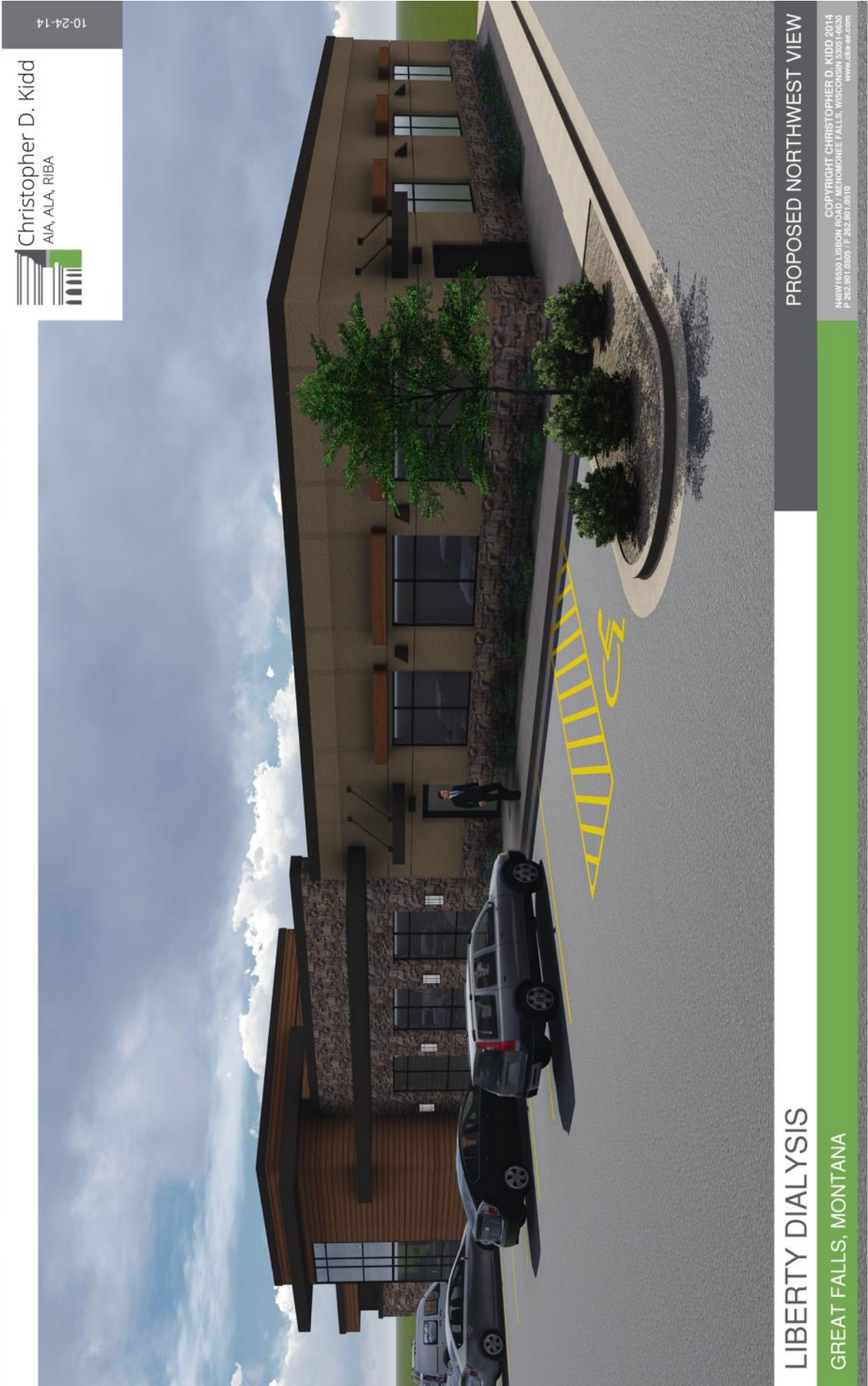
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PROPOSED NORTHEAST VIEW

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P 262.901.0505 / F 262.901.0510  
www.cdk-ae.com



