

DESIGN REVIEW BOARD

March 9, 2015

Case Number

DRB2015-4

Applicant

Great Falls Rescue Mission

Representative

Max Grebe, AIA
LPW Architecture

Owner

Great Falls Rescue Mission

Property Location

408 2nd Avenue South

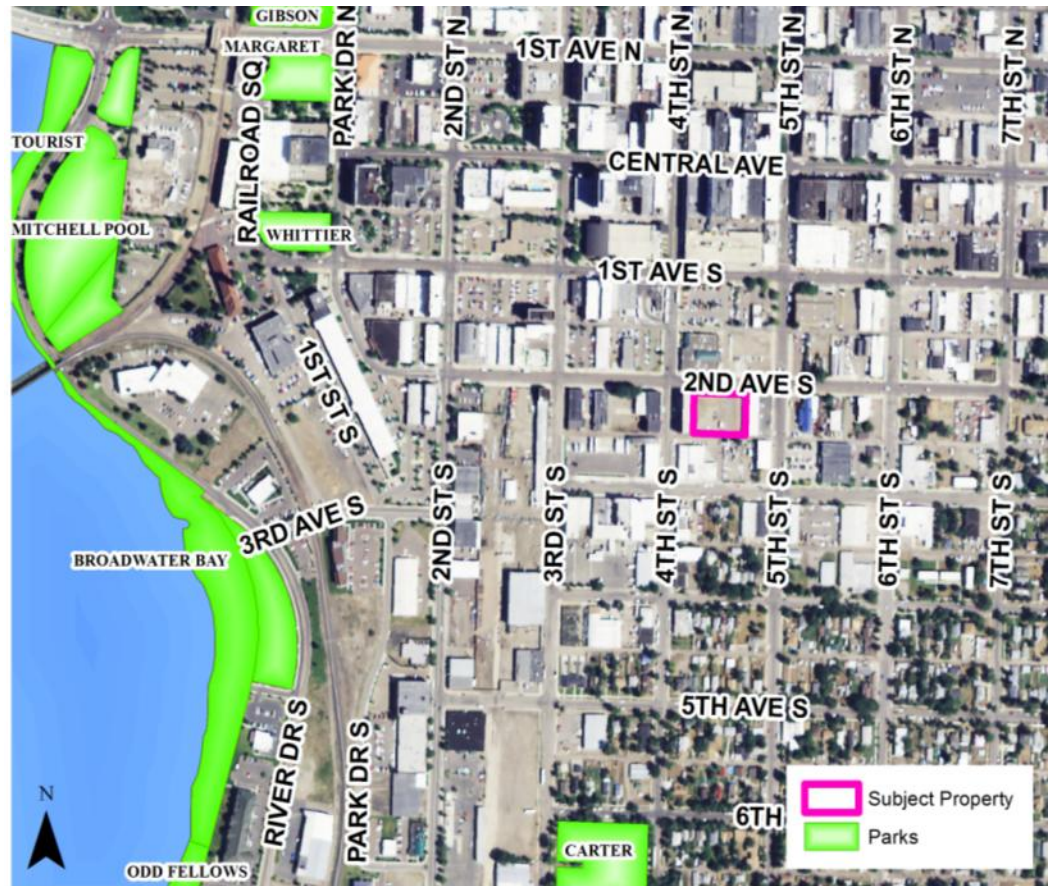
Recommendation

Approve the submitted design with conditions

Project Planner

Garrett Norman

GREAT FALLS RESCUE MISSION FAMILY CENTER



Project Description

The applicant is proposing to construct a new Family Center on the vacant lot located on 2nd Avenue South between 4th and 5th Street South. The Great Falls Rescue Mission has two other facilities nearby: one is a men's shelter and the other is a women and children's shelter. The new Family Center will provide shelter for families in northcentral Montana.

Background

- Legal Description: Lot 2A, Block 414, Great Falls Original Townsite, Section 12, T20N, R3E, P.M.M., Cascade County, Montana
- Parcel Area: ±29,996 sq. ft. = ±.688 acres
- Property Zoning: C-4 Central business core
- Existing Land Use: Undeveloped lot
- Proposed Project Area: 43,007 sq. ft.

Project Overview

The new Great Falls Rescue Mission Family Center will be located on the vacant lot on 2nd Avenue South, on the south side of the street, addressed at 408 2nd Avenue South. The building will be located between the Bighorn Outdoor Specialists store and a mixed-use church and residential property. The Family Center is required to obtain a Conditional Use Permit, which is being concurrently processed with this Design Review Board application.

Project Description

- Basement (5,859 sq. ft.): Controlled storage and utility space
- 1st Floor (18,676 sq. ft.): 11 offices; 4 medical exam rooms; 1 classroom and child care room; 1 kitchen; dining rooms; 2 gender specific locker rooms
- 2nd Floor (9,713 sq. ft.): 13 individual bedrooms; 1 women's family dorm with 18 beds; shared kitchen; media and living room; office and janitorial space; laundry facilities
- 3rd Floor (8,758 sq. ft.): 13 individual bedrooms; 1 men's family dorm with 18 beds; shared kitchen; media and living room; office and janitorial space; laundry facilities
- 114 total beds for homeless families in northcentral Montana

The development also includes a recreation courtyard located near the southeast corner of the property that has a play yard, basketball court, and greenspace for the residents' enjoyment. The development will transform the streetscape on 2nd Avenue South by building to the property line, planting six street trees with urban décor tree grates, and reconstructing a 15-foot sidewalk. In addition, there will be landscaped beds located along the front façade of the building, creating more attraction to the building while softening its edges. The north and east elevations include architectural features that help break up the massing of the building by incorporating awnings and various step-backs on the 2nd and 3rd floors. The building is architecturally appealing and fits in with the existing structures along 2nd Avenue South and the downtown area.

