

DESIGN REVIEW BOARD

December 12, 2016

Case Number

DRB2016-22

Owner/Applicant

Mitchell Stelling

Applicant

Representative

Josh Sommers, KLJ

Property Location

Corner of 2nd Street S
and Park Drive S

Requested Action

Design Review for new
construction of two
office buildings and
associated site work

Recommendation

Approve the submitted
design with conditions

Project Planner

Erin Borland

BROADWATER BAY BUSINESS PARK - LOT 2B: OFFICE SUITES



Project Description

The applicant is proposing construction of two office buildings on the corner of 2nd Street South and Park Drive South. Each building will contain two business suites with associated site work including new parking, sidewalks, lighting and landscaping.

Background

- Legal Description: Lot 2B, Block 8, Broadwater Bay Business Park Addition, Section 11, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: M-2 Mixed-use transitional
- Parcel Area: $\pm 26,248$ square feet or ± 0.60 acres
- Structure Size: $\pm 2,400$ square feet each/ $\pm 4,800$ total

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

The proposal is in compliance with the requirements of Exhibit 28-1, with the exception of two points. First, Exhibit 28-1 provides a guideline concerning the orientation of primary building entrances. Exhibit 28-1 recommends that the primary entrance on all buildings should face the public street rather than the interior or rear of the property. This results in both buildings being “side loaded”, which means that the closest building façade to the streets is the side elevation rather than the front elevation containing the actual entries. While this is not ideal, Staff supports the design because both front facades are clearly visible from each street. The applicant has indicated that the placement of the buildings had to be pulled back but can face the street due to the soil conditions in the northeast corner of the property. Second, Exhibit 28-1 provides a standard that all mechanical equipment shall be screened with an architecture feature and/or landscaping. The AC units are screened from view of the adjacent property owner to the east, but not to the property owner on the south; it is required that the applicant add more landscaping to screen the AC unit.

The exterior of the proposed building, will consist of almond colored smart siding with a dark brown wainscot brick on the façade of the building and composition architectural grade shingles for the roof. The design of the building is shown with several dormers and emphasized entries with extended roofs and brick columns. The trash enclosure is located on the southeast corner of the development. The enclosure is 10 feet wide and 8 feet long with a gate and extended concrete pad to the access drive. The enclosure will have a brick veneer exterior to match the building with a tube frame gate with solid wood panels. All architectural materials can be found in the development plans.

Conformance with Title 17 - Land Development Code

The proposed project has been reviewed for initial compliance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls (OCCGF), including but not limited to zoning, setbacks, building height and lot coverage.

The site plan includes two new curb cuts, one off of Park Drive South and one off of 2nd Street South, both of which are main access points to the parking lot. The conceptual parking layout shows 21 parking spaces, two of which will be ADA accessible. This meets the code requirements for office buildings, which require one parking space per 250 square feet of gross floor area or 1.1 space per employee, whichever is greater. The location of four of the parking spaces will be accessed off of the adjacent property. A shared parking and access agreement shall be submitted during the building permit process. The applicant is also proposing bicycle parking located between the two proposed buildings just off of the sidewalk.

The applicant has proposed new sidewalks along parts of both street frontages to tie into the existing sidewalk at the northwest corner of the property. The applicant has also incorporated interior sidewalks into the site design to provide safe pedestrian access. Per Title 17, sidewalks shall be constructed when necessary to provide safe pedestrian access to and circulation within the project, therefore a 5-foot minimum is required for all sidewalks. The interior sidewalks are 7 feet wide adjacent to the parking spaces in order to compensate for vehicle overhang.

The applicant has provided an outdoor lighting plan which requires modification in order to meet the standards of the OCCGF. The proposed fixture shall be revised to be a full cut off luminaire. This change will affect the foot-candle output for the development. The applicant has responded to the Staff comments provided on the outdoor lighting plan, which includes that the revised fixture will not exceed the 5 foot-candle average per the OCCGF. The applicant will continue to work with Staff through the building permit process to correct all Title 17 deficiencies on the photometric plan.

The proposed landscaping requires modification to meet the minimum requirements of the OCCGF. Paved or nonliving surfaces are the dominant texture within the interior of the site, with cement walkways accessing the building from the public right-of-way, an asphalt parking lot, and rock mulch in all landscape beds. The exterior of the site will be significantly improved by landscaping including grass, canopy trees, shrubs, and perennials.

