

# DESIGN REVIEW BOARD

January 12, 2015

**Case Number**

DRB2015-02

**Applicant/Owner**

University of Great Falls

**Representative**

Springer Group, P.C.  
Lowell Springer, A.I.A.

**Property Location**

1401 20th Street South

**Requested Action**

Design Review of a proposed new student housing

**Recommendation**

Approve design with conditions

**Project Planner**

Charles Sheets, CFM

## UNIVERSITY OF GREAT FALLS STUDENT HOUSING, 1401 20TH STREET SOUTH



### Project Description

The applicant is proposing the construction of a three story, 36 four-bedroom apartments units, providing student living quarters for 144 students. Each apartment will contain a common area and private study areas. Each floor of the building contains a laundry area and concession area. The total area of each floor will be 14,660 s.f. with a total area of 43,998 s.f. in the structure. The structure is proposed to be constructed in a portion of vacant land on the campus and along 20th Street South between 14th and 15th Avenues South.

- Legal Description: Tract 2, Lincoln Heights Addition to Great Falls
- Campus Area:  $\pm$  41.50 acres
- Project Area:  $\pm$  38,000 square feet or  $\pm$  0.88 acres
- Property Zoning: PLI Public Land and Institutional district

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## Project Overview

The proposed three story student living quarters is approximately 40' total in height. The site is relatively flat. The exterior of the building is designed to "fit in" to the existing residential feel of the surrounding apartments and dormitory living quarters located west and south of the development site. The exterior materials and colors are compatible to the existing building, yet still create a transitional element to the more institutional feel of the classrooms and administrative portion of the campus. The exterior of the living quarters is a 4' base wainscot of certainteed vertical panels. The body of the exterior is covered with certainteed lap siding with a 6" exposure. Portions of the exterior will have vertical panels extending the full height of the elevations. The windows are wood clad in a contrasting color. The eaves, fascia, and rain gutters are prefinished metal. The roof is a hip style covered with asphalt shingles. The main building entrances are covered with a wood framed structure with masonry base columns. The facility is designed to encourage students to participate in campus activities and enhance the university student experience to the fullest extent possible. A final landscaping plan has not been prepared and will be finalized and submitted to the Design Review Board at a later date. No new parking will be created and the existing parking appears to be adequate to accommodate the new student living quarters.

### **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 placement of the building positively addresses the parking facilities and proximity to adjoining buildings. The existing parking lot is illuminated with overhead pole lights. Additional lighting along the sidewalks and around the new living facility provides comfortable and safe access.

### **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.

### **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 student living quarters is compatible with nearby properties, and provides additional housing for the University of Great Falls. 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 University of Great Falls, Student Living Quarters, located at 1401 20th Street South, 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 submit final landscape plans and design to the Design Review Board prior to installation for approval.
  - D. 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  
University of Great Fall, [www.ugf.edu](http://www.ugf.edu)  
Lowell Springer, Springer Group, P.C, [lowell@springergroup.net](mailto:lowell@springergroup.net)

## 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: December 10, 2014  
 Application Number \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

Student Living Facility for the University of Great Falls  
**Name of Project / Proposed Use:**

University of Great Falls  
**Owner Name:**

1301 20th St S, Great Falls, MT 59405  
**Mailing Address:**

(800) 856-9544 **Phone:** www.ugf.edu/University of Great Falls  
 Email:

Lowell Springer, Principal Architect  
 Springer Group Architects, PC

**Representative Name:**  
 201 South Wallace Avenue, Suite A-1  
 Bozeman, Montana 59715

**Mailing Address:**

(406) 585 : 2400 **Phone:** lowell@springergroup.net  
 Email:

## PROJECT LOCATION:

20th Street South, between 14th and 15th Avenues South  
**Site Address:**

approximately 1.15 A (between curbs) 51,597 sq ft

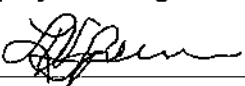
**Sq. Ft. of Property:** **Sq. Ft. of Structure:**

## LEGAL DESCRIPTION

University of Great Falls Tract

Mark/Lot:	Section:	Township/Block	Range/Addition
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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:**



