

DESIGN REVIEW COMMISSION MEETING
UPPER LEVEL, CONFERENCE ROOM #6
710 E. MULLAN
THURSDAY AUGUST 23, 2018
12:00 pm

12:00 P.M. CALL TO ORDER:

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

APPROVAL OF MINUTES:

June 28, 2018

NEW BUSINESS: *****ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

1. Applicant: Coeur d'Alene Lodging Associates, LLC
 Location: 1619 W. Lee Court
 Request: Coeur d'Alene Lodging Associates, LLC is requesting a second meeting with the Design Review Commission for the design of a 4-Story 115 room hotel in the C-17 (Commercial at 17 units/acre) zoning district. (DR-5-18)

2. Applicant: CDA Partners Mullan, LLC
 Location: 821 E. Mullan Avenue
 Request: CDA Partners Mullan, LLC is requesting a meeting with the Design Review Commission for a modification to the approved plan with the addition of a carport structure. (DR-4-18m)

3. Applicant: Wiggett Partnership, LLC
 Location: 119 N. 4th Street
 Request: Wiggett Partnership, LLC is requesting a Design Review Commission's Early Design Consultation for proposed additions on an existing structure. (DR-7-18)

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 Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES
JUNE 28, 2018
UPPER LEVEL, CONFERENCE ROOM # 6
710 E. MULLAN
12:00 pm**

COMMISSIONERS PRESENT:

George Ives, Chairman
Tom Messina
Rick Green
Michael Pereira, (Alternate)
Phil Ward, (Alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner

COMMISSIONERS ABSENT:

Jon Ingalls
Joshua Gore
Jef Lemmon

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Messina, seconded by Pereira, to approve the minutes of the Design Review Commission meeting on May 17, 2018. Motion approved.

NEW BUSINESS:

1. Applicant: Tim Wilson
 Location: 501 E. Lakeside
 Request: A minor modification to the façade at 501 E. Lakeside
 (DR-6-18)

Tami Stroud, Associate Planner stated that Tandan Launder, Rockford Building, LLC is requesting design review approval for façade improvements and a request for design departure for the proposed awnings for a building located at 504 E. Lakeside Avenue in the (DC) Downtown Core zoning district. The existing building is located near the southeast corner of Lakeside and 3rd Street and was formerly known as the "Commercial Printing." building. The applicant is proposing an office / creative space use.

Ms. Stroud provided the following statements:

- She stated that the project is located in the (DC) Downtown Core zoning district. The scope of proposed work includes the following:
- A Minor Alteration only requires one meeting with the DRC. The Commission may provide direction to the applicant to rectify aspects of the design to bring it more into compliance with the Downtown Core Design Guidelines.
- Dark Green Entry Light Fixture(s)
- Custom Entry Doors

- Entry Canopy: Black Metal with Chain Rod Supports
- Side Panel Windows: Factory Sash Infill
- Main Body: Existing CMU- Paint Gray
- Cornice: Black Metal
- Paint CMU Support Columns Black
- She showed a rendering of the proposed façade improvement/proposed awnings.
- The applicant is requesting a design departure for the required 5' depth for canopies or awnings. The proposed awnings are located above the storefront windows and have been reduced to 2'7" and 4'7". The vertical dimension between the underside of the proposed awnings and the sidewalk is 9'3" and 10'10" which meets the guideline.

Ms. Stroud concluded her presentation and asked if the commission had any comments.

Tim Wilson, applicant representative provided the following statements:

- He stated that they are proposing a CMU block building
- They are requesting to do some street improvements along the front side proposing 3 new canopies
- He explained a rendering of the canopies and stated the center canopy is the tallest and that sticks out 5 feet which meets the design guidelines.
- He explained the two canopies on the side of the building are lower and flush with the beams to be used as structural support. These two canopies will stick out approximately 3 feet.
- He stated that the inside of the canopies will have a mesh material that will help shed water.
- He explained the main canopy extends 5 foot and will provide covered shelter coming into the building.
- He explained that there are existing windows on the side of the building and will fill in the left side with new windows. He stated with the upgrades trying to bring back some of the character of the building.

Mr. Wilson concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Messina referenced one of the items under design criteria that talks about screening of the trash area. He questioned since this is an existing building will there be a trash can on the property.

Mr. Wilson stated that there is a dumpster to the back of the building that will be used for trash.

Commissioner Ward stated that he likes the improvements. He questioned if the front door is recessed that is flush to the front.

Mr. Launder answered that the door is recessed to exit out.

Commissioner Ward inquired about the windows on the side of the building.

Mr. Wilson stated they are proposing to put in fire rated glass block to allow light into the building. He stated they have addressed this with the Building Department and they are ok with this as long as its fire rated.

Motion by Messina, seconded by Ward , to approve Item DR-6-18 Motion approved.

2. Applicant: Monte Miller- Miller Stauffer Architects
Location: 727 Front Avenue
Request: Miller Stauffer Architects on behalf for KRB Investments is requesting a Design Review Commission's Early Design Consultation for the design of an 8-plex. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO-E) zoning district(s). (DR-2-17m)

Tami Stroud, Associate Planner stated that Monte Miller, with Miller Stauffer Architects, on behalf of KRB Investments is requesting the approval of a modification to the approved plans for 727 Front Street. The proposal is for an 8-unit, 4-story multi-family project on behalf of KRB Investments. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).

- Ms. Stroud provided the following statements: On March 30th 2017 the Design Review Commission's approved the design of a 8-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 was proposed. Due to the expense to meet building and fire code requirements for a high-rise structure, the property owner decided to scale back the proposal and construct an 8-unit, 4-story structure.
- She presented a rendering of the previously approved design which was for a 7-story 12-unit condominium project.
- She explained 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 (DO-E) boundary with an underlying R-17 zoning district.
- The project is comprised of a total of 8 proposed condominium units. Three units per floor on L2 & L3, and L4 will contain two Penthouse units. On-site structure parking will provide 16 parking spaces, below grade.
- The applicant has redesigned the building and reduced the number of units from twelve to eight, and reduced the number of floors from eight to four.
- The proposed 8 unit condo project will incorporate balconies/decks, and windows will be provided on all four sides.
- The base of the building is finished with a board-formed decorative concrete and integrated stepped planters around all sides of the site to provide landscaping enhancements to the alley and additional streetscape elements. Low level lighting is proposed.
- The proposed structure will be a neutral color/material to complement the adjacent downtown brick buildings.
- The overall height of the portion of the building that falls within the DC zone is 43', and the overall height of the building that falls within the DO-E zone is 29.5': with a 6:12 pitched, mansard roof.
- She presented a rendering of the proposed site plan
- She explained the various architectural styles of the building
- The color scheme is weathered copper and terra cotta, similar to the downtown brick color tones.

Ms. Stroud concluded her presentation and asked if the commission had any questions.

Commission Comments

Public Testimony open.

Monty Miller, applicant representative provided the following statements.

- He explained since they were last here there have been three changes, height gone from eight floors to 4 floors, footprint is smaller, reduced the parking, the west side of the building has been set back eight feet which provides a 10 foot planting area.
- The parking is contained in the building. There is no parking allowed in the alley. They had four garage units in the alley before which made it congested that has been omitted.

- He explained the massing with a massive base that they intend to provide landscaping.
- He explained the berming and planters on the eastside will give the DO-E district a much smaller profile.
- They have provided a pitch roof that meets the Design Guidelines for the DO-E.
- He showed a rendering of the landscape area between the parking area and the building.
- He explained instead of a solid wood fence they are thinking about a plant wall that will green the area up and provide screening.

Mr. Miller concluded his presentation and asked if the commission had any questions.

Commission Comments:

Chairman Ives inquired the rendering showing the driveway going into the garage is that going to be eliminated.

Mr. Miller explained on the rendering that is not a driveway but the trash enclosure.

Ms. Stroud inquired if the applicant could explain the type of materials that will be used.

Mr. Miller stated that the materials haven't changed but explained one change they eliminated the concrete above the parking structure and had cast concrete post tension floor slabs and columns all the way up the building which has been changed and that the decks are steel ribbed. He explained the color palette which is neutral that includes weathered copper, Terra Cotta which helps with the surrounding colors of the area.

Commissioner Ward stated on the Westside you show parking that is existing.

Mr. Miller stated that parking is for McEuen Terrace.

Commissioner Ward stated that they have designed the project to not include access to the alley.

Mr. Miller stated that is correct.

Roger Smith stated he lives in the neighborhood and feels this project doesn't blend in. He stated that he is concerned with parking, likes the green wall and the way the building will be setback. He doesn't like trying to design one building with two designs.

Commissioner Ward approves of the design and feels it would fit with the neighborhood.

Motion by Ward, seconded by Messina, to approve Item Motion approved.