The OCCGF Chapter 44 – Landscaping, requires that 15% of gross property area be landscaped. It further requires a minimum of one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping, as well as one (1) boulevard tree for each thirty-five (35) lineal feet of street and avenue frontage. For this site, there are 9 boulevard trees, 10 interior trees and 70 shrubs required to be installed. The landscaping plan submitted meets the required rate of planting. The applicant is proposing a detention pond at the northeast corner of the subject property, adjacent to the 2nd Street South and Park Drive South intersection. The OCCGF states that by design, detention and retention areas shall be physically, functionally, and visually integrated into adjacent landscape areas. The applicant includes oversized rock in the bottom of the pond as a rock swale with plantings incorporated on the side slopes. The applicant will continue to work with Staff to integrate the design of the pond into the landscape as well as utilize the pond as a Low Impact Development feature. The landscape plan has been sent to the City Forester for review and any comments will be reflected in the revised landscape plan.

Signage for the development has not been decided at this time. All signage will be submitted under a separate application and will be reviewed at that time.

Title 17 Deficiencies to be Addressed Prior to Building Permit Issuance

- ◆ The applicant shall work with Staff on the revised photometric plan to ensure compliance with Chapter 40 - Outdoor Lighting.
- ◆ The applicant shall revise the landscape plan for the detention pond to be integrated into the landscape areas.
- ◆ The applicant shall submit a shared parking and access agreement for the development.

Recommendation

Staff supports this application with the recommendation that the Design Review Board approve the submitted design with conditions.

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions/deny) the Design Review Application for the proposed Office Suites, located at the corner of 2nd Street South and Park Drive South, 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 shall amend the site plan to show screening for the AC units.

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
Mitch Stelling, mitch.stelling@kljeng.com
Josh Sommer, KLJ, josh.sommer@kljeng.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

Broadwater Bay Business Park - Lot 2B / Business Offices

Name of Project / Proposed Use:

Mitchell Stelling

Owner Name:

2017 Whispering Ridge Drive, Great Falls, MT, 59405

Mailing Address:

406-799-8660

mitch.stelling@kljeng.com

Phone:

Email:

Same as above.

Representative Name:

Mailing Address:

Phone:

Email:

PROJECT LOCATION:

700 and 702 2nd Street South, Great Falls, MT, 59405

Site Address:

26,248

Two buildings with 2,400 SF each

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lot 2B

11

20N / Block 8

3E / Broadwater Bay
Business Park Addition

Mark/Lot:

Section:

Township/Block

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:

Date:

Representative's Signature:

Date:

EXHIBIT B - PROJECT NARRATIVE

BROADWATER BAY BUSINESS PARK – LOT 2B PROJECT NARRATIVE

The Broadwater Bay Business Park – Lot 2B project will develop the remediated vacant lot at the southwest quadrant of the intersection of 2nd Street South and Park Drive South with two one story class A office buildings. Each building will include two office suites that are 1,200 SF each. Each building will be occupied by an Edward Jones Financial advisor on one half, with the other side finished as shell space for another tenant. The exterior brick base relates to the surrounding context of the adjacent KLJ building, and the historic railroad district. The selected components such as windows, siding and shingle roof with dormers, break down the scale to a more pedestrian scale. The building will be mirrored along the East-West axis, with entrances facing toward a shared parking courtyard. To future-proof the development, decisions such as utility access are made to facilitate the possibility of future subdivision. Parking, sidewalks, new utilities, landscaping and landscape irrigation are provided per code as shown on attached site-plan.

EXHIBIT C - AERIAL MAP



EXHIBIT D - SITE PHOTOGRAPHS (DECEMBER 2016)



View looking north
from the south end of
the property.



View looking west from
2nd Street South.



View looking south
from Park Drive South.

DEVELOPMENT PLANS:

SITE PLAN

LANDSCAPING PLAN

BUILDING ELEVATIONS

BUILDING FLOOR PLAN

PHOTOMETRIC PLAN



REVISION

DATE

NO.