Planning Document Consistency

The project is consistent with the general intent and purpose of the 2013 Growth Policy. The project utilizes infill development in the downtown area, adding to the overall scale and character of Downtown Great Falls. The Growth Policy states that the City should regulate new development to achieve a high degree of self containment and bring substandard properties into compliance with City Code, which this development helps achieve.

The project is also within the area of the Downtown Master Plan and supports various goals of the plan. The plan specifically notes the unique aesthetics of downtown are an asset that should be preserved, enhanced, and celebrated to propel downtown toward a vibrant and sustainable future. One way of doing this is by supporting existing and attracting new commercial and retail business downtown, while ensuring streetscape improvements are designed to enhance pedestrian safety and pleasure by providing sufficient space for pedestrian needs and uses. The Rescue Mission's proposal exemplifies these goals.

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

The proposed project is consistent with the guidelines and standards of Exhibit 28-1. The proposed building is a positive asset to the neighborhood and the site. The building placement maximizes the space and takes advantage of the downtown environment by constructing at near build-out of the lot, while keeping a zero-foot front yard setback to facilitate pedestrian activity by enhancing the streetscape. The building's east side yard setback is much larger to accommodate parking, while taking advantage of the southerly solar exposure during the winter months for the proposed courtyard and play space. The proposed site design provides visual interest, appeal, public safety, and function. Additionally, the proposed exterior material, primary entry, façade design, and colors create an inviting visual interest. Overall, the design positively addresses access, natural terrain, and relationship to adjoining buildings to the maximum extent feasible. The trash enclosure will be surrounded by a concrete masonry wall

located off the alley. The mechanical equipment located on the roof will be screened by parapets and equipment screens. Lighting on the building will be in the form of wall sconces and overhead full cut-off lights for the parking areas, courtyard, walkway paths, and points of entry into the facility. There will be additional lighting located on the building to accentuate architectural features. Lastly, the project maximizes its use of a variety of vegetation by taking advantage of underutilized space and planting those spaces with trees and shrubs.

Parking

The Great Falls Rescue Mission currently leases 9 spaces from City Parking Lot 3 for their other two facilities and is under negotiations to lease 30 more spaces with the addition of their new facility, subject to approval by the City Commission. It is expected the Family Center will generate 15 parking spaces for employees during daytime shifts and 3 during nighttime shifts. It is expected the Family Center will generate a total of 1 parking space annually for the residents. The Family Center will provide a total of 7 off-street parking spaces on site, which includes 1 ADA space. The Land Development Code does not have a specific standard for this land use, but based on the provided information, the leasing of Lot 3 and existing and proposed off-street parking should accommodate the parking needs for all 3 of the Rescue Mission facilities.

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.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design subject to the Conditions of Approval.

Suggested Motion

- 1. Board Member moves:

I move that the Design Review Board (approve/approve with conditions) the Design Review Board Application for the Great Falls Rescue Mission Family Center, as shown in the conceptual development plans contained within this report and provided by the property owner’s representative, subject to the following Conditions of Approval:

- 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.
- C. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
- D. The applicant shall coordinate with the Public Works Sanitation Division to ensure the trash enclosure is located in an accessible location.

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

Cc: Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Todd Seymanski, City Forester
Max Grebe, LPW Architecture; maxg@lpwarchitecture.com
Carrie Sunwall, Great Falls Rescue Mission; carrie.sunwall@gfrescuemission.org

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

Great Falls Rescue Mission Family Center/ Rescue Mission

Name of Project / Proposed Use:

Great Falls Rescue Mission (GFRM)

Owner Name:

PO BOX 129 GREAT FALLS MT 59405

Mailing Address:

406 761 2653

Phone:

carrie.sunwall@gfrescuemission.org

Email:

MAX GREBE, ARCHITECT

Representative Name:

15 5TH ST SO, GREAT FALLS, MT 59401

Mailing Address:

406 771 0770

Phone:

MAXG@LPWARCHITECTURE.COM

Email:

PROJECT LOCATION:

408 2ND AVE S GREAT FALLS, MT 59405

Site Address:

30,218

Sq. Ft. of Property:

43,018 SF, 18,678 SF

Sq. Ft. of Structure:

LEGAL DESCRIPTION

BLOCK 414, LOT 02A	12	20N	03E
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.

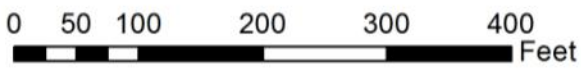
Carrie Sunwall
 Property Owner's Signature:

2/4/2015
 Date:

Max Grebe
 Representative's Signature:

2.4.2015
 Date:

EXHIBIT B - AERIAL MAP



-  Subject Property
-  Parcels

EXHIBIT C - SITE PHOTOS



RESCUE MISSION FAMILY CENTER SITE



BIGHORN OUTDOOR SPECIALISTS
LOCATED EAST OF PROPOSED FAMILY
CENTER



MIXED-USE BUILDING
LOCATED WEST OF
PROPOSED FAMILY CENTER

EXHIBIT D - APPLICANT NARRATIVE, RENDERINGS,
AND PLAN SET

MEMORANDUM

ARCHITECTURE

ENGINEERING

PLANNING

TO: Design Review Board, Board Members
FROM: Max Grebe, Architect
DATE: January 26, 2015
RE: Proposed Rescue Mission Family Center

DRB Board Members:

The Great Falls Rescue Mission is planning an expansion to their services and facilities. Currently the demand for their services far out-paces the available capacity. Homeless families are the single greatest demographic the Mission is currently not able to care for. With current facilities the Mission turns away dozens of families per month who are seeking shelter.

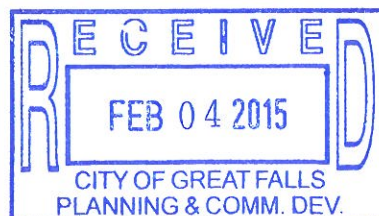
The Family Center seeks to address the growing needs of homeless families in Central Montana. The Family Center is designed as a recovery and re-integration facility. Here, families are provided shelter, education, child-care, a structured environment, meals and laundry services, among many others. With these services families are able to get "back on their feet" again and back into society.

