

# DESIGN REVIEW BOARD

November 24, 2014

**Case Number**

DRB2014-31

**Applicant/Owner**

City of Great Falls

**Representative**

Stephen L'Heureux, AIA  
LPW Architects

**Property Location**

1005 25th Avenue North-east  
Neighborhood Council #3

**Requested Action**

Design review for Public Works administration building addition

**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Charles Sheets, CFM

PUBLIC WORKS ADMINISTRATION  
BUILDING ADDITION  
1005 25TH AVENUE NORTHEAST



**Project Description**

The City Public Works Department proposes a 900 square foot addition to the existing administration building within the Public Works complex. The addition is for two offices and open work area for existing staff members.

**Background**

- Legal Description: Lot 1, Block 1, North Riverview Terrace, Section 8
- Property Area: 33.89 acres
- Property Zoning: PLI Public Lands and Institutional
- Existing Building: administration and utility shop

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## **Project Overview**

The City Public Works complex is comprised of three administrative buildings with vehicle repair shops attached and separate utility buildings spread out on the property. The proposal is for a 30' X 30', single story addition with a single pitch roof. The addition sits on the low side of a seven foot retaining wall and landscape island. The addition is not visible from the public right-of-way of 25th Avenue Northeast. The exterior finish of the addition is painted, exterior insulation and finish system (EIFS) with prefinished metal windows, eaves, and fascia. The roofing material is a standing metal seam and will match the existing building. The existing building is stucco covered concrete block with prefinished metal windows, eaves and fascia. The existing building and the addition will be painted the same color.

## **Expansion and Exterior Renovation: Exhibit 28-1 Standards and Guidelines for specific projects and buildings**

The proposed project meets the guidelines and standards of Exhibit 28-1. The existing and proposed addition will appear similar and consistent in architecture and materials. The addition is located in a area that was paved parking and will not remove any existing landscaping. The complex has adequate paved parking for the existing employees and the public. The complex is developed with a large landscape buffer along 25th Avenue Northeast and no new landscaping is proposed.

### **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, lot coverage, and parking.

### **Conformance with Title 15**

The applicants representative has developed 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 Public Works Administration building addition located at 1005 25th Avenue Northeast, 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.