DRAFTED

NCY

REVIEWED

JRS

PROJECT NUMBER

21416101

ISSUE DATE

11/21/2016

BROADWATER BAY BUSINESS PARK - LOT 2B

GREAT FALLS, MONTANA

SITE PLAN

SHEET

C101

© KLJ 2016

PARKING STALL CALCULATION:

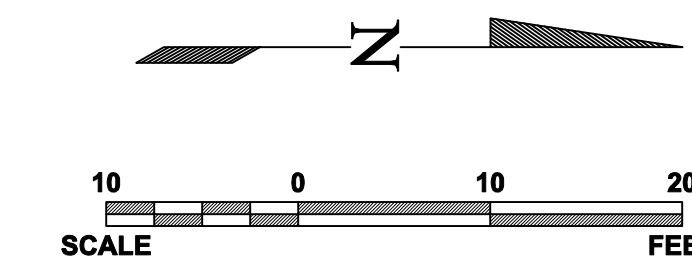
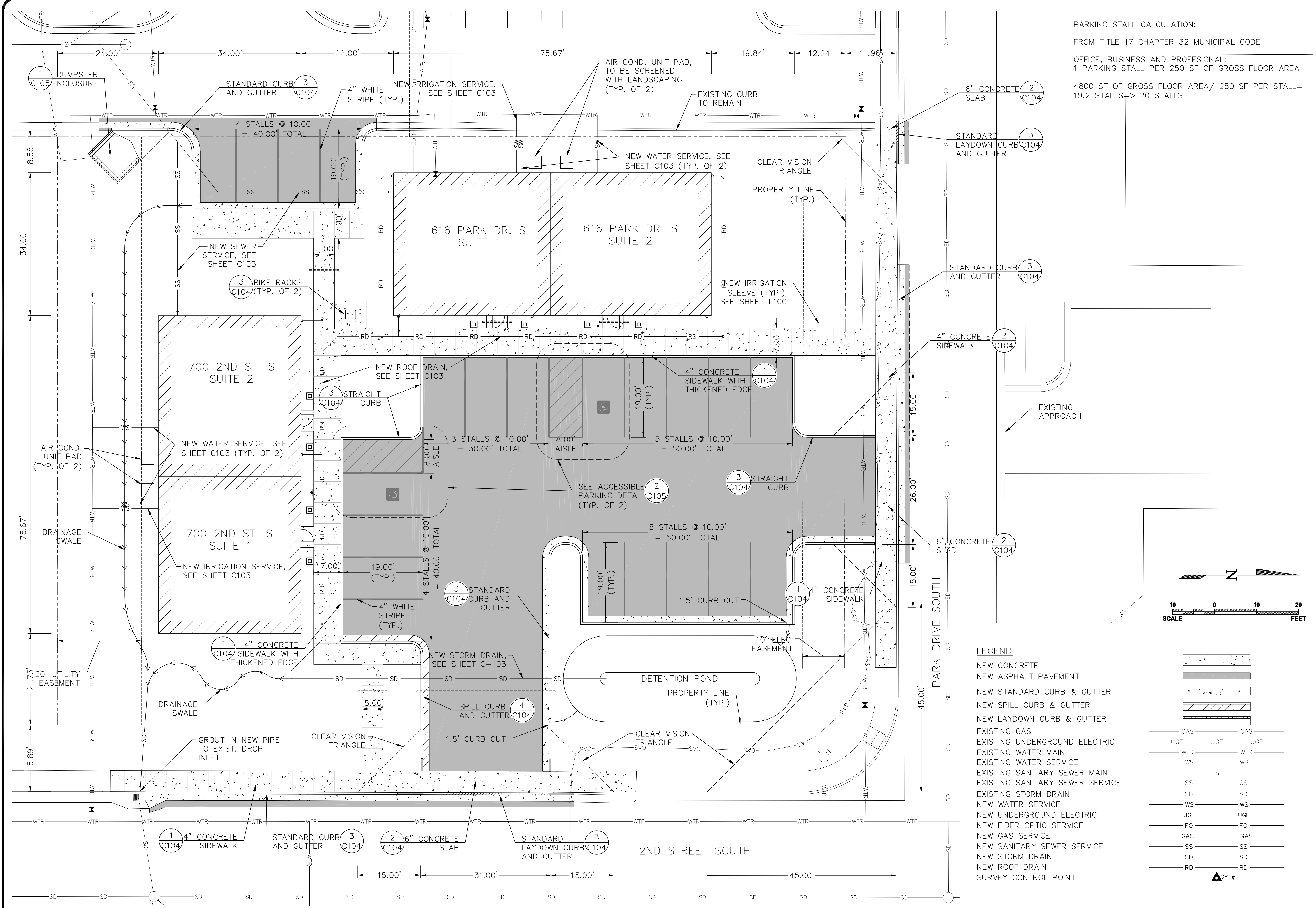
FROM TITLE 17 CHAPTER 32 MUNICIPAL CODE

