

# DESIGN REVIEW BOARD

May 11, 2015

***Case Number***

DRB2015-8

***Applicant***

Erik Sletten

Sletten Construction  
Company

***Representative***

Cliff Garness

Sletten Construction  
Company

***Owner***

Erik Sletten

Sletten Construction  
Company

***Property Location***

1220 38th St N

***Recommendation***

Approve the submitted  
design with conditions

***Project Planner***

Garrett Norman

THOMAS BUILDING - FOREST SERVICE/BLM OFFICE  
1220 38TH STREET NORTH



**Project Description**

The applicant is proposing to construct a new office building for the relocation of the Lewis and Clark Region National Forest Service Office and Bureau of Land Management (BLM) Great Falls Field Office. The project also includes 30,000 square feet of fenced wareyard space for storage.

**Background**

- Legal Description: Tract 1 of COS 1642 in the NE 1/4 of Section 5, T20N, R4E, P.M.M., Cascade County, Montana
- Property Area: ±461,736 sq. ft.
- Property Zoning: M-2 Mixed-use transitional
- Existing Land Use: Vacant, undeveloped
- Proposed Land Use: Forest Service/BLM Office
- Proposed Project Area: 32,148 sq. ft.

## Project Overview

The proposed Thomas Building will be located on the southwest intersection of River Drive North and 38th Street North. The entire property is slightly larger than 10 acres. The proposal consists of office buildings and a wareyard for the Forest Service and BLM services, that will be constructed on the eastern half of the property, or approximately 4.2 acres. The projects proposed location will be a great asset to the area, and provides direct connection to River's Edge Trail, which provides access to Giant Springs State Park and Montana Department of Fish, Wildlife, and Parks Great Falls office.

The project includes 123 parking spaces, 8 accessible ADA spaces, and 3 pull through RV spaces. The project proposal includes two curb cuts on 38th Street North, which is required by the Forest Service and BLM; the southerly curb cut utilizes City property, where the Little League Baseball fields are located. As a result, an access easement is currently being drafted and will require City Commission approval. A 30-foot roadway will be built along the southern property line, with the intent to increase circulation around the site, and to potentially provide access to the western half of the property, if the owner decides to subdivide and construct new development.

## **Landscaping**

The project utilizes a variety of vegetation from grasses, perennial flowers, deciduous shrubs, and evergreen trees. The project does not provide boulevard style landscaping on River Drive North and the northern portion of 38th Street North. Staff requires the applicant to provide City approved boulevard style trees along the River Drive North frontage, for the length of the proposed project. Staff will not require the River Drive North boulevard to have sod and will accept native seeding, keeping with the character of the north and south boulevards along River Drive North in the vicinity; however, the 38th Street North boulevard shall be irrigated with sod and provide boulevard style trees for the entire length of the property. The interior landscaping appears to meet the intent of the landscaping code, but will be thoroughly checked for compliance during the plan review for building permits. Staff recommends the applicant plant additional tall vegetation in front of the northerly wareyard fence to help screen the fence from the view along River Drive North, to help meet the intent of the Landscape Code.

## **Outdoor Lighting**

Outdoor lighting is required to illuminate pedestrian paths and parking lots. As part of the building permit plan review, the applicant will provide a photometric lighting plan that is in compliance with Chapter 40 of Title 17 of the Official Code of the City of Great Falls.

## **Exterior Elevations**

The project provides articulation in height as there is variation in parapet height, measuring from 20 feet to 17 feet. Building materials include an exposed fastener corrugated metal wall panel finish, smooth face CMU finish at the base, and tilt-up concrete finish applied with wood planks that are colored in gray and stained to match the corrugated metal wall panel.

## 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 area. The building placement maximizes the space and takes advantage of southerly solar exposure. 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 nearby buildings to the maximum extent feasible. The proposed trash enclosure will be surrounded by a CMU wall, stained to match the main building, with corrugated steel doors. The ground mechanical equipment located near the northern property line will be screened by vegetation.

**Conformance with Title 17**

The applicant's representative will develop plans and specifications in conformance with the relevant requirements of Title 17 Land Development Code.

**Conformance with Title 15**

The applicant's representative will develop 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 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 Thomas Building Forest Service and BLM project, as shown in the conceptual development plans contained within this report and provided by the applicant'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 submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls.
- E. The applicant shall plant boulevard style trees along the River Drive North boulevard, for the length of the proposed project. Sod is not required for this boulevard and native seeding will be accepted.
- F. The applicant shall provide additional tall vegetation along the northern edge of the wareyard fence to help screen the fence from River Drive North.
- G. The applicant shall provide a photometric lighting plan that is in compliance with Chapter 40 of Title 17 of the Official Code of the City of Great Falls for review and approval by the Planning and Community Development Department.