The main floor of the Family Center contains, 11 offices for administrative staff; 4 clinics for treatment of minor medical needs including: chiropractic, dental, medical and vision; dining hall and commercial kitchen; chapel, multi-purpose recreation and eating space; daycare and laundry services. The second and third floors contain, hotel-style family rooms, one communal sleeping area, a shared kitchen, family room, and laundry services. The Family Center will be staffed and monitored 24 hours a day.

The Center will be open to the public from six AM to eight PM every day; after-hours access will be restricted and monitored. General activities will take place during open hours; administrative staff members will work a standard eight to five schedule. Meals and chapel services will be carried out daily; periodic banquet meals will take place over holidays.

The upper floors provide housing and shelter for clients of the Family Center. The second and third floors contain 26 resident rooms for residents enrolled in the Mission's recovery program, and two communal sleeping areas for single parent families. Communal, family, media, kitchen/dining, and laundry areas are provided on each resident floor. In total, the Family Center will provide 114 beds for homeless families in North-Central Montana.

Building exterior elevations utilize a variety of, materials, finishes and colors to express the design intent. The lower level of the facility largely utilizes masonry in a pattern and color scheme intended to blend in with adjacent structures and provide a "Downtown" feel to the existing vacant street-scape. The vertical circulation components are expressed in a vertical and homogeneous texture and feel. These components are indicative of their function.



L'Heureux Page Werner



MEMO - PAGE 2

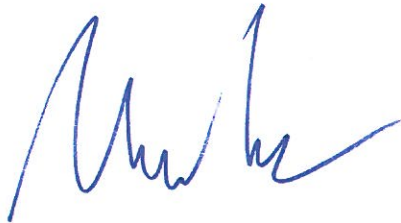
The façade on the upper two floors is largely comprised of an Exterior Insulation and Finish System (EIFS). Variations in color and pattern reinforce a downtown feel; the panels created by colors and reveals serve two purposes: one, to provide variation in the overall flat façade, breaking up the long expanses; and two, each panel represents a resident room. Each panel has a unique pattern and look which provides for a sense of individuality. The idea being, each resident has a unique place they can identify as their own. This sense of identity is intended to aid in the recovery from homelessness.

The current site design for the Family Center accommodates parking for 7, the Mission has expressed interest in leasing or purchasing parking from the City-Owned parking lot, north and west of the proposed Family Center on the northwest corner of 2nd AVE S and 4th ST S. These additional spaces would provide parking staff members and volunteers during normal operating times.

The courtyard on the south side of the property is a key component of the Mission's recovery program. It's adjacency to the daycare room provides direct outside access for children to play in the courtyard. The courtyard also serves as a semi-private space where the Mission staff can council residents in a healing and uplifting environment. The courtyard's orientation provides for southern access and also blocks harsh afternoon sun in the winter months. The courtyard will have a 4' high chain-link fence around the perimeter to prevent children from wandering into the alley or adjacent streets. The courtyard will be lit with the use of a pole-mounted fixture in the parking area, and some building mounted fixtures along the perimeter of the courtyard.

The project is targeting a summer of 2015 start date for construction; the Owner will take occupancy in the fall of 2016. If you should have any further questions or concerns, please don't hesitate to contact me.

