

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
May 22, 2017**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:00 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Ann Schneider
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Tom Micuda, Deputy Director P&CD
Leslie Schwab, Planner II
Erin Borland, Planner I
Brad Eatherly, Planner I
Dave Dobbs, City Engineer

Others present:

Bill Bronson, City Commissioner
Alex Huffield, KLJ
Jason Kunz, Speaking Socially Media
Heather Kunz, Speaking Socially Media
Kevin May, Big Sky Civil & Environmental
Joe Murphy, Big Sky Civil & Environmental
Dan Sampson, Town Pump
Ryan Smith, Nelson Architects
Stacy Holmes (via telephone), LJA

MINUTES

Mr. Kraft moved to approve the minutes of the April 24, 2017, meeting of the Design Review Board. Mr. Vining seconded, and all being in favor, the minutes were approved.

NEW BUSINESS
Mainstay Suites and Sleep Inn & Suites
520 Country Club Boulevard

Erin Borland, Planner I, entered the staff report into the record for the proposed construction of a 90 room, dual brand Mainstay Suites and Sleep Inn & Suites located between the existing Holiday Gas Station and Dahlquist Realtors. The site is currently zoned C-1 Neighborhood Commercial, but recently was a part of a multi-property rezone that was approved by the City Commission in order to change the zoning to a Planned Unit Development (PUD) effective June 2, 2017.

The proposed hotel will be approximately 58,216 square feet which will include a pool, indoor fitness center, conference room, an outdoor shelter and outside breakfast and pool patio. The building has been designed with a split façade to incorporate both color schemes of the dual brands. The building features fiber cement panel siding and EIFS in cool gray and blue colors for the Sleep Inn & Suites, and warm tones of browns and tans for the Mainstay Suites. Ms. Borland reviewed placement of the trash enclosure and screening of the mechanical units.

The site plan includes a proposed access driveway off of County Club Boulevard, which will be a shared access between the hotel and Dahlquist Realtors. As part of the PUD proposal that was approved at the May 2, 2017, City Commission meeting, several special circulation provisions are required prior to permit issuance. Ms. Borland reviewed those requirements as listed in the staff report.

The site plan includes a conceptual parking layout with 112 parking spaces, five of which will be ADA accessible. This exceeds the code requirements. The applicant has incorporated sidewalks around the building and throughout the parking lot areas creating connectivity not only to the building, but throughout the site to the various patio areas and entrance to the hotel.

The applicant has provided an outdoor lighting plan which requires modification in order to meet the intent of the code. The foot candles at the property line and under the entrance canopy will need to be revised, and the applicant will continue to work with staff to bring the lighting plan into compliance.

The proposed landscaping plan also requires modification to meet the requirements of the code. Though the plan does meet the required rate of planting, the amount of square footage required will need to be verified because several of the landscaping beds do not show plant material in them. The landscape areas that only show rock mulch shall be revised to show plant material to count towards the minimum square footage requirements. Staff will also require parking lot areas that are terminated with rock mulch to be revised to show plant material.

Ms. Borland said staff supports this application and recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Joe Murphy, Big Sky Civil and Environmental, added that they have gone through the process in order to get the property officially removed from the 100 year floodplain. As soon as that has

been approved by FEMA, they will be able to obtain building permits. He also explained the dilapidated sewer main will be replaced and constructed by the developer, and once found to be in compliance with city standards, will be turned over to the City for operation and maintenance.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Schneider asked if there would be an entrance from the hotel to Lucky Lil's. There was discussion on the access drive, and the landscaping being designed to dissuade people from driving through Lucky Lil's to the hotel.

There was discussion on the access drive between the Chinese restaurant and Dairy Queen becoming a through street. Developers and staff are working together to look at the traffic calming options so the drive does not become a cut through street.

Ms. Grebe asked if there was detail for fencing around the patio. There was discussion on the pergola and the design layouts as shown in the staff report.

There was discussion on the front facades, with Mainstay Suites having the yellow band only on one side of the entrance. Stacy Holmes, LJA, via telephone, said this was done simply because it is the franchise design. Mr. Kraft and Ms. Grebe stated their preference be that the yellow band be placed on both sides of the entrance, or removed altogether, in order to balance the design. Dan Sampson with Town Pump and Ms. Holmes agreed to work on the design and place the yellow band on both sides in order for the front façade to be aesthetically balanced.

There was discussion on the trees that are proposed, and possibly looking at choosing trees that are more conducive to Great Falls' harsher climate.