3. Applicant: Coeur d'Alene Lodging Associates, LLC
Location: 1619 W. Lee Court
Request: Coeur d'Alene Lodging Associates, LLC is requesting a Design Review Commission's Early Design Consultation for the design of a 4-Story 115 room hotel in the C-17 (Commercial at 17units/acre) zoning district. (DR-5-18)

Tami Stroud, Associate Planner stated that Coeur d'Alene Lodging Associates, LLC on behalf of Raymond Management Company is requesting the Design Review Commission's early design consultation for the construction of a four-story 115 room hotel with surface parking. The proposed hotel will contain +/- 65,982 SF over the four-floors. The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided

Ms. Stroud provided the following statements:

- The subject property is approximately 1.952 acres and located east of Ramsey Road, south of Appleway and north of Lee Ct.
- The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided. Surface parking for the project will be located along all four sides of the proposed hotel.
- The applicant has also requested the approval of "Shared Parking" for 1 of the 115 required parking spaces. The applicant's representative has submitted a letter of request for "Shared" parking. The Planning Director will make a determination on that request
- The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district. (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.
- She explained the following items to be discussed with the first meeting that are: Orientation, Massing, Relationships to existing sites, and structures surrounding streets and sidewalks how the building is seen from a distance.
- She stated that there is no design departures requested.
- She stated for a second meeting the following is the items to be considered: 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).

Ms. Stroud concluded her presentation and asked if the commission had any questions.

Commission Comments:

Public Testimony open.

Joshua Wilcox, applicant representative provided the following statements:

- He pointed out the small retail around the property that included a sandwich shop.
- He stated that their building sits on the Northwest Corner and wraps around the southwest.
- He explained the majority of the activities are located in this area and pointed that out on the rendering.
- He stated the pool will be located on the Southside of the property.
- He added that they do have some fire pits located at the front of the building.
- He explained the access point for drop off on the rendering presented.
- He stated that the east wing is all guest rooms.
- He explained that the trash enclosure that will be screened.
- He explained the landscaping and the plan submitted is preliminary and doesn't have a lot of detail.
- He explained that they will have different types of recess lighting which will draw attention to the

- details on the building.
- He stated that the pool will have different types of glazing.
- He explained the outdoor area will have a trellis with outdoor seating.
- He explained the material board is a combination of the natural colors of the area that is very neutral. There will be 3 colors used.

Ms. Stroud inquired if the applicant could explain if any equipment be on the roof.

Mr. Cox explained that there will be some roof top equipment and explained where those will be located. He thinks with this climate maybe have only one.

Mr. Cox concluded his presentation and asked if the commission had any questions.

Commissioner Messina requested at the next meeting to provide a more detailed landscaping plan.

Mr. Cox stated they will.

Ms. Stroud inquired if the Commission has any other items that the applicant can provide at the next meeting in case the commission decides to waive the third meeting.

Commissioner Messina stated that he would like to see a more detailed landscaping plan that includes the various lighting. He would also like to see where the roof top equipment will be located.

Chairman Ives inquired is the applicant intends to comply with the Night sky Regulations.

Mr. Cox stated that they will do everything they can to comply.

Commissioner Ward questioned if the applicant could estimate the length of the building.

Mr. Cox stated that the footprint is 18,000 sq. 1st floors.

Commissioner Ward stated that this is a great site for a hotel and on the Southside appealing to Hwy 90 and on the Northside this is appealing to people driving by every day and important to treat that side of the building and not make it seem so institutional. He suggested adding some architectural features to make that side of the building more appealing. He commented the windows on the building seem to be very narrow and questioned if there is a reason why those are so narrow.

Mr. Cox explained that this is just an early design concept and as the project evolves there is a potential for those windows to get bigger.

Commissioner Ward stated that any improvement used to prevent the building from looking institutional. He stated that at the next meeting he would like to clarify the access to the property. He explained that Lee Court is a dead end street and Apple way is curved where the hotel is located and getting in out could be a problem.

Ms. Stroud explained that after this meeting the applicant is scheduled to have a project review where he will sit down with various staff members including engineering that will give them suggestions on traffic.

Public Testimony closed.

Motion by Pereira, seconded by Ward, to approve Item DR-5-18 to a second meeting. Motion approved.

ADJOURNMENT:

Motion by Pereira, seconded by Messina, to adjourn the meeting. Motion approved.
Prepared by Shana Stuhmiller, Public Hearing Assistant

DRAFT

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NEW

BUSINESS

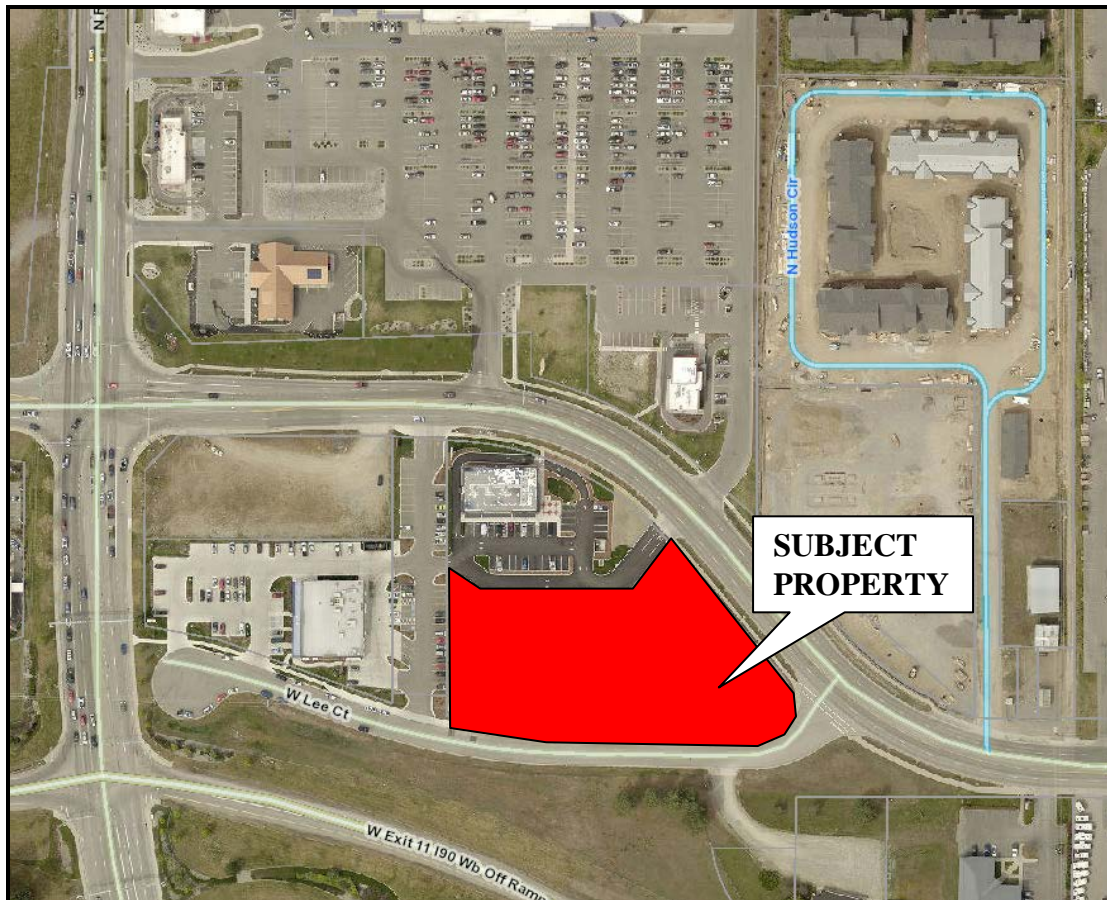
**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: AUGUST 23, 2018
SUBJECT: DR-5-18: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A FOUR (4) STORY, 114 ROOM HOTEL WITH SURFACE PARKING IN THE C-17 (COMMERCIAL) ZONING DISTRICT
LOCATION: 1619 W LEE COURT

APPLICANT/OWNER
Raymond Management Company
8333 Greenway Boulevard, Suite 200
Middleton, WI 53562

APPLICANT'S REPRESENTATIVE:
Coeur d'Alene Lodging Associates, LLC
8333 Greenway Boulevard, Suite 200
Middleton, WI 53562

A. LOCATION MAP:



B. SITE MAP:



DECISION POINT: Coeur d'Alene Lodging Associates, LLC, on behalf of Raymond Management Company is requesting a Second meeting with the Design Review Commission for the design of a four-story, 114 room hotel. The proposed hotel will contain +/-65,982 square feet over the four-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 at 17 units/acre) zoning district.

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-17 (Commercial) zoning district.

ACTION: The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Commercial Design Guidelines (C-17 & C-17L). The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the Commercial Design Guidelines.

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 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.

C. PROJECT ANALYSIS

The Applicant is requesting a Second meeting with the Design Review Commission for the design of a four-story 114 room hotel. The proposed hotel will contain +/-65,982 square feet over the four-floors. The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided. Surface parking for the project will be located around all four sides of the proposed building. The applicant has also proposed one off-site parking space to be shared. The applicant will be required to submit an agreement for the Legal Department to review for the proposed off-site parking use.

