

DESIGN REVIEW BOARD

May 11, 2015

Case Number

DRB2015-16

Applicant

City of Great Falls Park
and Recreation
Department

Representative

Douglas Lorello
CTA
Architects | Engineers

Owner

City of Great Falls

Property Location

200 3rd Ave NW

Recommendation

Approve the submitted
design with conditions

Project Planner

Garrett Norman

WEST BANK PARK RESTROOM
200 3RD AVENUE NORTHWEST



Project Description

The applicant is proposing to construct a new restroom facility, replace the existing vault toilet, and improve the parking lot at West Bank Park, using Tax Increment Financing (TIF) funds from the West Bank Urban Renewal TIF District. Design Review Board approval is for the restroom facility.

Background

- Legal Description: Mk 149, West Bank Park, Section 2, T20N, R3E, P.M.M., Cascade County, Montana
- Property Area: ±925,214 sq. ft.
- Property Zoning: POS Parks and Open Space
- Existing Land Use: Park Land
- Proposed Project Area: 624 sq. ft.

Project Overview

The proposed project consists of a new men's and women's restroom facility near the existing parking lot, east of the River's Edge Trail. A new sidewalk will be constructed from the parking lot and River's Edge Trail to the restroom facility, providing direct access and connectivity to the facility. A drinking fountain will be attached to the middle exterior column of the restroom. The structure has an angled roof that slopes to the rear, with a height of 14.5-feet on the front façade and a height of 8.5-feet on the rear façade. The building's materials include a prefinished metal roof with a matching prefinished metal siding and split face CMU wall. The project includes wood columns with a matching split face CMU base to the columns. The front façade also includes translucent fiberglass panels. For descriptive explanations of each material, please refer to the project narrative in Exhibit E.

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 bathroom facility is a positive asset to West Bank Park. The building placement maximizes the space and is in close proximity to the existing trail system and parking lot. The proposed exterior material, façade design and colors create an inviting visual interest. Overall, the design positively addresses access, natural terrain, and relationship to the park's amenities to the maximum extent feasible.

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 West Bank Park Restroom, 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.

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

Cc: Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Patty Rearden, Deputy Director Park and Recreation Department
Jesse Patton, Project Engineer; jpatton@greatfallsmt.net
Douglas Lorello, Applicant Representative; dougl@ctagroup.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

APR 27 2015

BF. 1585.2 West Bank Park Restroom

Name of Project / Proposed Use:

City of Great Falls / Park & Recreation

Owner Name:

1700 River Drive North, P.O. Box 5021 Great Falls, MT 59403

Mailing Address:

406-771-1265

Phone:

Email:

Douglas Lorello / CTA Architects Engineers

Representative Name:

219 2nd Ave. So. Great Falls, MT 59405

Mailing Address:

(406) 452-3321

Phone:

doug1@ctagroup.com

Email:

PROJECT LOCATION:

200 3rd Ave NW, Great Falls, MT 59403

Site Address:

925, 214

Sq. Ft. of Property:

624

Sq. Ft. of Structure:

LEGAL DESCRIPTION

149 west bank park

Mark/Lot:

502

Section:

T 20 N

Township/Block

R 03 E

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.

Patty Resenden

Property Owner's Signature:

4/22/15

Date:

Douglas Lorello

Representative's Signature:

5/27/15

Date:

EXHIBIT B - AERIAL MAP



0 50 100 200 300 400 Feet

-  Proposed Restroom Location
-  City Limits
-  Parcels

EXHIBIT C - SITE PHOTOS



EXISTING PARKING LOT



PROPOSED LOCATION OF RESTROOM FACILITY

EXHIBIT D - PROPOSED RENDERING



PROPOSED PERSPECTIVE VIEW OF NEW WESTBANK RESTROOM FACILITY for the CITY of GREAT FALLS

CTA Architects Engineers



EXHIBIT E - APPLICANT NARRATIVE, SITE PLAN, AND ELEVATIONS

Garrett Norman

From: Doug Lorello [doug@ctagroup.com]
Sent: Tuesday, May 05, 2015 9:28 AM
To: Garrett Norman
Subject: West Bank Restroom Narrative