MOTION: That the Design Review Board approve the Design Review Application for the construction of the Mainstay Suites and Sleep Inn & Suites, located at 520 Country Club Boulevard 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 conceptual development plans 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 will work with Staff, as directed by the Board, to incorporate revised plant material that is hardy and varies in color on the proposed site.
- D. Development of the property shall comply with all conditions of the Planned Unit Development approved by City Commission on May 2, 2017. If the PUD ordinance does not go into effect on June 2, 2017, this approval is null and void.
- E. The applicant shall explore ways to slow down traffic throughout the site.
- F. The applicant shall balance the front façade on the Mainstay Suites entrance.
- G. The applicant shall consider planting trees that are more conducive to Great Falls' climate.

Made by: Mr. Kraft
Second: Mrs. Grosse

VOTE: All being in favor, the motion carried.

Speaking Socially Media Management 509 1st Avenue North

Leslie Schwab, Planner II, presented the staff report for a proposed exterior and interior remodel of an existing commercial building located at 509 1st Avenue North. This building was constructed in 1946. The building is considered a Contributing structure within the National Register of Historic Places-Listed, Downtown Great Falls Historic District.

Due to the historic status of the building, the original exterior materials proposed were not considered compatible within the district. The applicant agreed to change the EIFS finish coat to a wood material in order to meet the guidelines. The proposed exterior renovations will include new weathered-steel plate cladding over the existing exterior stucco and wood wall surface, new horizontal wood siding over existing textured stucco, new pre-finished metal parapet cap and cornice assembly, new painted C-channel lintel above a new overhead door assembly, and new paint on the existing aluminum door.

Ms. Schwab said the proposal is in substantial compliance with the code, and staff recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Ryan Smith, Nelson Architects, said it was important to them to preserve the historical aesthetics of the building, and they searched for pictures of the original building but were unable to find any. They based the design off the historical buildings similar in size in the surrounding areas. He reviewed the materials and design, and offered to answer any questions.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Grebe said she appreciated the materials and design, and recommended considering the drainage at the bottom of the facade to mitigate staining of the concrete.

Ms. Schneider asked what Speaking Socially Media does. Jason Kunz with Speaking Socially said the company does website design and online social media and marketing, as well as designing 3D renderings of commercial and residential real estate.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed exterior renovations associated with the new professional services called Speaking Socially, located at 509 1st Avenue North, 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 conceptual 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. Any proposed exterior lighting shall comply with the requirements outlined in Chapter 44 of the Land Development Code.

Made by: Mr. Grosse
Second: Ms. Schneider

VOTE: Mr. Kraft recused himself from the vote. All being in favor, the motion carried.

Benefis Emergency Department Expansion 1101 26th Street South

Ms. Borland entered the staff report into the record for the proposed exterior façade remodel with interior renovation and a 5,748 square foot expansion which will include a new ambulance garage, flight and emergency medical service offices, expanded decontamination area and new trauma rooms. The site layout will also be altered to create new circulation, new parking areas, and an expanded helipad area.

The new exterior of the proposed relocated emergency department will consist of new metal siding and brick that will be stained to match the existing brick throughout the rest of the Benefis

campus. Along with the stained brick to match the existing buildings, the color palette will contain colonial red, white and grey. The addition for the ambulance garage, flight and emergency medical service offices, decontamination area and new trauma rooms will utilize the same materials as discussed in order to create a cohesive look throughout the campus.

Ms. Borland then walked the Board through the existing site plan and the proposed site plan as presented in the renderings attached to the staff report. She said staff recommends approval with the conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Mr. Kraft, representing Nelson Architects, said currently there are 20 undersized hospital rooms that do not meet hospital guidelines. They are upping the number of rooms to 30, and all will meet the guidelines. He also explained the need for the second helipad, as well as the ability to now house six to seven ambulances, which contrasts the two before the remodel.

PUBLIC COMMENT

Ryan Smith, Nelson Architects, said they are trying to make the entire campus more cohesive.

Dave Dobbs, City Engineer, said he was pleased to see sidewalks along 28th, and would like to see them continued south. He also asked that they do not use radius curb cuts.

BOARD DISCUSSION AND ACTION

Ms. Schneider clarified where the drop-off was for the emergency room.

Mr. Kraft commented that this proposal is expected to provide for the increase in patients in the next 15 years.

Mr. Micuda said though it would be nice for the sidewalk to be extended further south, but staff agrees with the applicant that it should be terminated at the proposed southern access point to 28th Street South. There was also discussion on terminating islands with landscaping.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the proposed expansion and exterior renovation of Benefis Emergency Department located at 1101 26th Street 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 conceptual development plans 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 sidewalk be revised so that the termination point be the driveway.

D. The applicant work with City staff on the termination and location of the landscape islands.

Made by: Mr. Grosse
Second: Ms. Schneider

VOTE: Mr. Kraft recused himself from the vote. All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 4:31 p.m.