On June 28, 2018, the Design Review Commission discussed the below items with the applicant's representative and requested more information on the following items:

- Provide a detailed landscape plan
- Show proposed lighting
- Provide examples of materials/color
- Update DRC on window sizes
- Greater detail on proposed design along the north side of the building
- Show site plan with access and drive isles for the proposed use
- Provide details on any rooftop equipment

Evaluation:

Staff has included additional information on the above-noted discussion items, per the DRC meeting held on June 28, 2018.

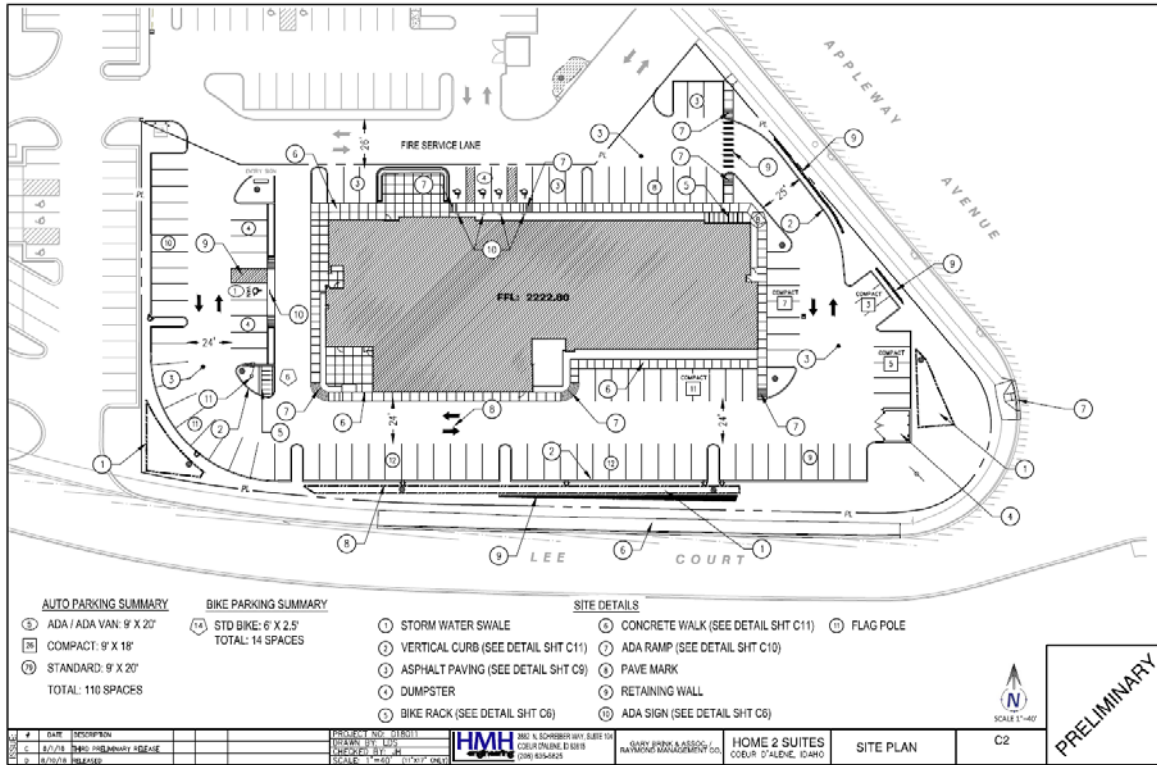
As far as parking is concerned, the applicant is providing 113 on-site parking spaces along the front/sides and rear of the proposed hotel. The applicant is proposing Shared Parking for the remaining parking stall to be provided in a nearby existing parking area used for retail tenant space. Per Section 17.44.250 of the Zoning Code, the proposed off-site parking is within the 400' requirement allowed by code. The applicant is also required to provide an agreement for the off-site parking, to be reviewed and approved by the city attorney, which guarantees that the parking will be maintained and reserved for the use served.

In addition, during the June 2018, DRC meeting there was a brief discussion with regard to the ingress/egress onto Appleway, and the concern with access alignment for the proposed access for the use, and the existing driveway on the north side of Appleway accessing WinCo. Chris Bosley, City Engineer, provided comments regarding the access points along Appleway and stated that the driveway alignment along Appleway (north and south sides), will eliminate left turn conflicts between the two driveways (much like a 4-way intersection), thus reducing the chance of any head on accidents.

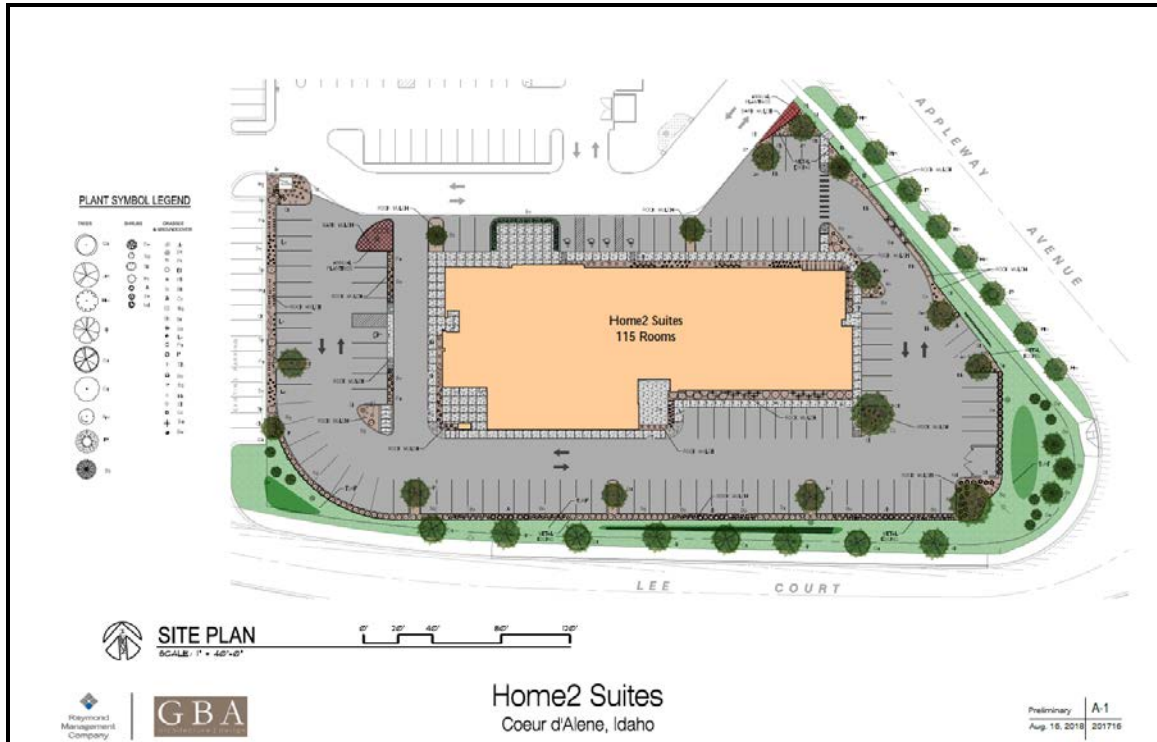
REQUESTED DESIGN DEPARTURES: NONE.

The Applicant's Project Summary is included in the packet.

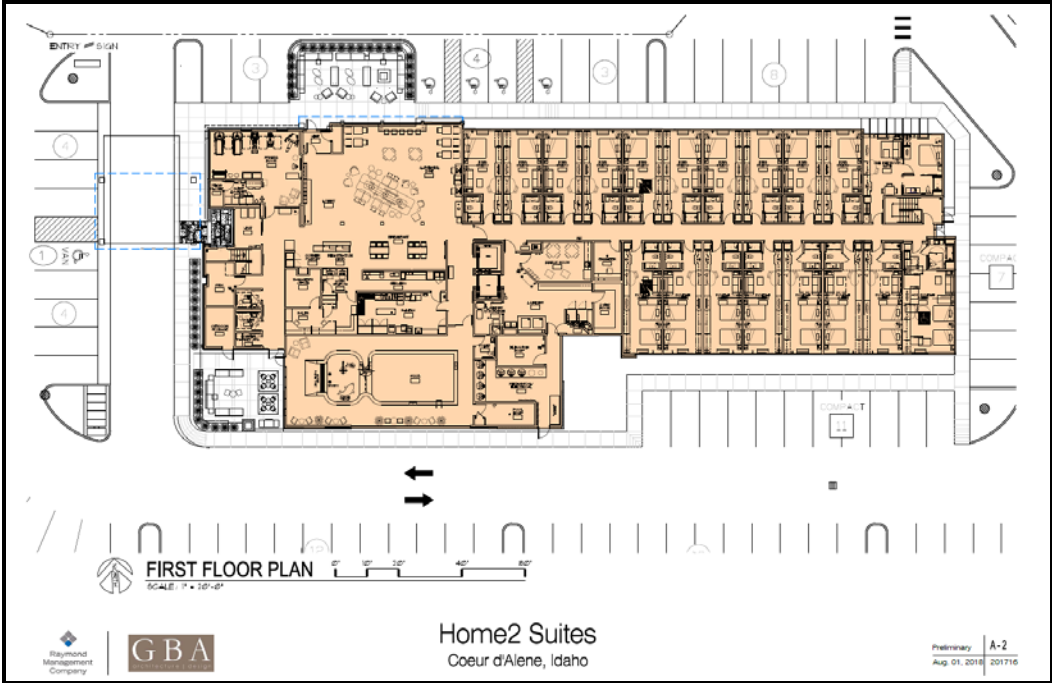
SITE PLAN:



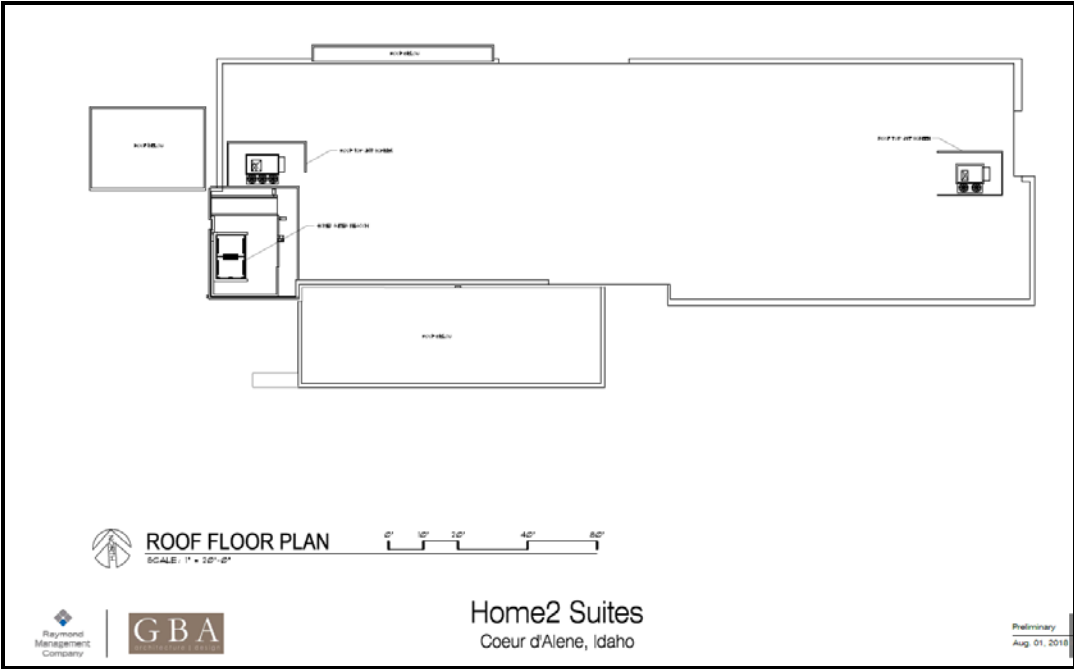
LANDSCAPE PLAN:



FIRST FLOOR PLAN:



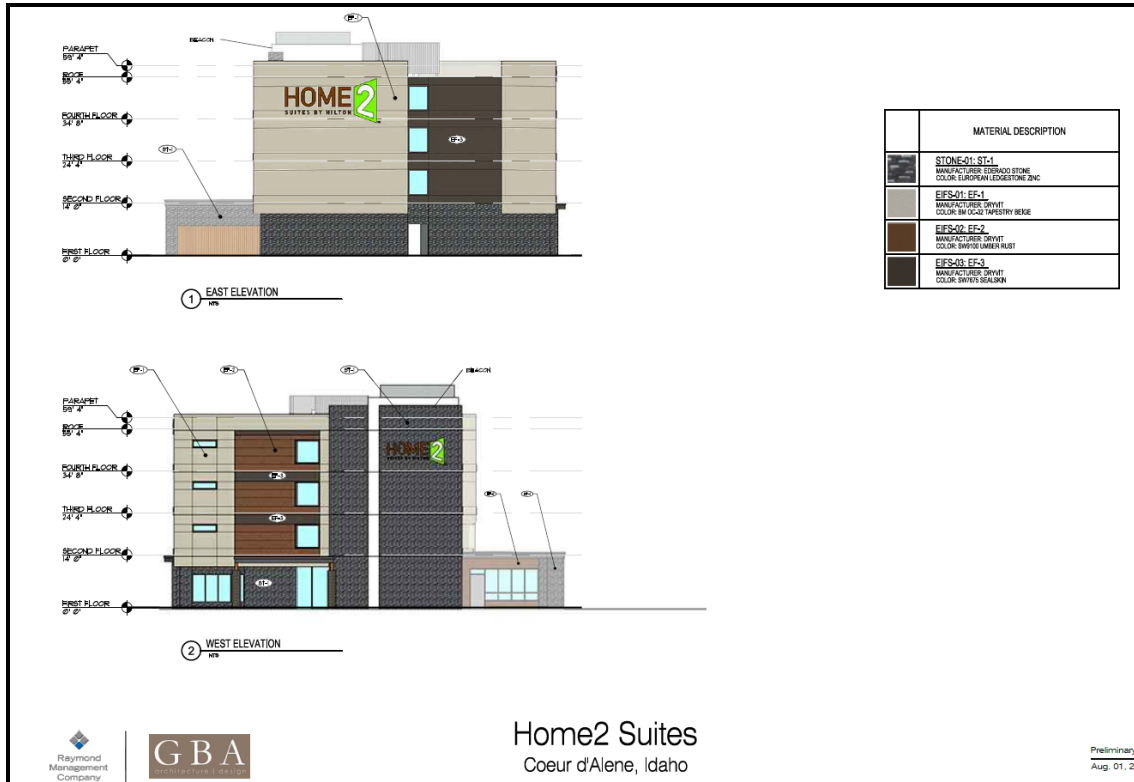
ROOF PLAN:



NORTH & SOUTH ELEVATIONS:



EAST & WEST ELEVATION:



SOUTHWEST & NORTHWEST PERSPECTIVE:



① SOUTHWEST PERSPECTIVE



② NORTHWEST PERSPECTIVE

Home2 Suites
Coeur d'Alene, Idaho

The applicant has provided updated information regarding the following items:

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.

The Design Review Commission may suggest changes or recommendations to the Applicant. The DRC could request that the applicant bring the design back for an additional meeting or the commission could waive the Final Meeting and render a decision during the Second Meeting.

During the final meeting with the Design Review Commission (if required), discussion topics include:

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

ACTION: The Commission may provide direction to the Applicant, to rectify aspects of the design, to bring it more into compliance with the design guidelines. The DRC also has the option to waive the Final Meeting and render a decision during the Second Meeting to approve, approve with conditions, or deny the design.



June 1, 2018

RE: Design Review Application Narrative for proposed 115-key hotel with surface parking

Zoning Information

Address: 1619 W. Lee Court, Coeur d'Alene, ID 83815

Parcel: C-6180-002-004-A

Area: 1.952 AC; 85,035 SF

Legal: See attached

Zone: C-17

FAR (base): No limit

FAR (max): No limit

Height (base): No height limitation

Height + bonus: No height limitation

Proposed Height: 53' 6"

Number of Stories: 4

Parking required: 1 space for each room or unit

Parking provided: 112-115

Development Program

Building Size: 65,982 SF 66,636

Occupancy: Hotel

Occupant Load: 115

Construction Type: V

Sprinkler System: NFPA 13

Floor Area Ratio

FAR Allowed: No limit

FAR Proposed: 0.78

**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-5-18
RECORD OF DECISION**

A. INTRODUCTION:

Coeur d'Alene Lodging Associates, LLC on behalf of GVD Partners LP/Gerald Dicker is requesting the Design Review Commission's early design consultation for the design of a four-story, 115 room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17units/acre) zoning district.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first meeting with the applicant was held on June 28, 2018.
 - a. Comments were received from:

Joshua Wilcox, applicant, The Design Review Commission and the Public.

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

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

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

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.

- ~~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

D. DESIGN DEPARTURES:

None.

PROPOSED CONDITIONS

None.