Thank you,



Max D. Grebe, AIA
406.771.0770
maxg@lpwarchitecture.com



L'Heureux Page Werner









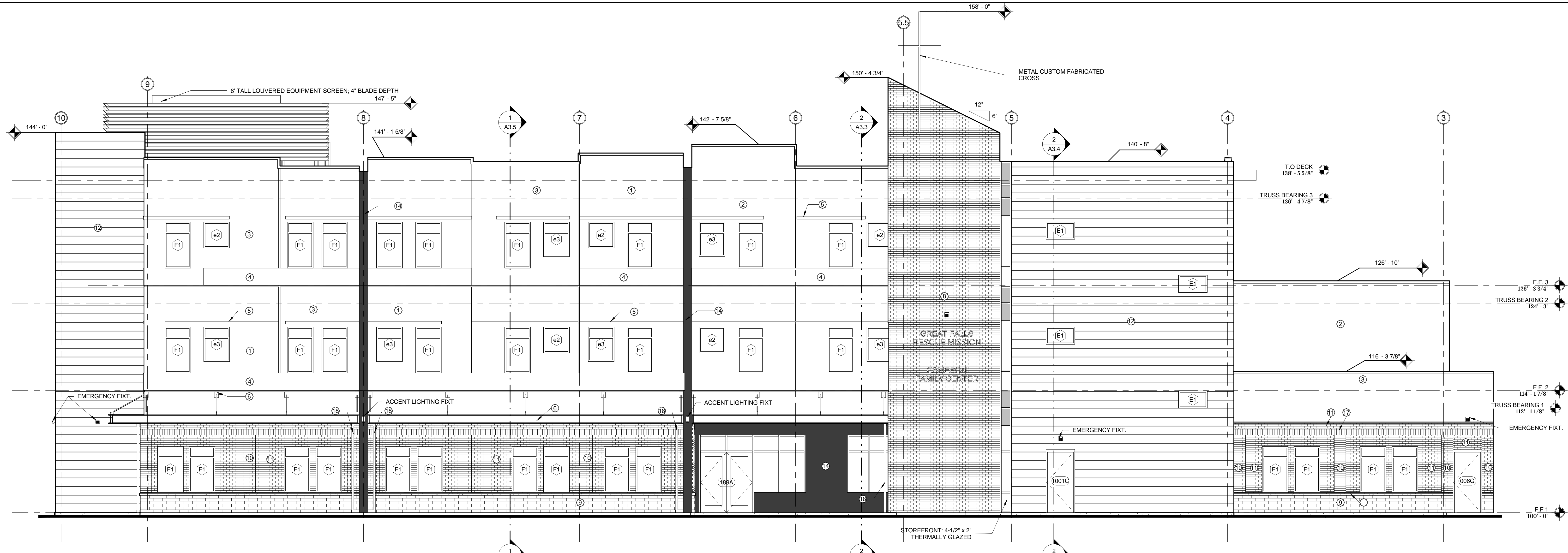




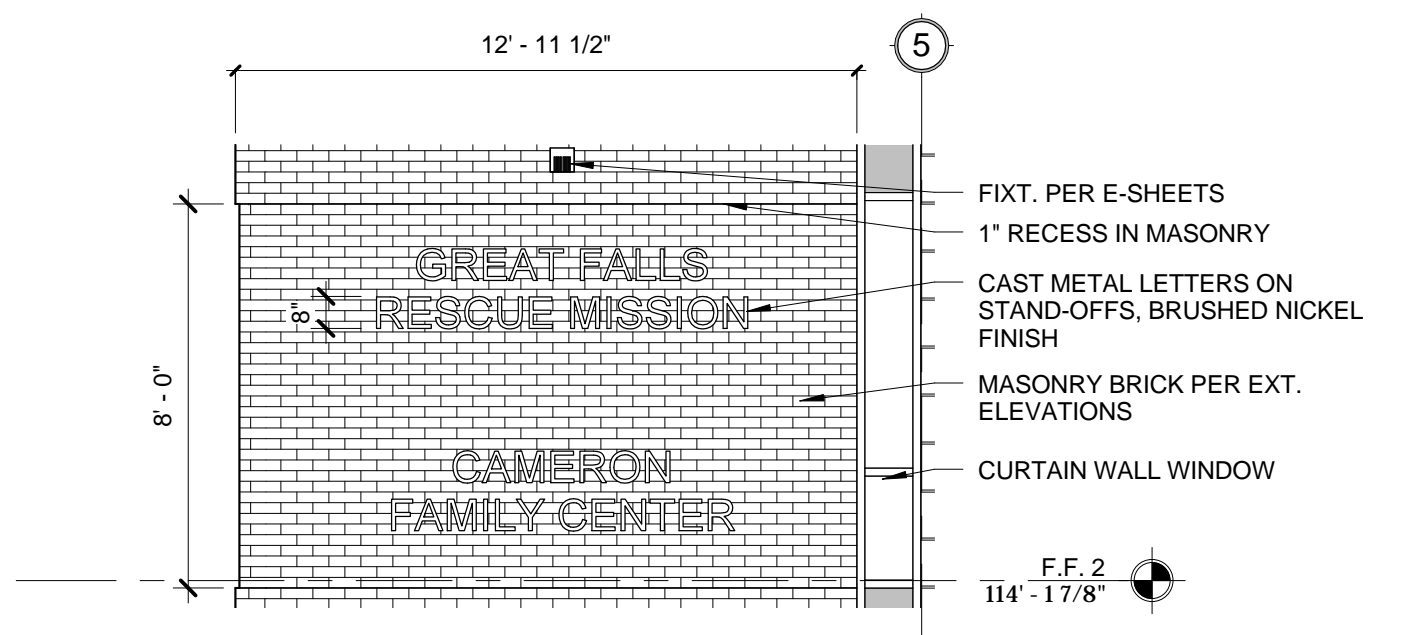
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A BEACON OF HOPE SINCE 1963

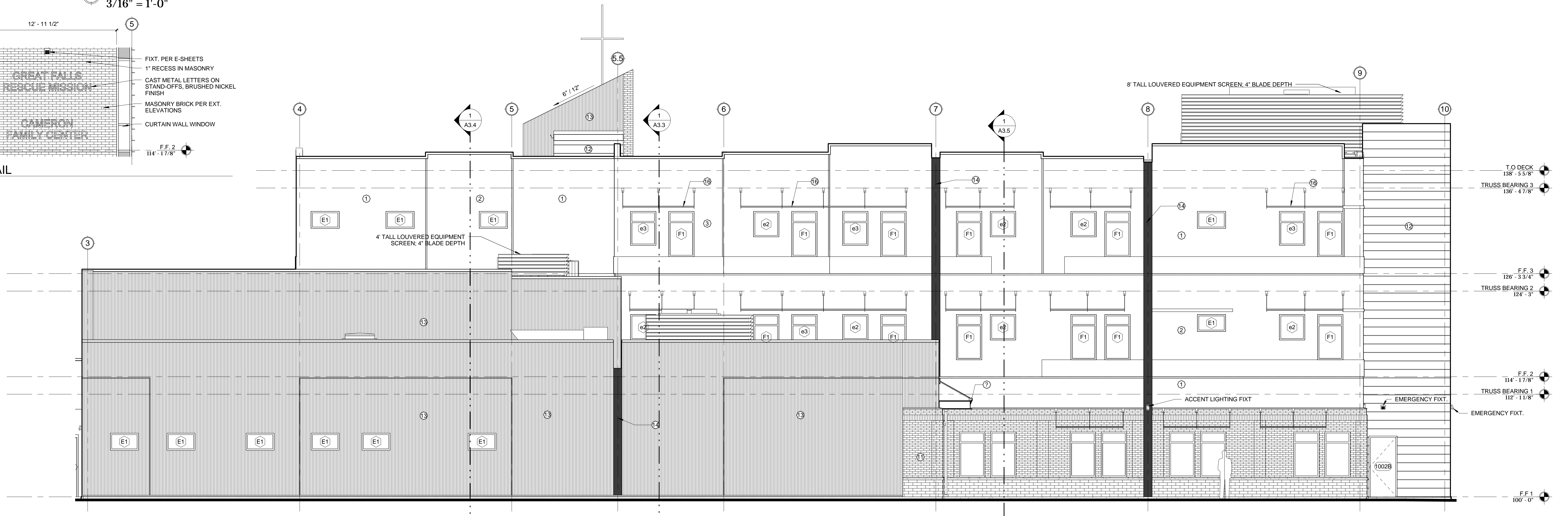
GREAT FALLS RESCUE MISSION
 NEW FAMILY CENTER
 417 2nd AVE SOUTH
 GREAT FALLS, MT 59401
 EXTERIOR ELEVATIONS



