

# DESIGN REVIEW BOARD

June 13, 2016

**Case Number**

DRB2016-11

**Applicant/Owner**

Robin Cislo Fleek

**Representative**

Faccenda Architects  
Planners

**Property Location**

815 2nd Avenue South

**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Gregory Gordos

## THE SAPPHIRE - ASSISTED LIVING



### Project Description

The applicant is proposing construction of a new 1,152 square foot addition in order to accommodate an additional five (5) new resident rooms to the existing assisted living facility, Sapphire. No additional landscaping, signage, or parking is proposed; the addition of five rooms requires that the applicant receive approval of a reduction in the required parking at the discretion of the Director of Planning and Community Development. The addition as proposed would be one of several that have occurred for the century-old original house on the property.

### Background

- Legal Description: Lot 11, Block 375, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, P.M.MT, Cascade County, MT
- Building Area: ±3,309 square feet
- Project Area: ±7,500 square feet
- Property Zoning: C-4 Central Business Core

## Project Overview

The Sapphire assisted living facility is one of two on the 800 block of 2nd Avenue South; a third, Emerald, is planned for future development by the applicant west of the subject property. Sapphire as it exists today contains eight to ten beds on the first and second floors of the facility. Residents sleep in a shared communal space. The applicant is proposing to add five additional beds to the facility, but in this case each resident would have their own bedroom and restroom. The addition is proposed on the western half of the subject property, and would extend the building mass closer to the front property line.

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

The applicant is proposing a new one-story addition to the existing assisted living complex. The vinyl siding of the addition is intended to match the existing siding on the original house. The paint color is Scotia blue. The pitch of the roof is much less than the original house in order to allow light and visibility to the existing second story windows. A covered porch provides screening to the ADA-accessible ramp leading to the front door of the facility.

As proposed, the addition creates a street wall in contrast with the setback, front porch character of the neighborhood and provides less transparency than the quasi-public front yards of the existing houses. The majority of the front façade contains no windows or other design elements, although a porch is proposed set back from the east portion of the façade and landscaping will be added to soften the blank wall area. Staff initially determined that the proposal was not consistent with two design guidelines found within Exhibit 28-1:

- 12. Design of primary entry. Primary entrances to buildings should be emphasized with a larger door or “framing” devices (e.g., deep overhangs, recesses, porches, arches, arcades, etc.) or other architectural treatment.
- 18. Facade design. Use of different textures, complementary colors, shadow line and contrasting shapes to produce attractive fascades should be used. Use of a single color, minimal detailing, and blank walls is discouraged.

### **Findings/Discussion**

The applicant met with planning staff prior to Design Review Board to discuss variations from design elements found within Exhibit 28-1, including the two items listed above. The project representative was able to detail the reasons for the discrepancies and improve upon renderings previously submitted to the Planning and Community Development Department. Specifically, a front porch design element was added adjacent to the main entrance and the façade was softened with planted vegetation.

Planning staff still notes that the submitted façade does not contain an emphasized or framed primary entrance. During the meeting with the applicant, staff suggested ideas such as larger symmetrical windows, a centered main entry door, or even a faux front porch to enhance the proposal. The applicant’s representative noted that adding a centered door would be impractical because ADA accessibility requirements would then place the ramping system within the City’s public right of way. This would be inconsistent with City policy. In fact, having a compliant ADA landing is the principal driver for the building’s recessed entry on the eastern side of the building addition. The applicant was initially favorable on adding a faux porch, but the grade of the property is such that it would have to be installed at ground level rather than be elevated. This would create problems with weeds and maintenance. Finally, smaller less centered windows were preferred due security issues associated with residents who have dementia.

Because of the applicant and their representative had legitimate practical issues associated with staff’s suggestions, staff is willing to accept the design with porch and landscaping modifications as being compliant with the guidelines in Exhibit 28-1.

