

DESIGN REVIEW BOARD

April 13, 2015

Case Number

DRB2015-09

Applicant/Owner

Great Falls Central Catholic High School

Representative

LPW Architects
Tim Peterson

Property Location

2800 18th Avenue South

Requested Action

Design review for expansion

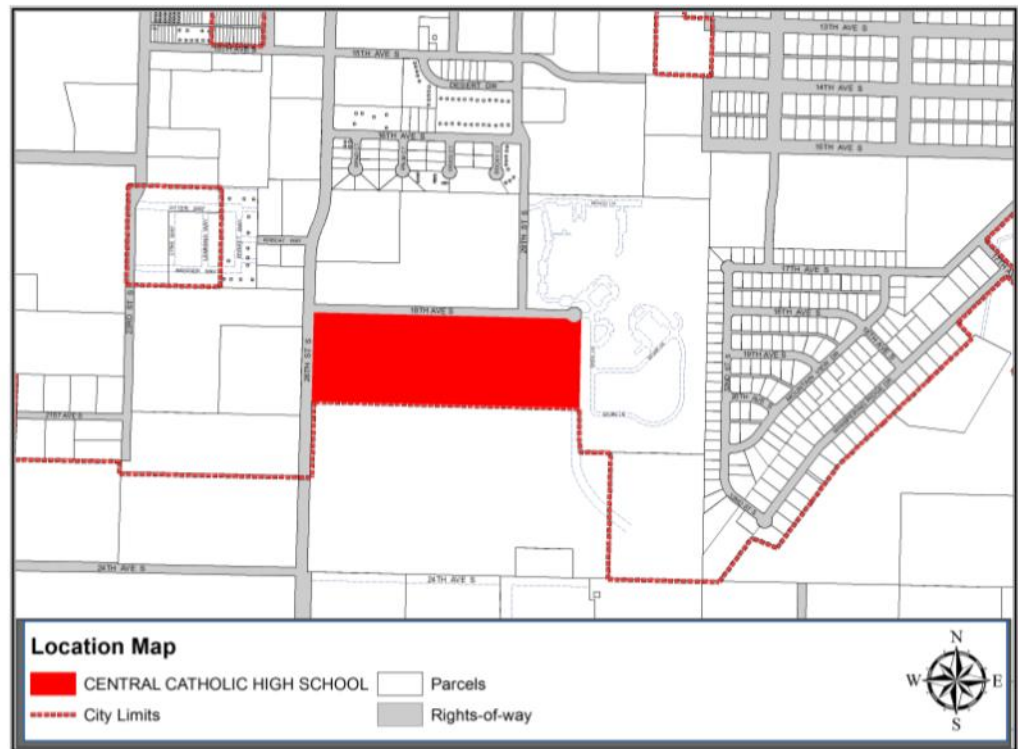
Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

CENTRAL CATHOLIC HIGH SCHOOL 2800 18TH AVENUE SOUTH



Project Description

The applicant is proposing an addition to the gymnasium of Central Catholic High school. The expansion will be for a 52' x 106' for additional locker rooms and weight training room.

- Legal Description: Lot 1B1A, Block 1, Mount Olivet Addition to Great Falls
- Property Area: ± 26 acres
- Existing Building area: ± 40,000 square feet
- Proposed Addition: ± 5,500 square feet
- Property Zoning: PLI Public Land and Institutional district

Project Overview

The application is to construct additional locker and weight training rooms onto the existing school gymnasium. The locker and weight room addition will afford the high school with the necessary space to provide showers, lockers, storage, and physical conditioning for those involved and associated with school athletics. Interior space will also include a classroom to offer health classes as well as an office that allows a member of the faculty to monitor the facility. The addition will be accessed from the existing gymnasium by the two double doors currently on the south exterior. The proposed addition will be located between to the existing gymnasium and football fields. Aesthetically, the addition will match the appearance of the existing high school. The addition will incorporate the same materials and elements that appear within the existing envelope and will utilize the existing brick height as a means to transition from existing to new construction.

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 construction of the structure along the south elevation will appear the same as the existing structure with the continuation of design, architecture style and materials.

Conformance with Title 17

The proposed addition meets the goals, objectives and policies of the regulations and standards for conformance with the relevant requirements of Title 17, Land Development Code.

Conformance with Title 15

The owner shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Suggested Motion

Board Member moves:

1. “I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Great Falls Central Catholic High School, locker and weight rooms addition located at 2800 18th Avenue 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 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.
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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 and Youth Council Coordinator
 Todd Seymanski, City Forester
 H. Smith, Great Falls Central Catholic High School, hsmith@greatfallscentral.org
 Tim Peterson, LPW Architects, timothy@lpwarchitecture.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

Great Falls Central Catholic High School Locker/Weight Room
Name of Project / Proposed Use:

Roman Catholic Bishop of Great Falls
Owner Name:

2000 18th Ave So Great Falls, MT 59403-1399
Mailing Address:

(406) 210-3344 Phone: ksmith@greatfallscentral.org Email:

Tim Peterson
Representative Name:

15 5th Street South Great Falls, MT 59401
Mailing Address:

(406) 771-0770 Phone: TimothyP@lpwarchitecture.com Email:

PROJECT LOCATION:

2000 18th Ave. So. Great Falls, MT 59403-1399
Site Address:

1,145,715 ft² (26.302 Acres) Sq. Ft. of Property: 5,406 ft² Sq. Ft. of Structure:

LEGAL DESCRIPTION

1B1A Mark/Lot: 17 Section: 20 North 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.