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### 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  
 Erik Sletten; Project Application; esletten@sletteninc.com  
 Cliff Garness; Project Representative; cgarness@sletteninc.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

Thomas Building / Forest Service and BLM - Combined Office

Name of Project / Proposed Use:

Sletten Construction Company

Owner Name:

1000 25th Street North, Great Falls, MT 59403

Mailing Address:

406-761-7920

Phone:

esletten@sletteninc.com/cgarness@sletteninc.com

Email:

Erik Sletten / Cliff Garness

Representative Name:

1000 25th Street North, Great Falls, MT 59403

Mailing Address:

406-761-7920

Phone:

esletten@sletteninc.com/cgarness@sletteninc.com

Email:

## PROJECT LOCATION:

1220 38th Street North

Site Address:

461,736

Sq. Ft. of Property:

32,148

Sq. Ft. of Structure:

## LEGAL DESCRIPTION

In Lot 1

Mark/Lot:

Section 5

Section:

T20

Township/Block

R4E

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.

*Erik Sletten*

Property Owner's Signature:

3/9/15

Date:

*Erik Sletten*

Representative's Signature:

3/9/15

Date:

# EXHIBIT B - AERIAL MAP



0 90 180 360 540 720 Feet

-  Subject Property
-  City Limits
-  Parcels



## EXHIBIT C - SITE PHOTOS



WEST VIEW OF BOULEVARD ALONG  
RIVER DR N



SOUTHWEST VIEW OF SITE



VIEW NORTH ALONG 38TH ST N  
(SUBJECT PROPERTY ON LEFT)



VIEW SOUTH ALONG 38TH ST N  
(SUBJECT PROPERTY ON RIGHT)



## EXHIBIT D - PROPOSED RENDERING





## EXHIBIT E - APPLICANT NARRATIVE AND PLAN SET

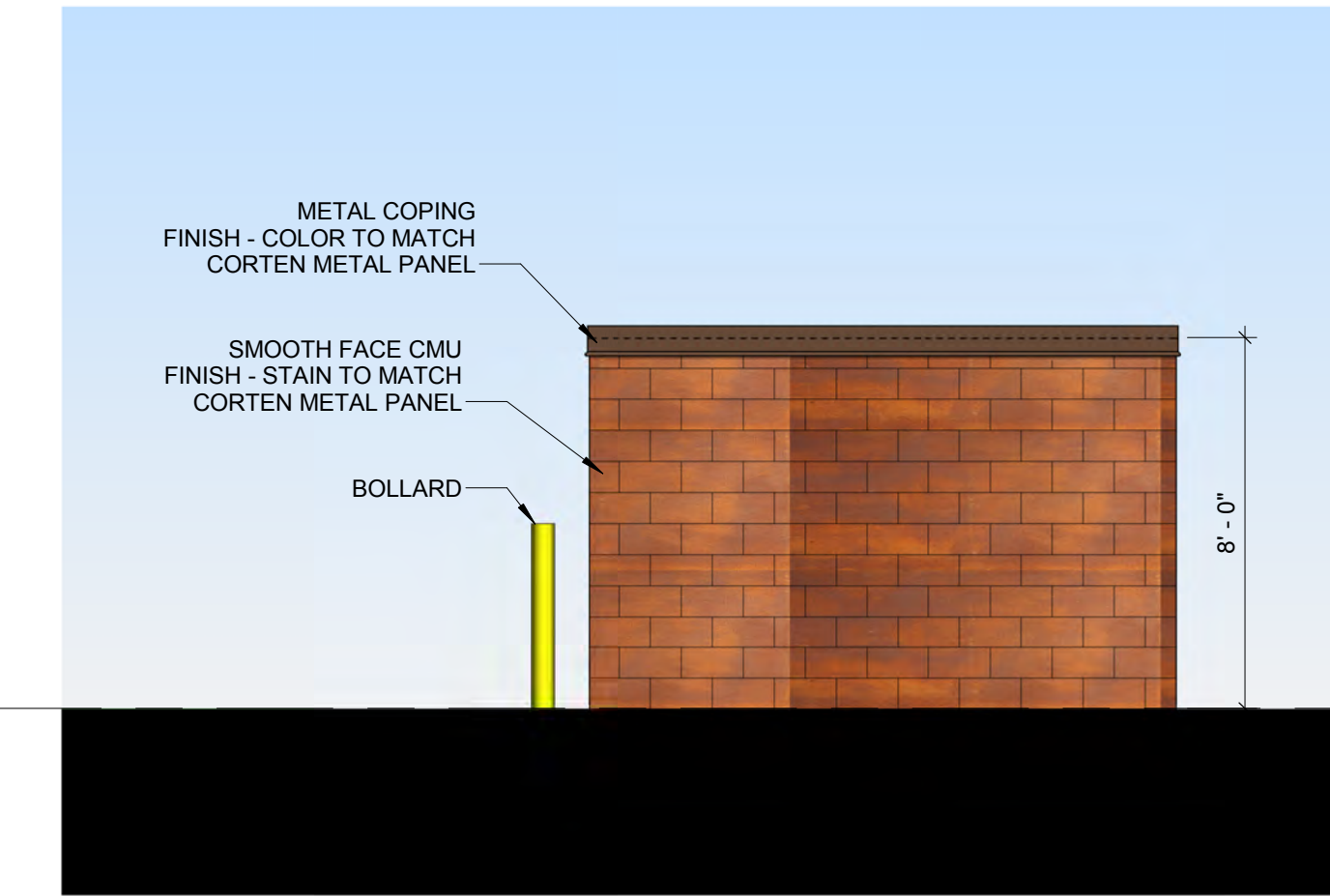
GSA – Forest Service / BLM Office Building  
Thomas Building  
1220 38<sup>th</sup> Street North  
Great Falls, MT 59403