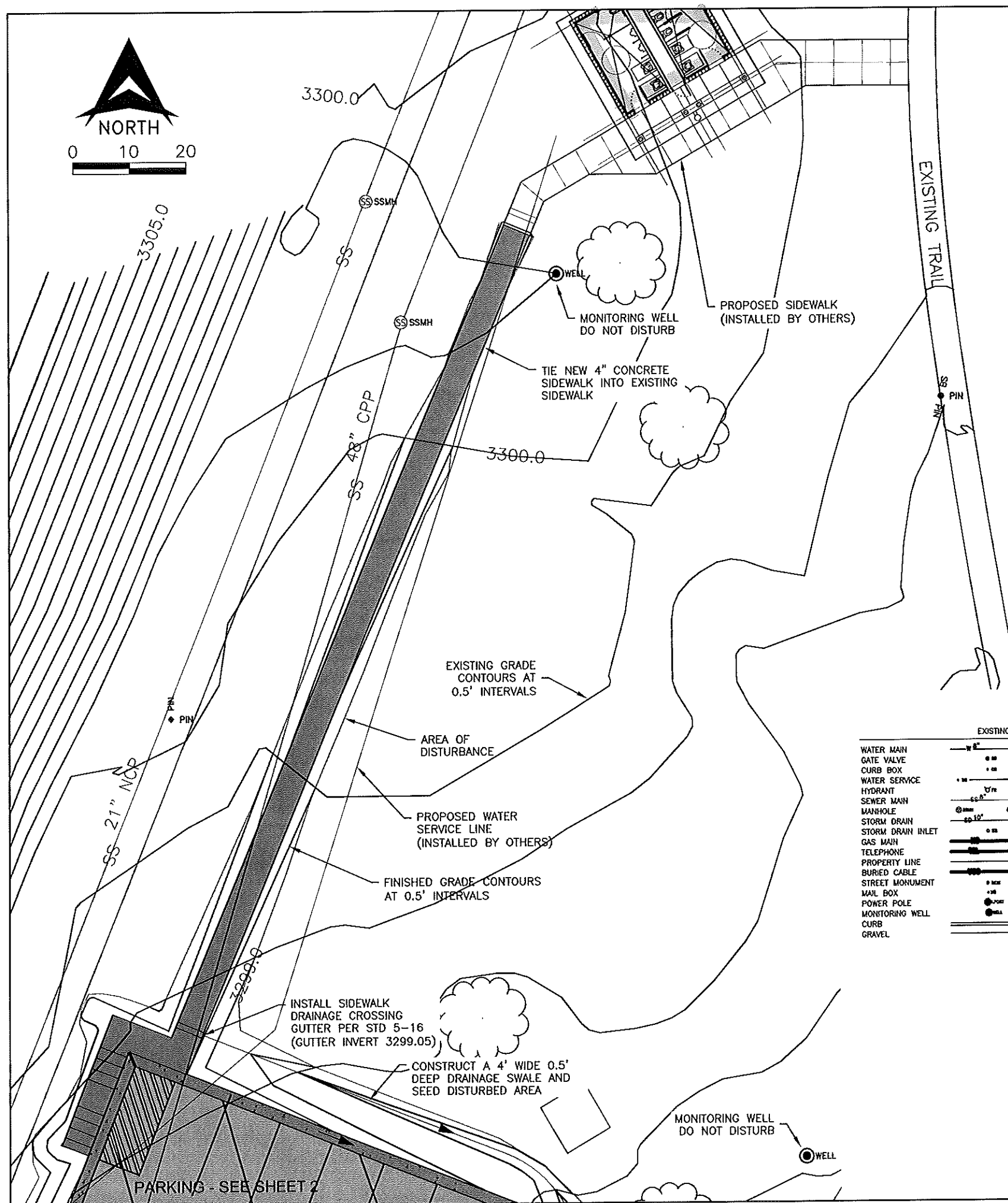
Garrett, Here is a narrative for the restroom.

West Bank Restroom Project will consist of reinforced concrete foundation. Floors will be sealed concrete. Exterior walls will be split face masonry, rigid insulation, cement board, and fiberglass reinforced panels at the interior face. The upper portion of the walls will be corrugated, prefinished metal panels, over air infiltration barrier, plywood sheathing, continuous rigid insulation, stud framing, cement board, and fiberglass reinforced panels. The roof structure will be glue laminated wood beams with 2x wood joists, insulation, plywood sheathing, roof felt, and prefinished corrugated metal roofing. The roof will slope one direction to the rear of the building. The high point of the front of the roof will be 14'-6" high, sloping to the back at 8'-6" high. Roof edges will be trimmed in a heavy gauge prefinished metal trim. The front of the building will have hollow metal doors entering each bathroom, and one accessing a utility space. Above the doors at the front wall will be a translucent fiberglass panel to allow for natural light into the restrooms. The roof overhang at the front of the building will be supported by glulam beams, and wood columns, column bases will be wrapped with split face concrete block up to 4'-8" to provide protection for columns. There will be a exterior drinking fountain located at the center column structure.

The interior of the restrooms will be FRP (fiberglass reinforced panels) on all walls. With porcelain, wall mounted fixtures. All bathroom accessories will be stainless steel and specified for public spaces. Lighting will be provided by LED light fixtures and translucent wall panels.

The overall building will be constructed with heavy gauge metals and durable products to keep any maintenance / vandalism to a minimum.