# EXHIBIT K - NORTHWEST RENDERING



# EXHIBIT L - TWILIGHT RENDERING



Christopher D. Kidd  
AIA, ALA, RIBA

10-24-14

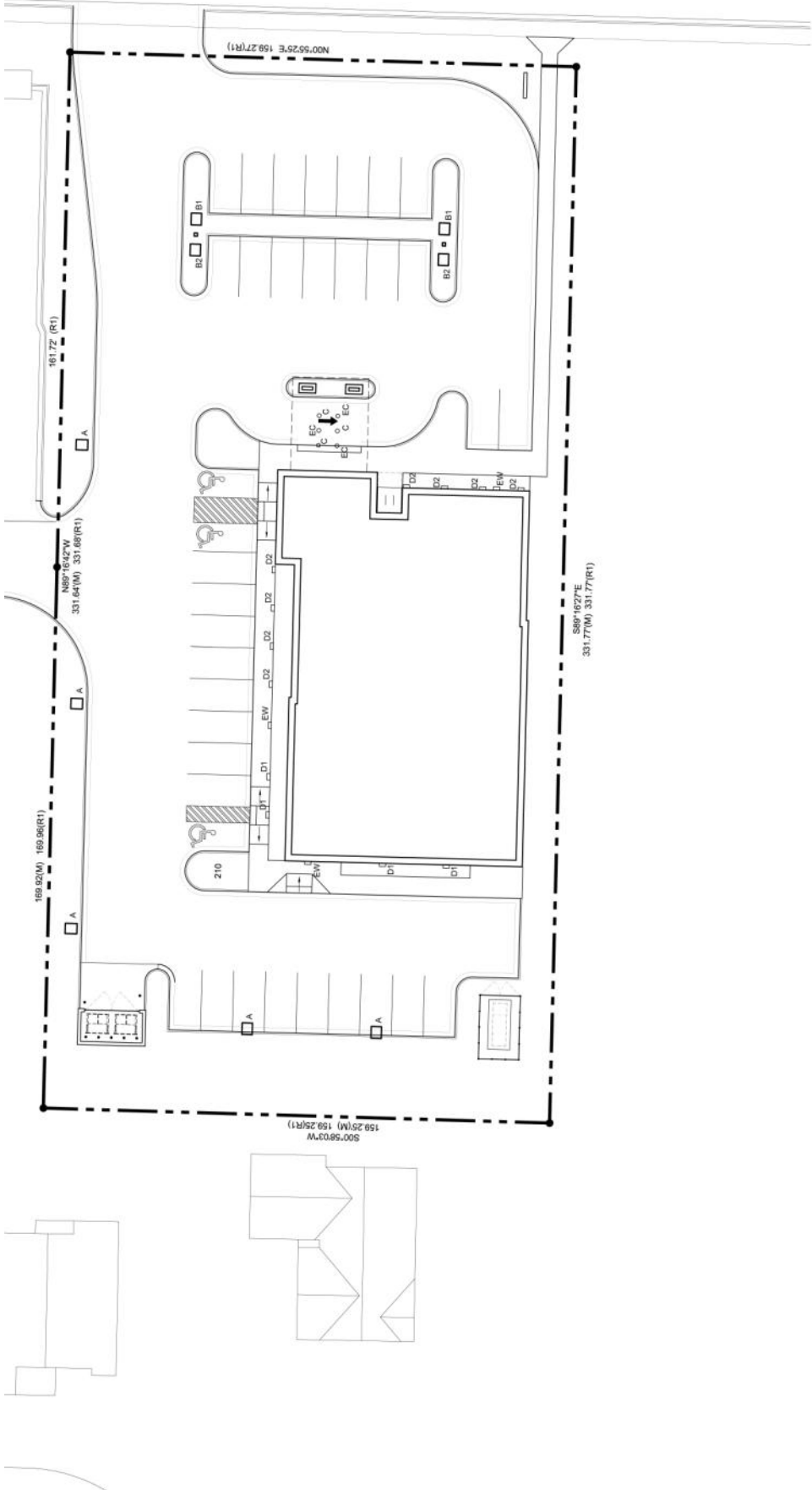
LIBERTY DIALYSIS

GREAT FALLS, MONTANA

PROPOSED TWILIGHT VIEW

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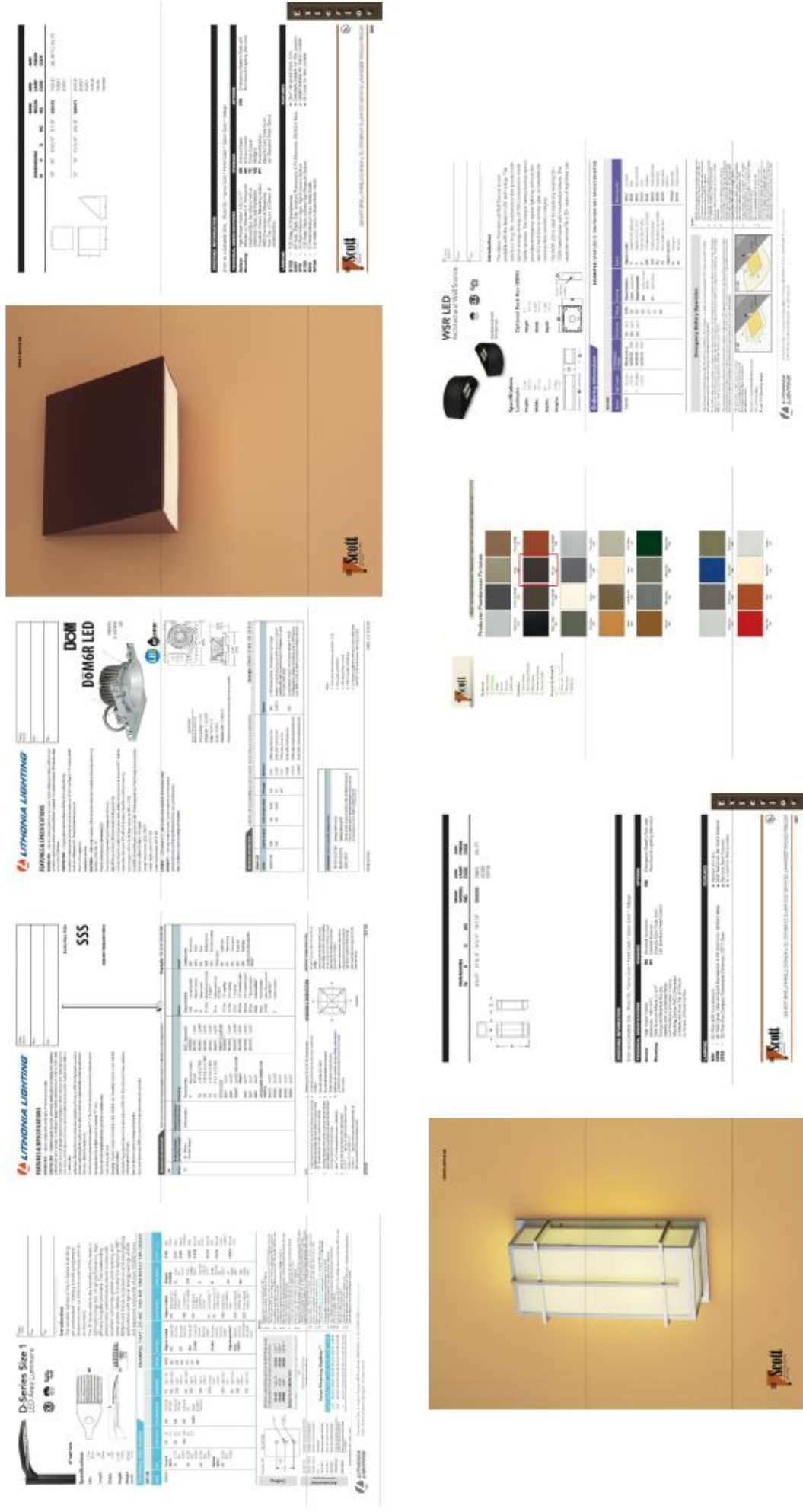




LIGHTING FIXTURE SCHEDULE			
TYPE	LAMPS		Manufacturer/Model Number
	Quantity	Catalog Number	
A	-	LED	LITHONIA DSX1-LED-40C-700-40K-TFTM-MVOLT-SPA-HS-DDBXD
B1	-	LED	LITHONIA DSX1-LED-60C-530-40K-TFTM-MVOLT-SPA-HS-DDBXD
B2	-	LED	LITHONIA DSX1-LED-60C-530-40K-TFTM-MVOLT-SPA-DDBXD
C	-	LED	LITHONIA DOM6-LED-600L-35K-120-DL61
EC	-	LED	LITHONIA DOM6-LED-600L-35K-120-DL61-ELR8723
D1	1	METAL HALIDE	SCOTT ARCHITECTURAL LIGHTING S9041-1M70-BZ-120/277
D2	1	QUAD TUBE CFL	SCOTT ARCHITECTURAL LIGHTING S9295-2C28E-BZ-120/277
EM	-	LED	LITHONIA WSR-LED-10A700/30K-SR3-MVOLT-PE-ELCW-DDBXD
EMERG FIXTURE ABOVE DOOR (SEE ELEVATIONS FOR MORE INFORMATION)			
SITE LIGHTING SHALL BE MOUNTED AT 20'-0" UTILIZING LITHONIA ANCHOR BASE POLES, MODEL 'SSS-17.5-4C-DM19AS-DWH'			



# EXHIBIT N - PROPOSED LIGHTING FIXTURES



## EXHIBIT O - PROPOSED SITE PLAN

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