1 North Elevation
 3/16" = 1'-0"



3 SIGN DETAIL
 1/4" = 1'-0"



2 South Elevation
 3/16" = 1'-0"

Mark	Description	Model	Manufacturer	Comments
1	EIFS COLOR 1 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
2	EIFS COLOR 2 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
3	EIFS COLOR 3 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
4	EIFS COLOR 4 AS SPEC'D	StoTherm Classic NEXT	Sto Corporation	STANDARD DRAINAGE TYPE SYSTEM
5	METAL ACCENT BAND	22ga SHEET METAL OVER WOOD SUPPORTS	???	PREFINISHED KYNAR OR SIM
6	FABRICATED STEEL ENTRY CANOPIES	C-CHANNEL CANOPIES WITH SHEET METAL ROOFING AND SOFFIT PANELS	???	PAINT CANOPIES, ALL SHEET METAL TO BE PREFINISHED
8	BRICK VENEER RUNNING BOND COLOR 1 AS SPEC'D	STANDARD MODULE; RUNNING BOND	BELDEN BRICK COMPANY	FACE BRICK IN A CAVITY WALL SYSTEM
9	JUMBO BRICK RUNNING BOND COLOR 2 AS SPEC'D	JUMBO MODULAR	BELDEN BRICK COMPANY	
10	BRICK VENEER ENGAGED COLUMNS COLOR 3 AS SPEC'D	STANDARD MODULE; RUNNING BOND	BELDEN BRICK COMPANY	
11	BRICK VENEER RUNNING BOND COLOR 2 AS SPEC'D	STANDARD MODULE; RUNNING BOND	BELDEN BRICK COMPANY	
12	HORIZONTAL SMOOTH FACE METAL PANEL	TL17-D	METAL SALES	KYNAR FINISH OR SIMILAR
13	4\"/>			
14	VERTICAL METAL PANEL, SMOOTH FACE	???	???	KYNAR FINISH OR SIMILAR
16	ALUMINUM SUNSHADES	102-90	AMETCO	OUTRIGGERS SUPPORTED BY SUSPENDED TENSION ROD SYSTEM
18	CAST IRON DOWNSPOUT PIPE, TERMINATE PER DTLS.	3\"/>		

Revision	Number	Description	Date
Submitted			
No.	1	SCHEMATIC DESIGN SUBMITTAL	7.15.13
No.	2	PERIODIC DEVELOPMENT SUBMITTAL	6.28.13
No.	3	30% CD SUBMITTAL	6.28.13

THE DRAWING IS THE PROPERTY OF THE ARCHITECT. IT HAS BEEN PREPARED SPECIFICALLY FOR THE SITE AND NOT TO BE USED FOR ANY OTHER PROJECT, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

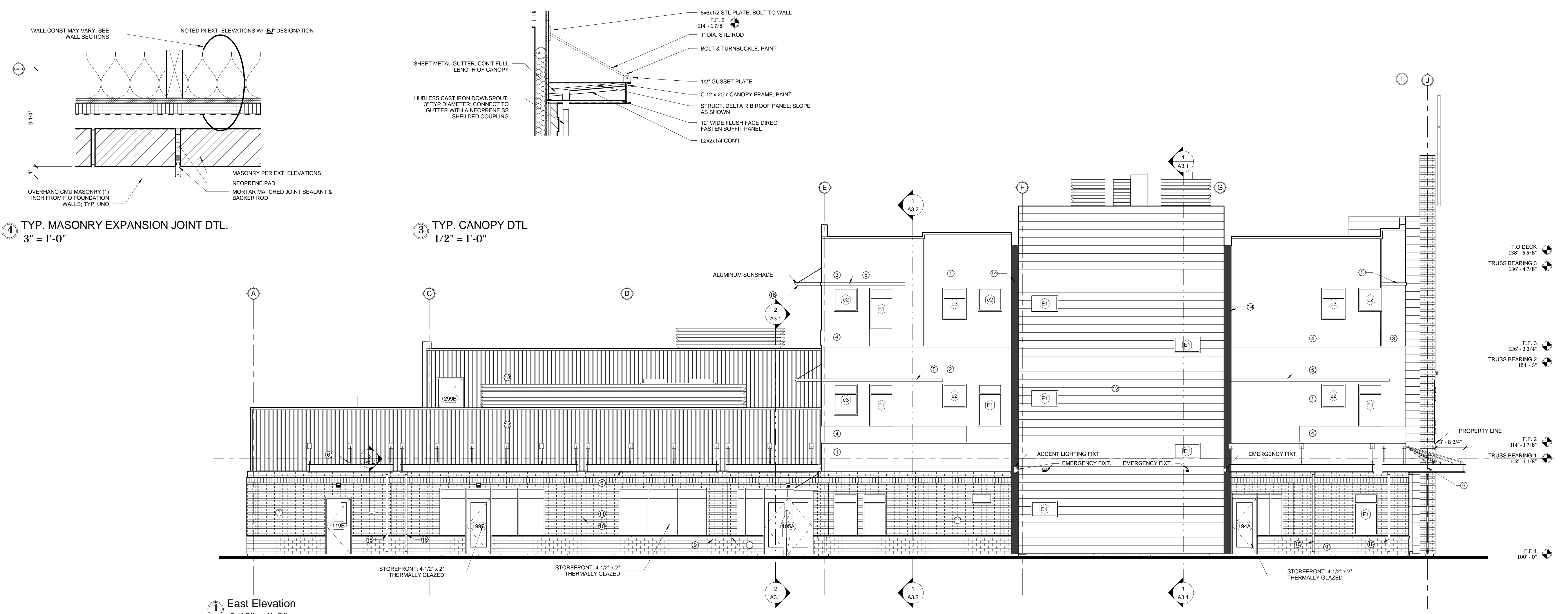
DESIGNED BY: MDG
 CHECKED BY: TMP
 DATE: 6.28.2013