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

ROLL CALL:

Commissioner Lemmon	Voted
Commissioner Green	Voted
Commissioner Gore	Voted
Commissioner Messina	Voted
Commissioner Ingalls	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Ward	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: AUGUST 23, 2018
SUBJECT: DR-4-16M: REQUEST FOR A MODIFICATION TO THE APPROVED PLANS FOR THE ADDITION OF A CARPORT STRUCTURE FOR THE LAKES APTS
LOCATION: 821 EAST MULLAN AVENUE

APPLICANT/OWNER:
CDA Partners Mullan, LLC
140 Cherry Street #201
Hamilton, MT 59840

ARCHITECT:
Momentum Architecture – Tim Wilson/Contact
1412 Hazel Avenue, Studio B
Coeur d’Alene, ID 83814

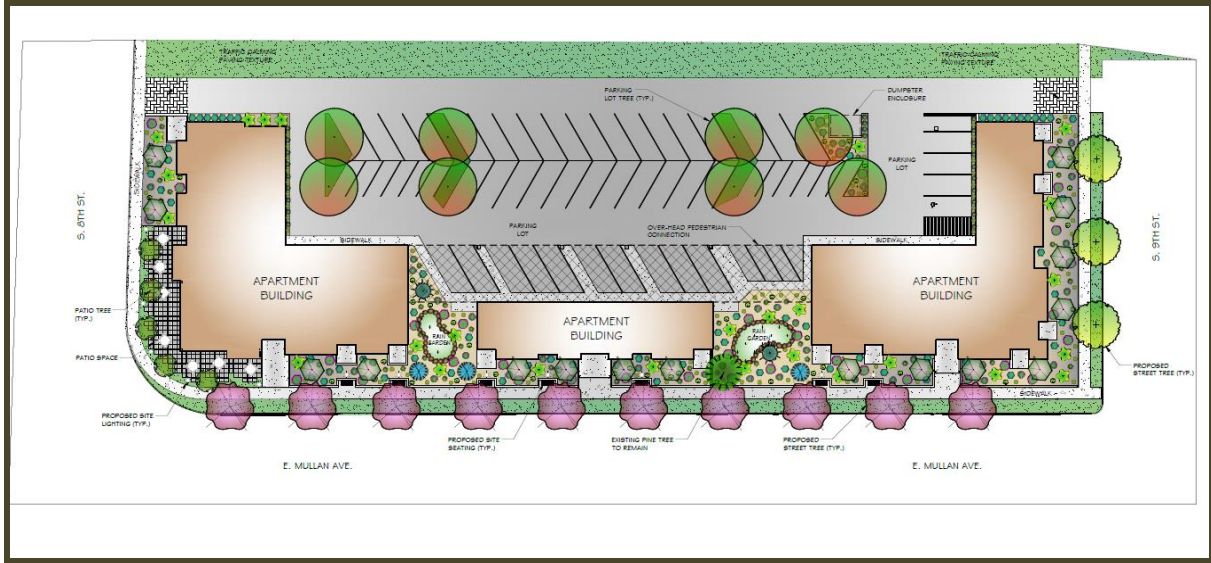
DECISION POINT: Tim Wilson on behalf of CDA Partners Mullan, LLC is requesting the approval of the carport structure in the rear portion of the subject property to provide covered parking for 35-39 of the tenant parking stalls for the multi-family project. The property is within the Infill Downtown Overlay – Eastside (DO-E) district.

ACTION: The Design Review Commission will provide feedback to the Applicant and ensure that the proposed carport structures meet the intent of the Downtown Overlay Eastside (DO-E) Design Guidelines. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the design guidelines, and make a decision to approve, approve with conditions, or deny the design.

A. AERIAL VIEW:



THE LAKE APARTMENT APPROVED SITE PLAN: 8TH /9TH AND MULLAN AVENUE



3D PERSPECTIVE - PARKING LOT ALONG ALLEY SIDE



APPROVED DESIGN: 3D PERSPECTIVE: 8TH STREET AND MULLAN AVENUE



APPROVED DESIGN: 3D PERSPECTIVE: 9TH STREET AND MULLAN AVENUE



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.

B. PROJECT ANALYSIS/HISTORY:

The property is located on Mullan Avenue between 8th and 9th Street. The multi-family project known as the “Lakes Apartments” is currently under construction and was approved by the DRC on August 25, 2016. The applicant has proposed a +/- 7,200 square foot carport in the parking area along the alley to provide covered parking for the multi-family project, which fronts along Mullan Avenue and is within the Infill Overlay Eastside (DO-E) district. The carports will provide coverage for 35-39 of the 58 stalls required for the multi-family project.

The maximum height allowed in the DO-E district is 35’ feet for a residential structure. The proposed carport structure is 20’ at the highest vertical support and 10’ 6” to the top of the carport covers.

Evaluation:

Compliance with the approved design is required, therefore; the applicant has brought a request for the carport structures forward, due to the modification of the approved project.

17.09.340: ADHERENCE TO APPROVED PLANS:

A. 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 as outlined by this article.

NOTE: The Community Planning Director made the determination based upon Section 17.09.340:B that the requested modification to the approved design and shall be reviewed by the DRC for a “Final” meeting to address the design of the proposed carport structures, which were not part of the original submittal.

C. REQUESTED DESIGN DEPARTURES: None.

The Applicant’s Narrative is included in the packet.

SITE PHOTOS OF THE LAKES APARTMENTS CURRENTLY UNDER CONSTRUCTION:



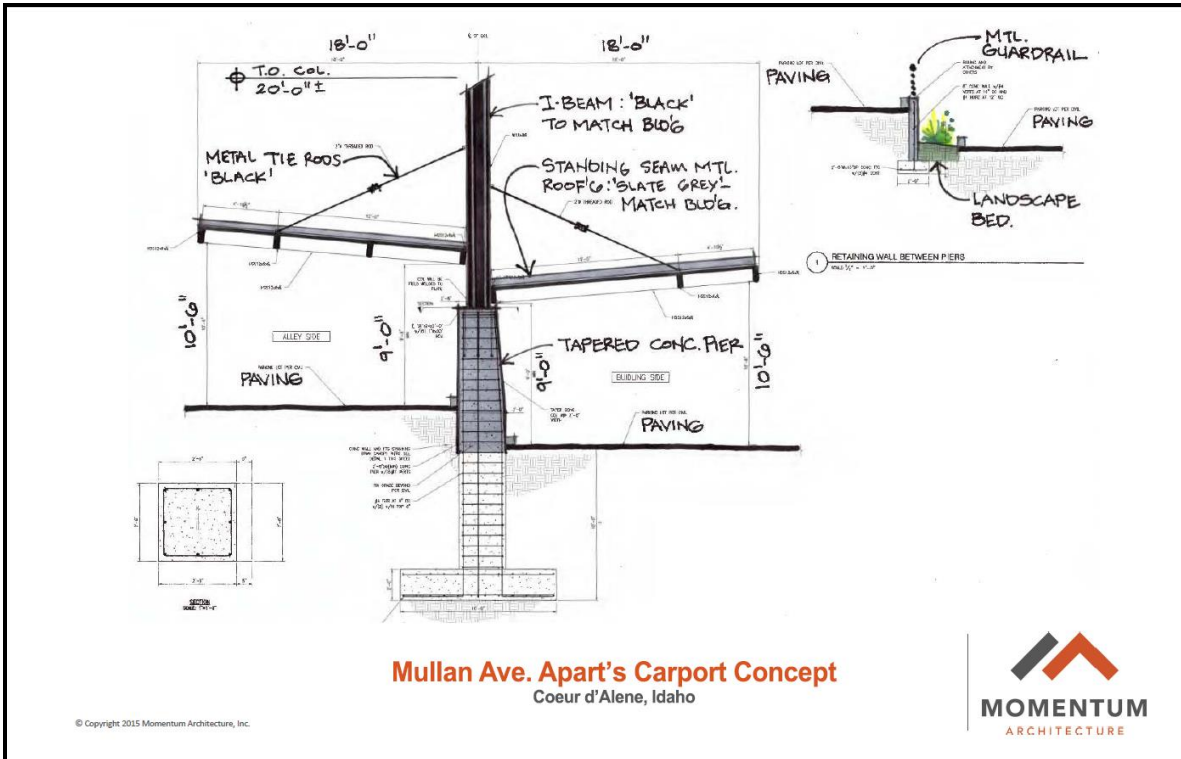
LOOKING NORTHEAST: THE LAKES APARTMENTS CURRENTLY UNDER CONSTRUCTION:



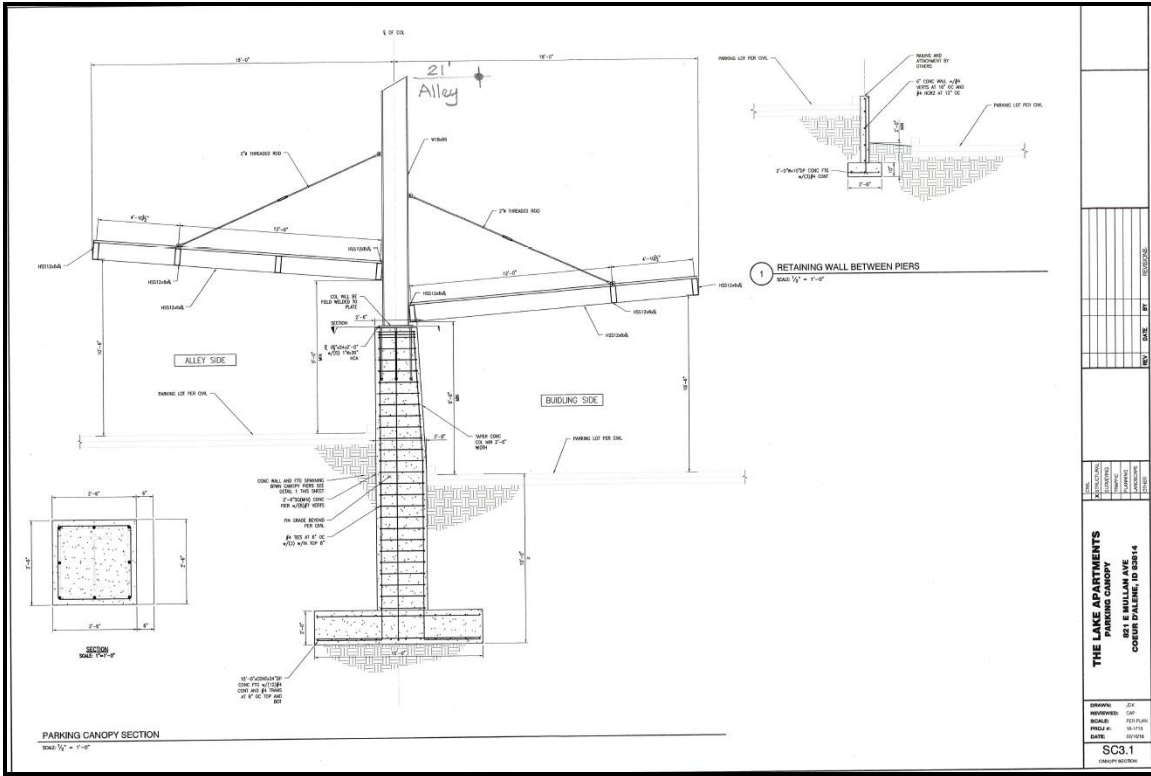
THE LAKES APARTMENTS PROJECT ALONG THE ALLEY SIDE LOOKING SOUTHWEST:



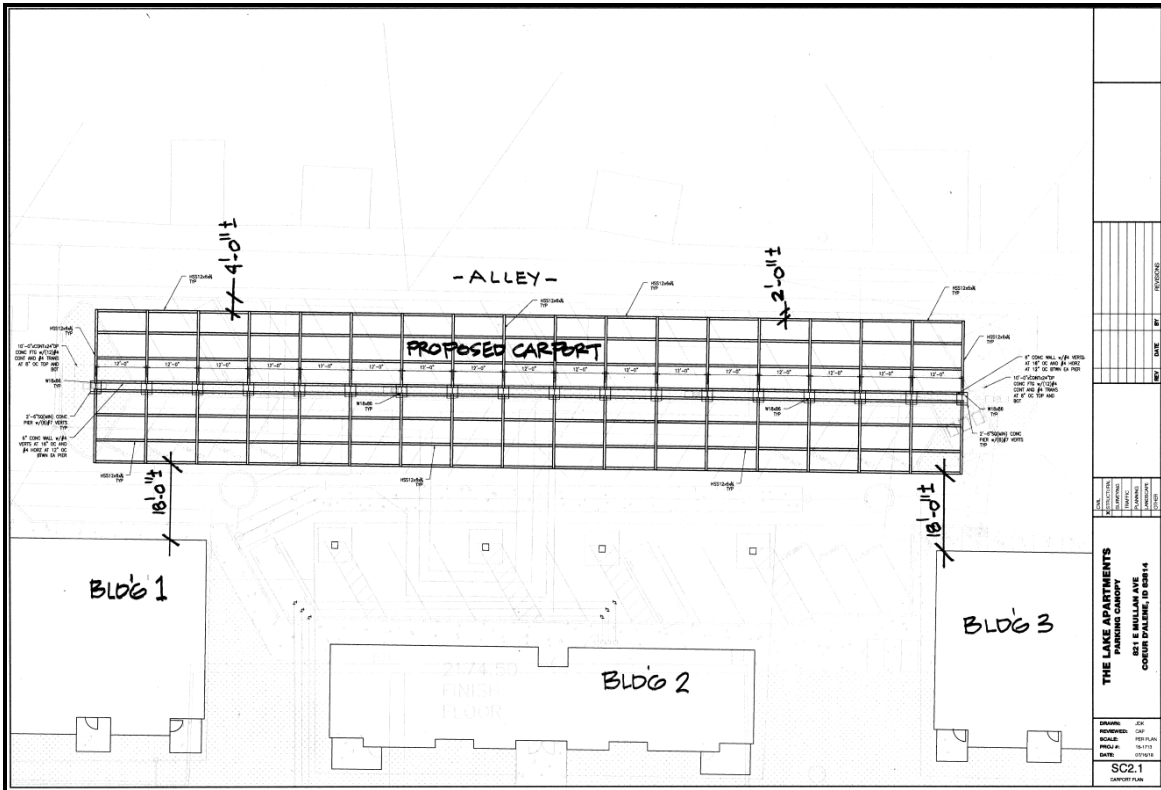
CARPORT ELEVATION:



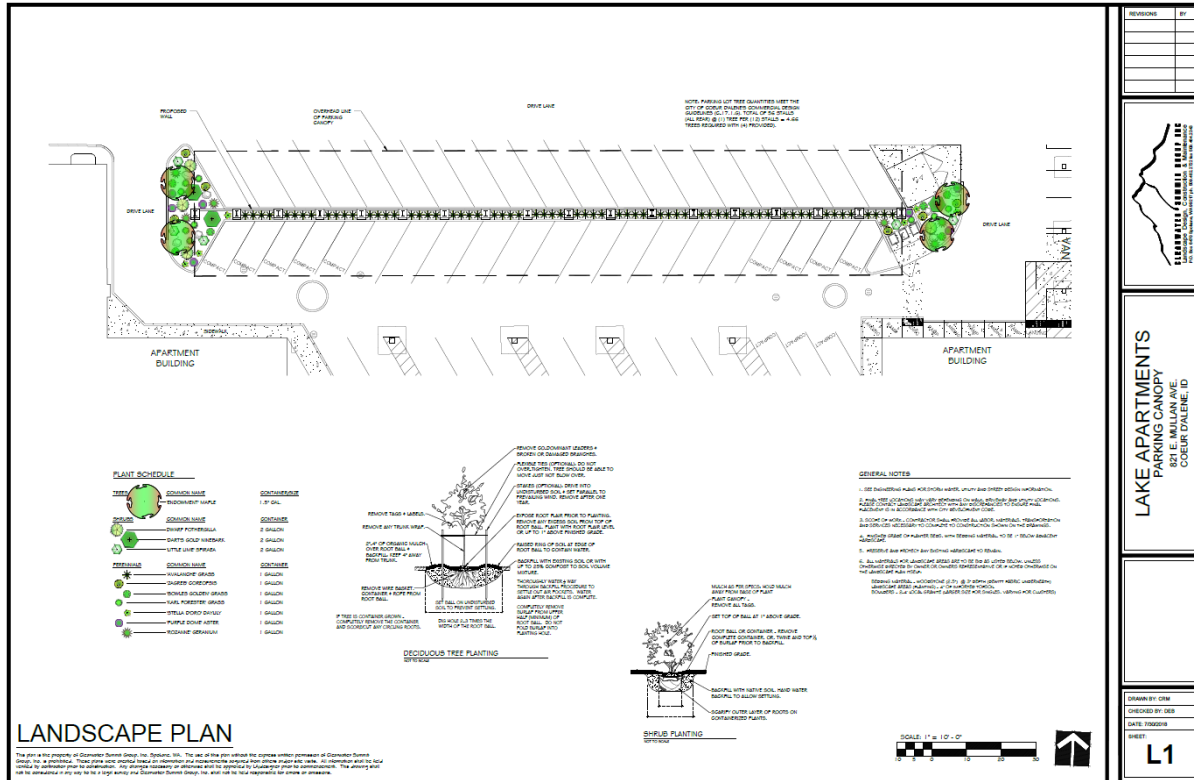
PARKING CANOPY SECTION:



PROPOSED CARPORT PLAN VIEW:



PARKING CANOPY- LANDSCAPE PLAN:



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

Refined site plan and elevations; samples of materials and colors; and finished perspective renderings.

Design standards and guidelines for consideration are as follows:

- 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
 - Minimum/Maximum Setbacks
 - Roof Pitch
 - Building Bulk and Spacing

ACTION:

Because the request is for accessory structures, the DRC would only need to make a finding stating that the proposed modification to the approved design is or is not in conformance with the intent of the Infill Downtown Overlay Eastside (DO-E) district regulations and guidelines.

'THE LAKE' APARTMENT COMPLEX - CARPORTS

821 E. Mullan Avenue, Coeur d'Alene, Idaho

PROJECT DESCRIPTION

New construction of an approx. 7,200 S.F. Covered Carport in the parking area along the Alley side and part of the Lakes Apartment Complex developed along Mullan Avenue in the Downtown Overlay - Eastside District currently under construction. The structure will provide cover/protection for approx. 35-39 of tenant parking stalls. Design to blend with the current buildings under construction on site and the neighboring residential and commercial uses.

ZONING INFORMATION

Address:	821 E. Mullan Avenue	
Legal:	Refer to Title Report attachment	
Zoning:	DO-E (Downtown Overlay - Eastside)	
Acres:	1.0229 Acres	
Area:	44,557.52 S.F.	
F.A.R. (base):	.5 times parcel size:	22,279 S.F.
F.A.R. (max.):	1.6 times parcel size:	71,292 S.F.
Height Allowed:	35' Residential, 38' Commercial	
Proposed Height:	20' +- at highest vertical support 10'-6" to top of carport covers.	
Number of Stories:	Carport: 1 Story	

'THE LAKE' APARTMENT COMPLEX - CARPORTS

821 E. Mullan Avenue, Coeur d'Alene, Idaho

DEVELOPMENT PROGRAM

Building Size:	Carport:	7,200 S.F.*
	Residential:	33,082 S.F.
	Common Area:	2,921 S.F.*
	<u>Corridors/Elevators:</u>	<u>9,479 S.F.*</u>
	Total APT. Building:	45,482 S.F.