Doug Lorello
CTA



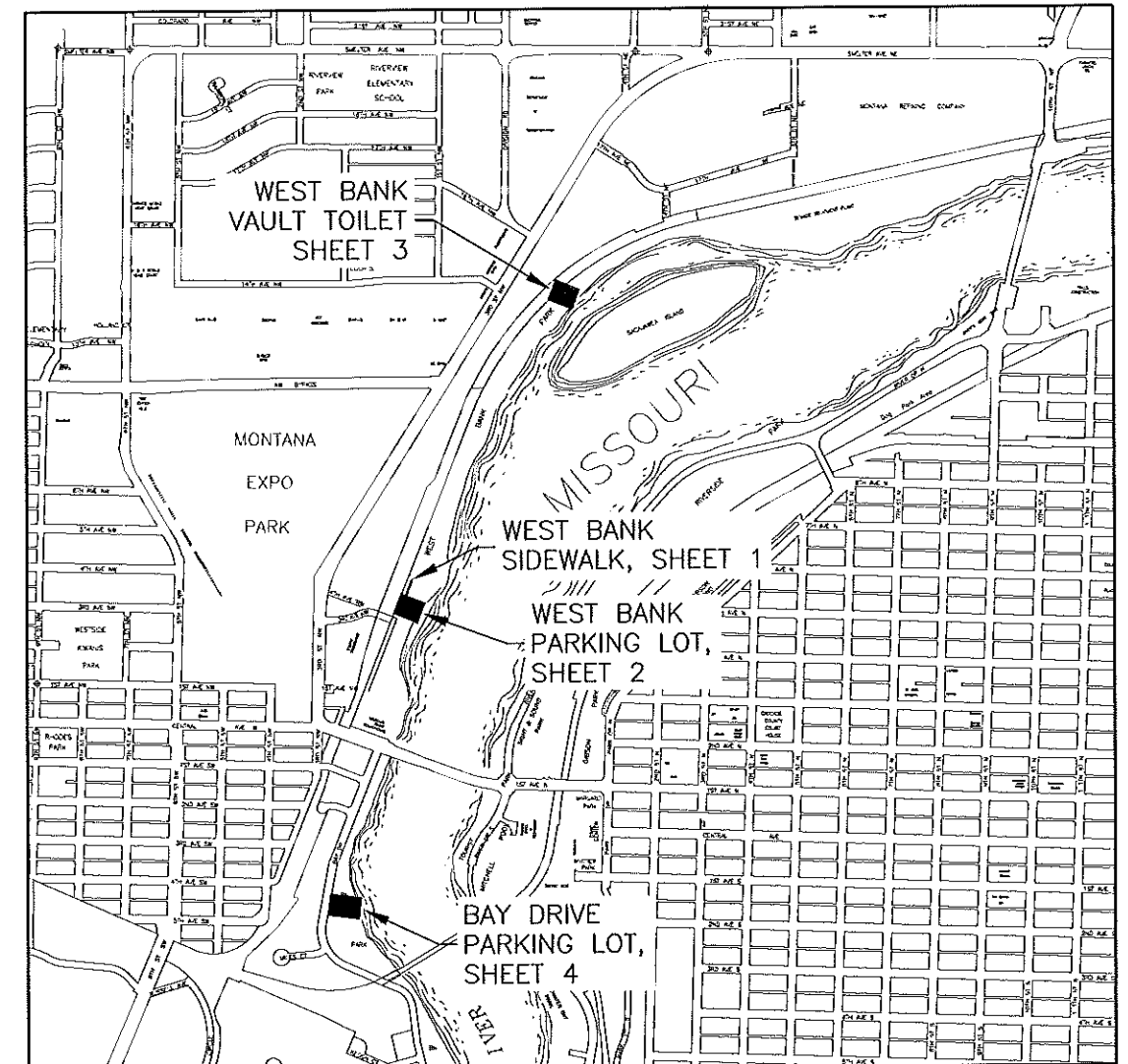
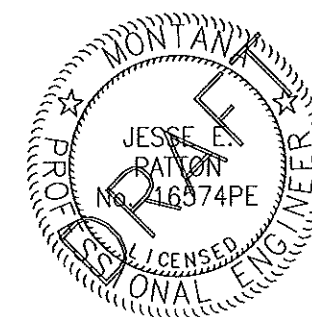
LEGEND

| | EXISTING | NEW |
|-------------------|----------|-----|
| WATER MAIN | | |
| GATE VALVE | | |
| CURB BOX | | |
| WATER SERVICE | | |
| HYDRANT | | |
| SEWER MAIN | | |
| MANHOLE | | |
| STORM DRAIN | | |
| STORM DRAIN INLET | | |
| GAS MAIN | | |
| TELEPHONE | | |
| PROPERTY LINE | | |
| BURIED CABLE | | |
| STREET MONUMENT | | |
| MAIL BOX | | |
| POWER POLE | | |
| MONITORING WELL | | |
| GRAVEL | | |

GENERAL NOTES:

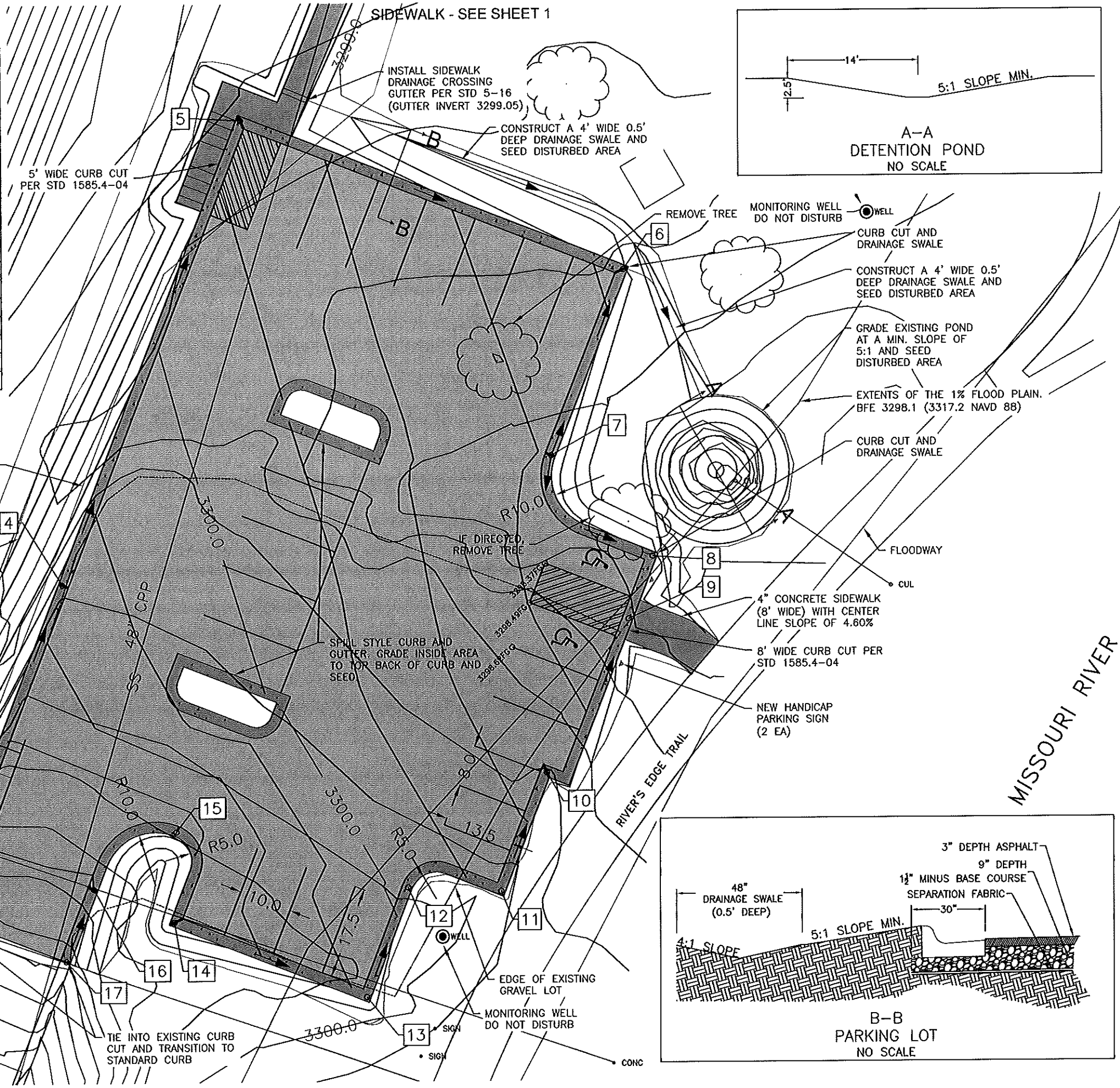
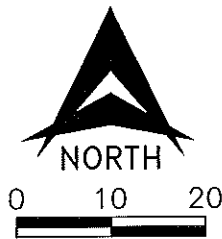
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL AND WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6th EDITION -- APRIL 2010.
2. ALL DISTURBED PAVEMENT & BASE COURSE SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES PRIOR TO BIDDING OR STARTING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES ON PLAN ARE APPROXIMATE ONLY.
4. NOTIFY 'ONE CALL' FOR EXACT LOCATIONS OF ALL UTILITIES BEFORE BEGINNING WORK.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM CITY PRIOR TO STARTING WORK.
6. CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL IN ACCORDANCE WITH CURRENT M.U.T.C.D. STANDARDS.
7. CITY ENGINEER'S OFFICE SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO STARTING WORK.
8. TOP SOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION.
9. CAUTION, IRRIGATION SYSTEMS NOT NOTED MAY BE ENCOUNTERED.
10. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING AND/OR RE-ESTABLISHING STREET MONUMENTS AND PROPERTY PINS.
11. REGISTERED LAND SURVEYOR SHALL RE-ESTABLISH DISTURBED MONUMENTS.
12. ALL STREET AND TRAFFIC SIGNS THAT INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND RESET BY CONTRACTOR.
13. ACCESSIBLE SPACES AND ADJOINING ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 1:50 IN ALL DIRECTIONS.
14. ANY PROPERTY PINS OR OFFSETS DESTROYED AS A RESULT OF CONSTRUCTION SHALL BE RESET BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF MONTANA AND PAID FOR BY THE CONTRACTOR.
15. DEWATERING, IF REQUIRED, SHALL BE AT NO EXTRA COST TO THE OWNER.
16. ALL DAMAGED OR DISTURBED SURFACES BEYOND THE AREA OF DISTURBANCE SHALL BE RESTORED TO THE DESIGN PARAMETERS SPECIFIED FOR THE TYPE OF SURFACE RESTORATION AT NO EXTRA COST TO THE OWNER. THIS CAN AND WILL INCLUDE HAUL ROUTES AND STAGING AREAS.
17. CONTRACTOR SHALL UTILIZE, MONITOR, AND MAINTAIN SUFFICIENT BMPs TO PREVENT DEGRADATION OF SURFACE WATERS FROM POLLUTANTS SUCH AS SEDIMENT, WASTE MATERIALS, INDUSTRIAL CHEMICALS OR MATERIALS, HEAVY METALS, AND PETROLEUM PRODUCTS.

