

DESIGN REVIEW COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
Thursday MARCH 30, 2017
12:00 pm

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Ingalls, Dodge, Lemmon, Messina, Pereira, Gore, Green

APPROVAL OF MINUTES:

March 16, 2017

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Miller Stauffer Architects on behalf of KRB Investments
 Location: 727 Front Avenue
 Request: Miller Stauffer Architects on behalf of KRB Investments is requesting a second meeting with the Design Review Commission for the design of a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).
 (DR-2-17)

2. Applicant: Verdis on Behalf of Tharaldson Hospitality
 Location: 1347 W. Riverstone Drive
 Request: Verdis on behalf of Tharaldson Hospitality is requesting Design Review Commission's Early Design Consultation for the design of a new 5-story, 96 room Staybridge Hotel in the Riverstone Development. The subject property is in the C-17 (commercial at 17 units/acre) zoning district.
 (DR-3-17)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, at ___ p.m.; motion carried unanimously.
Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES
MARCH 16, 2017
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Jef Lemmon
Rick Green
Michael Pereira, (Alternate)
Joshua Gore, (Alternate)

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Commissioner Messina
Commissioner Dodge

CALL TO ORDER:

The meeting was called to order by Chairman Ives at 12:00 p.m.

APPROVAL OF MINUTES:

Motion by Ingalls, seconded by Green, to approve the minutes of the Planning Commission meeting on Motion approved February 16, 2017. Motion approved.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

- Tami Stroud, Planner, announced that she sent an email to the Design Review Commission for their feedback on improvements to the process for Design Review and asked that the survey be returned to her by next Friday, March 24th.
- She mentioned that at last month's meeting Chairman Ives asked a question where, if there is a property in two different zones, which one would govern. Ms. Stroud stated that the code states that the infill zone would govern if that should happen.

PUBLIC COMMENTS:

None.

NEW BUSINESS

1. Applicant: Hudson Way LLC
Location: East of Winco Foods and north of Appleway Avenue
Request: Hudson Way LLC is requesting a second meeting with the Design Review Commission for the design and construction of (4) three-story apartment buildings and (1) single story community building. The subject property is within the C-17 (Commercial at 17units/acre) **(DR-1-17)**

Tami Stroud, Planner presented the staff report and explained that Hudson Way, LLC is requesting a second meeting with the Design Review Commission for the design and construction of (4) three-story apartment buildings and (1) single story community building.

- A total of 85 living units will be constructed.
- The site will have surface parking, carports, sidewalks, trash enclosures, landscaping and a play area.
- The project is located on a +/- 5 acre site.
- The developer is in the process of completing a 3-lot Short Subdivision and a Vacation for a portion of the City's existing surplus right-of-way along Appleway.
- At the last meeting the commission made a motion to waive the second meeting and provide the following information for the applicant to bring back: A refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of material and colors; and finished renderings.
- There were no design departures but staff suggested some additional considerations: Consider possible connections to Winco to the west, Lowe's to the east, and Hudson Park Apartments to the north; and placement and screening of A/C units on exterior walls.
- Ms. Stroud concluded her presentation and asked if the Commission had any questions.

There were no questions for staff.

Public testimony open.

Sarah Brede, applicant representative, provided the following statements:

- She discussed staff's suggestions for possible connections to Winco to the west, Lowe's to the east, and Hudson Park Apartments to the north for pedestrian connections and explained that they can't do it because they have placed retaining walls on the boundaries of those properties preventing those connections.
- In regard to placement and screening of A/C units on exterior walls, they are still discussing if it is feasible.
- Yellow Stone Pipeline has a line running down the eastern boundary line of the property and had concerns about safety issues since the community building will be in that area. The applicant obtained an opinion from an engineering firm on the east coast and they recommended moving the community building 65 ft. away from the pipeline. The patio space intended by the community building will be located adjacent to the play area.

Public testimony closed.

Discussion:

Commissioner Ingalls commented that he would make the motion to waive the third meeting.

Motion by Ingalls, seconded by Lemmon, to approve Item DR-1-17. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Green	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by 5 to 0 vote.

2. Applicant: Miller Stauffer Architects on behalf of KRB Investments
Location: 727 Front Avenue
Request: Miller Stauffer Architects on behalf of KRB Investments is requesting Design Review Commission's Early Design Consultation for the design of a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).
(DR-2-17)

Tami Stroud, Planner presented the staff report and explained that Miller Stauffer Architects, on behalf of KRB Investments, is requesting a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO-E) zoning districts.

- Ms. Stroud discussed the things that the Design Review Commission should consider during this first meeting.
- She noted that this is a condominium project with twelve residential living units, two per floor and an activity center on the 7th floor.
- A proposed subterranean parking structure will be provided.
- A screened trash enclosure will be located inside the structure.
- There will be a landscape buffer and enhanced front entrance incorporating a trellis-covered courtyard.
- The proposed height for the portion of the building within the DO-E district is 25 feet with an inverted 4:12 pitch. The height of the portion of the building in the DC district is 85 ft.
- Ms. Stroud showed various site photos of the property map, context map, and parking photos of the building and area and showed renderings of the elevation and the generalized massing.
- The single family home will be removed.
- No design departures are requested, but the applicant is asking for Floor Area Ratio (FAR) bonuses that the Community Planning Director will consider.
- Ms. Stroud concluded her presentation and asked if the commission had any questions.

There were no questions for staff.

Public Testimony open.

Dick Stauffer, applicant representative, provided the following statements.

- Mr. Stauffer displayed a copy of the vicinity map and added that the building is surrounded by commercial properties. 60% of the building is in the Downtown Core (DC) and 40% of the building will be in the Downtown East Overlay District (DO-E)

- Residents will access the structured parking from either the north side of the site, or from the alley or from the south via Front Avenue.
- No Design Departures are being requested.
- In the middle of the building west-side balconies, windows on all four sides and terra cotta color used to accent the building.
- The base of the building is finished with a board-formed decorative concrete and integrated stepped planters leading up to a landscaped entry plaza.
- A sculptured trellis and inverted pitch identify the front entrance.
- All exterior lighting will be low level, down lighting.
- Mr. Stauffer presented a copy of the floor plan and a rendering not provided in the packet that he thought was “powerful”. He explained that the rendering shows Parkside on the left with McEuen in the center and the new building on the other side of the residential homes. The eastern side of building is lower to blend with the residential side of the building.
- Mr. Stauffer presented the massing study. He noted that they do have more exhibits but they are not allowed to show them and it is hard to “dumb it down” when this information is available.
- Mr. Stauffer showed a rendering of the building next to the trees and explained that in the rendering you can see the height of the trees and not the building.
- Mr. Stauffer showed the floor area ratios and noted that the applicant will want the FAR enhancements.
- Mr. Stauffer concluded his presentation and asked if the commission had any questions.

COMMISSION COMMENTS:

Commissioner Lemon inquired if staff could explain how to determine which infill regulations are required since this building has two different zones -- Downtown Core (DC) and Downtown East Overlay (DO-E).

Ms. Stroud explained that she has listed both sets of guidelines in the staff report, and the ones that are bold are intended for the (DO-E).

Ms. Anderson commented that the height limit in the (DC) allows a maximum height of 220 feet. The applicant has requested a height of 85 feet.