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### **Parking Lot Improvements**

No improvements are required at this time. The additional parking requirement triggered by adding five dwelling units to the development may be relieved by the approval of a parking reduction unique to C-4 Central Business Core and C-5 Central Business Periphery zones, per section 17.36.2.050 of the Official Code of the City of Great Falls.

Five parking spaces are required based on the number of resident rooms and employees (1 per 3 dwelling units, plus 1 per employee per shift). Four (4) spaces currently exist along an east-west alley. There is readily available street parking for visitors and the residents do not drive. Staff anticipates that the parking reduction will be granted.

### **Landscaping Improvements**

No new landscaping is required at this time. The C-4 Central Business Core zoning district allows for zero-lot line development, or a maximum lot coverage of 100%.

One boulevard tree is subject to be removed from the development area in order to facilitate development. If removed, this boulevard tree must be replaced in-kind to the cost of the applicant and consist of an approved tree species per Appendix B of the Official Code of the City of Great Falls.

### **Compliance 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 Sapphire assisted living facility, 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 a Design Waiver in order to meet parking requirements for a retirement home, housing projects for senior citizens, per Exhibit 36-1. Non-accessible parking requirements of Title 17– Land Development Code, 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 Engineering  
Patty Cadwell, Neighborhood Council Coordinator  
Phil Faccenda, Faccenda Architects Planners  
phil@straymoose.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

THE SAPPHIRE / ASSISTED LIVING

Name of Project / Proposed Use:

ROBIN LISLO FLEEK

Owner Name:

811 SECOND AVENUE SOUTH GREAT FALLS, MT 59405

Mailing Address:

406.457.0607

Phone:

MTDEM4INC@JUNO.COM

Email:

FACCEMDA ARCHITECTS PLANNERS

Representative Name:

3 ANACONDA HILLS DRIVE BLACK EAGLE, MT 59414

Mailing Address:

406.868.9235

Phone:

PHIL@STRAYMOOGE.COM

Email:

### PROJECT LOCATION:

815 SECOND AVENUE SOUTH GREAT FALLS, MT 59405

Site Address:

7,500 SF

Sq. Ft. of Property:

3,309 SF

Sq. Ft. of Structure:

### LEGAL DESCRIPTION

11

Mark/Lot:

GREAT FALLS ORIGINAL

Section:

Township/Block 375

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.

Robin Fleek  
Property Owner's Signature:

5.25.16  
Date:

[Signature]  
Representative's Signature:

5.25.16  
Date:

# EXHIBIT B - APPLICANT NARRATIVE



May 26, 2016

## PROJECT NARRATIVE

### The Sapphire - Addition

The proposed assisted living addition is located at 815 Second Avenue South, Great Falls, MT and is a single story 3,309 sq. ft. Type (V)B, I-2 occupancy addition to an existing structure with similar occupancy. The property owned by Robin Cislo Fleek of MT Gems Assisted Living. The property includes Lot 11, T20N, Block 375, R03 N, Original Townsite of Great Falls. The size of the property is 7,500 sq. ft. and the dimensions are 50 ft. East to West and 150 ft. North to South and is zoned C4. The front of the property is North along Second Avenue South.

The 64ft. by 18ft. by 12ft. 6in high addition will have architectural and finish materials to match the existing structure.

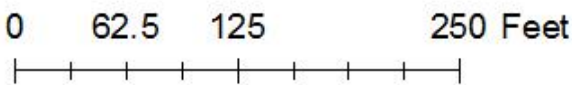
The proposed project will include five New resident rooms and adjoining hallway.



No additional Landscaping is contemplated.

No new exterior signage is planned for the property.