The Project: The Thomas building is being proposed to be constructed on the corner of 38<sup>th</sup> Street and River Drive. The current site is comprised of approximately 10.6 acres of undeveloped land. This project would utilize approximately 4.5 acres of the undeveloped parcel. The building will house the relocated combined offices of the Lewis and Clark Region National Forest Service Office and Bureau of Land Management Great Falls Field Office. The building is proposed to be a single story tilt-up structure consisting of 32,148 gross square feet. The building will house both office and warehouse/maintenance space with occupancies of B and S2 respectively (B occupancy: 20,941 SF / S2 Occupancy: 11207 SF). Separate entrances to the building will be provided for both visitors and employees. The building is oriented on the site to front both River Drive and 38<sup>th</sup> Street. Access to the site is off of 38<sup>th</sup> street (See Site Plan). The parking area will be an asphalt surface parking lot providing a total of 133 employee and visitor spaces. The employee and visitor parking areas are separate lots providing access to separate entrances to the building. The site will also provide 30,000 sf of fenced wareyard space just to the West of the building. Landscaping for the site will consist of grass areas accented with trees and native planting areas. In the parking area landscape islands are designated in accordance with City Code requirements.

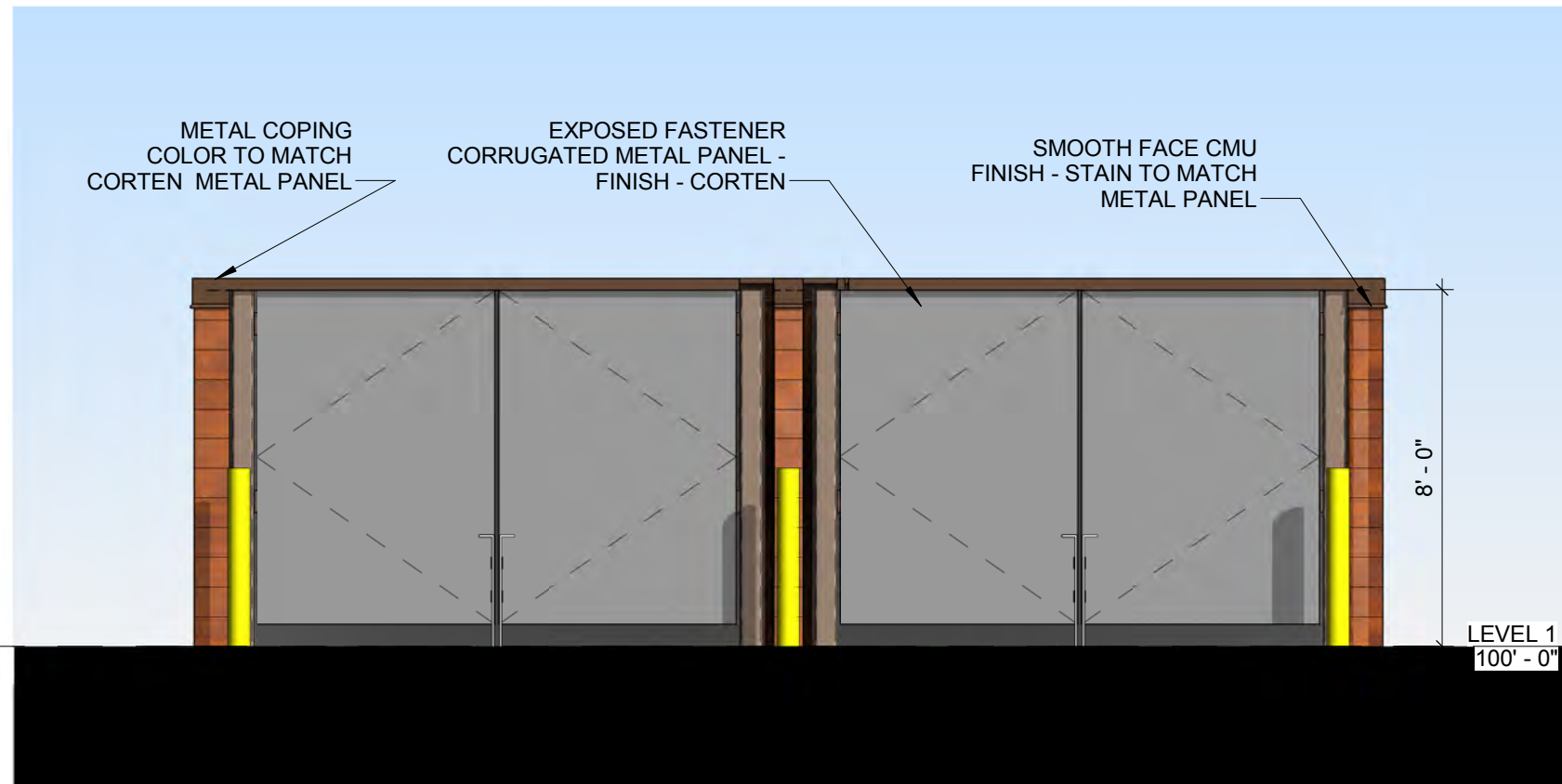




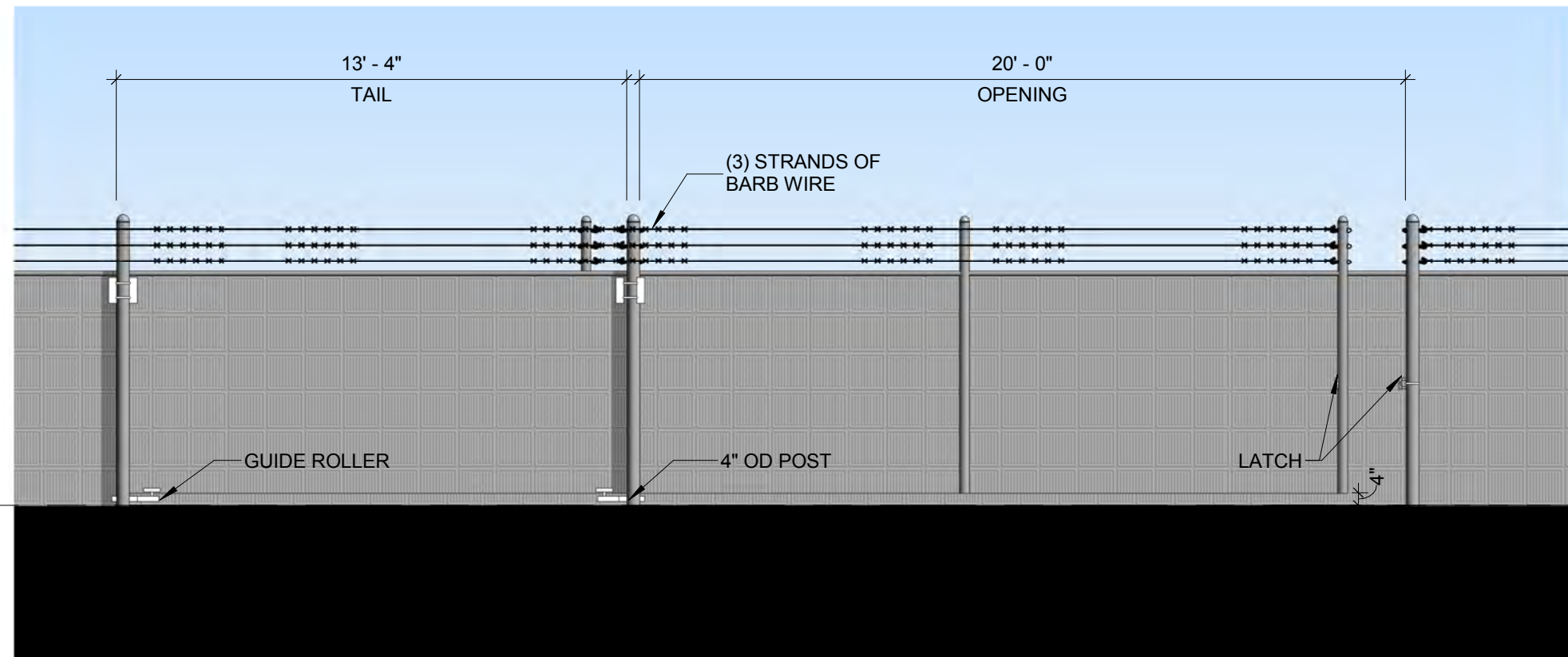
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E8 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"