PROJECT NUMBER: 11-071
 SHEET NUMBER: A6.1

PRELIMINARY
NOT FOR
CONSTRUCTION

A BEACON OF
HOPE SINCE
1963

GREAT FALLS RESCUE MISSION
NEW FAMILY CENTER
417 2nd AVE SOUTH
GREAT FALLS, MT 59401
EXTERIOR ELEVATIONS

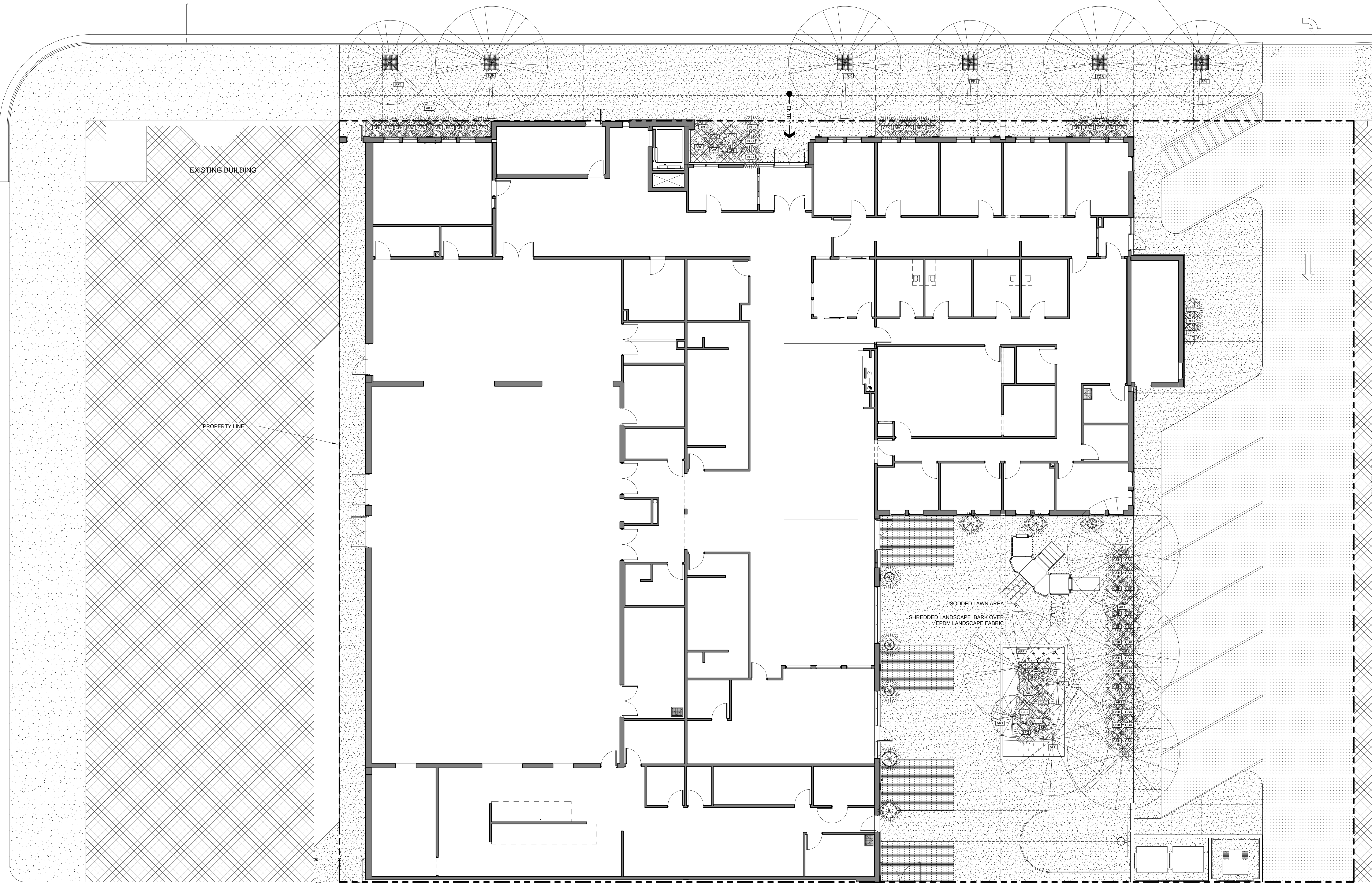


2nd AVENUE SOUTH

TREE GRATE PER STD. CITY DTL

4th STREET SOUTH

EXISTING BUILDING
(BIG HORN OUTDOOR SPECIALISTS)



ALLEY

1 Landscape Plan
1/8" = 1'-0"

	4" SHREDED LANDSCAPE BARK OVER SOLID EPDM LANDSCAPE FABRIC
	CONCRETE SURFACE; SEE SPECIFIC DTLS FOR JOINT CONDITIONS, THICKNESS AND REINFORCING REQUIREMENTS
	SODDED AREAS; PLACE SOD IN ROLLS; VARIETY SUITED FOR REGION AND CLIMATE

Landscaping Legend

Planting Schedule					
Type Mark	Count	Planting Type	Description	Botanical Name	Comments
BBC	14	DECIDUOUS SHRUB	BURGUNDY CAROUSEL BARBERRY	Berberis thunbergii 'Bailtwo'	5 GALLON
CAC	5	DECIDUOUS SHRUB	ALLEMAN'S COMPACT DOGWOOD	Cornus sericea 'Alleman's Compact'	7 GALLON
CSK	24	DECIDUOUS SHRUB	KELSEY DWARF DOGWOOD	Cornus sericea 'Kelsey'	5 GALLON
SFG	6	DECIDUOUS SHRUB	GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	7 GALLON
AFF	2	DECIDUOUS TREE	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Baista'	2" B & B
AK1	5	DECIDUOUS TREE	KOREAN MAPLE	Acer pseudosieboldianum	7 GALLON; PLANT IN MULTI-STEM CONFIGURATION
FP1	3	DECIDUOUS TREE	PATMORE GREEN ASH	Fraxinus Pennsylvanica 'Patmore'	2" B & B
TGR	6	DECIDUOUS TREE	GREENSPIRE LITTLE LEAF LINDEN	Tilia cordata 'Greenspire'	2" B & B
CFK	16	PERENNIAL GRASS	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	5 GALLON