# EXHIBIT C - AERIAL MAP (GIS)

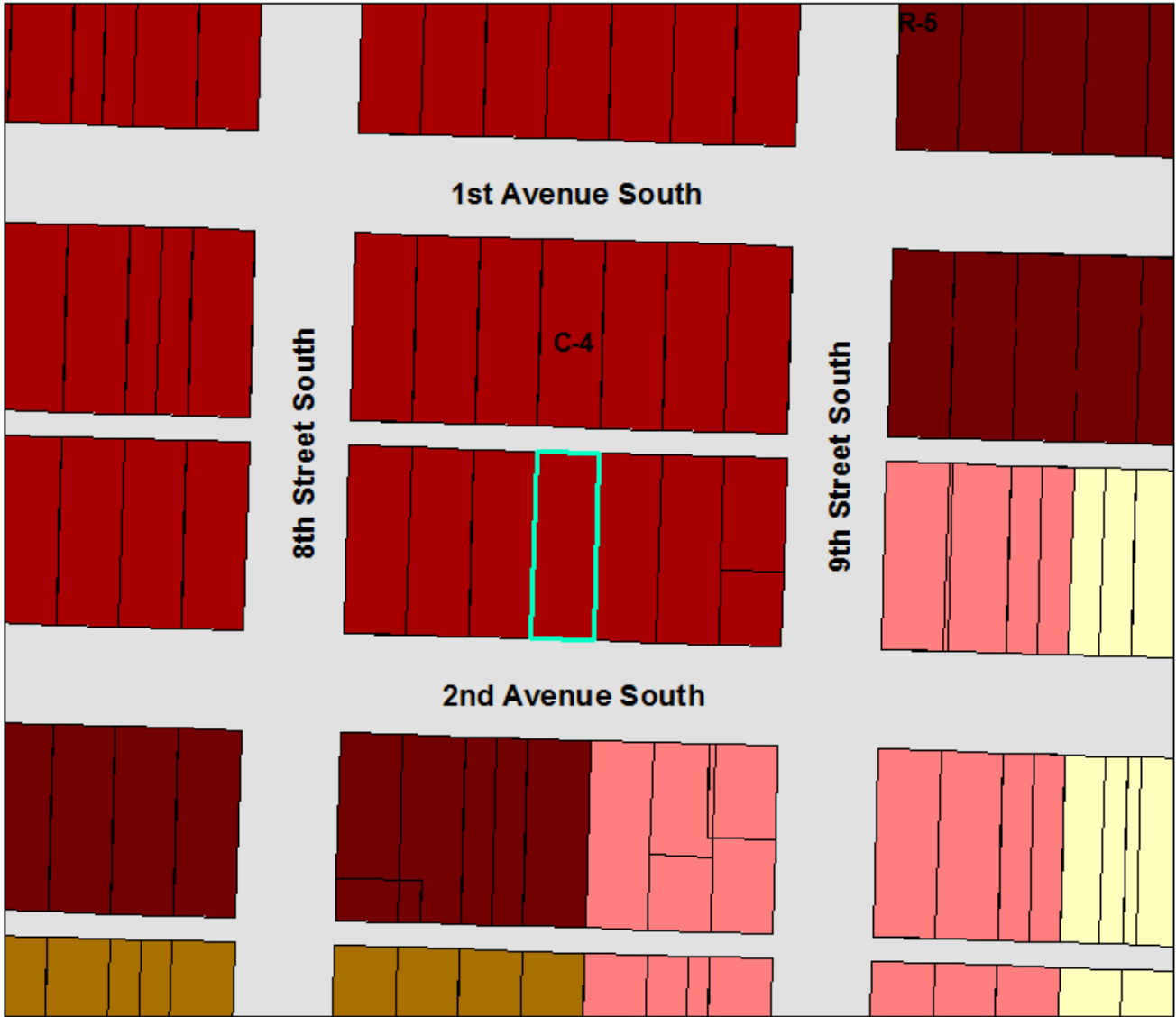


-  Subject Property
-  Parcels



# EXHIBIT D - ZONING MAP

## Zoning Map



- |                |                                |                                |
|----------------|--------------------------------|--------------------------------|
| Tracts of Land | R-3 Single-family High Density | C-4 Central Business Core      |
| right-of-way   | R-9 Mixed Residential          | C-5 Central Business Periphery |
| <b>ZONING</b>  | C-1 Neighborhood Commercial    |                                |





# EXHIBIT E - SITE PHOTOS



LOOKING NORTH ALONG 2ND AVENUE SOUTH; APPROXIMATE LOCATION OF ENTRANCE RAMP TO REMAIN



LOOKING NORTHEAST ALONG 2ND AVENUE SOUTH, FACING LOCATION OF PROPOSED WESTERN ADDITION



LOOKING NORTHWEST ALONG 2ND AVENUE SOUTH, FOLLOWING THE PROPERTY'S FENCE LINE; TREE IN MID-GROUND TO BE REPLACED AS PART OF PROPOSED REDEVELOPMENT



LOOKING SOUTH TOWARDS EXISTING PARKING LOT; ADA ACCESSIBLE SPACE AND ENTRANCE SHOWN

# EXHIBIT F - RENDERING ELEVATION



Faccenda Architects  
Great Falls, MT 59405  
406.727.6670

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**Project**

The Sapphire  
815 2nd Ave S  
Great Falls, MT

Building Modification

Drawn by: TM

Checked by: PMF

Issue

06.06.16

NOT FOR

CONSTRUCTION



RENDERING  
A00.01



# EXHIBIT F - RENDERING ELEVATION (CONTINUED)



Faccenda Architects  
Great Falls, MT 59405  
406.727.6670

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**Project**

The Sapphire  
815 2nd Ave S  
Great Falls, MT

Building Modification

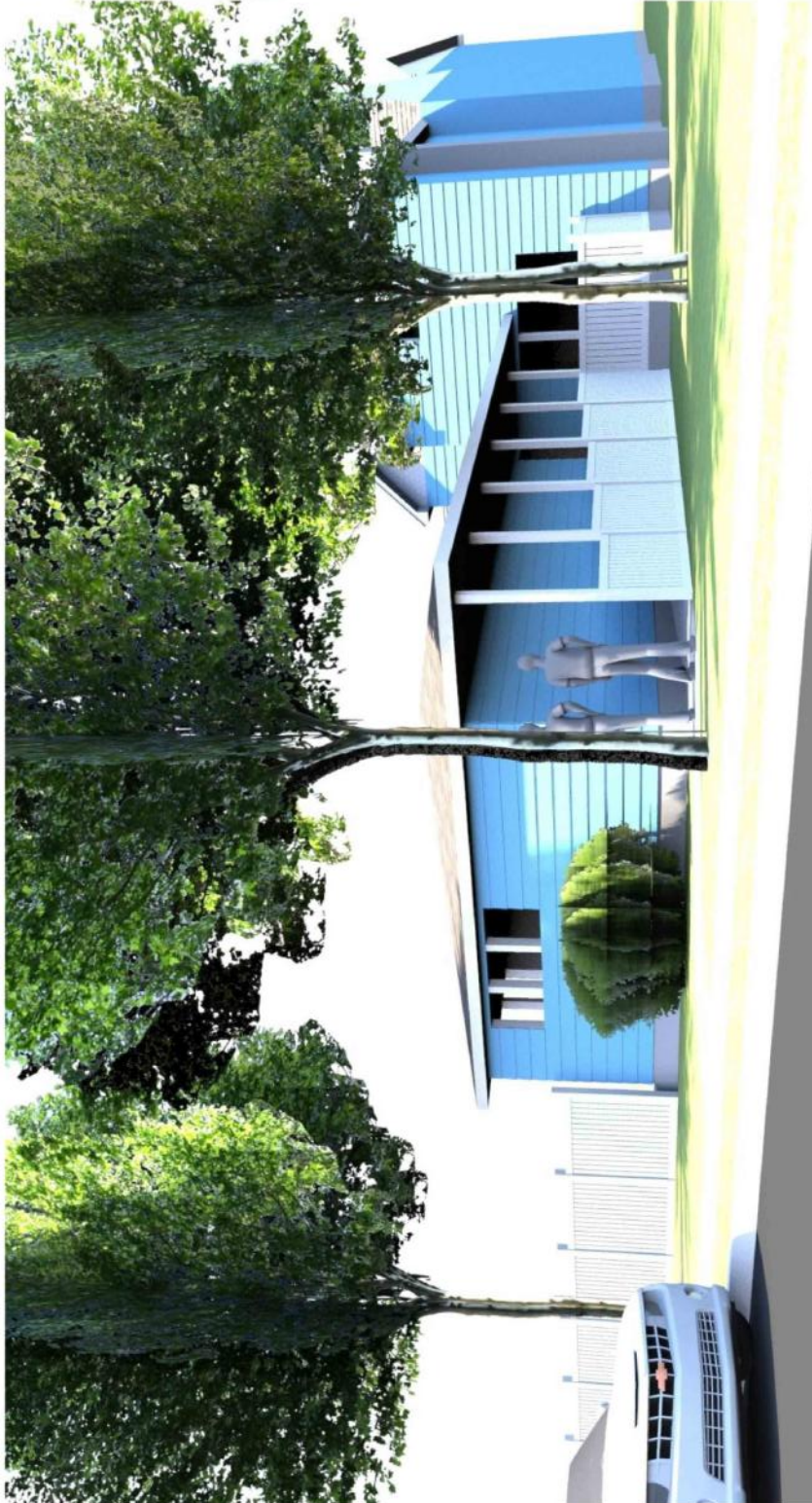
Drawn by: TM

Checked by: PMF

Issue  
06.06.16

NOT FOR  
CONSTRUCTION

RENDERING  
A00.02

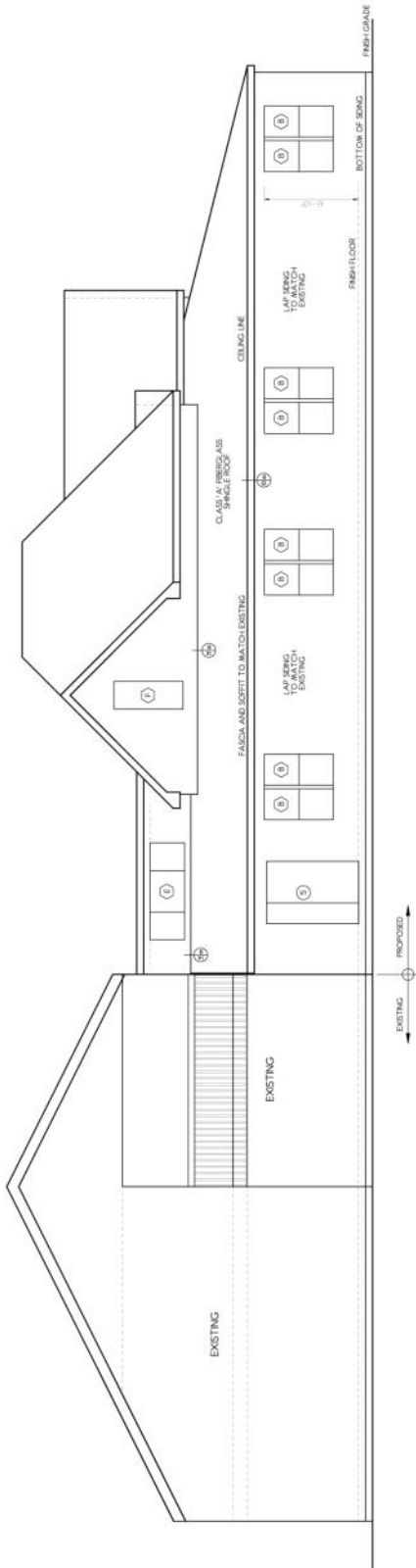


# EXHIBIT G— SECTION AND ELEVATIONS



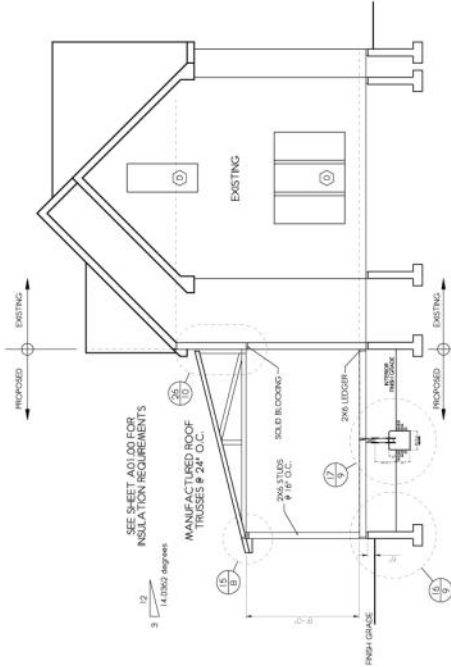
Faccenda Architects  
Great Falls, MT 59405  
406.727.6670

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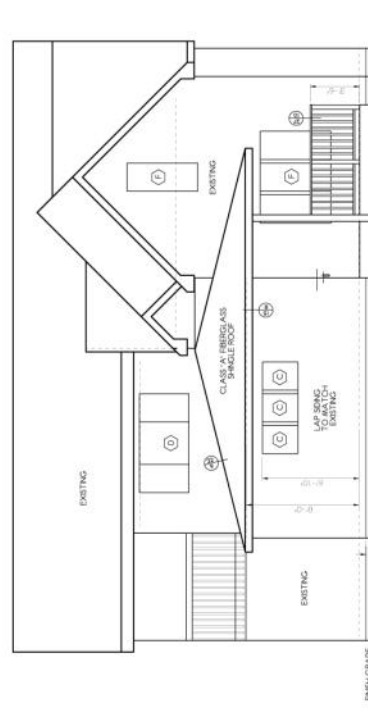
WEST ELEVATION

SCALE: 1/4" = 1'-0" 2/32x4 // 1/8" = 1'-0" 11x17



BUILDING SECTION

SCALE: 1/4" = 1'-0" 2/32x4 // 1/8" = 1'-0" 11x17



SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 2/32x4 // 1/8" = 1'-0" 11x17

Project:  
The Sapphire  
815 2nd Ave S  
Great Falls, MT

Building Modification

Drawn by: CPB  
Checked by: PMF  
Issue  
05.26.16

NOT FOR  
CONSTRUCTION

BUILDING  
SECTION &  
ELEVATIONS  
A03.00

# EXHIBIT H—SITE PLAN



Faccenda Architects  
Great Falls, MT 59405  
406.727.6670

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**Project:**

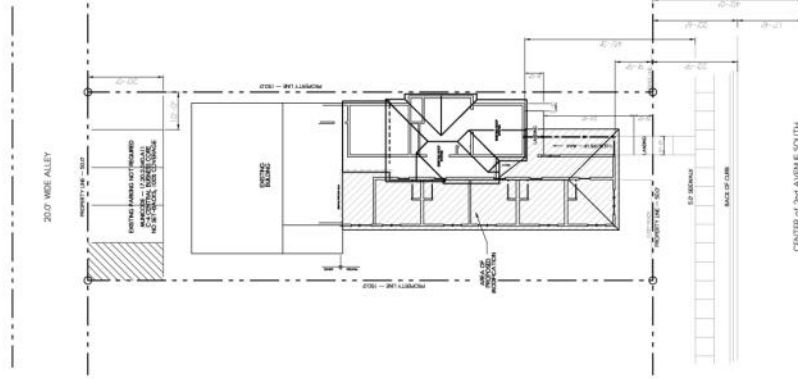
The Sapphire  
815 2nd Ave S  
Great Falls, MT  
Building Modification

Drawn by: CPB  
Checked by: PMF

Issue  
06.02.16

NOT FOR  
CONSTRUCTION

SITE PLAN  
A01.00



**GENERAL NOTES:**  
1. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. THE OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.  
2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK.  
3. ALL ASTM SPECIFICATIONS SHALL BE OF THE LATEST REVISION.

**INSPECTION REQUIREMENTS**

1. FOUNDATION WORK SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO THE START OF CONCRETE POURING. THE INSPECTOR SHALL VERIFY THE EXISTING FOUNDATION IS SOUND AND SUFFICIENT TO SUPPORT THE NEW FOUNDATION. THE INSPECTOR SHALL VERIFY THE EXISTING FOUNDATION IS SOUND AND SUFFICIENT TO SUPPORT THE NEW FOUNDATION. THE INSPECTOR SHALL VERIFY THE EXISTING FOUNDATION IS SOUND AND SUFFICIENT TO SUPPORT THE NEW FOUNDATION.
2. ALL BRACKETS, CORNICES, AND VENTS ARE TO BE INSTALLED AND FINISHED BEFORE ANY INTERIOR WALL COVERING IS INSTALLED.
3. THERMAL INSULATION FOR EXTERIOR WALLS AND ROOFS SHALL BE INSTALLED BEFORE ANY INTERIOR WALL COVERING IS INSTALLED.
4. WEATHERS - WHEN THE ROOF AND EXTERIOR WALL WEATHERING IS IN PLACE AND MAILED.
5. FINISHES - WHEN THE BUILDING IS COMPLETED AND READY FOR OCCUPANCY.

**ENERGY REQUIREMENTS**

- BUILDING ENVELOPE: R-49
- FLOOR ASSEMBLY: R-19
- CEILING: R-19
- ROOF: R-30
- GLAZING: U-0.30
- COOKS, SINKS & EXH. FTG: U-0.30
- WIND LOAD: 50 MPH
- MAXIMUM TOTAL AREA: NO REQUIREMENT
- MINIMUM TOTAL AREA: NO REQUIREMENT
- SPACING: WEST FACING: NO REQUIREMENT
- SPACING: EAST FACING: NO REQUIREMENT

**DESIGN CRITERIA**

- MULTIFAMILY AND COMMERCIAL DESIGN PER IRC 2012
- RESIDENTIAL DESIGN PER IRC 2009
- SEISMIC ZONE: 2
- WIND LOAD: 50 MPH
- FOUNDATION DEPTH: 42 INCHES FROST DEPTH TO BOTTOM OF FOOTINGS
- ROOF SNOW LOAD: ALLOWED REDUCTIONS SHALL BE 20 PSF

**SCOPE OF WORK:**

1. COMPLETE BUILDING ADDITION/REMODEL

**DEFERMENT NOTE:**

- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE DEFERRED TO A LATER DATE. THE OWNER SHALL BE RESPONSIBLE FOR THE DEFERRED WORK. THE DEFERRED WORK SHALL BE COMPLETED AND MAINTAINED BY THE TRUSS MANUFACTURER.

**STREET ADDRESS:**

815 2ND AVENUE SOUTH  
GREAT FALLS, MT 59405

**LEGAL DESCRIPTION:**

SEBASTIAN GREAT FALLS ORIGINAL  
LOT 11, BLOCK 375

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SITE PLAN  
SCALE: 1" = 15'0" 20'0" // 1" = 20'0" 1:1/2  
NORTH  
VERIFY ALL DIMENSIONS AND CONDITIONS  
SEE SHEET A11 FOR ADDITIONAL SPECS



# EXHIBIT I—FLOOR PLAN



Faccenda Architects  
Great Falls, MT 59405  
406.727.6670

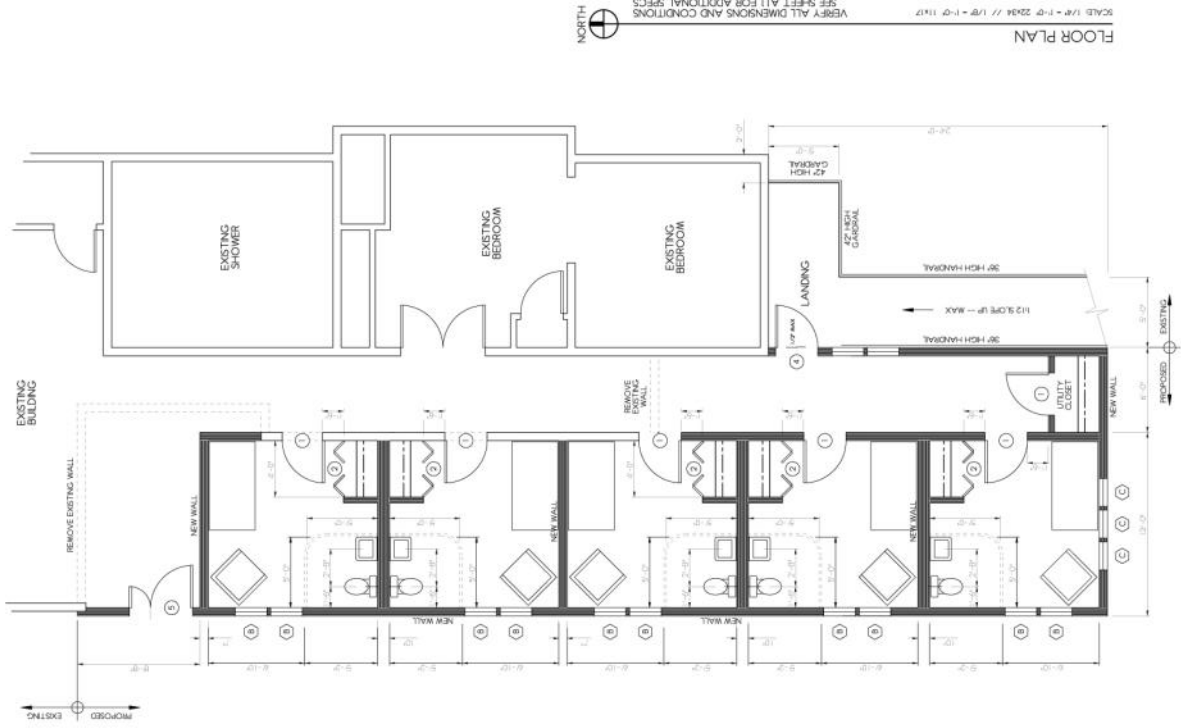
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Project:  
The Sapphire  
815 2nd Ave S  
Great Falls, MT  
Building Modification

Drawn by: CPB  
Checked by: PMF  
Issue:  
05.26.16  
NOT FOR  
CONSTRUCTION

FLOOR PLAN  
A02.00



- GENERAL NOTES:**
1. ALL DIMENSIONS AND CONDITIONS REFER TO FINISHING WORK.
  2. ALL CONSTRUCTION SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS, THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL BUILDING CODES.
  3. ALL ASTM SPECIFICATIONS SHALL BE OF THE LATEST REVISION.

**DOOR SCHEDULE**

SYMBOL	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
1	3'-0"	6'-6"	1-3/4"	METAL DOOR & FRAME
2	4'-0"	6'-6"	1-3/8"	BI-FOLD
3	3'-0"	6'-6"	1-3/8"	BI-FOLD
4	3'-0"	6'-6"	1-3/8"	BI-FOLD EXISTING DOOR
5	4'-0"	6'-6"	1-3/4"	BI-FOLD EXISTING DOOR/BELLIGHT

**WINDOW SCHEDULE**

SYMBOL	WIDTH	HEIGHT	DESCRIPTION
A	2'-0"	5'-0"	EXISTING VINYL SINGLE HANG
B	2'-0"	4'-6"	VINYL SINGLE HANG
C	2'-0"	2'-6"	VINYL FIXED
D	2'-0"	3'-6"	VINYL CASEMENT
E	1'-0"	2'-6"	VINYL CASEMENT
F	N/A	N/A	EXISTING