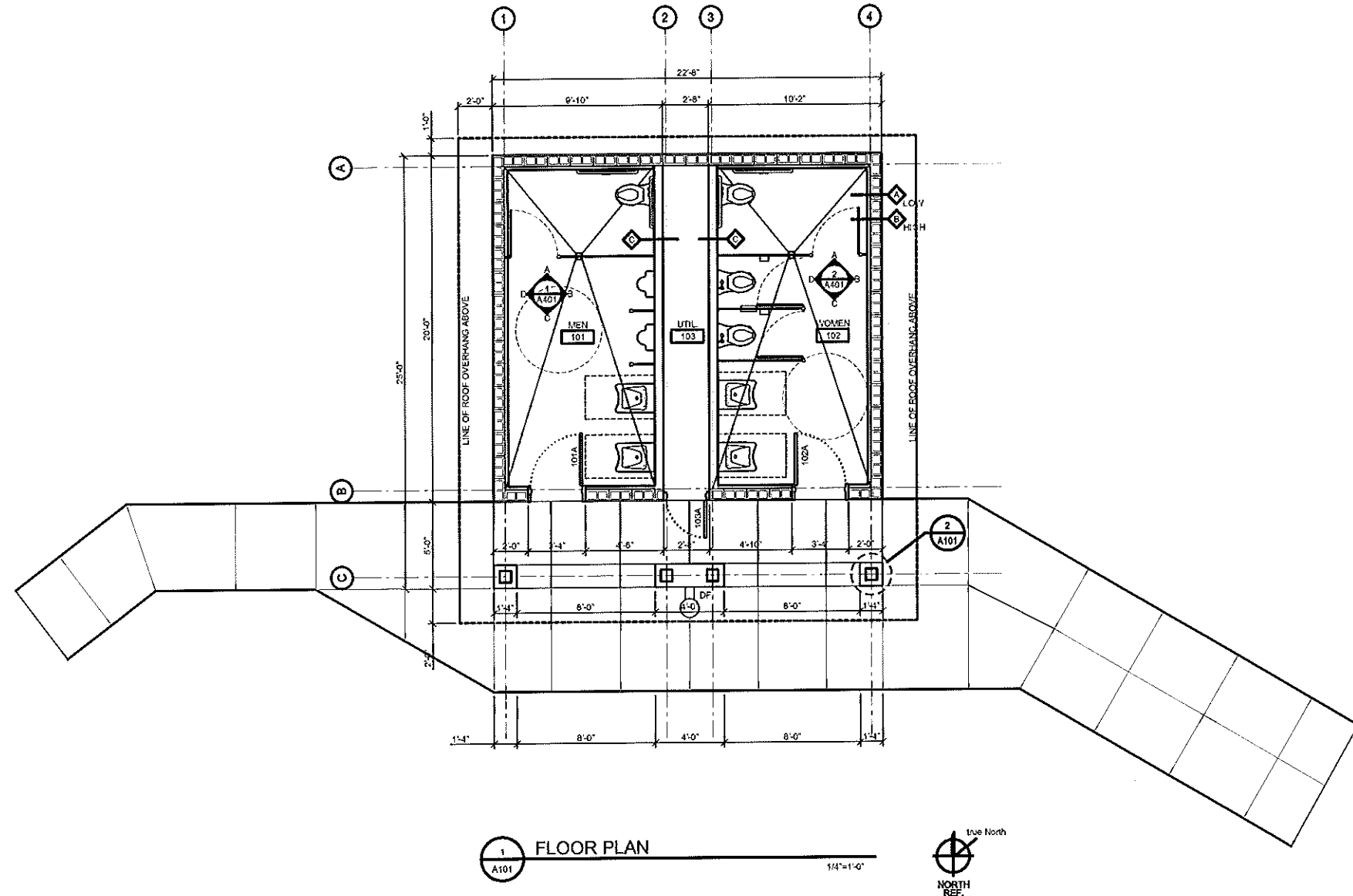
WEST BANK PARKING LOT BENCHMARK CITY ELEVATION = 3307.06 ON TOP OF FIRE HYDRANT LOCATED ON THE RIVER SIDE OF THE TEE INTERSECTION OF 3RD AVENUE NORTHWEST AND THE APPROACH TO THE PARKING LOT.



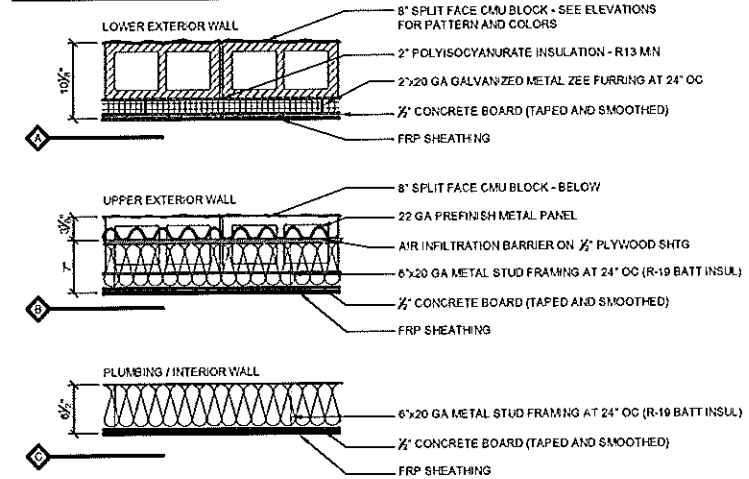
| PNT | DESIGN FL ELEVATION | EXISTING ELEVATION |
|-----|---------------------|--------------------|
| 1 | 3302.35 | 3302.35 |
| 2 | 3301.83 | 3301.20 |
| 3 | 3301.76 | 3300.80 |
| 4 | 3300.59 | 3299.45 |
| 5 | 3299.20 | 3298.85 |
| 6 | 3297.78 | 3298.00 |
| 7 | 3298.35 | 3297.35 |
| 8 | 3297.89 | 3297.00 |
| 9 | 3298.08 | 3297.70 |
| 10 | 3298.63 | 3299.05 |
| 11 | 3299.23 | 3299.75 |
| 12 | 3299.74 | 3299.90 |
| 13 | 3300.30 | 3300.20 |
| 14 | 3301.29 | 3300.85 |
| 15 | 3301.58 | 3300.40 |
| 16 | 3301.91 | 3301.30 |
| 17 | 3302.18 | 3302.18 |

| FROM PNT | TO PNT | SLOPE | TBC DISTANCE (FT) |
|----------|--------|-------|-------------------|
| 1 | 2 | 3.49% | 14.89 |
| 2 | 3 | 1.50% | 5.00 |
| 3 | 4 | 2.50% | 46.45 |
| 4 | 5 | 1.50% | 95.05 |
| 5 | 6 | 1.78% | 80.00 |
| 6 | 7 | 1.50% | 38.55 |
| 7 | 8 | 1.50% | 30.71 |
| 8 | 9 | 1.50% | 13.50 |
| 9 | 10 | 1.50% | 37.50 |
| 10 | 11 | 2.50% | 24.00 |
| 11 | 12 | 2.50% | 19.76 |
| 12 | 13 | 2.50% | 23.00 |
| 13 | 14 | 2.50% | 41.00 |
| 14 | 15 | 1.50% | 18.90 |
| 15 | 16 | 1.50% | 20.80 |
| 16 | 17 | 1.84% | 14.65 |





WALL TYPES



REVISIONS:

NEW PUBLIC RESTROOM
for the CITY OF GREAT FALLS
WEST BANK PARK

DRB
APPROVAL

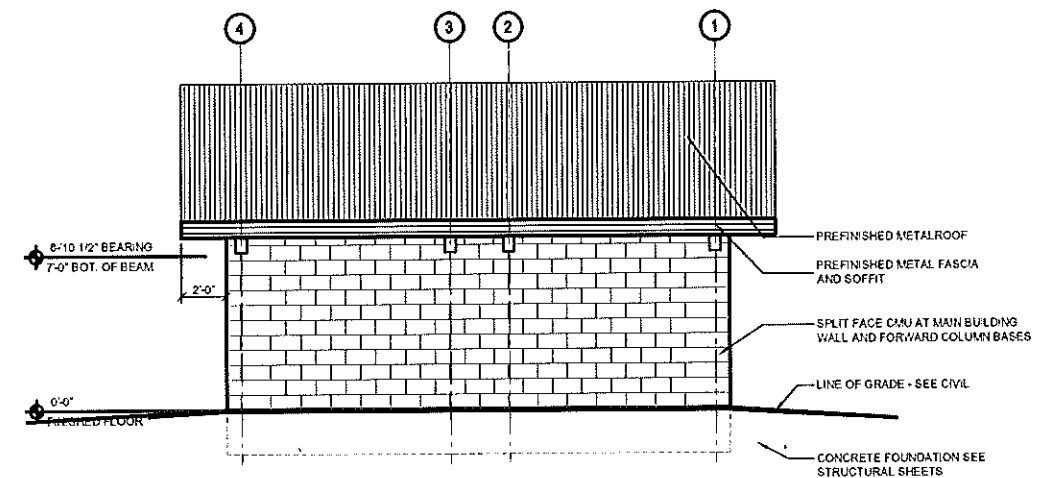
COPYRIGHT 2014
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DRAWN BY: DL
CHECKED BY: DL
DATE: 6-11-16
CTA #: VBPAK
CAD FILE: A101
DIR: VBPAK

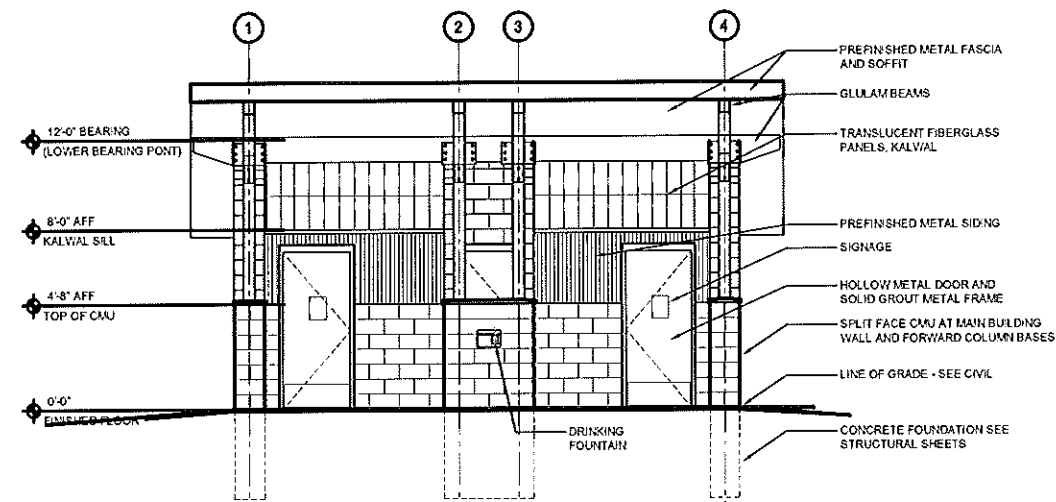
CTA

FLOOR
PLAN
AND NOTES

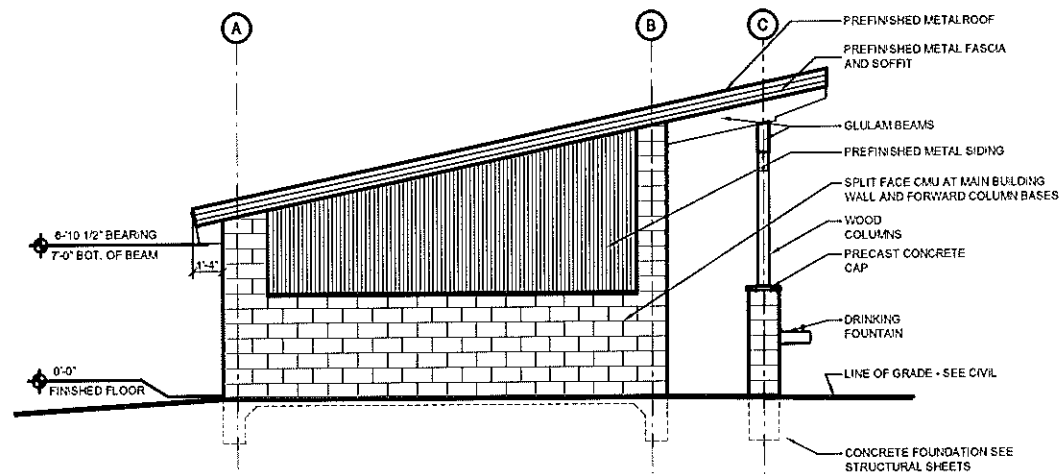
SHEET
A101



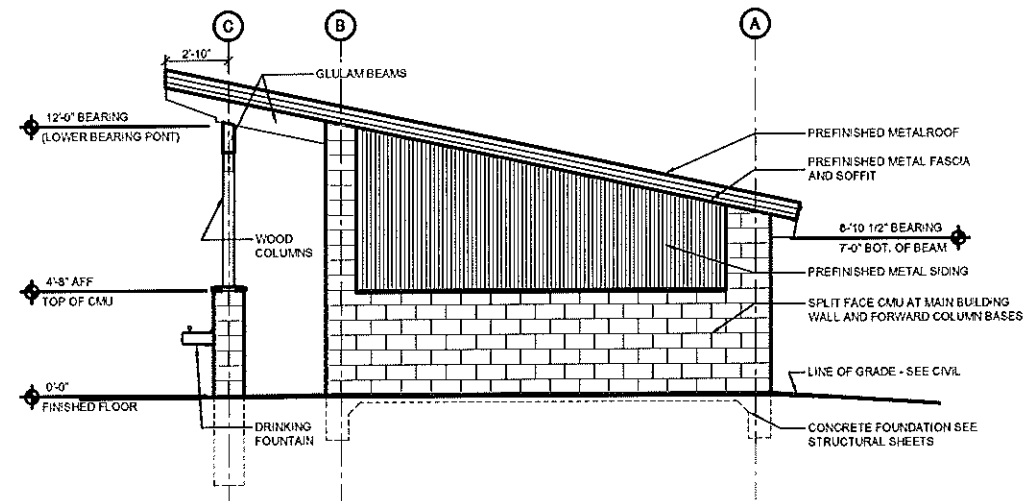
1 NORTH ELEVATION
A201 1/4"=1'-0"



2 SOUTH ELEVATION
A201 1/4"=1'-0"



3 WEST ELEVATION
A201 1/4"=1'-0"



4 EAST ELEVATION
A201 1/4"=1'-0"

NEW PUBLIC RESTROOM
for the CITY OF GREAT FALLS
WEST BANK PARK

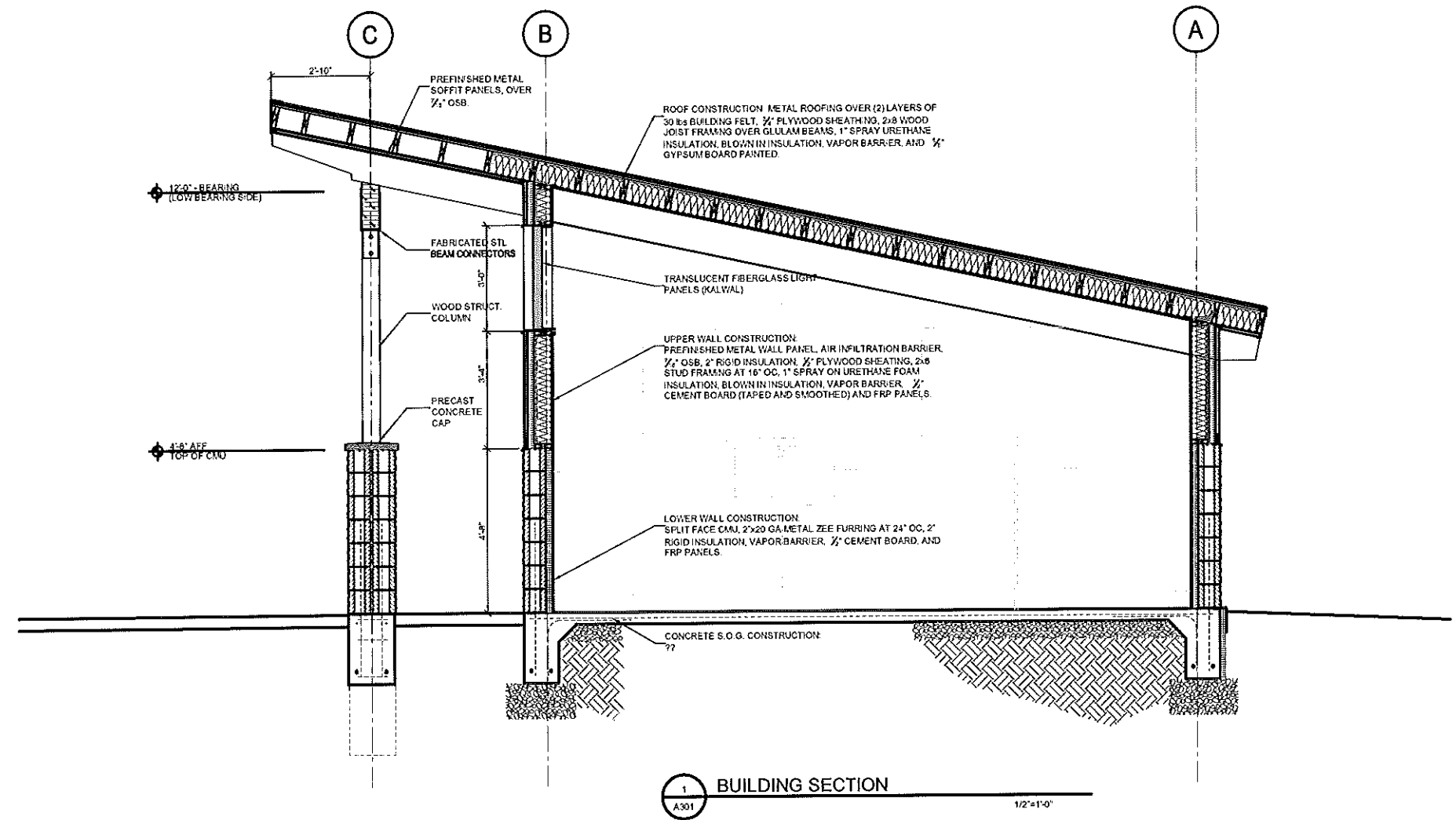
DRB
APPROVAL

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DATE: 6-11-16
CTA # WBPARK
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DIR: WBPARK



EXTERIOR
ELEVATIONS

SHEET
A201



REVISIONS:

NEW PUBLIC RESTROOM
for the CITY OF GREAT FALLS
WEST BANK PARK

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DATE: 4-21-16
CTA # VB PARK
CAD FILE: A301
DIR: VB PARK

CTA

BUILDING
SECTION
AND DETAILS

SHEET
A301