OFFICE, BUSINESS AND PROFESSIONAL:

1 PARKING STALL PER 250 SF OF GROSS FLOOR AREA

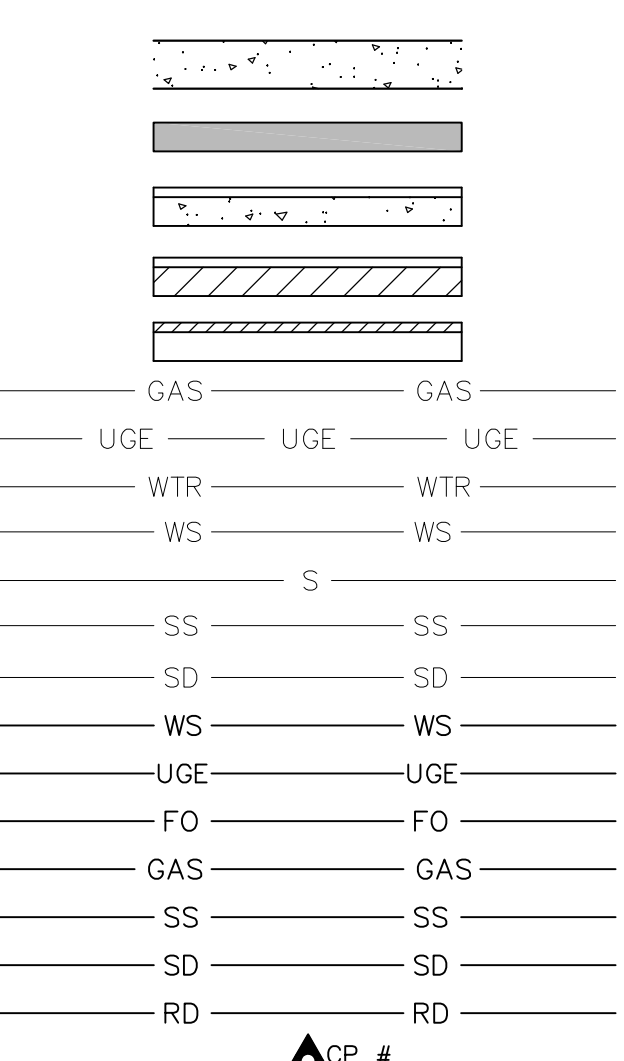
4800 SF OF GROSS FLOOR AREA/ 250 SF PER STALL=

19.2 STALLS=> 20 STALLS



LEGEND

- NEW CONCRETE
- NEW ASPHALT PAVEMENT
- NEW STANDARD CURB & GUTTER
- NEW SPILL CURB & GUTTER
- NEW LAYDOWN CURB & GUTTER
- EXISTING GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER SERVICE
- EXISTING STORM DRAIN
- NEW WATER SERVICE
- NEW UNDERGROUND ELECTRIC
- NEW FIBER OPTIC SERVICE
- NEW GAS SERVICE
- NEW SANITARY SEWER SERVICE
- NEW STORM DRAIN
- NEW ROOF DRAIN
- SURVEY CONTROL POINT





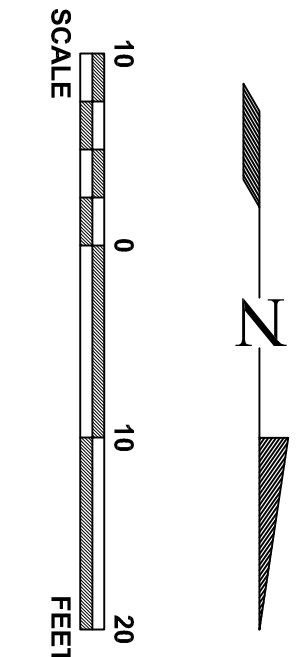
REVISION	DATE	NO.