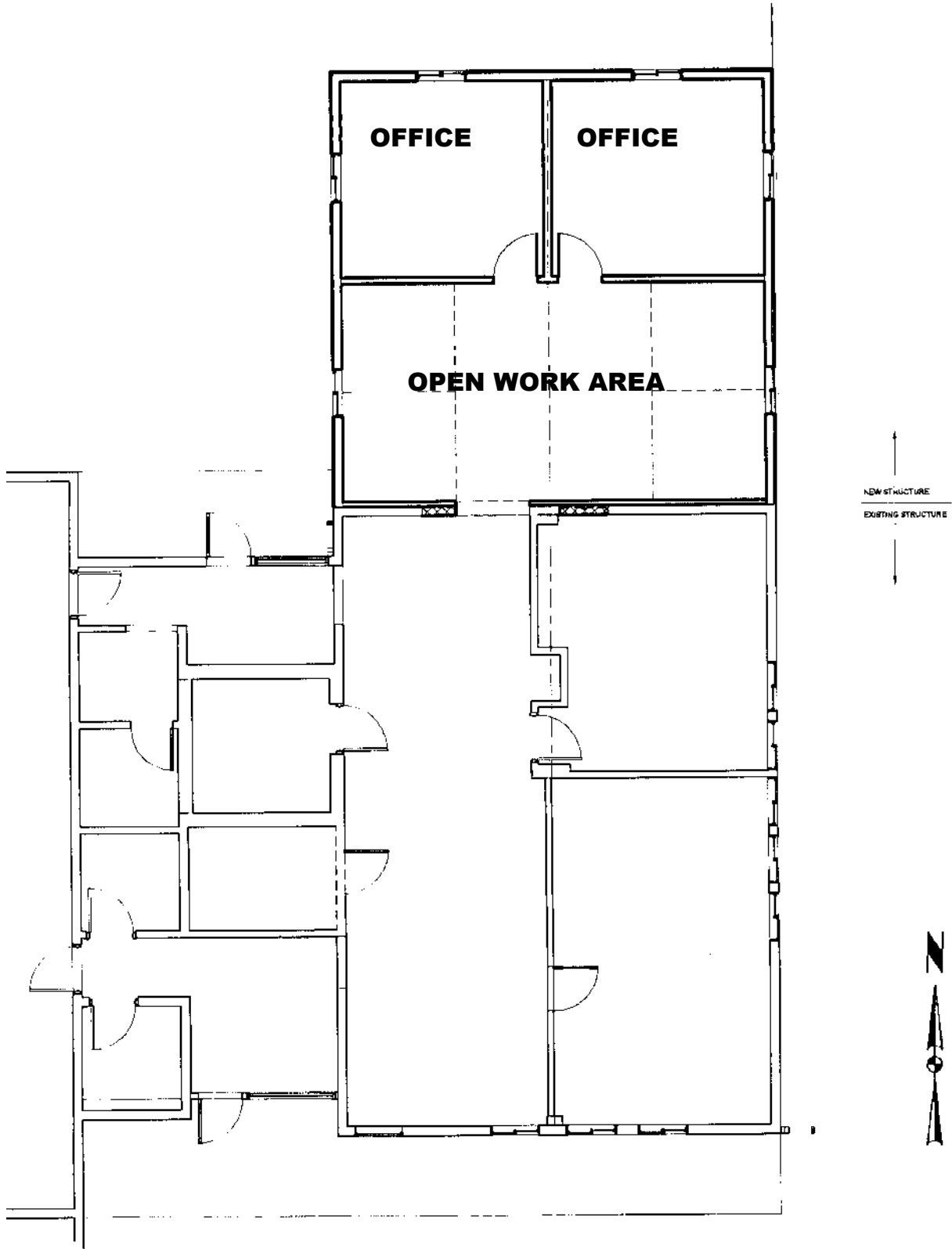
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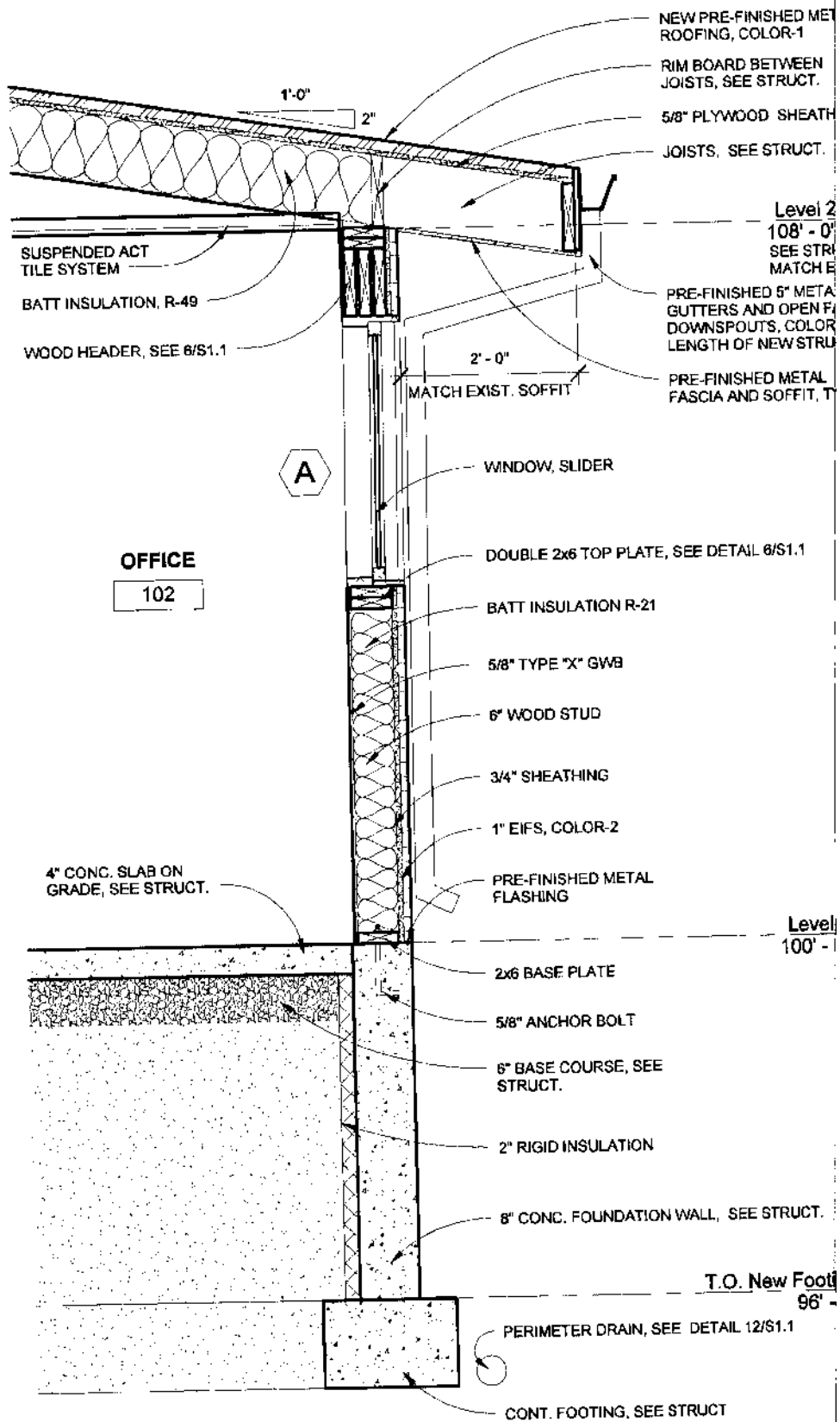
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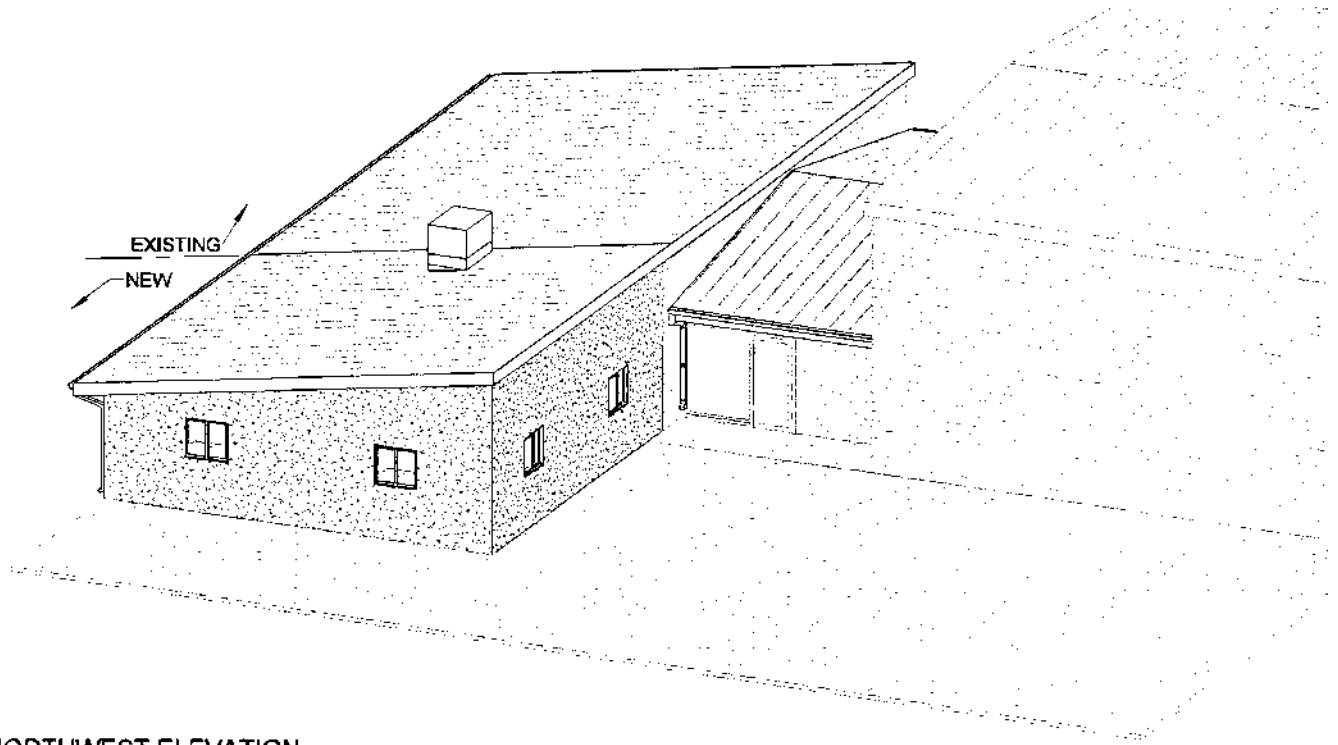
2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Jim Rearden, Public Works Director  
Dave Dobbs, City Engineer  
Patty Cadwell, Neighborhood & Youth Council Coordinator  
Stephen L’Heureux, AIA, LPW Architects, slheureux@lpwarchitecture.com