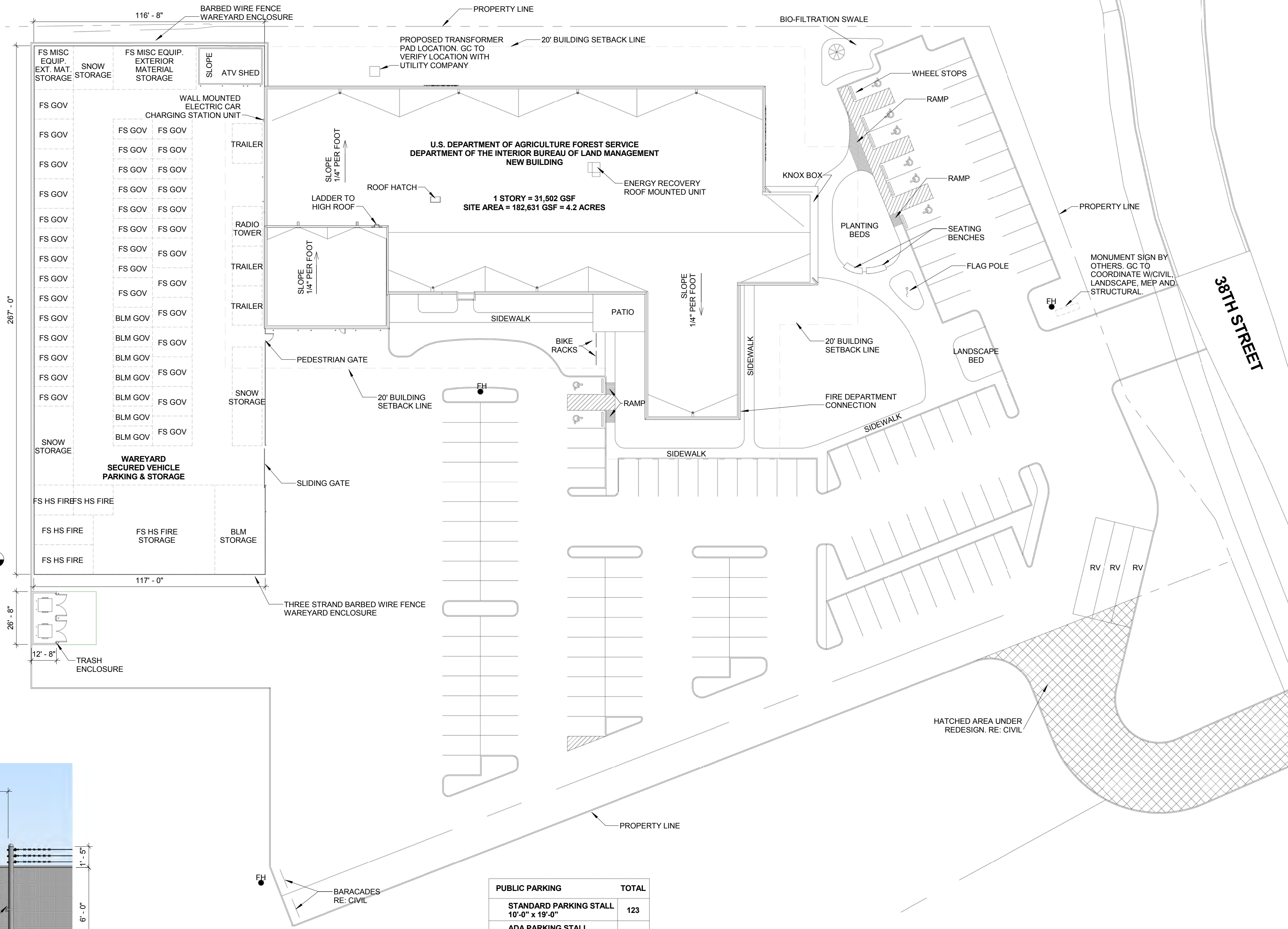


C8 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



A7 BARDED WIRE GATE ELEVATION  
1/4" = 1'-0"

NOT FOR CONSTRUCTION



PUBLIC PARKING	TOTAL
STANDARD PARKING STALL 10'-0" x 19'-0"	123
ADA PARKING STALL 10'-0" x 19'-0"	8
RV/BUS PULL THROUGH 10'-0" x 50'-0"	3
WAREYARD PARKING	TOTAL
BLM GOV. VEHICLE 10'-0" x 19'-0"	7
FS GOV. VEHICLE 10'-0" x 19'-0"	24
FS GOV. VEHICLE 15'-0" x 20'-0"	12
FS TRAILERS 15'-0" x 20'-0"	3
TOTAL PARKING	180