DRAWN	
REVIEWED	
PROJECT NUMBER	21416101
ISSUE DATE	11/21/2016

BROADWATER BAY BUSINESS PARK - LOT 2B

GREAT FALLS, MONTANA

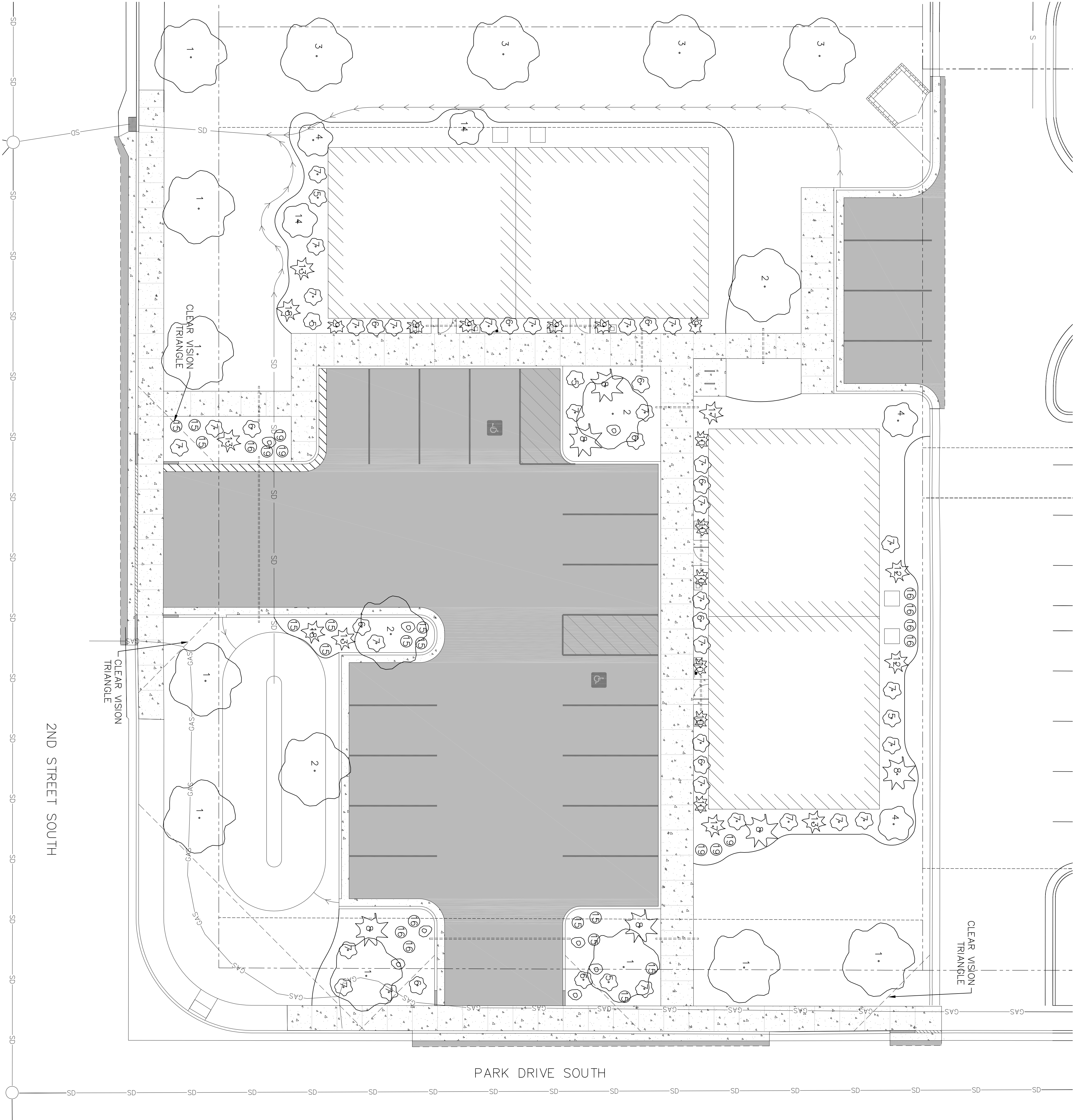
LANDSCAPE PLAN



- QUAN. PLANT KEY
- 1. GREENSPIRE LINDEN – TILIA 1½" DIA.
 - 2. SPRING SNOW FL. CRAB – MALUS 1½" DIA.
 - 3. TATARIAN MAPLE – ACER 1½" DIA.
 - 4. MISS KIM LILAC SYRINGA PATULA 2 GAL.
 - 5. ANTHONY WATER SPIREA x BUMALDA 2 GAL.
 - 6. LITTLE PRINCESS SPIREA JAPONICA 2 GAL.
 - 7. FAIRY QUEEN SPIREA TRILOBATA #3 GAL
 - 8. SIERRA SPREADER/CALCARY CARPET JUNIPER SABINA (MONNA) #3 GAL
 - 9. HETA MIDGET ARBOVITAE #3 GAL.
 - 10. SLOWGOUND MUCHO PINE PINUS MUCHO SLOWGOUND #3 GAL.
 - 11. PINO MUCHO PUWULA MOPS #3 GAL.
 - 12. WOODWARD GLOBE ARBOVITAE THUJA OCC. #3 GAL