General Landscaping Notes

- SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION
- FINE GRADE SUCH THAT LAWN MATCHES SURROUNDING CURB AND SIDEWALK ELEVATIONS. SLOPE ALL LANDSCAPE AREAS TO POSTIVELY DRAIN AWAY FROM BUILDING
- PROVIDE 30" WIDE MULCH BED AROUND ALL TREES LOCATED IN LAWN AREAS. MULCH TO BE CLEAN WOOD CHIPS.
- CONTRACTOR TO LOCATE ALL UTILITIES IN THE AFFECTED AREAS PRIOR TO INSTALL
- MAINTAIN 24" CLEARANCE FROM HARDSCAPE TO CENTER OF PLANT ROOTBALL
- ALL TREES AND SHRUBS SHALL BE NURSERY GROWN AND CONTAINERIZED. SOD TO BE LOCALLY GROWN AND OF A GRASS BLEND TO THRIVE AT THE PROJECT LOCATION
- CONTRACTOR SHALL REPAIR AND/OR REGRADE DAMAGE RESULTING FROM INSTALLATION OF IRRIGATION SYSTEM
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A FULLY OPERATIONAL, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
- THE IRRIGATION DESIGN SHALL BE BY THE SYSTEM SUPPLIER. THE DESIGN SHALL PROVIDED ADEQUATE ZONING AND 100% COVERAGE FOR THE PLANTINGS ILLUSTRATED IN THE LANDSCAPE PLAN. IRRIGATION COVERAGE SHALL NOT CROSS SIDEWALKS, DRIVES, CONCRETE PADS NOR SHALL COVERAGE WASH ANY PART OF THE BUILDING
- IRRIGATION LINES CROSSING SIDEWALKS, DRIVES, ETC. SHALL BE SLEEVED IN 4" DIAMETER PVC PIPE.
- SEE SPEC FOR ADDITIONAL INFORMATION

General Planting Notes

- TREES AND SHRUBS SHALL BE PLANTED AT SAME GRADE AS GROWN IN THE NURSERY
- FOLD OR CUT LANDSCAPE FABRIC TO CONFORM TO PLANT SITES; OVERLAP SEAM A MIN OF 12"
- SUPPORT STAKES SHALL BE PLACED PARALLEL TO THE STREET. STAKE ALL TREES ON PROJECT
- SPACING OF TREES AND SHRUBS SHALL BE AS INDICATED ON LANDSCAPE PLAN
- REMOVE COMPLETE ALL BURLAP AND/OR WIRE FROM TREE ROOT BALL PRIOR TO PLANTING
- DURING BACKFILL OF PLANTING, STRETCH OUT ROOTS IN A RADIAL FASHION FROM TRUNK IN ORDER TO ENCOURAGE GROWTH IN POOR SOIL CONDITIONS

LANDSCAPE AREA SCHEDULE	
Description	Area
LANDSCAPE BARK AREAS	550 SF
LAWN AREAS	166 SF
	716 SF

LHW
L'Heureux
Page Werner
ARCHITECTURE ENGINEERING
15 7th Street South
Great Falls, Montana 59401
Phone (406) 771-0770

