

DESIGN REVIEW BOARD

November 9, 2015

Case Number

DRB2015-27

Applicant

City of Great Falls

Representative

Tim Peterson

LPW Architecture

Property Owner

City of Great Falls

Property Location

3160 10th Avenue South

Recommendation

Accept the submitted design as amended

Project Planner

Gregory Gordos

WATER TREATMENT PLANT FACILITY UPGRADES 1301 LOWER RIVER ROAD



Project Description

The applicant is proposing an addition and expansion of the existing City of Great Falls Water Treatment Plant to accommodate two new standalone buildings and two additions, including a new chemical feed and UV building (6,718 square feet), new surge tank (11,780 square feet), new administration building addition (2,780 square feet), and new electrical room addition (4,876 square feet). An employee parking lot with 19 spaces would be expanded along Upper River Road and a new access driveway loop would be added off of Lower River Road.

Background

- Legal Description: Government Lot 1, Block 4 and Lots 1-6 Block 5, S17, T20N, R03 E, P.M.M.T., City of Great Falls, Cascade County, Montana
- Property Area: ±718,435
- Structure Sizes: ±7,656 in additions, ±18,499 in new buildings

Project Overview

The applicant is proposing substantial additions and new construction to the City's Water Treatment Plant, affecting two existing buildings, parking, traffic circulation, and landscaping. A large storage tank would be replaced by two of the new structures. Future building phases and utility locations are also included within the proposal. The prominent architectural style of the water treatment plant facility is the brown brick exterior with tan highlights originating from the 1930's filter building. The last significant building upgrade was the addition of a vestibule to this building in the 1990's.

The applicant would match the brown and tan brick design vernacular of the filter and clearwell building with a new administrative addition, while the second addition and two new construction buildings would match a red brick style of the 1970's addition to the existing pump station. While this latter utilitarian design seemingly contradicts the design intent of the 1930's original, both styles currently exist on site. The red brick additions are concentrated to the western portion of the site, visible from Lower River Road, while the brown brick and blue metal sloped roofs of the filter and electrical building face east to Upper River Road.

Parking Lot Improvements

The applicant is proposing two new vehicular access improvements: a new access road from Lower River Road in order to access the two new construction buildings, and a driveway off of Upper River Road to park vehicles in front of the new administrative building addition, including curb and gutter. The upper and lower parcels are divided by an existing BNSF railroad easement.

Additions to the parking lot include:

- Addition of nineteen (19) striped 90 degree parking spaces. The current access is not currently striped.
- Addition of one (1) handicap accessible van space in closest proximity to the administrative building addition. The parking stall depth, width and loading zone (10'x20') are all larger than minimum standards.
- Addition of a flag pole lighting fixture with LED lamps. Addition of numerous LED wall luminaires. The applicant has included an outdoor lighting plan for each building addition (including general photometric diagrams) rather than an individual lighting plan for the entire site.

The use of wall-pack luminaires is discouraged (17.40.050). However the LED luminaire provided as part of the lighting plan is oriented downward and appears to comply with all General Standards applying to building-mounted luminaires, per the requirements of Chapter 40—Outdoor Lighting.

Pedestrian and bicycle access along the edge of the site could be greatly improved through the use of sidewalks or connections to the adjacent River's Edge Trail, especially considering the facilities' location along the Missouri River. However, the gated facility and BNSF rail line prevents through-access for pedestrians.

Landscaping Improvements

The applicant is proposing porous flexible paving, RAC paver surfacing, gravel, and cement in addition to asphalt throughout the site. Many of these materials branch off of the main asphalt driveways to provide vehicular access to mechanical buildings. The materials are permeable to allow stormwater to filter through. The addition of new buildings and asphalt roads still maintains a majority of the site for vegetation; all areas disturbed during the construction process must be replaced with irrigated seed or sod respectively as described within the landscaping plans.

Foundational landscaping is provided around both of the new buildings when facing the public street. For example, trees, shrubs and boulders within a planting bed are proposed along the south and eastern sides of the new surge tank. No new boulevard landscaping is proposed, although two new maple trees are proposed between Lower River Road and the surge tank.

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

The proposed project is generally consistent with all guidelines and standards of Exhibit 28-1. The proposed building additions and construction would constitute a visual upgrade to current conditions. Exterior materials are compatible with those of surrounding buildings. New facilities facing public roads as well as the River's Edge Trail are screened with new foundational landscaping. The proposed parking lot to the north is already screened by mature trees along Upper River Road.

Compliance 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'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 with conditions.

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the addition and renovation of the City of Great Falls Water Treatment Plant located at 1301 Lower River Road, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following 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 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 amend the Site Plan/parking plan to allow for the safe turn-around of vehicles exiting the “asphalt access road” addition, north of the filter and clearwell building. Amended plans shall be submitted to the Planning and Community Development Department prior to the issuance of a building permit.

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
Tim Peterson, Timothy@lpwarchitecture.com
Courtney Yerly, clyerly@greatfallsmt.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: _____ Application Number: _____
	DESIGN REVIEW BOARD APPLICATION

Water Treatment Plant Facility Upgrades

Name of Project / Proposed Use:

City of Great Falls

Owner Name:

P.O. Box 5021 Great Falls, MT 59403-5021

Mailing Address:

(406)771-1258

Phone:

clyerly@greatfallsmt.net

Email:

Tim Peterson

Representative Name:

15 5th St South Great Falls, MT 59401

Mailing Address:

(406)771-0770

Phone:

Timothy@lpwarchitecture.com

Email:

PROJECT LOCATION:

1301 Lower River Road Great Falls, MT 59405

Site Address:

718,435 sf

Sq. Ft. of Property:

New Chem Feed Bld - 6,719 sq ft

Admin Addition - 2,780 sq ft

Sq. Ft. of Structure: Electrical Rm Addition - 4,876 sq ft

New Surge Tank - 11,780 sq ft

LEGAL DESCRIPTION

Lot 1, Blk 4 & Lots 1-6 Blk 5 S14

Mark/Lot:

Section:

T20N

Township/Block

R03E

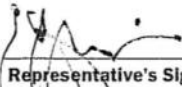
Range/Addition

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.


Property Owner's Signature:

10/9/15

Date:


Representative's Signature:

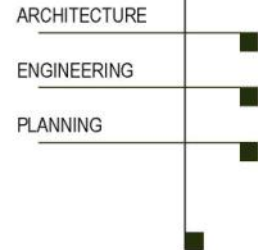
10.8.15

Date:

EXHIBIT B - APPLICANT NARRATIVE



Development Review Coordinator
City of Great Falls, Community Development & Planning Department
PO Box 5021
Great Falls, MT 59403



October 8, 2015

Great Falls Water Treatment Plant Facility Upgrades

Design Review Board Narrative:

The Great Falls Water Treatment Plant features an array of buildings and additions constructed since the 1930's. This project consists of two new standalone buildings and two additions including; a new chemical feed & UV building, new surge tank, new administration building addition, and new electrical room addition.

The administration building will be added on to the existing filter building. The original filter building was constructed in the 1930's with dark brown brick walls with tan brick highlights. Each subsequent addition to the building has respected the original vernacular style, with exception to an entry vestibule added in the 90's. The administration building addition seeks to match the original vernacular style as much as possible to blend with original building. This is achieved though matching the dark brown and tan brick, sloped blue standing seam metal roof, and dark bronze storefront.

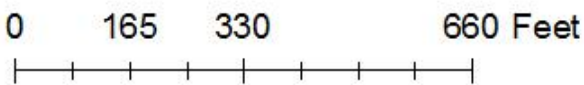
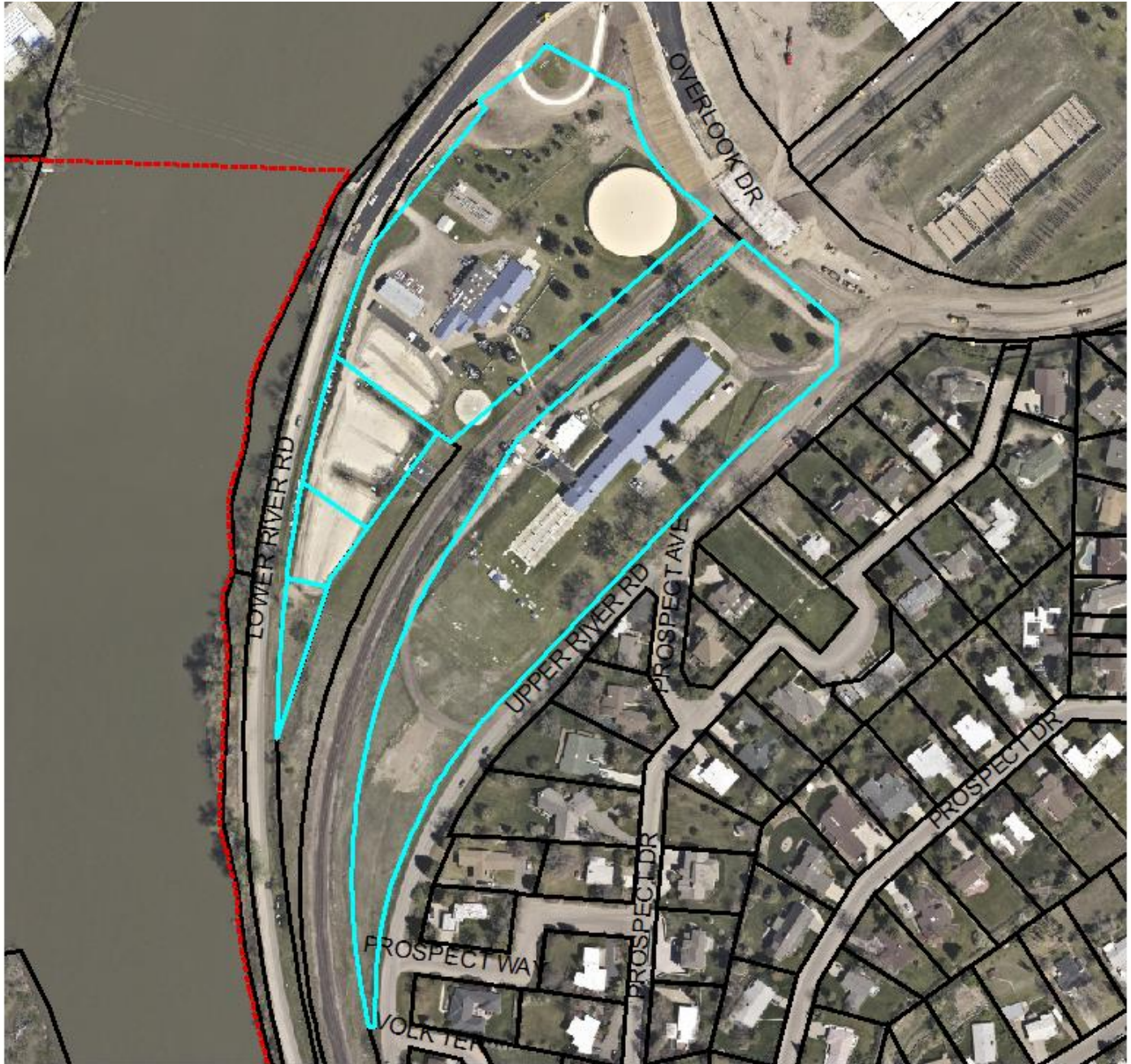
The electrical room addition will be attached to the existing pump station building. The original pump station was constructed similar to the filter building with a blue metal sloped roof, brown brick and tan brick accents. However, an addition to the pump house built in the 70's does not blend with the original. This addition features a flat roof, red brick walls, and metal fascia at the parapet. The new electrical room and 70's addition both face the Lower River Road and block the view to the original pump station design. For this reason, along with mechanical and electrical considerations, the new electrical room addition was designed to relate to the 70's addition. The two new chemical feed and surge tank buildings will be constructed adjacent to the electrical room addition and feature a similar aesthetic.

Sincerely,

Timothy Peterson, AIA



EXHIBIT C - AERIAL MAP (GIS)



-  Subject Property
-  Parcels
-  City Limits

EXHIBIT D - SITE PHOTOS



LOOKING EAST TOWARDS CURRENT PUMP STATION AND ADDITION



LOCATION OF EXISTING SUBSTATION, SHOWING DESIGN OF THE PUMP STATION (FOREGROUND), FILTER BUILDING (BACKGROUND).

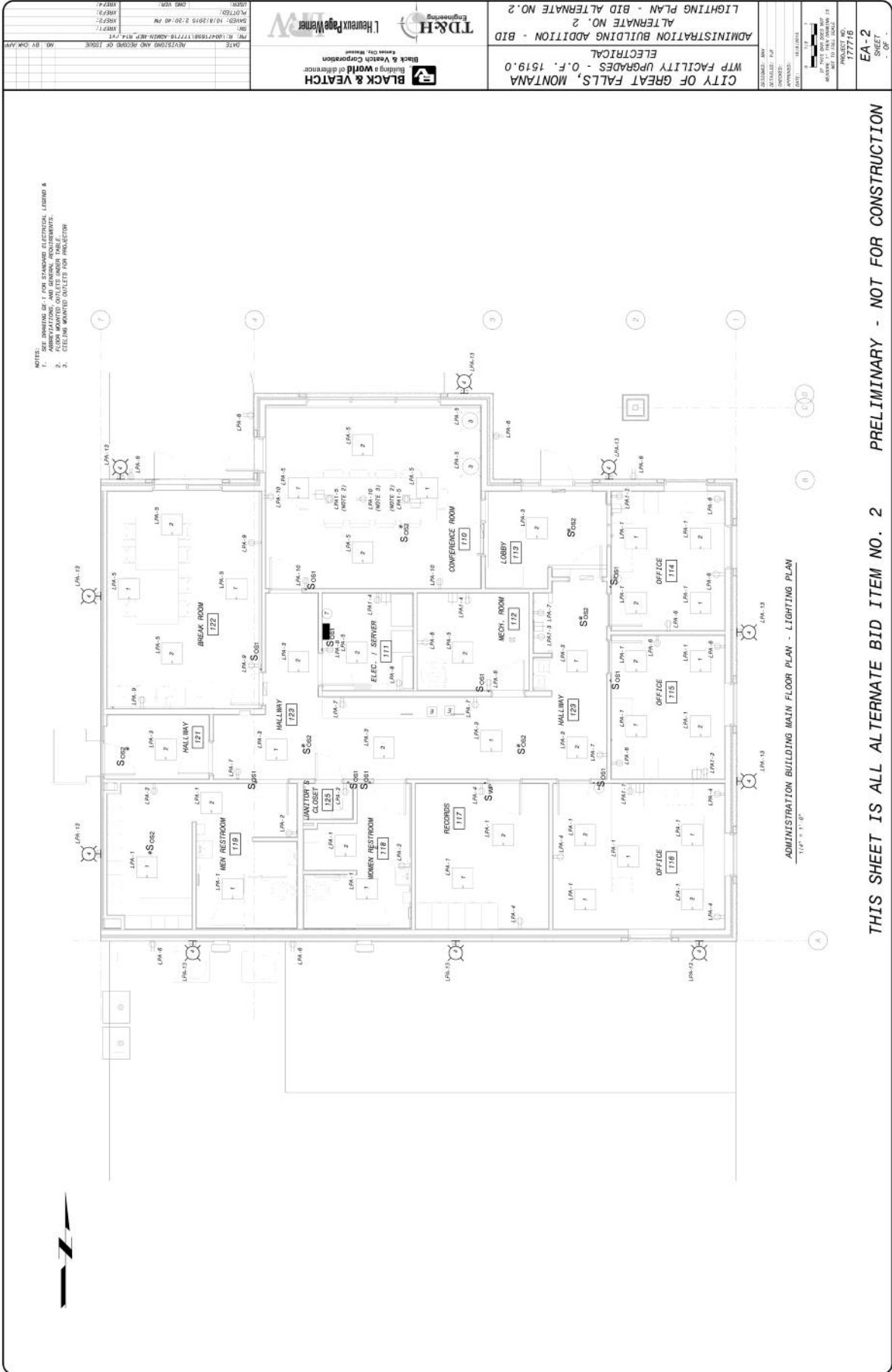


LOOKING NORTHWEST TOWARDS CURRENT FILTER AND CLEARWELL BUILDING FROM UPPER RIVER ROAD; PROPOSED ADDITION TO BE PLACED AT CENTER



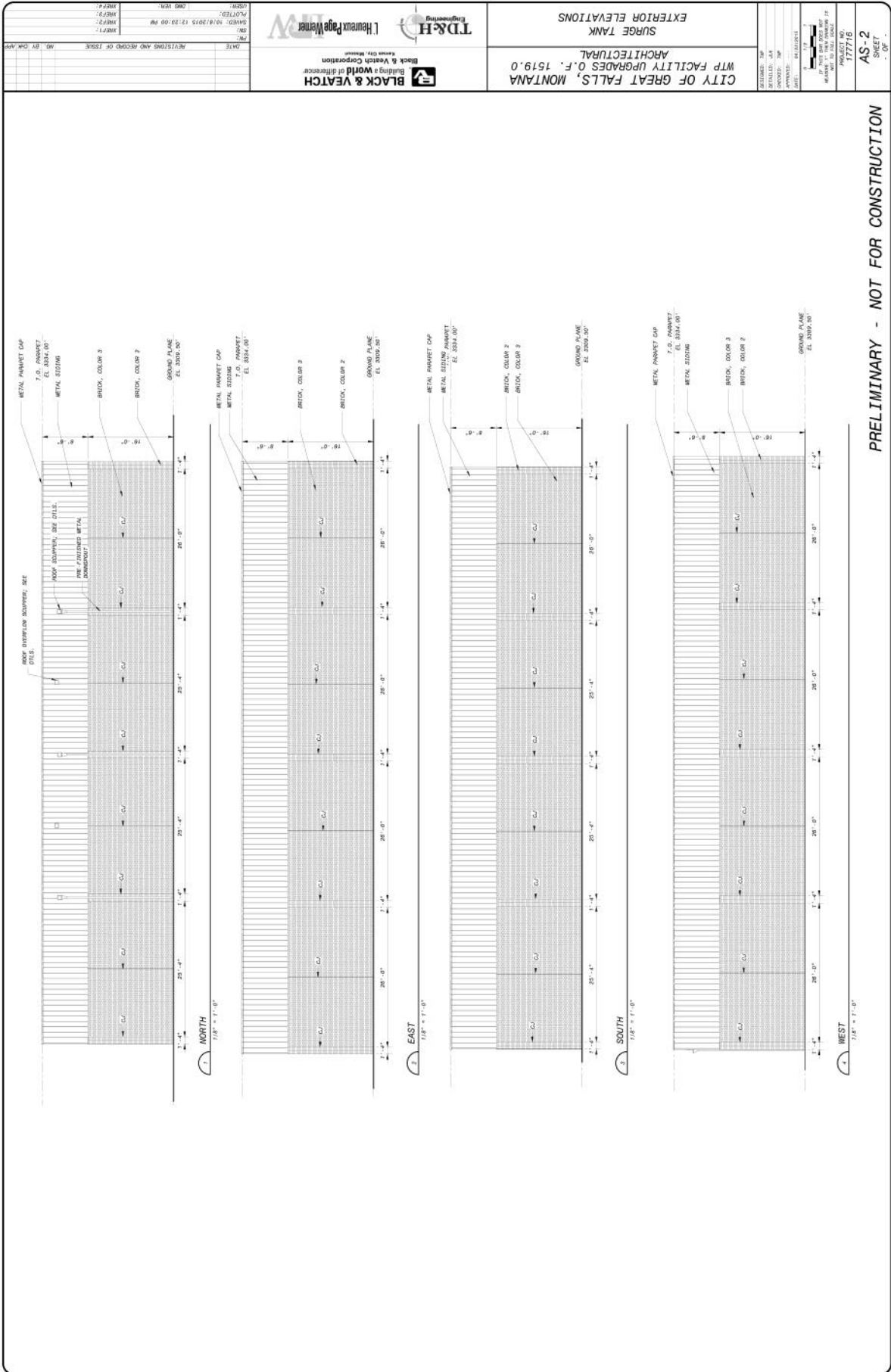
LOCATION OF CURRENT STORAGE TANK, PROPOSED CHEMICAL FEED AND UV, SURGE TANK BUILDING

EXHIBIT I—LIGHTING PLAN (ADMIN. ADDITION)



THIS SHEET IS ALL ALTERNATE BID ITEM NO. 2 PRELIMINARY - NOT FOR CONSTRUCTION

EXHIBIT M - ELEVATION, SURGE TANK



PRELIMINARY - NOT FOR CONSTRUCTION