 - 13. TAUNTON YEW TAXUS x MEDIA #3 GAL.
 - 14. ISANTI DOGWOOD CORNUS SERICEA #2 GAL.
 - 15. DAYLILY STELLADORO HEMEROCALLIS #1 GAL.
 - 16. KARL FOERSTER GRASS CALAMAGROTIS x ACUTIFLOA 1 GAL
 - 17. BLUE RUG JUNIPER JUNIPERUS WILTON 3 GAL.
 - 18. GLOBE SPRUCE ON 3 STANDARD PICEA GLAUCA 7 GAL.
 - 19. AUJGA REPTANS 1 GAL.

TREES REQUIRED: INTERIOR 10 – PROVIDED 10
BOULEVARD 9 APPROX. 35' O.C.

SHRUBS REQUIRED 70 – PROVIDED 76 PLUS 30 PERENNIALS



NO.	DATE	REVISION

DRAFTED
REVIEWED
PROJECT NUMBER 21416101
ISSUE DATE 11/21/2016

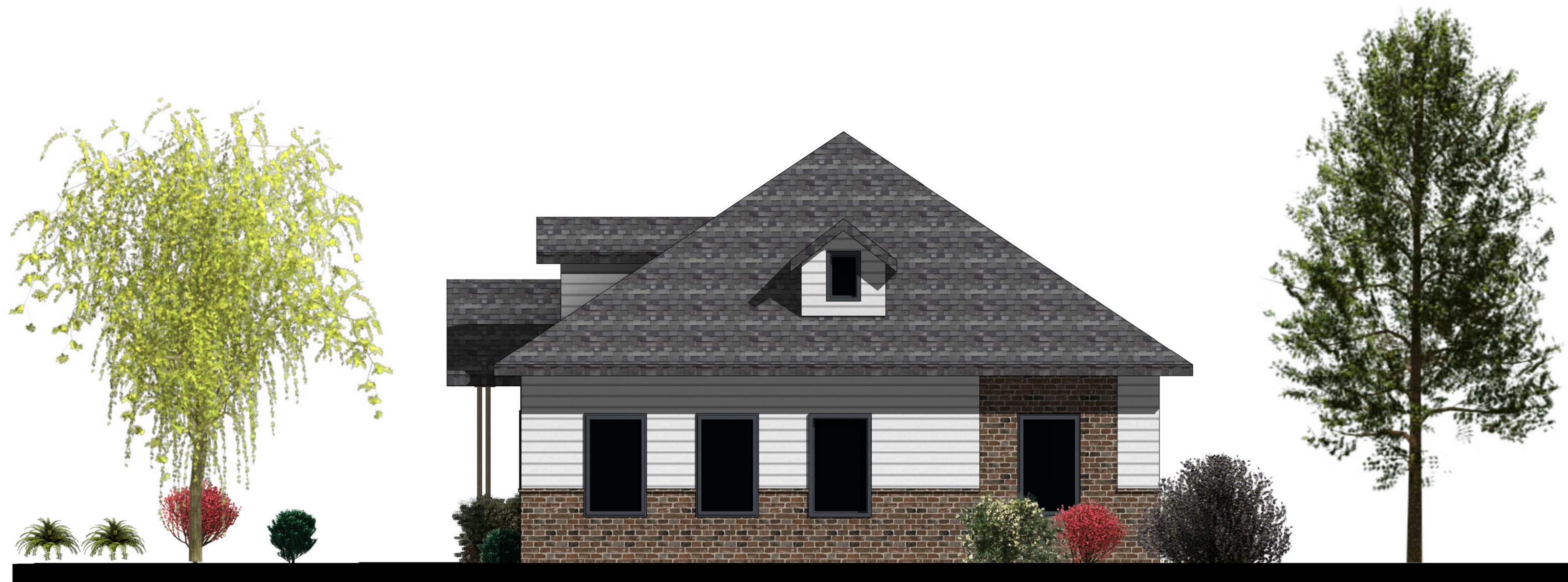
Material Legend

- 

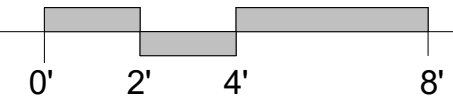
COMPOSITION ARCHITECTURAL
GRADE SHINGLES
- 

Smartsiding "Almond" 8" OC
- 

BRICK WAINSCOT / DARK
BROWN.
Similar to Public Drug Building
Downtown.