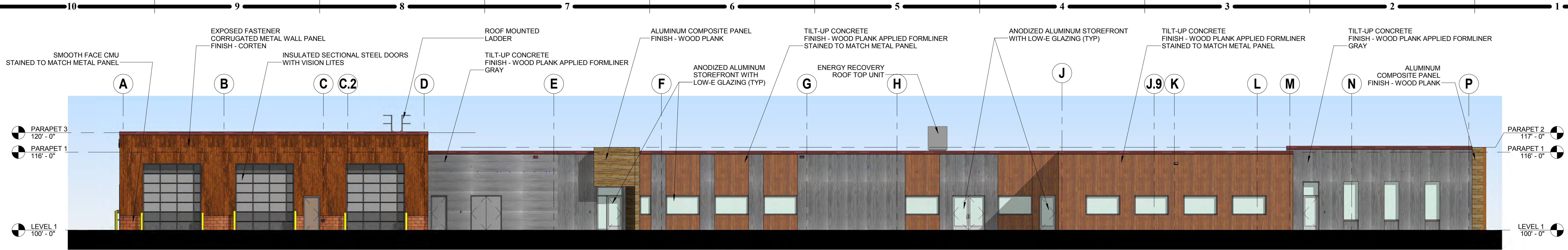


A1 ARCHITECTURAL SITE PLAN  
1" = 30'-0"

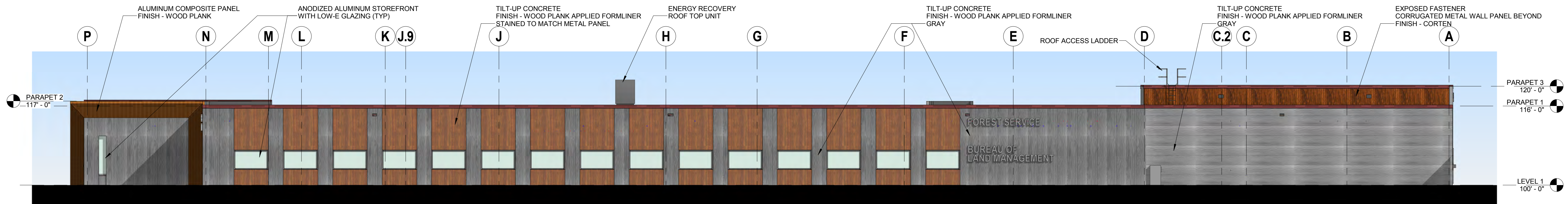
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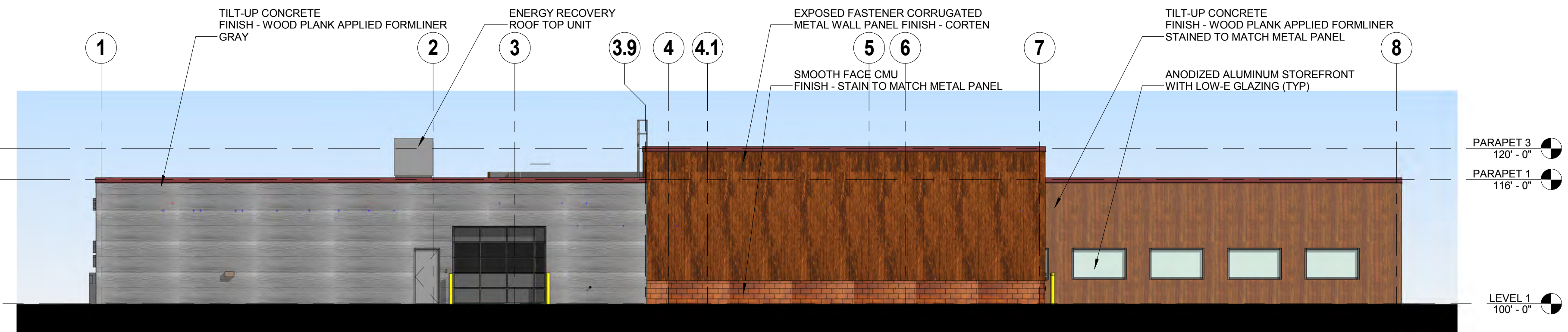
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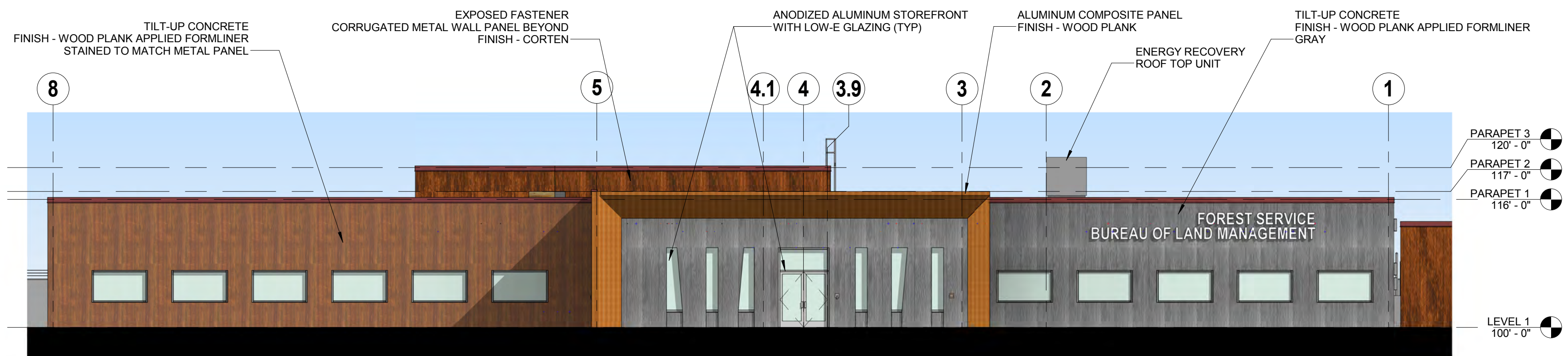
G1 SOUTH ELEVATION - DESIGN REVIEW BOARD  
3/32" = 1'-0"