Chairman Ives commented that he was confused after reading the staff report, where under “principle structures” it stated that the height of the principle structures located within 50 feet of distance having a lower height limit shall not exceed the height limit of the adjacent district. He questioned if the principle structure is beyond that 50 feet.

Mr. Stauffer explained that next door is a 50 foot lot so they are in compliance.

Commissioner Ingalls asked about criteria that talks about curb cuts; specifically, spacing. Mr. Stauffer explained that this was reviewed with the City Engineer. He feels that his design is reinventing the corner and that the city engineers were comfortable with the design. He feels that this design will improve the sidewalk and softens the radius. The city will get a better intersection so pedestrians are protected.

Commissioner Ingalls commented about the criteria for the east piece of the property that talks about a 5ft buffer requirement to the residential property to the east and providing a 4:12 step back to the east. Will that structure on the east lot meet this requirement?

Mr. Stauffer stated this will happen and they will have a pathway through the alley. He stated that the adjacent land owner is not opposed to the project.

Commissioner Ingalls inquired about the rendering that showed the east elevations and on that drawing is a darker color and questioned if that color is designated for treatment of that wall.

Mr. Stauffer stated that there is a lot of in and out to the design of the building and it is difficult to talk about

without showing that rendering. He feels that a previous project had carried “baggage” and because of that the process was affected.

Commissioner Lemon inquired about the slide showing the progression to the neighborhood. He noted that it is a great slide showing how the applicant is trying to bring the building to scale to the neighborhood.

Mr. Stauffer stressed to the commission that all the owners of the property approve this project and he feels that it is an appropriate transgression.

Commissioner Gore stated that he remembers seeing the graphic in a text book. He feels that people don't realize when working with two different zones that it prevents doing a solid wall.

Mr. Stauffer stated that he will be using all of “Hilary's” tools to make this project work. He feels this is the goal of the overlay and ordinance to enhance the tax base.

Commissioner Lemon inquired about the rendering showing the roof on the (DO-E) and inquired if the applicant can explain the design.

Mr. Stauffer explained that the roof has a “reversed” roof and that the bigger side of the building is in the (DC).

Commissioner Lemon stated that he is concerned that you can't have a flat roof in the (DO-E).

Almer Casile, stated that he would like clarification on Section 17.07.925, either written or verbal.

Ms. Anderson explained that section deals with the overlay districts

Katie Casile commented about the roof edge and said that the peak is coming up and has a distinct profile that will affect the neighborhood character. She questioned what will happen to the grand scale trees on the property.

Mr. Stauffer stated that those trees are in the right-of-way and not in the building.

Ms. Casile inquired if the grand scale trees will be removed.

Mr. Stauffer commented that he doesn't know because they aren't that far into the project.

Ms. Stroud stated that the guidelines state “should not” but “shall”

Mr. Stauffer explained that once this project is further down the road with design they will contact the City Urban Forester for her evaluation on the existing trees on the property.

Barb Crumpacker stated that she is opposed to any high density in this area and feels this will change the character of the neighborhood and the design. She explained that people will be in danger when crossing the road and feels that people can't live in this area because of the luxury condominiums.

Chairman Ives stated that the purpose of code section 17.07.900 is to they want to encourage infill development by protecting surrounding neighborhoods and it will be a balancing act with these projects. He explained that trying to reduce height is out of the commission's scope of control. Mr. Green commented that he would have to withdraw his vote on this project. Ms. Stroud thanked him for his comment but noted that at today's meeting a decision will not be made.

Commissioner Lemon said that he likes the parking underground which is a plus for this project.

Commissioner Ingalls commented that he appreciates the applicant making the intersection safer.

Motion by Ingalls, seconded by Pereria, to approve Item DR-2-17 to a second meeting. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Green	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by a 5-0 vote.

3. Review of the Municipal Code Roles and Responsibility – Staff

- Ms. Anderson passed out a worksheet from Renata McLeod, City Clerk who is seeking information on the Design Review's Roles and Responsibilities.
- Chairman Ives stated that he had already filled out the questionnaire for the Design Review Commission and if it was alright with the other Design Review members, he would submit it for the group.

ADJOURNMENT:

Motion by Lemon, seconded by Gore, to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:07 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

DATE: MARCH 30, 2017

SUBJECT: DR-2-17: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A 7-STORY CONDOMINIUM PROJECT.

LOCATION: 727 Front Avenue

APPLICANT/ARCHITECT:
Monte Miller- Miller Stauffer Architects
601 E. Front Avenue, Suite 201
Coeur d'Alene, ID 83814

OWNER:
KRB Investments
3893 N. Schreiber Way
Coeur d'Alene, ID 83835

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

DECISION POINT: Miller Stauffer Architects on behalf of KRB Investments is requesting a Second meeting with the Design Review Commission for the design of a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).

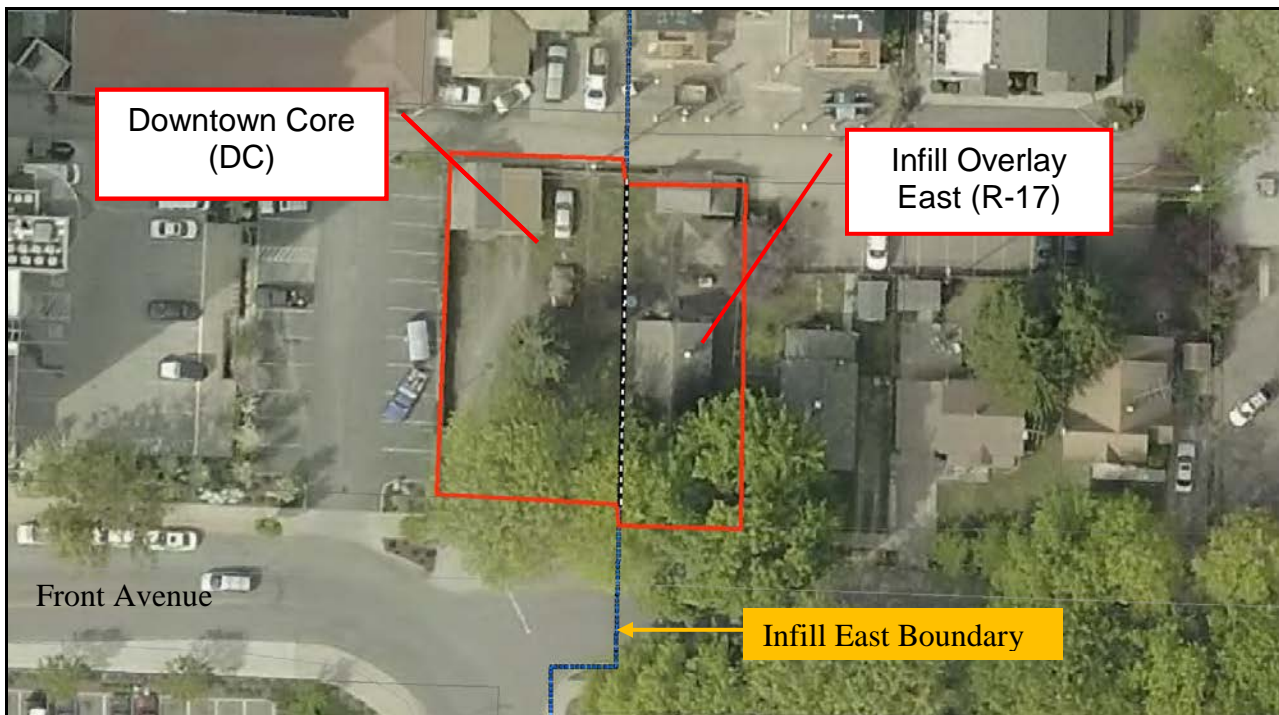
A. SITE MAP:



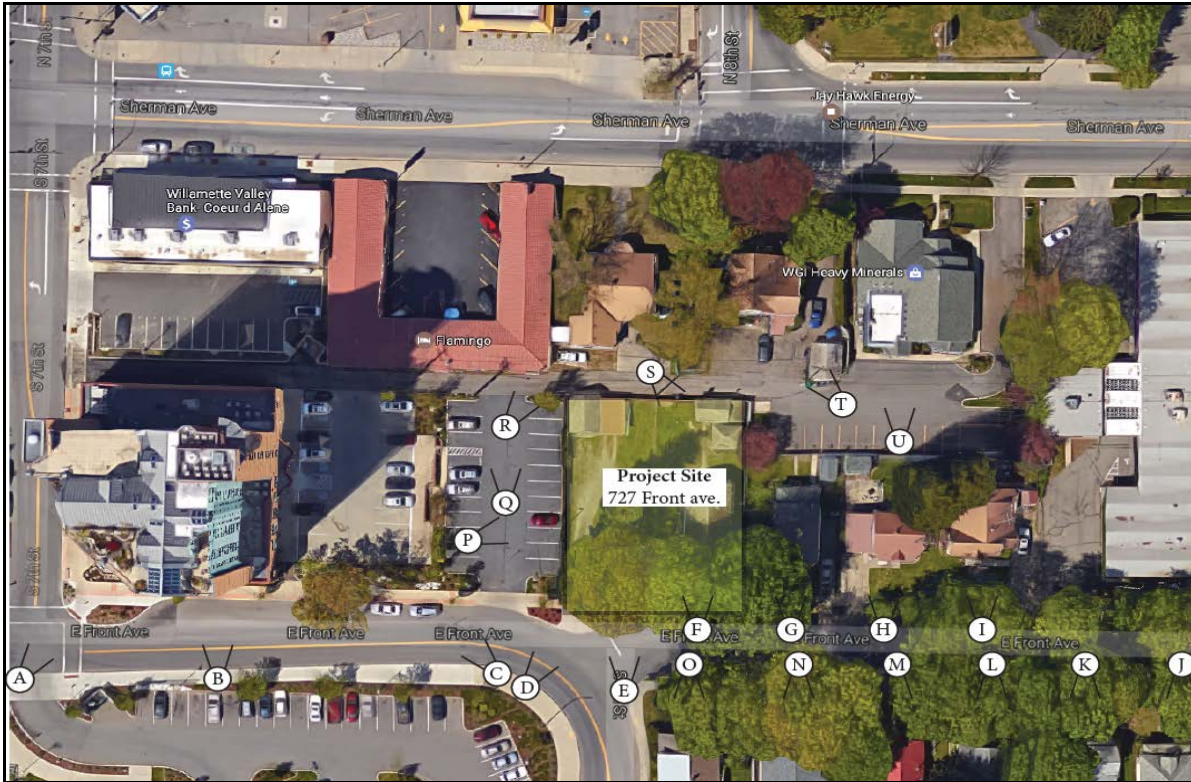
B. AERIAL VIEWS:



C. SITE MAP SHOWING ZONING DISTRICTS:

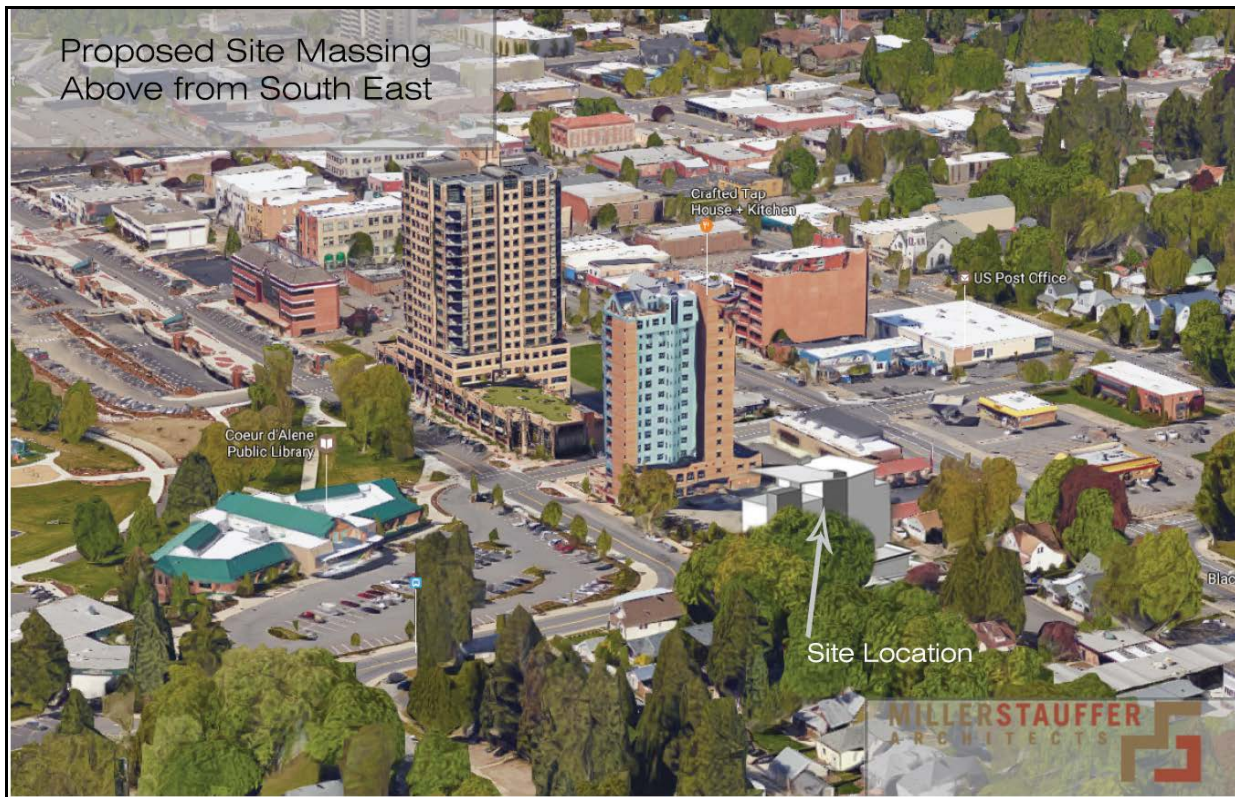


NEIGHBORHOOD AND SITE VIEWS:



SITE MASSING:





GENERAL INFORMATION:

17.09.320: A. Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

D. PROJECT ANALYSIS

The applicant is requesting a Second meeting with the Design Review Commission's for a 7-story condominium project with twelve residential living units, two per floor and an activity center on with 7th floor. In addition, a proposed subterranean parking structure will be provided. A screened trash enclosure located inside the structure, landscape buffer and enhanced front entrance incorporating a trellis covered courtyard are also proposed. The proposed height for the portion of the building within the DO-E district is 25 feet with an inverted 4:12 pitched, mansard roof. The overall height of the portion of the building within the DC district is 85 ft.