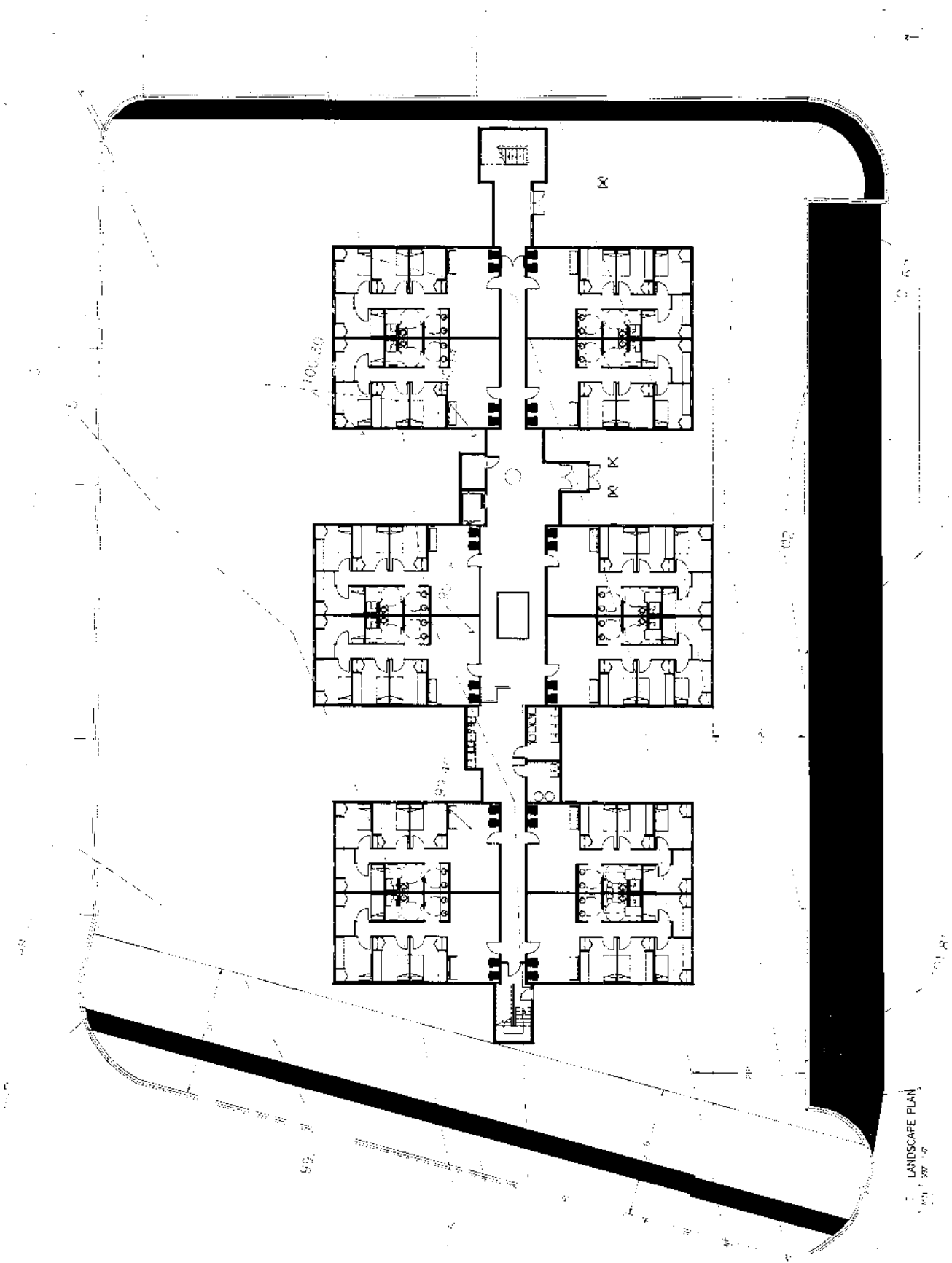
## EXHIBIT B - AERIAL MAP

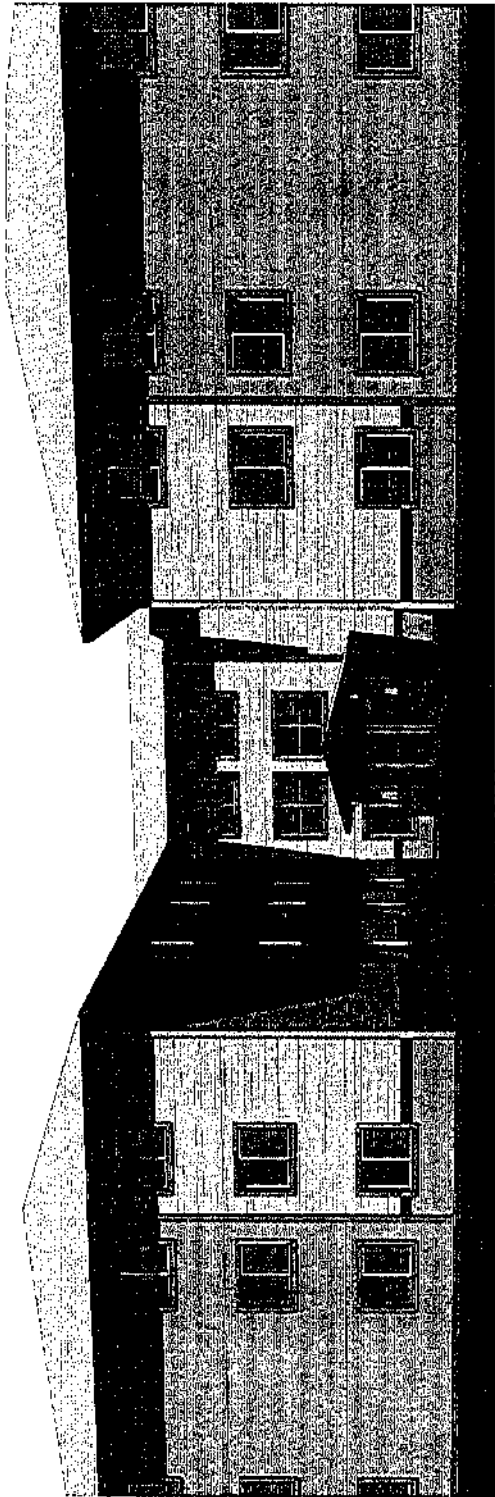


1401 20th Street South, Student Housing  
Development Site

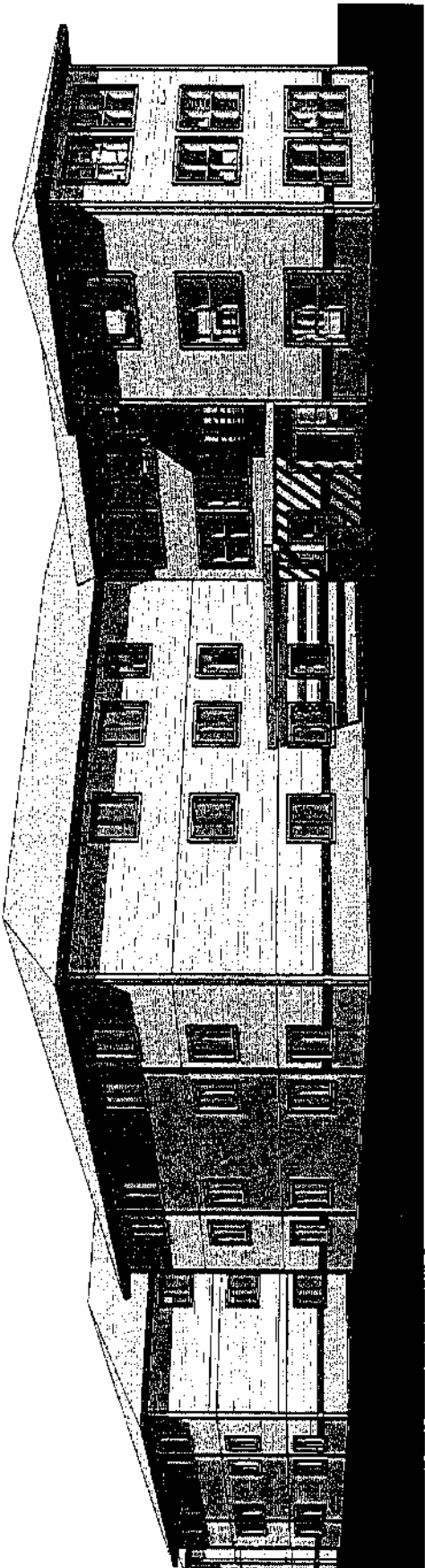


# EXHIBIT C - SITE PLAN





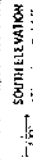
Side View 2



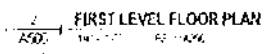
Perspective



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FIRST LEVEL FLOOR PLAN

## EXHIBIT G - SITE PHOTOS



View southeast from 20th Street South.



View northwest of apartments across the street from the project site.