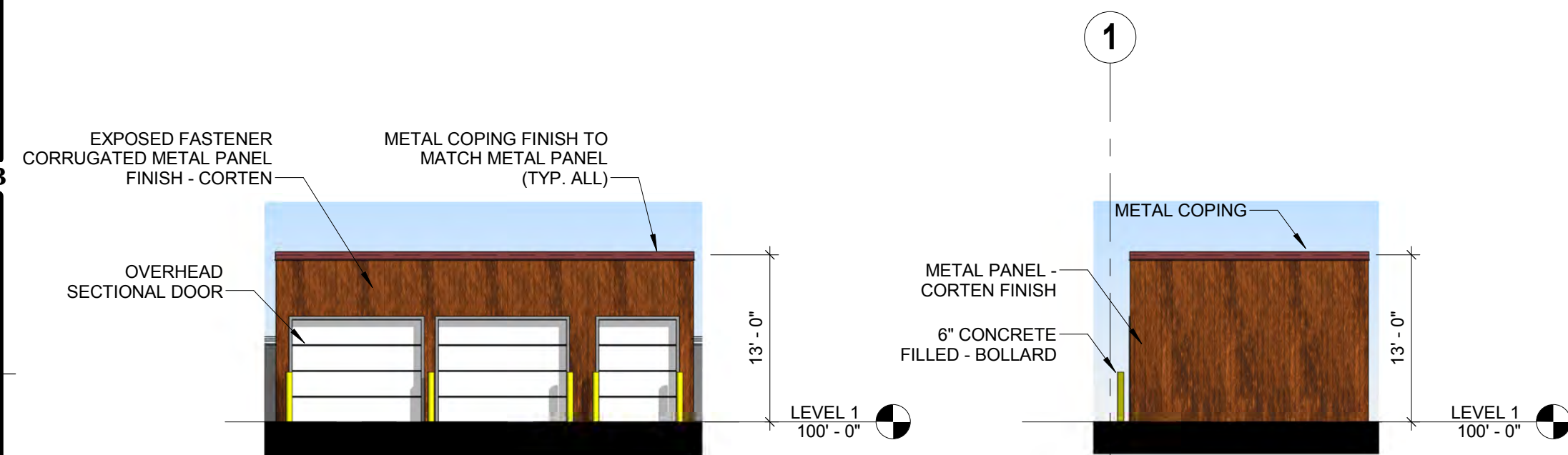
E1 NORTH ELEVATION - DESIGN REVIEW BOARD  
3/32" = 1'-0"



C1 WEST ELEVATION - DESIGN REVIEW BOARD  
3/32" = 1'-0"



A1 EAST ELEVATION - DESIGN REVIEW BOARD  
3/32" = 1'-0"