[Signature] Property Owner's Signature: 3.27.15 Date:

[Signature] Representative's Signature: 3.27.15 Date:

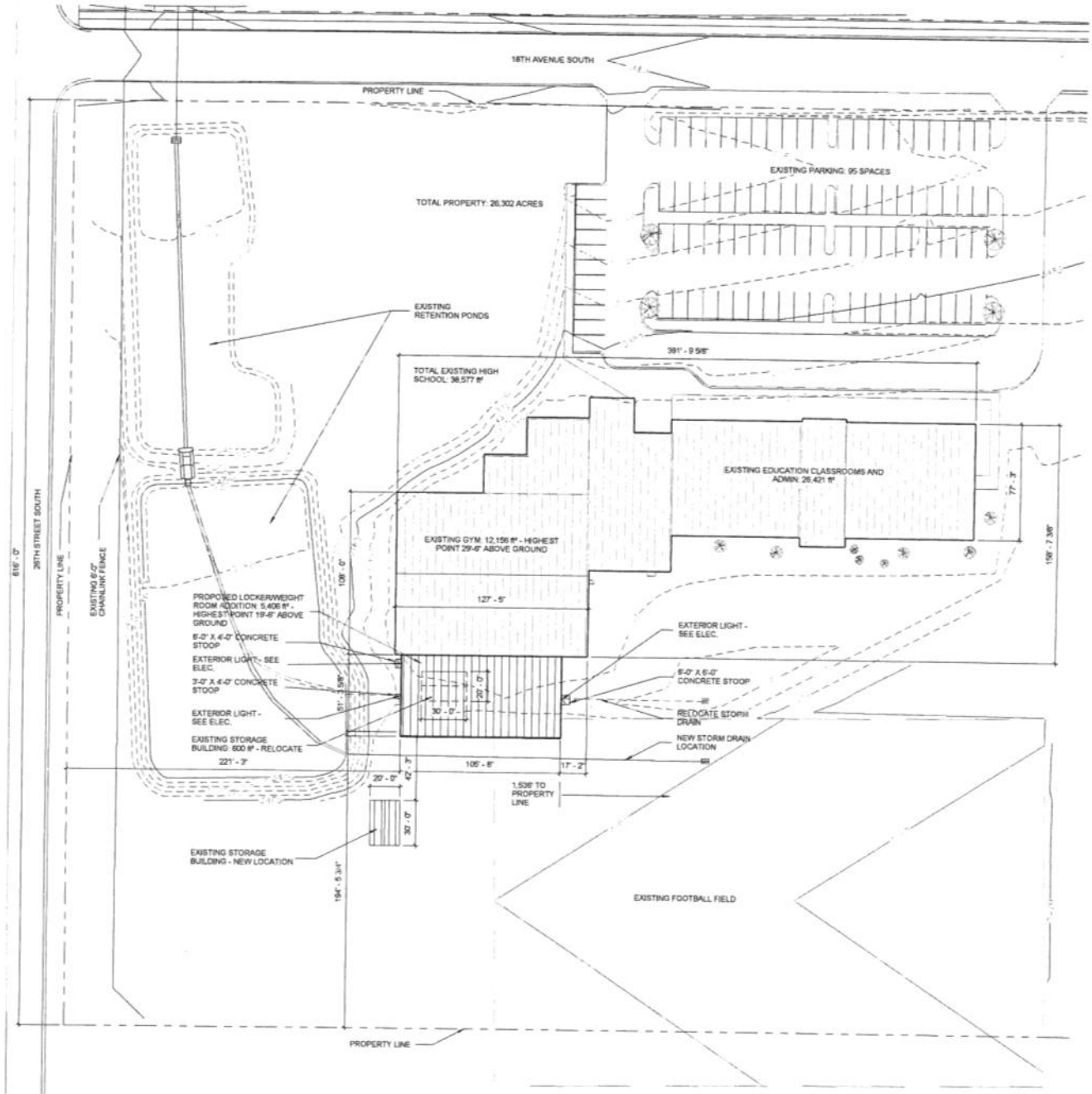
EXHIBIT B - AERIAL MAP



PROJECT AREA - LOCKER ROOM AND WEIGHT TRAINING



EXHIBIT C - SITE PLAN



1 SITE PLAN
1" = 40'-0"



EXHIBIT D - ELEVATION / RENDERING



EXHIBIT E - SITE PHOTOS



View north from the south.



View northeast from 26th Street South.