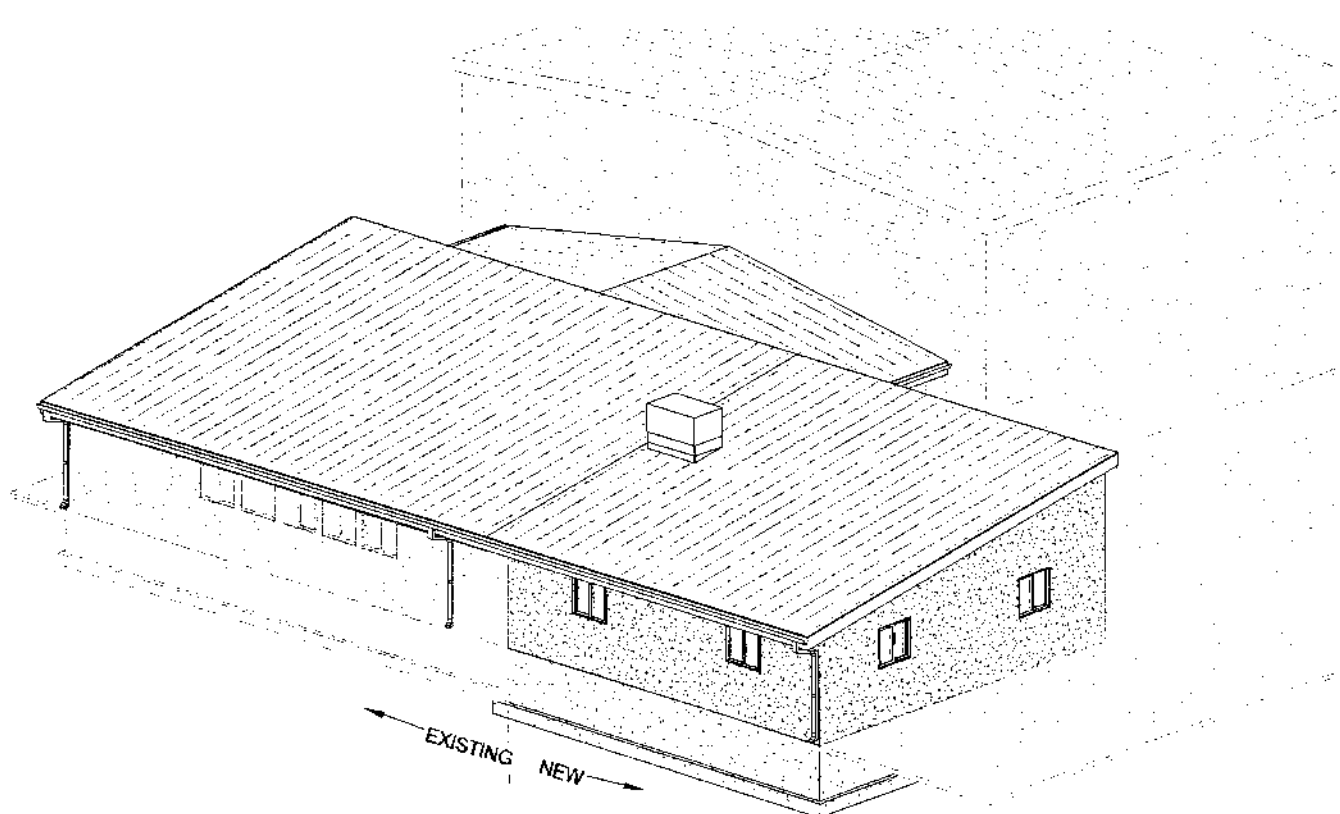




4 WALL SECTION  
3/4" = 1'-0"



2 NORTHWEST ELEVATION



1 NORTHEAST ELEVATION



Looking north along the driveway over the proposed project area



Existing north elevation of the administrative building



Looking south over the project area