The subject properties are split by two zoning districts. The parcel to the west is within the Downtown Core (DC) zoning district and the property to the east falls within the Infill Overlay East boundary with an underlying R-17 zoning district. The seven story (7) condominium itself is proposed in the Downtown Core (DC) zoning district. The main entrance to the condominium, a portion of a residential unit, the elevator and subterranean parking will be located on the property in the DO-E Infill district.

Applicant's Narrative:

727 Front Narrative

727 Front is a luxury condominium complex comprising of twelve residential living units, two per floor x six floors, situated at the southeast corner of Coeur d'Alene's Central Business District.

Ironically the property is split between Zoning Districts DC and DO-E with a surrounding context that includes Coeur d'Alene's Public Library, neighboring mixed-use 15 story McEuen Terrace to the west, the new (12) unit apartment complex across the alley to the north and adjacent single-family residences to the east. Some of the site design features encouraged by the city zoning consist of: hidden parking within a subterranean parking structure, screened trash enclosure due to its location inside the structure, a landscape buffer yard separates the lot to the east, and an enhanced front entrance incorporates a trellis covered courtyard.

To continue, the building itself integrates massing with a distinct top and sloped roofs. In the middle of the building these volumes change from the top and base with west side balconies, windows on all four sides and a terra cotta color complimenting the adjacent downtown brick colors. The base of the building is finished with a board-formed decorative concrete and integrated stepped planters leading up to a landscaped entry plaza. A sculptural steel trellis and inverted "pitched" roof identify the main entry. Residents access the structured parking from either the north side of the site from the alley or from the south via Front Avenue. All exterior lighting will be low level, down lighting.

Finally, the overall height of the portion of the building within the DO-E district is 25ft with an inverted 4:12 pitched, mansard roof. The overall height of the portion of the building within the DC district is 85ft. both of which comply with the zoning requirements.

On March 16, 2017, the Design Review Commission held the Early Design Consultation with the applicant's representative. The applicant's representative discussed the proposed 7-story condo project encompassing two (2) city lots. Staff provided a staff report and the applicant's provided a presentation. The DRC asked staff for clarification with regard to the two different zoning districts and the applicant's representative answered a number of questions about the proposed project for the DRC.

In addition, there were questions from the audience which were addressed by staff and the DRC as noted below:

- Section 17.07.925, Building Height For Principal Structures Near District Boundaries, which doesn't pertain to the subject property located within the DC (Downtown Core) zoning district,
- Section 17.07.910 related to Conflict With Provisions Governing Underlying Zoning District in which the DO-E regulations will govern, and,
- Design Guidelines and Standards- Roof Pitch- DO-E District Only.
A mansard roof would meet the intent under the guidelines in the DO-E District.

The applicant has submitted updated elevations of the conceptual design for all sides of the proposal, a site plan, and major landscaped areas showing parking and access.

E. REQUESTED DESIGN DEPARTURES:

None.

During the second meeting with Design Review Commission, discussion includes:

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).

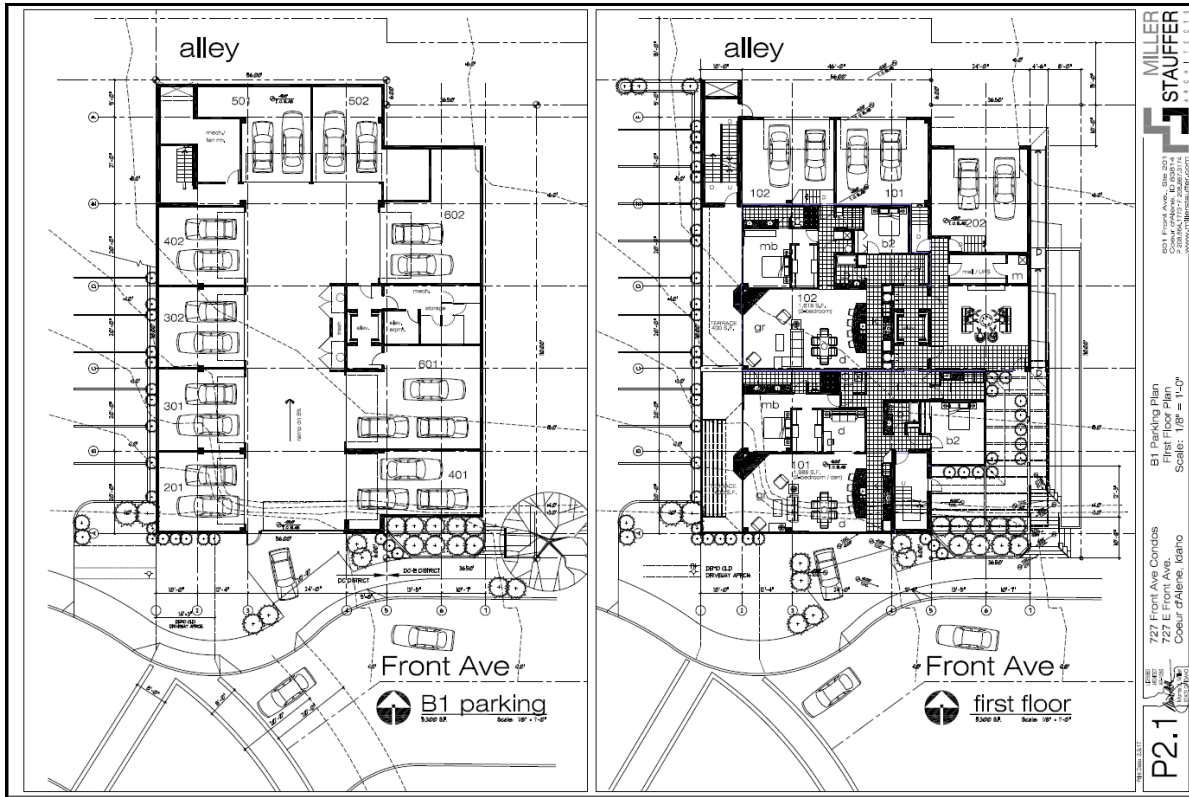
SITE PHOTOS: VIEW FROM FRONT AVENUE:



SUBJECT PROPERTY:



OVERALL SITE PLAN:



SOUTH ELEVATION:



EAST ELEVATION:



NORTH ELEVATION:



WEST ELEVATION:



PROPOSED LANDSCAPE PLAN:



As noted in the staff report on page 3 under “Project Analysis”, the property is located in both the DC and DO-E zoning districts. Therefore; both sets of Design Standards and Guidelines apply. Many of the standards and guidelines overlap, and those that are noted in the “Bold” font below are the standards that are unique to the DC zone or DO-E zone.

Downtown Core Design guidelines for consideration are as follows:

(Bold font below indicates guideline unique to that district)

- *Location of Parking*
- *Screening of Parking Lots*
- *Parking Lot Landscaping*
- **Sidewalk Uses**
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- **Gateways**
- **Maximum Setback**
- *Orientation To The Street*
- *Entrances*
- **Massing**
- **Ground Level Details**
- **Ground Floor Windows**
- **Weather Protection**
- *Treatment of Blank Walls*
- **Screening of Parking Structures**
- **Roof Edge**
- *Screening Of Rooftop Mechanical Equipment*
- *Unique Historic Features Integration of Signs with Architecture*
- *Creativity/Individuality Of Signs*

Downtown Overlay- East Design guidelines for consideration are as follows:

(Bold font below indicates guideline unique to that district)

DO-E

- *General Landscaping*
- *Screening of Parking Lots*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- *Screening of Rooftop Mechanical Equipment*
- *Curb Cuts: Width and Spacing*
- *Parking Lot Landscape*
- *Location of Parking*
- **Grand Scale Trees**
- **Identity Elements**
- **Fences Next to Sidewalks**
- **Walls Next to Sidewalks**
- **Curbside Planting Strips**
- *Unique Historic Features*
- *Entrances*
- *Orientation to the Street*
- *Treatment of Blank Walls*
- *Integration of Signs with Architecture*
- *Creative/Individuality of Signs*

17.09.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the final meeting with the applicant. (Ord. 3328 §15, 2008: Ord. 3098 §5, 2003)

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant as the project progresses to the DRC third and Final meeting, and may suggest changes or recommendations to the proposed project.

During the final meeting with Design Review Commission, discussion includes:

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

The last step will be the third and final meeting with the Design Review Commission. The Design Review Commission may suggest changes or recommendations to the Applicant prior to the third meeting before rendering a decision to approve, approve with conditions, or deny the design. The DRC also has the option to waive the final meeting and render a decision during the second meeting.

727 Front Narrative


727 Front is a luxury condominium complex comprising of twelve residential living units, two per floor x six floors, situated at the southeast corner of Coeur d'Alene's Central Business District.

Ironically the property is split between Zoning Districts DC and DO-E with a surrounding context that includes Coeur d'Alene's Public Library, neighboring mixed-use 15 story McEuen Terrace to the west, the new (12) unit apartment complex across the alley to the north and adjacent single-family residences to the east.


Some of the site design features encouraged by the city zoning consist of: hidden parking within a subterranean parking structure, screened trash enclosure due to its location inside the structure, a landscape buffer yard separates the lot to the east, and an enhanced front entrance incorporates a trellis covered courtyard.

To continue, the building itself integrates massing with a distinct top and sloped roofs. In the middle of the building these volumes change from the top and base with west side balconies, windows on all four sides and a terra cotta color complimenting the adjacent downtown brick colors. The base of the building is finished with a board-formed decorative concrete and integrated stepped planters leading up to a landscaped entry plaza. A sculptural steel trellis and inverted "pitched" roof identify the main entry. Residents access the structured parking from either the north side of the site from the alley or from the south via Front Avenue. All exterior lighting will be low level, down lighting.

Finally, the overall height of the portion of the building within the DO-E district is 25ft with an inverted 4:12 pitched, mansard roof. The overall height of the portion of the building within the DC district is 85ft. both of which comply with the zoning requirements.



FINDINGS



**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-2-17
RECORD OF DECISION**

A. INTRODUCTION:

Miller Stauffer Architects on behalf of KRB Investments is requesting a Second meeting with the Design Review Commission for the design of a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first meeting with the applicant was held on March 16, 2017.
 - a. Comments were received from:

Dick Stauffer, applicant representative, Kris Pereira, Ginno Construction, members of the public and the Design Review Commission:

Motion by Ingalls, seconded by Pereira, to move to the second meeting. The motion passed unanimously.

2. The second meeting with the applicant was held on March 30, 2017.
 - a. Comments were received from:

MOTION by, seconded by, to not require a third meeting, and approve the design as submitted.

INFILL OVERLAY DISTRICTS

17.07.900: Purpose:

The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. **IT IS THE INTENT OF THESE DEVELOPMENT STANDARDS TO ENCOURAGE A SENSITIVE FORM OF DEVELOPMENT AND TO ALLOW FOR A REASONABLE USE THAT COMPLEMENTS THE VISUAL CHARACTER AND THE NATURE OF THE CITY.**

Downtown Overlay – Eastside (DO-E)

The boundaries of the DO-E District are as depicted in subsection C of this section. The intent of this district is to create a transition between the downtown core and residential areas to the east. Infill development is encouraged, including urban housing (e.g. townhouses, courtyard housing, cottages) with a height limit that is compatible with lower scaled development. However, it is intended that development within the district consist of sufficient density to warrant the provision of parking below grade. Moreover, a limited array of goods and services are appropriate to serve the neighborhood. Traffic calming measures would be applied and there would be an emphasis on preserving existing large trees and providing new ones.

DC – Downtown Core (DC)

This district is envisioned to have the highest intensity uses, especially retail, office, residences, and hotels contained within low-rise, mid-rise and high-rise buildings. Shops and restaurants would be located along key streets. Major public spaces and buildings would anchor the district. Over time, parking would be increasingly located within structures. The purpose of the Downtown Core district is: To create a distinct, strong identity for the downtown core, preserving a civic heart for Coeur d'Alene. To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents. To produce a concentration and a mixture of commercial, office, retail, residential, and public uses within the downtown. To develop a downtown that supports pedestrian movement and use of public transit. To implement the City's Comprehensive Plan.

C. GUIDELINES THAT HAVE BEEN MET: (*Write N/A for Not Applicable – add comments if necessary*)

DESIGN GUIDELINES:

As noted in the staff report on page 3 under “Project Analysis”, the property is located in both the DC and DO-E zoning districts. Therefore; both sets of Design Standards and Guidelines apply. Many of the standards and guidelines overlap, and those below that are in “**Bold**” font are the standards that are unique to either the DC zone or DO-E zone.

Downtown Core Design guidelines for consideration are as follows:

(Bold font below indicates guideline unique to that district)

- *Location of Parking*
- *Screening of Parking Lots*
- *Parking Lot Landscaping*
- **Sidewalk Uses**
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- **Gateways**
- **Maximum Setback**
- *Orientation To The Street*
- *Entrances*
- **Massing**
- **Ground Level Details**
- **Ground Floor Windows**
- **Weather Protection**
- *Treatment of Blank Walls*
- **Screening of Parking Structures**
- **Roof Edge**
- *Screening Of Rooftop Mechanical Equipment*
- *Unique Historic Features Integration of Signs with Architecture*
- *Creativity/Individuality Of Signs*

Downtown Overlay- East Design guidelines for consideration are as follows:
(Bold font below indicates guideline unique to that district)

DO-E

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- **Grand Scale Trees**
- **Identity Elements**
- **Fences Next to Sidewalks**
- **Walls Next to Sidewalks**
- **Curbside Planting Strips**
- Unique Historic Features
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs

D. DESIGN DEPARTURES:

None.

PROPOSED CONDITIONS:

None.

Motion by, seconded by, to approve the foregoing Record of Decision.

ROLL CALL:

Commissioner Dodge	Voted
Commissioner Lemmon	Voted
Commissioner Messina	Voted
Commissioner Ingalls	Voted
Commissioner Green	Voted
Alternate Commissioner Gore	Voted
Alternate Commissioner Pereira	Voted

CHAIRMAN GEORGE IVES

STATE OF IDAHO)

) ss.

County of Kootenai)

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the _____ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for _____

Residing at _____

My Commission expires: _____

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However, such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

RIGHT OF APPEAL

FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.

COMPLIANCE WITH APPROVED PLAN

ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: **TAMI STROUD, PLANNER**

DATE: **MARCH 30, 2017**

SUBJECT: **DR-3-17: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A FIVE (5) STORY, 96 ROOM "STAYBRIDGE SUITES" HOTEL IN THE C-17 (COMMERCIAL) ZONING DISTRICT**

LOCATION: **1347 W. RIVERSTONE DRIVE**

APPLICANT/OWNER
Riverstone Hospitality LLC
1836 Northwest Boulevard
Coeur d'Alene, ID 83814

APPLICANT'S REPRESENTATIVE:
Verdis
601 E. Front Avenue, Ste. #205
Coeur d'Alene, ID 83814

SITE MAP:



ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

(A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17L (Commercial Limited) zoning district.)

DECISION POINT:

Verdis, on behalf of Riverstone Hospitality LLC is requesting the Design Review Commission’s early design consultation for the design of a five-story, 96 room hotel. The proposed hotel will contain +/- 82,380 SF over the five-floors. The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided.

The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

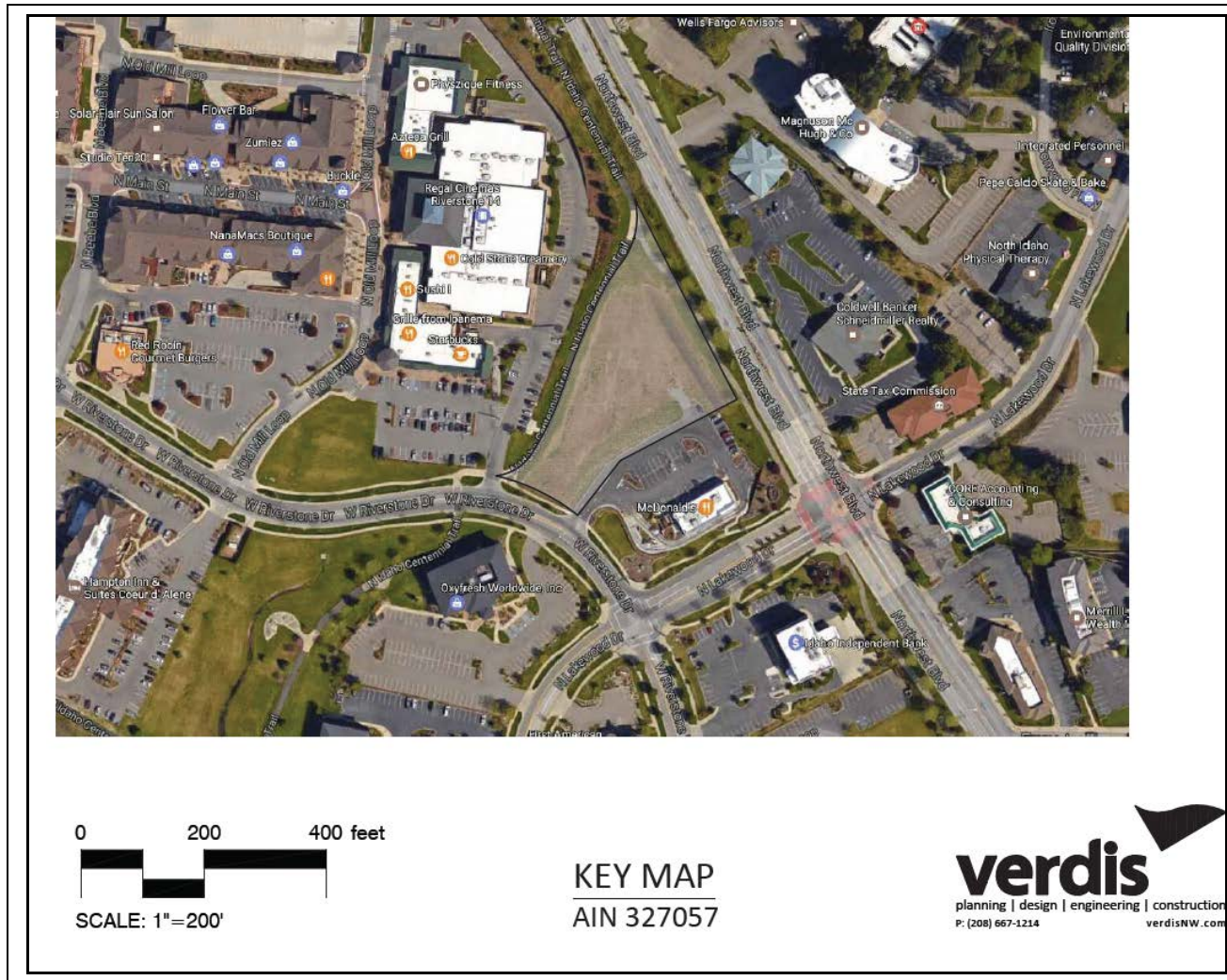
GENERAL INFORMATION:

17.09.320: A. Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

A. AERIAL VIEWS:



SITE VIEWS – KEY MAP



B. PROJECT ANALYSIS:

Verdis, on behalf of Riverstone Hospitality LLC is requesting the Design Review Commission’s early design consultation for the construction of a five-story 96 room hotel. The proposed hotel will contain +/- 82,380 SF over the five-floors. The subject property is just west of McDonalds and directly east of Starbucks. The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided. Parking for the project will be located in the front along Riverstone Drive and along the side(s) of the proposed structure. The applicant has also requested the approval of “Shared Parking” for 24 of the 96 required parking spaces. The Planning Director will make a determination on that request. The proposed hotel will be located toward the rear portion of the subject property. The applicant’s Project Summary is included in the packet.

The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

Evaluation:

The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

- Orientation
- Massing
- Relationships to existing sites and structures
- Surrounding streets and sidewalks
- How the building is seen from a distance
- Requested design departures

C. REQUESTED DESIGN DEPARTURES:

- NONE

D. SITE PHOTOS

VIEW OF SUBJECT PROPERTY LOOKING EAST TOWARD NW BLVD:



VIEW OF SUBJECT PROPERTY LOOKING EAST TOWARD NW BLVD:



VIEW OF SUBJECT PROPERTY LOOKING SOUTH TOWARD RIVERSTONE DR:



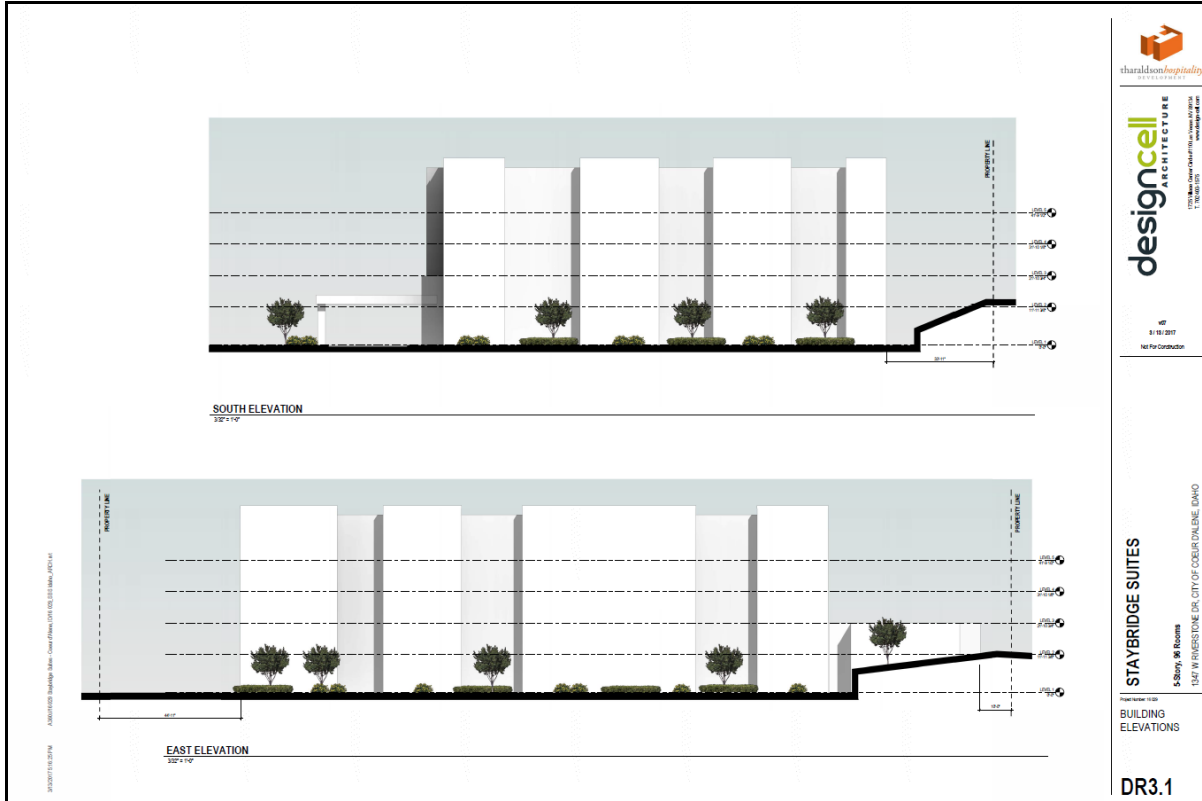
VIEW OF SUBJECT PROPERTY LOOKING NORTHEAST TOWARD NW BLVD:



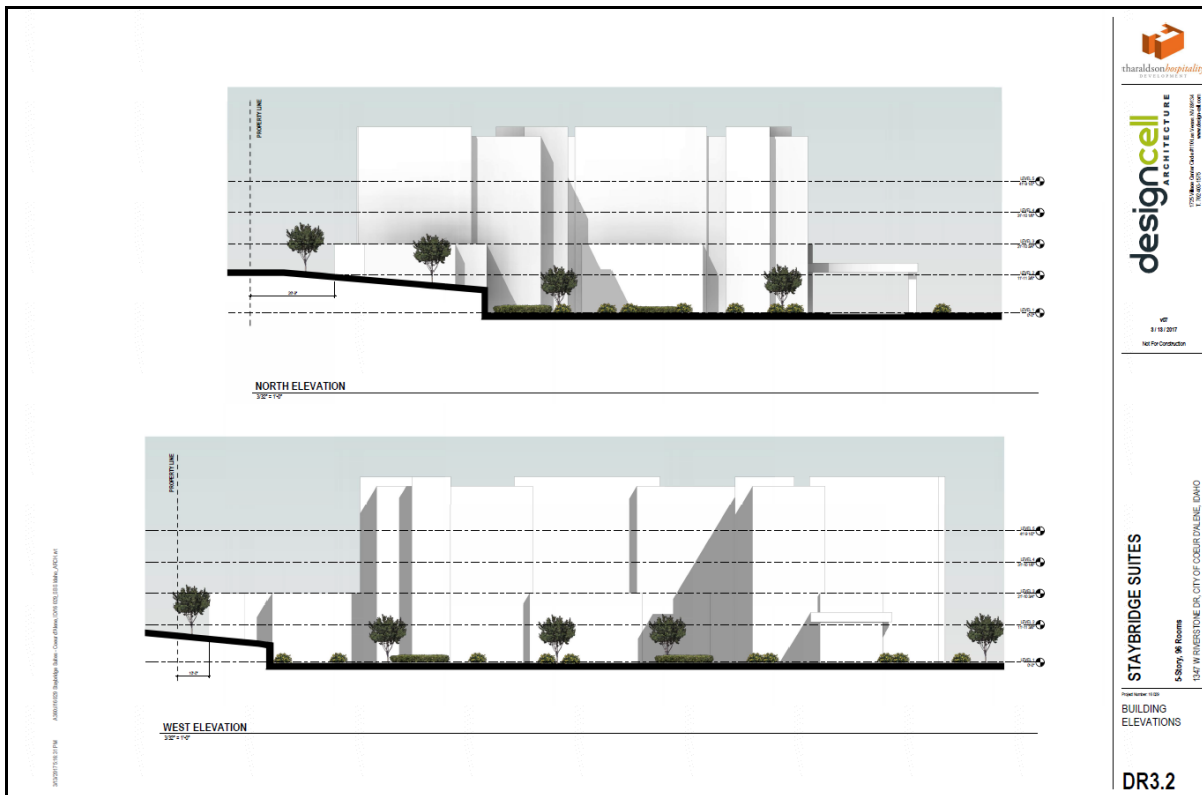
SUBJECT PROPERTY FROM MCDONALD'S LOOKING WEST



ELEVATION AND GENERALIZED MASSING: SOUTH AND EAST ELEVATION



NORTH AND WEST ELEVATION



MASSING: 3D VIEW

1 3D VIEW - WEST - Massing

2 3D VIEW - SOUTH - Massing

3 3D VIEW - NORTH - Massing

4 3D VIEW - EAST - Massing

tharaldsonhospitality
DESIGNCELL

designcell
ARCHITECTURE

1725 Main Street, Suite 1000, Boise, ID 83725
T: 208.333.3373

67
31/01/2017
NOT FOR CONSTRUCTION

STAYBRIDGE SUITES
5 Story, 96 Rooms
1515 W. RIVERSTONE DR. CITY OF COEUR D'ALENE, IDAHO

3D Massing

DR6.1

OVERALL SITE PLAN:

verdis
ARCHITECTURE & LANDSCAPE

1725 Main Street, Suite 1000, Boise, ID 83725
T: 208.333.3373

THARALDSON HOSPITALITY
CONCEPTUAL LANDSCAPE
SITE PLAN
CITY OF COEUR D'ALENE IDAHO

DATE:	2/2/17
FOR:	THARALDSON HOSPITALITY
DRAWN BY:	WJD
CHECKED BY:	WJD
REVISIONS:	
NO.	DESCRIPTION
1	
2	
3	
4	

PROJECT: THARALDSON HOSPITALITY
CLIENT: THARALDSON HOSPITALITY
S/N: 82707
PARCEL: C4387-001-001-0
ADDRESS: 1515 W. RIVERSTONE DR.
DRAWING FILE: CONCEPTUAL SITE PLAN DWG

L1.0

During the second meeting with Design Review Commission, discussion includes:

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).

Commercial design guidelines for consideration are as follows:

- *Curb Cuts: Width and Spacing*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- ~~*Grand Scale Trees*~~
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*
- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

Memo

To: City of CDA Design Review Committee

From: Sandy Young, President/Principal Planner
On behalf of Tharaldson Hospitality

Date: March 14, 2017

Re: DRC Narrative for Staybridge Suite Hotel at Riverstone

Verdis, on behalf of Tharaldson Hospitality, is requesting approval of a new five story, 96 room hotel to be constructed on one of the last remaining lots in Riverstone. The new hotel, a Staybridge Suites, will be located on Lot 1, Block 1, Riverstone East, just west of McDonalds and directly east of Starbucks. McDonalds and Staybridge will share the existing approach onto Riverstone Drive. No new approaches will be created.

The lot is 1.78 acres in size. The hotel will contain a total of 82,380 square feet spread over 5 floors. The new hotel will consist of rooms only - no restaurant or meeting rooms. The total footprint of the building will be 18,140 square feet, covering approximately 23% of the site. A surface parking lot will provide 72 parking spaces to serve the hotel.

The site is zoned C-17. This project proposes no deviations to the City's commercial design guideline standards. It is before your committee simply because the structure is over 50,000 square feet in size.

This proposal supports the Objectives of the City's Commercial Design Guidelines in the following ways:

1. It will provide an emphasis on pedestrian movement by providing connectivity to the existing Centennial Trail and by providing new sidewalk access to adjacent businesses. No new approaches onto Riverstone Drive preserves current ingress and egress patterns. The Centennial Trail bisects the property on the west side and will remain unobstructed during construction.
2. The subject site is vacant and unimproved. There is no vegetation to preserve. Landscaping improvements added to the site will serve to provide a soft edge to this development and will enhance not only the surrounding businesses but the view shed from adjoining streets.
3. The impervious area created for the parking lot will be the minimum needed to provide the demand for on-site parking. An already paved parking area just to the west will provide additional parking. Tharaldson Hospitality is purchasing that lot as well. The use of an existing parking area reduces the creation of new impervious area that would contribute to additional stormwater runoff.
4. New grassy swales will be designed to treat and handle the infiltration of any stormwater runoff generated from this site. New trees will provide shade on a blighted site void of any vegetation other than dry grass/weeds.
5. Lighting fixtures will be carefully chosen to prevent glare and spillover of lighting and will be Dark Sky compliant.
6. The building design and siting have been carefully planned to add value to the character and quality of the area. The parking lot has been designed to face the interior of Riverstone rather than Northwest Blvd. Orientation and massing have been considered and have been chosen in this conceptual design to make the most - aesthetically and practicably - of the site.

There will be no blank walls visible from any direction. The entrance will be clearly visible from Riverstone Drive. Rooftop equipment will be screened from the ground level of Northwest Blvd.

On behalf of Tharaldson Hospitality I thank you for your consideration and welcome any comments you may have.



Glenda Hollenbeck
MCDONALD'S CORPORATION
15738 NW Graf St.
Portland OR 97229
Phone: 503 867-3427

March 15, 2017

City of Coeur d' Alene
Design Review Commission
VIA EMAIL Shana at shana@cdaid.org

Re: Design Review Commission Early Design Consultation
Tharaldson Hospitality
Staybridge Hotel in Riverstone Development
1347 W. Riverstone Drive

Dear City of Coeur d' Alene Design Review Commission:

McDonald's Corporation owns the developed property to the south of the proposed Staybridge Hotel development. We would like to take this opportunity to express some concerns we have with the orientation of the front lobby of the proposed building and the parking plan for hotel guests and employees. Although we had been working with the Tharaldson people to try designate some parking stalls on the McDonald's site so that the hotel could meet code in exchange for other considerations to McDonald's, we were unable to finalize an agreement. We have not spoken with Tharaldson or their representative since mid-January.

The following are our concerns:

- The lobby of the hotel faces the McDonald's, which means both businesses most convenient parking will be in the same parking field. The hotel has a row of 14 stalls against their building and some will need to be ADA compliant stalls or designated for check-in. We think this will cause parking issues between the businesses when hotel employees and overnight guest choose parking closest to the lobby which may actually be on McDonald's parcel. There is no division planned between the parcels as we share an access driveway. We propose that if the building lobby will remain oriented to the south that the following conditions be considered:
 - the hotel guests are issues parking permits for their dashboard at check in and instructed not to park in spaces designated as McDonald's parking;
 - the hotel install several signs on the McDonald's parcel regarding McDonald's only parking at risk of towing, especially if a vehicle remains overnight;
 - the hotel designates an employee parking area away from the McDonald's parcel, such as the spaces near Riverstone Drive.

McDonald's is generally in favor of the hotel development project and we feel that the two businesses will often share customers. However, we want to make sure that our Franchisee and his management team have a good working relationship with the hotel developer/owner right from time it opens, which means there needs to be

March 27, 2017

more consideration given to the parking situation and an enforceable agreement regarding the parking requirements for both businesses.

Very truly yours,

McDonald's Corporation
Glenda Hollenbeck
Property Portfolio Manager

C: Mark Ray, Jr., McDonald's Franchisee
Stephanie Hipp, McDonald's Legal
David Shammass, McDonald's Real Estate Manager

1 SITE PLAN
1"=30'



SITE SUMMARY	
NAME ADDRESS: LYNDEN/KANAWHA	H COMM A
SITE AREA: 21,000 SQ FT	CHANGES: 0
TYPE OF IMPROVEMENT: PAVED ASPHALT	NOT REQUIRED FOR REVIEW PLAN APPROVED
EXISTING BUILDING: 12,000 SQ FT	NOT REQUIRED FOR REVIEW PLAN APPROVED
EXISTING USE: HOTEL	NOT REQUIRED FOR REVIEW PLAN APPROVED
EXISTING OWNER: HOTEL INTERNATIONAL	NOT REQUIRED FOR REVIEW PLAN APPROVED
PROPOSED USE: HOTEL	NOT REQUIRED FOR REVIEW PLAN APPROVED
PROPOSED OWNER: HOTEL INTERNATIONAL	NOT REQUIRED FOR REVIEW PLAN APPROVED
DATE OF PLAN: 10/13	
BUILDING AREAS	
WALL 1 (4 stories)	
FLOOR 1: 12,000 SQ FT	
FLOOR 2: 12,000 SQ FT	
FLOOR 3: 12,000 SQ FT	
FLOOR 4: 12,000 SQ FT	
TOTAL: 48,000 SQ FT	
WALL 2 (5 stories)	
FLOOR 1: 12,000 SQ FT	
FLOOR 2: 12,000 SQ FT	
FLOOR 3: 12,000 SQ FT	
FLOOR 4: 12,000 SQ FT	
FLOOR 5: 12,000 SQ FT	
TOTAL: 60,000 SQ FT	
TOTAL: 108,000 SQ FT	
NOT FOR CONSTRUCTION	
PARKING CALCULATIONS	
USE: HOTEL	1 SPACE PER ROOM
REQUIREMENTS: HOTEL 1: 1.00 - 1.00 SPACES	TOTAL REQUIRED: 96 SPACES
PROVIDED: 34 SPACES	TOTAL: 34 SPACES
NOT FOR CONSTRUCTION	
LEGAL DESCRIPTION	
SECTION 10, TOWNSHIP 34N, RANGE 10N, DISTRICT 42E, COUNTY OF BOZEMAN, MONTANA	
UTILITIES	
WASTEWATER: L1	
SEWER: L1	
WATER: L1	
VICINITY MAP	

STAYBRIDGE SUITES

1325 West Riverstone Drive, Coeur d'Alene, ID

Project Number: 10021
SITE PLAN / SITE DATA



10777 W. Twain Avenue, Suite 125 Las Vegas, NV 89135
702-403-1575
www.design-cell.com

2016 / 10 / 13
NOT FOR CONSTRUCTION