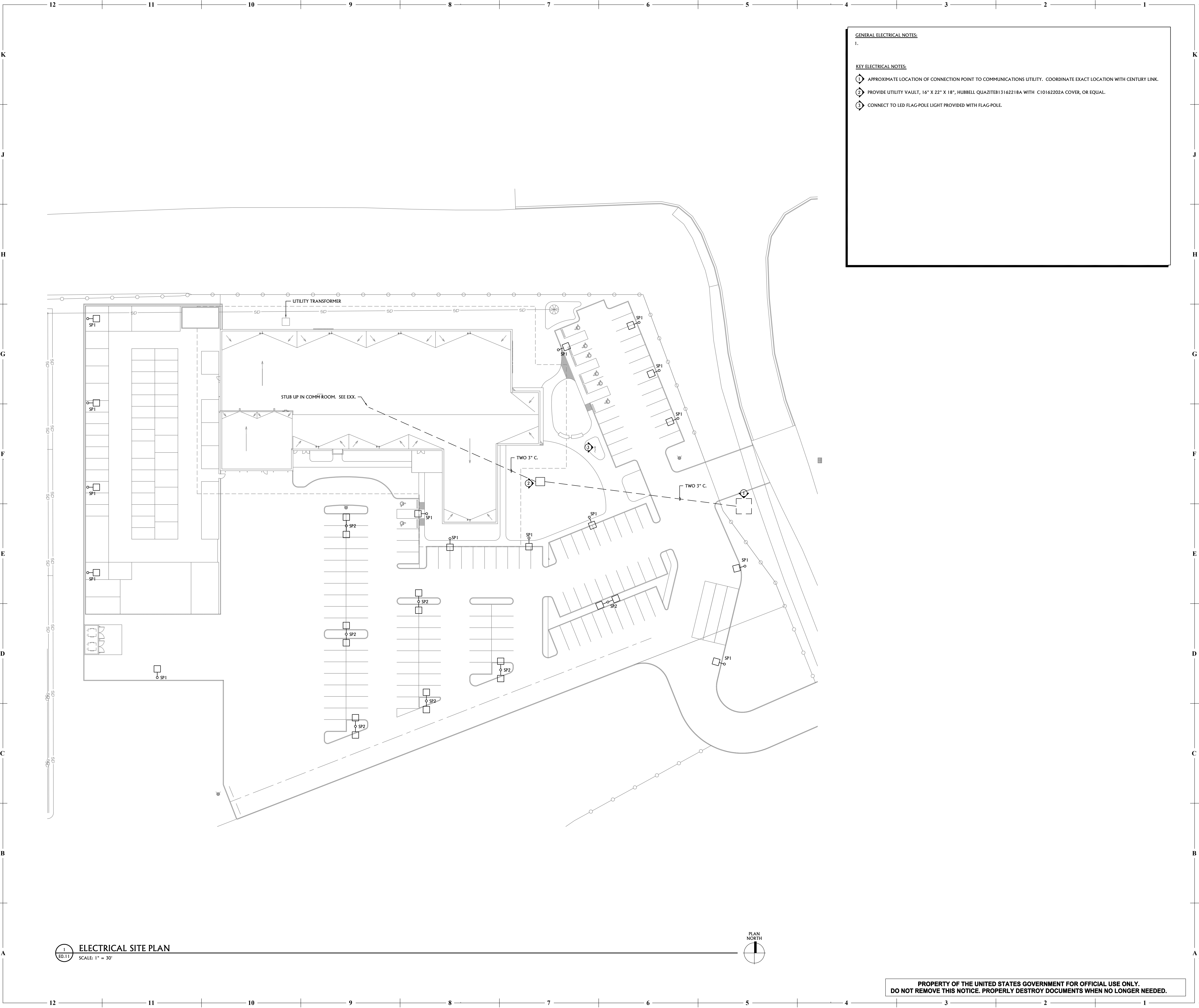
A9 ATV SHED ELEVATION - N  
3/32" = 1'-0"

A7 ATV SHED ELEVATION - E  
3/32" = 1'-0"

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- GENERAL ELECTRICAL NOTES:
- 1.
- KEY ELECTRICAL NOTES:
1. APPROXIMATE LOCATION OF CONNECTION POINT TO COMMUNICATIONS UTILITY. COORDINATE EXACT LOCATION WITH CENTURY LINK.
2. PROVIDE UTILITY VAULT, 16" X 22" X 18", HUBBELL QUAZITEB13162218A WITH C10162202A COVER, OR EQUAL.
3. CONNECT TO LED FLAG-POLE LIGHT PROVIDED WITH FLAG-POLE.

1  
E0.11 ELECTRICAL SITE PLAN  
SCALE: 1" = 30'



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NOT FOR CONSTRUCTION

USDA FOREST SERVICE/DOI BUREAU OF LAND  
MANAGEMENT  
1220 38th STREET NORTH  
GREAT FALLS, MT 59403

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HOEFER WYSOCKI  
ARCHITECTS, LLC

REVISION DATES:


PROFESSIONAL SEAL  
**E0.11**  
ISSUE DATE: 09 APRIL 2015  
HOEFER WYSOCKI #: 148091

ELECTRICAL SITE PLAN

JOB NO: 15BL4362

**HOEFER WYSOCKI**  
*Architecture*  
11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211  
P: 913.307.3700 - F: 913.307.3710 www.hoeferwysocki.com

**Stetten** COMPANIES  
**A C E**  
Associated  
Associates  
Engineering, Inc.  
ACE JOB #  
15BL4362  
2040 HANSHAW BLVD.  
BILLINGS, MT 59102  
PH: 406.245-0136