PRELIMINARY
NOT FOR CONSTRUCTION

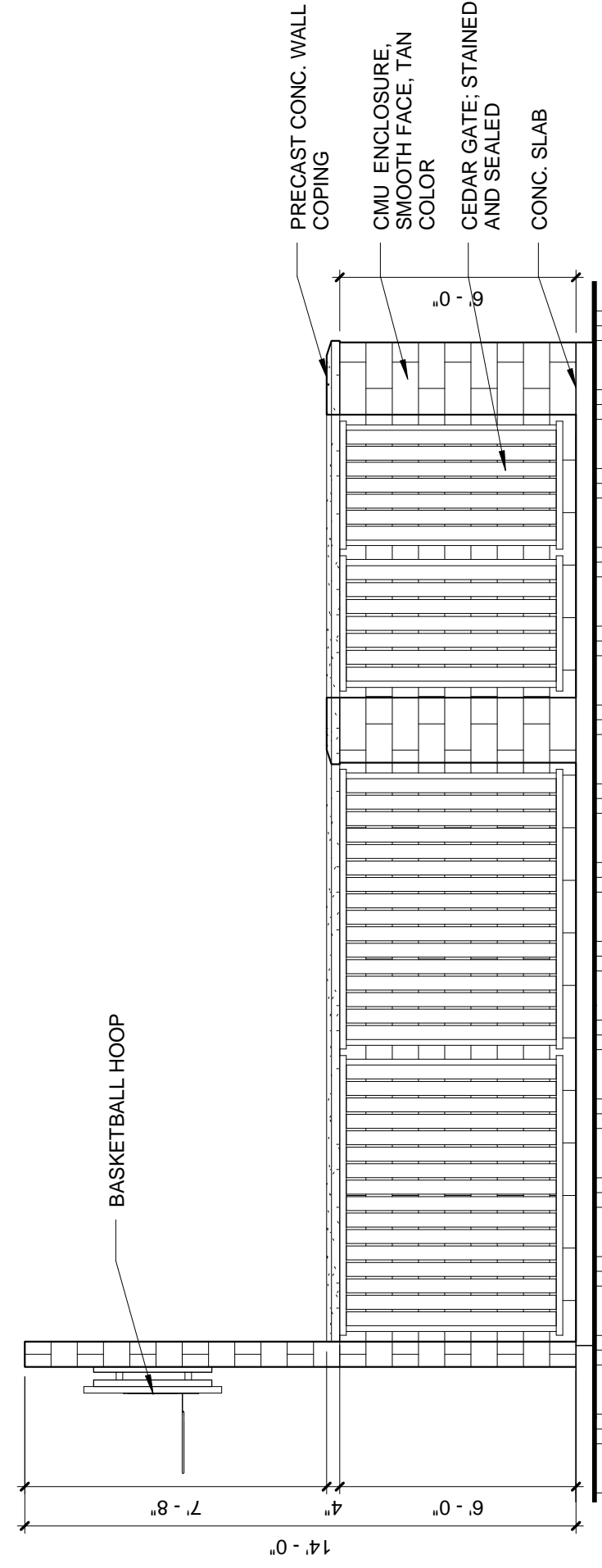
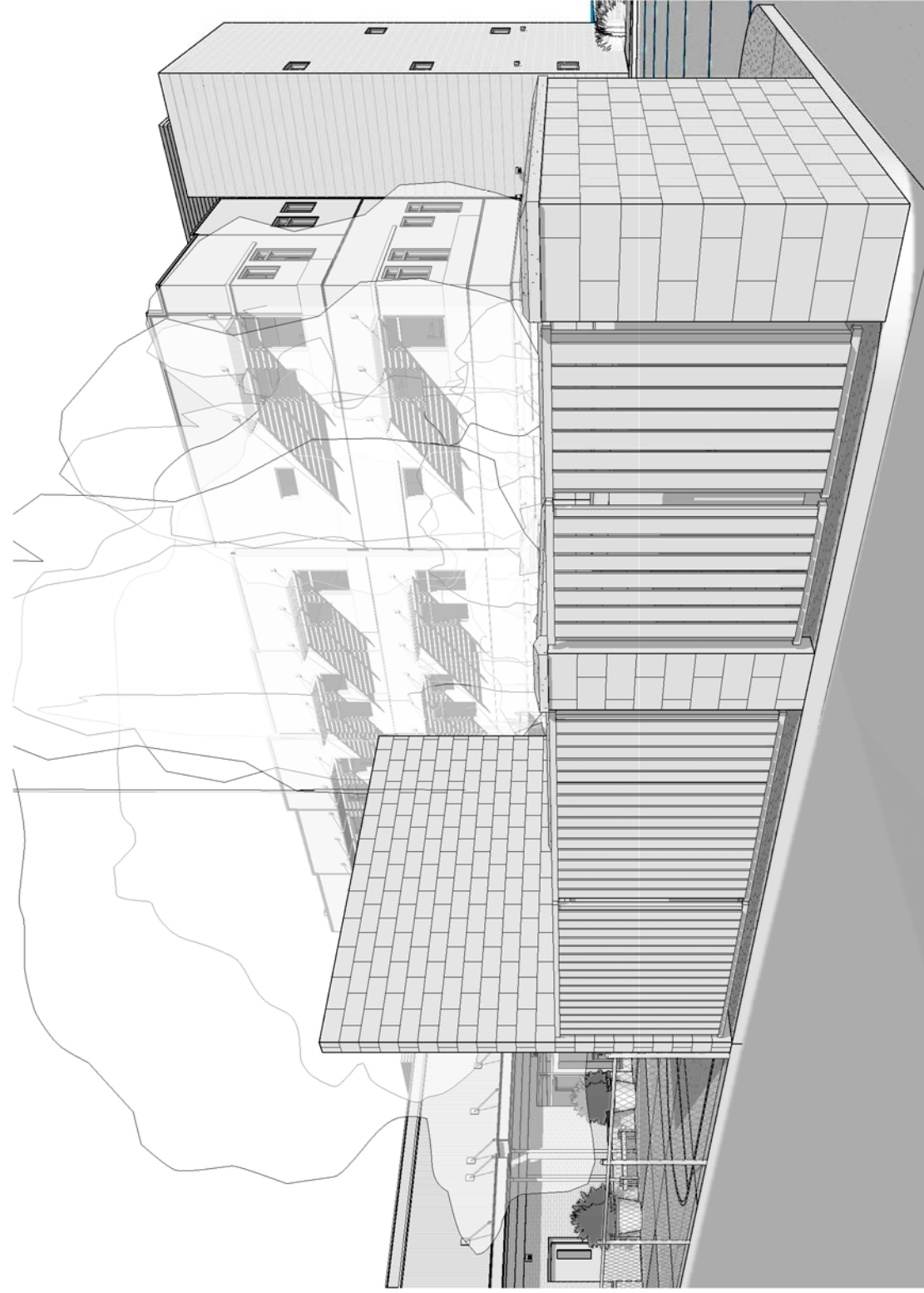
A BEACON OF HOPE SINCE 1963

GREAT FALLS RESCUE MISON
NEW FAMILY CENTER
417 2nd AVE SOUTH
GREAT FALLS, MT 59401
LANDSCAPE PLAN

Revision Schedule		
No.	Revision	Date

Submittals		
No.	Description	Date
1	SCHEMATIC DESIGN SUBMITTAL	7/15/15
2	DESIGN DEVELOPMENT SUBMITTAL	8/20/15
3	30% CD SUBMITTAL	8/20/15
4	100% CD SUBMITTAL	10/05/15

DESIGNED BY:	MDG
CHECKED BY:	TMP
DATE:	01.28.15
PROJECT NUMBER:	11-071
SHEET NUMBER:	LS1.0



L'Heureux Page Werner ARCHITECTURE & ENGINEERING 15 fifth St So Great Falls MT 59401 406 771 0770	GREAT FALLS RESCUE MISION	417 2nd AVE SOUTH GREAT FALLS, MT 59401	DATE: 02/18/15 DRAWN BY: MDG
	TRASH & TRANSFORMER ENCLOSURE	SHEET NUMBER: XE6.3	SHEET TITLE: