

# DESIGN REVIEW BOARD

November 9, 2015

**Case Number**

DRB2015-29

**Owner/Applicant**

Brian & Abby Thompson

**Applicant Representative**

Ryan Smith  
Tyson Kroft  
Nelson Architects

**Property Location**

608 1st Avenue South

**Requested Action**

Design Review for an exterior renovation and climbing tower

**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Charles Sheets, CFM

HIGH LINE CLIMBING CENTER  
608 1ST AVENUE SOUTH



**Project Description**

The applicant is proposing an exterior renovation of the existing vacant commercial property located at 608 1st Avenue South. The renovation includes the repair and introduction of new material on the exterior, and the addition of the 40 foot climbing tower within the existing courtyard of the property. This redevelopment project for an indoor sports and recreation facility is in the middle of the downtown business district and could be key to other redevelopment projects within downtown Great Falls.

**Background**

- Legal Description: Lot 3, Block 373, Great Falls Original Townsite
- Property Zoning: C-4 Central business Core District
- Parcel Area: 7,500 s.f.



**Nelson architects**

621 2nd Avenue North • Great Falls, MT 59401 • 406-727-3286 Office • 406-770-3088 Fax • info@nelsonarchitects.com • nelsonarchitects.com

## Hi-Line Climbing Center

### DESIGN REVIEW BOARD APPLICATION

#### Project Narrative:

What was once the Pinnacle Auto Glass building at 608 1<sup>st</sup> Street South is now being renovated into the Hi-Line Climbing Center. This single story, downtown masonry building is only 25 feet wide and extends the full 150 foot length of the half-block. An adjacent 25 foot wide open courtyard area separates the Hi-Line from the adjacent Miss Linda's Dance Studio. A make-shift, semi-enclosed breezeway structure is provides cover for about 60 feet of this courtyard.

To accommodate start-up financing, the project is master planned into two phases.

#### Phase 1

The first phase will be to simply work within the existing building envelope to develop a new retail lobby, office, exercise area with lockers, a new ADA accessible restroom with shower facilities and an almost 2,000 square feet bouldering gym. Also planned for the spring of 2016 and still part of Phase 1 is an exterior climbing tower to accommodate taller rope climbs and rappel instruction.

There will be no new building additions to the project in this phase. The existing building shell will remain intact, but will receive a new metal panel façade system wrapping around the north entry (First Ave. South) and the south egress (alley on south side on the building). This panel system will be constructed with corrugated metal panels reclaimed for a nearby grain elevator, thus keeping with the "Hi-Line" theme. Panel colors are generally rusted gray while selected panels will be painted to bring some of the brighter two-tone greens indicative of the climbing wall structures within.

The existing EIFS will be repaired where necessary, and remain the light tan as seen today. To complement the existing metal clad windows and storefront, the EIFS cornice band and gooseneck light fixtures will be painted a dark bronze color to replace the faded blue.

New, cut-metal signage letters are oriented vertically below the existing gooseneck light fixtures. Signage will be located on the north, west and southwest façade areas.

An approximate forty foot tall sculptural climbing tower will be located in the rear portion of the fenced courtyard. The proportions, shape and colors of this feature will provide an artistic vertical element that will mainly be visible from the stoplight at 6<sup>th</sup> Street and 2<sup>nd</sup> Avenue South. Topping out this element will be a metal panel roof system with proportions reminiscent of the grain elevators that serve the Hi-Line agricultural areas here in north central Montana.



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## **Phase 2**

Pending the continued success of the Hi-Line Climbing Center, Phase two calls for the breezeway structure to come down and a taller infill building constructed to provide a year-round indoor rope climbing gym, thus completing the facility.

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## Project Overview

### **Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.**

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1. The renovation improves the exterior of the building and introduces new features and unique architectural design to the site. The orientation of the building and its design features add to the primary street façade (north) and visual aesthetic of the property. The placement of the climbing tower within the courtyard with its architectural features, design elements, and choice of colors and materials, creates visual interest from the street and provides an example of out of the box design for this type of use within the downtown neighborhood.

Exterior lighting will be provided by down cast light fixtures on the front, side, and rear façade in character with other downtown locations.

The property is built out to the property lines and provides no on-site landscaping. The boulevard is all concrete and in character with other downtown streetscape and one boulevard tree is required to be installed per City code. The property is within the downtown parking district and not required to provide any additional on-site parking spaces.

Signage was not part of the submitted review documents and will be reviewed under a separate permit application for compliance with the Sign Code.

### **Conformance with Title 17**

The proposed indoor sports and recreation facility appears to be 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 shall 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 renovation of 608 1st Avenue South for the High Line Climbing Center, 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 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 install one boulevard tree in the front boulevard, per City Code.

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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 and Youth Council Coordinator  
 Todd Seymanski, City Forester  
 Brian & Abby Thompson, [climbgreatfalls@gmail.com](mailto:climbgreatfalls@gmail.com)  
 Ryan Smith, Nelson Architects, [ryan@nelsonarchitects.com](mailto:ryan@nelsonarchitects.com)  
 Tyson Kroft, Nelson Architects, [tyson@nelsonarchitects.com](mailto:tyson@nelsonarchitects.com)



PROJECT AREAS - HIGH LINE CLIMBING CENTER