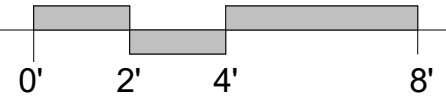
1 Edward Jones Side Elevation



Foundation
-5' - 0"

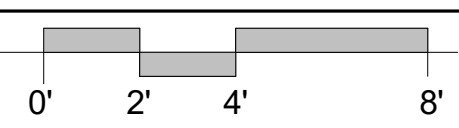


2 Shell Space Side Elevation

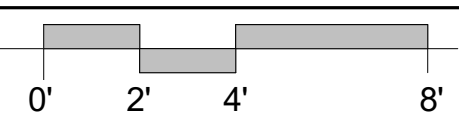




2 Back Elevation



1 Front Elevation



Foundation
-5' - 0"

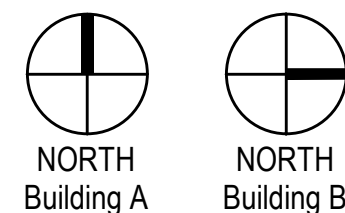


PROJECT NUMBER
21416101

ISSUE DATE
11/21/2016

GREAT FALLS, MONTANA

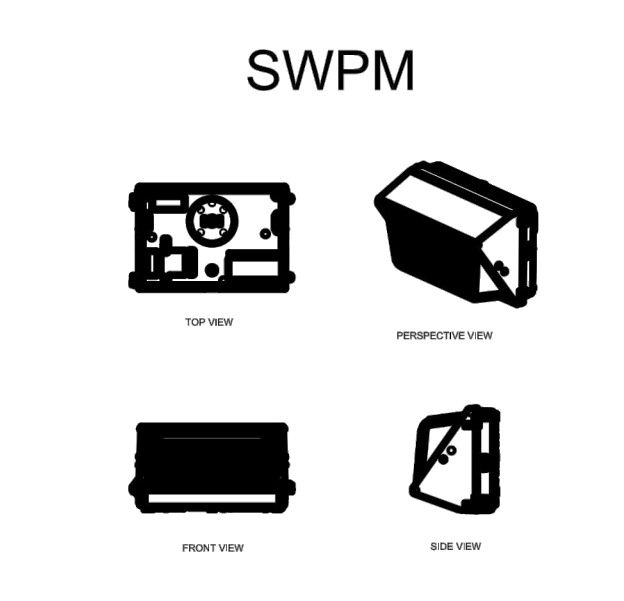
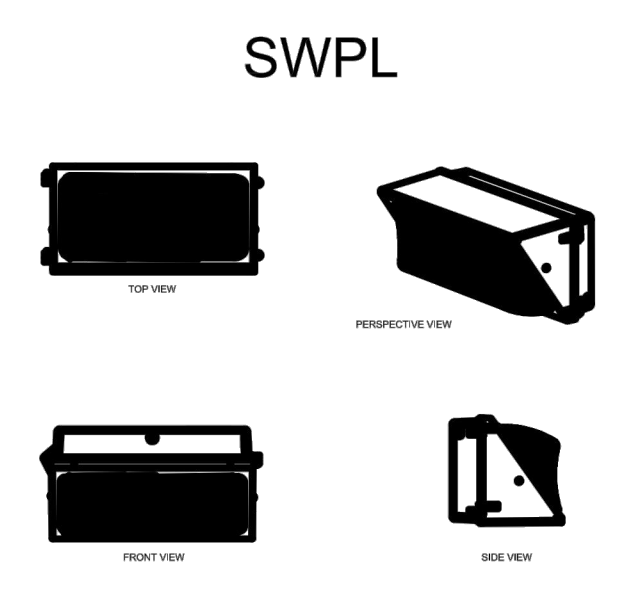
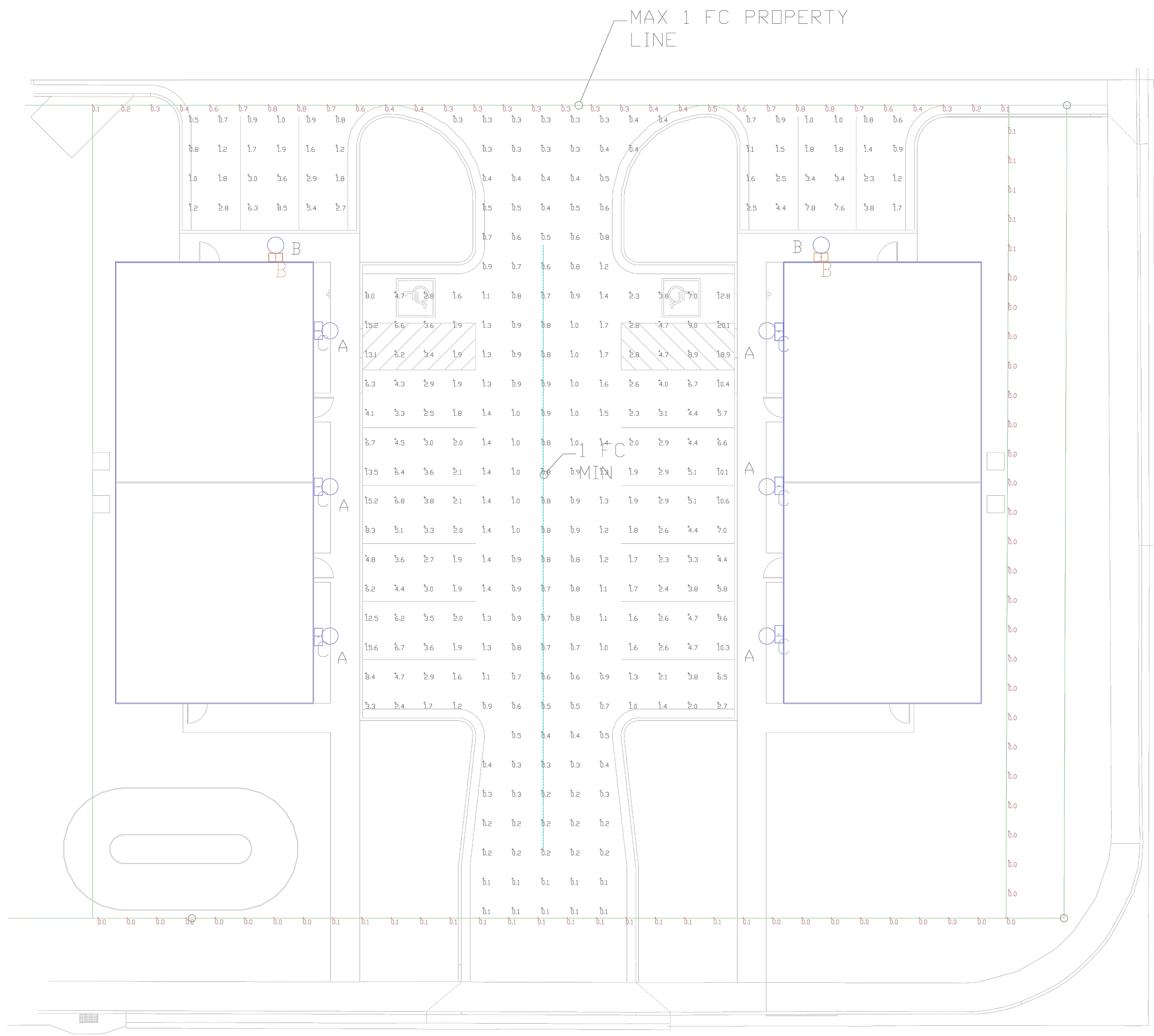
A-201



1 Floor Plan

The diagram shows a horizontal line with tick marks at 0', 2', 4', and 8'. A shaded rectangular area is located between the 2' and 4' marks. Another shaded rectangular area is located between the 4' and 8' marks.

© KLU 2016



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING SUMMARY	Fc		2.55	20.1	0.1	25.50	201.00
PROPERTY LINE	Illuminance	Fc	0.18	0.8	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	2	B	SINGLE	SWPM-WB-LED-PL2-50-8'MH	0.900	N.A.	6364	67.8
	7	C	SINGLE	SWPL-WB-LED-PL1-50-8'MH	0.900	N.A.	9235	101.8