*areas not included in the F.A.R. calculations

F.A.R. Bonuses:	Base:	.5
	Streetscape Features:	.2
	Preservation of Grand	
	Scale Trees:	.2
	Alley Enhancements:	.2
	<u>Exterior Public Space:</u>	<u>.5</u>
	Total F.A.R. proposed:	1.6

Lot Size: 44,557.52 S.F. x 1.3 = 71,292 S.F. allowed

Building Use: Apartments – Under Construction
Carports - New

Occupancy: Apartments – Residential – Under Construction
U - Parking Structure - New

Construction Type: 5-B

Building Criteria: Seismic Design Category: C
International Building Code: 2015

**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-4-16m
RECORD OF DECISION**

A. INTRODUCTION:

Tim Wilson on behalf of Coeur d'Alene Partners Mullan is requesting is requesting the approval of the design of a carport structure in the rear portion of the subject property to provide covered parking for 35-39 of the tenant parking stall for the residential loft project. The property is within the Infill Overlay – Eastside (DO-E) district.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The meeting with the applicant was held on August 23, 2018.
 - a. Comments were received from:

Tim Wilson on behalf of DLR Properties, members of the public and the Design Review Commission:

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

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.

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.

- 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~~
- ~~Minimum/Maximum Setbacks~~
- Roof Pitch
- ~~Building Bulk and Spacing~~

D. DESIGN DEPARTURES:

PROPOSED CONDITIONS:

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

ROLL CALL:

Commissioner Ingalls	Voted
Commissioner Lemmon	Voted
Commissioner Messina	Voted
Commissioner Gore	Voted
Commissioner Green	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Ward	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 17.09.335(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, ASSOCIATE PLANNER
DATE: AUGUST 23, 2018
SUBJECT: DR-7-18: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR TWO ROOFTOP EXPANSIONS ON THE EXISTING "WIGGETT BUILDING"

LOCATION: SOUTHWEST CORNER OF 4TH STREET AND LAKESIDE AVENUE

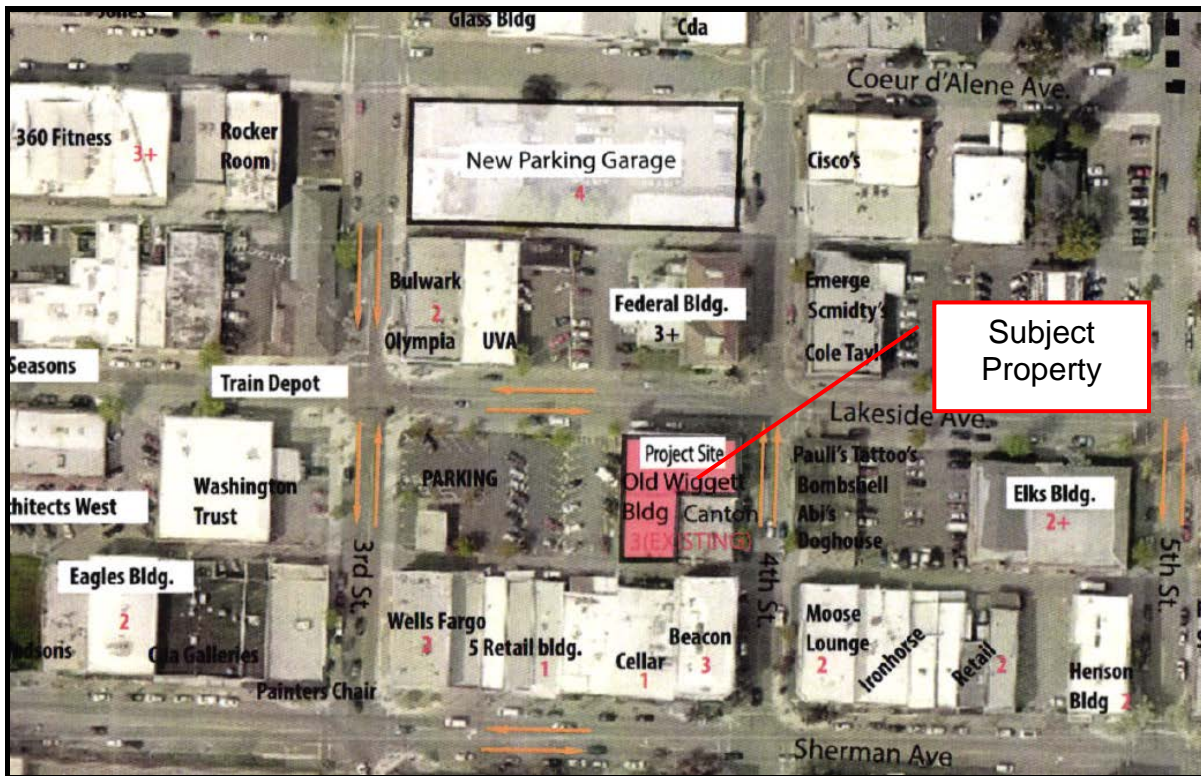
APPLICANT/ARCHITECT:
Phil Boyd, P.E. Welch Comer
350 E. Kathleen Avenue
Coeur d'Alene, ID 83815

OWNER:
Wiggett Partners, LLC
P.O. Box 136
Coeur d'Alene, ID 83814

ACTION: The Design Review Commission (DRC) 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: Phil Boyd on behalf of Wiggett Partners, LLC are requesting Design Review Commission's Early Design Consultation for the design of two rooftop expansions on an existing structure known as the "Wiggett Building". The subject property is in the DC (Downtown Core) zoning district where the Downtown Design Guidelines are applicable for the proposed expansion.

A. SITE MAP:



B. SITE PHOTOS:

LOOKING WEST ON 4TH STREET AT THE “WIGGETT BUILDING”



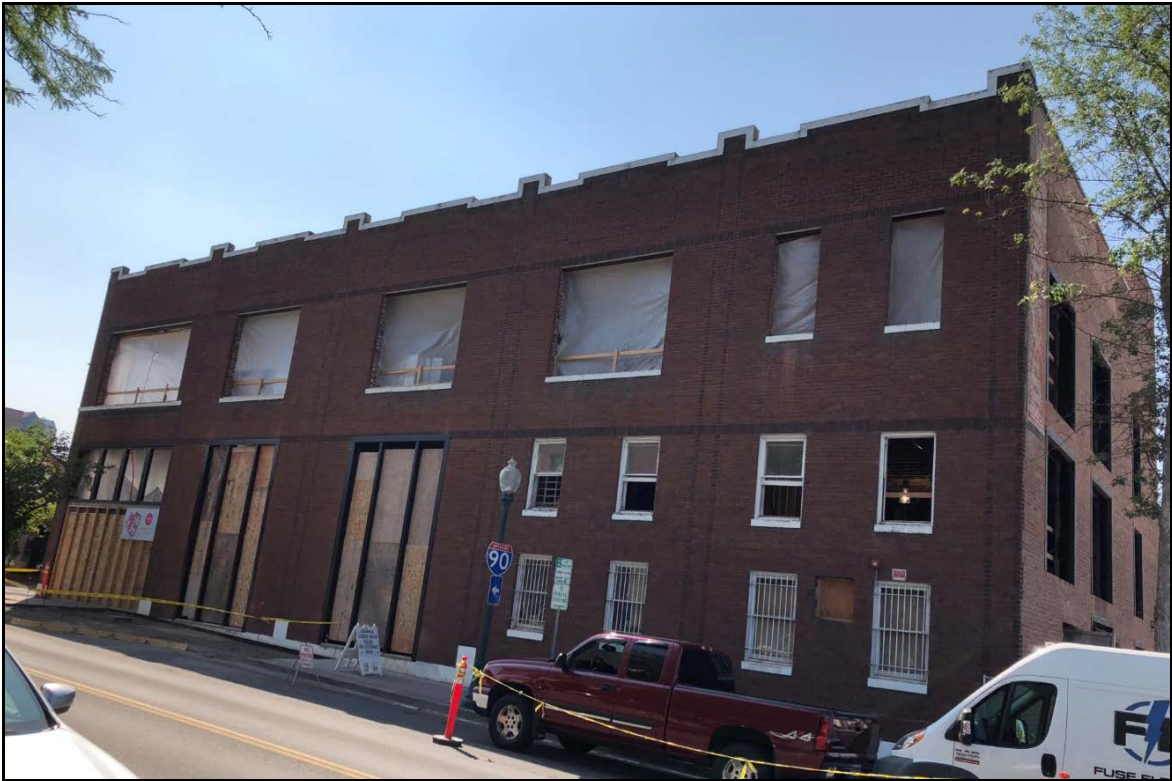
INTERSECTION OF LAKESIDE AND 4TH STREET LOOKING SOUTHWEST



LOOKING SOUTH AT THE "WIGGETT BUILDING" FROM LAKESIDE AND 4TH STREET



LOOKING SOUTHEAST AT THE "WIGGETT BUILDING" ON LAKESIDE & 4TH STREET



LOOKING EAST ALONG LAKESIDE TOWARD THE INTERIOR VIEW OF THE “WIGGETT BUILDING”



LOOKING NORTH ALONG WEST INTERIOR SIDE OF THE BUILDING



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.

C. PROJECT ANALYSIS:

In December 2017, staff administratively approved a request for façade improvements on the “Wiggett Building” including replacement windows and awnings, and the addition of a stairwell on the west (interior) side of the structure, to provide improved access and meet accessibility requirements for the building. Because it was not considered a substantial change to the façade, and the building improvements were along the interior side of the building, it did not trigger DRC approval.

The applicant is now requesting the Design Review Commission’s early design consultation for a two proposed building additions on an existing structure known as the “Wiggett Building”. The building “Wiggett Building” was constructed in 1928 by JW Wiggett specifically to lease to the Montgomery Ward Department.

The applicant is considering two building additions as follows:

1. Adding a <2,000 sf addition above the upper north roof as a 4th floor.
2. And potentially expanding the 3rd floor by +/- 3,000 sf above the lower south roof.

The proposed expansion of the 3rd floor of the warehouse section of the existing building, above the lower south roof of approximately 3,000 SF. The expansion will be used as office space. The proposed north rooftop expansion and the addition of a 4th floor of the main building is +/- 2,000 SF and will provide for a residential living unit.

The subject property is located within the Downtown Core (DC) zoning district. Any new project within the Downtown Core, south of the midblock of Lakeside/Coer d’Alene requires Design Review Commission review and is subject to the Downtown Design Guidelines.

Evaluation:

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

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

D. REQUESTED DESIGN DEPARTURES: None.

Applicant’s Narrative: The applicant’s narrative has been included in the packet.

MODEL MASSING -EAST



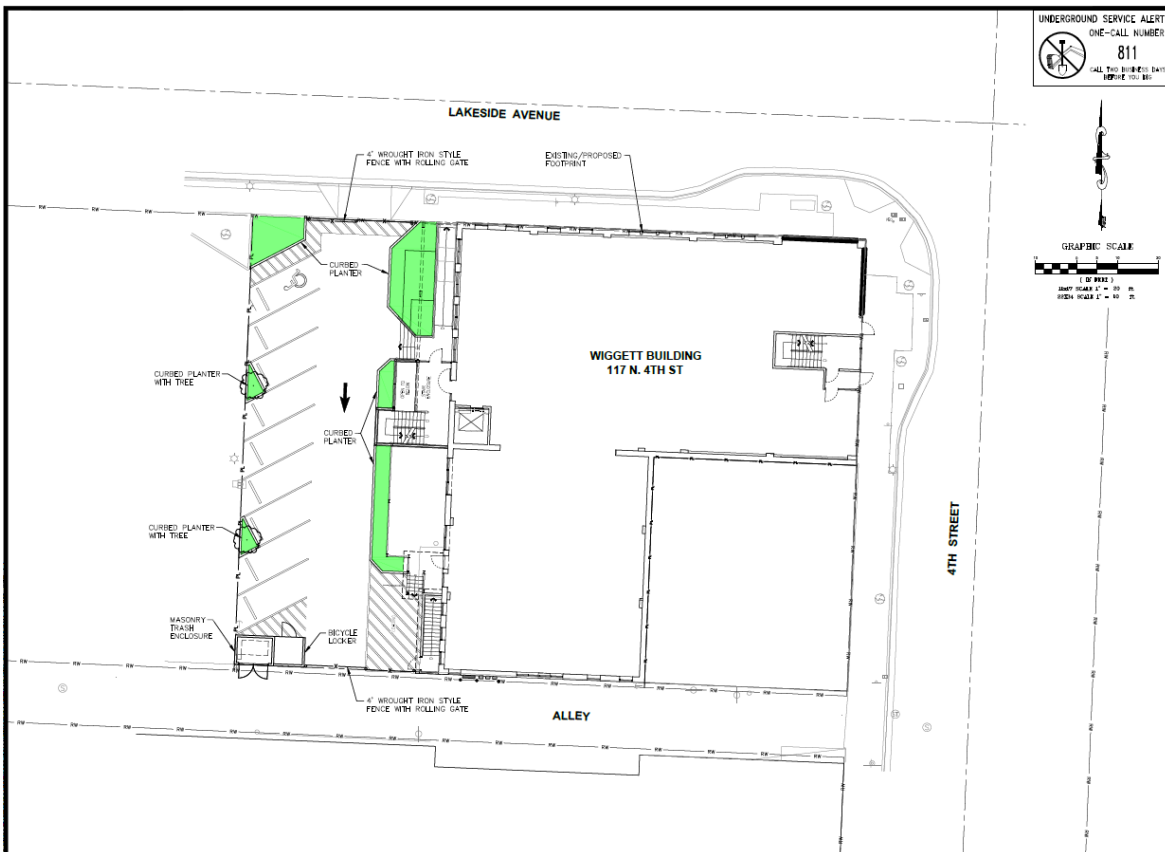
MODEL MASSING -SOUTH



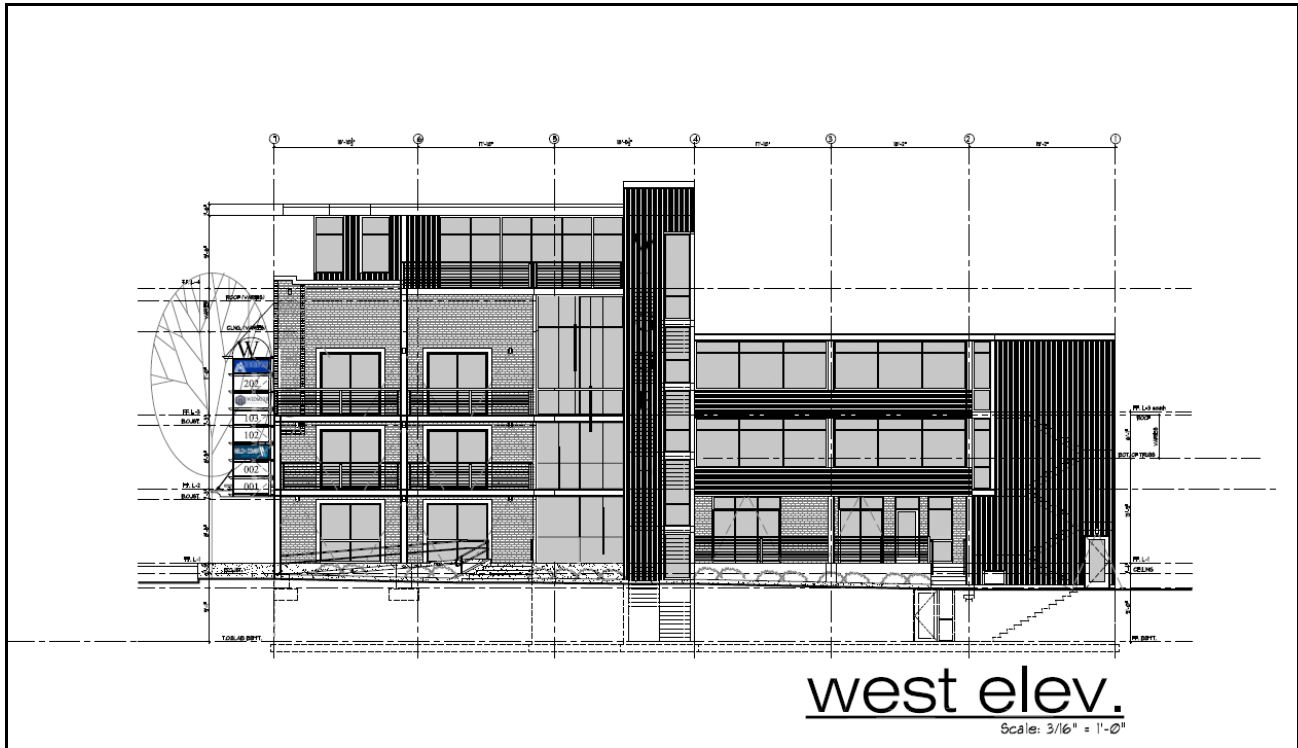
MODEL MASSING –WEST



SITE PLAN SHOWING LANDSCAPED AREAS IN EXISTING PARKING LOT:



WEST ELEVATION:



CONCEPTUAL PLAN: +/- 2,000 SF NORTH ROOFTOP EXPANSION (LIVING UNIT)



NORTH VIEW



BIRDSEYE VIEW- ROOFTOP AND LOWER SOUTH ROOF EXPANSIONS



WEST LOWER SOUTH ROOF EXPANSION



CONCEPTUAL PLAN – EAST



CONCEPTUAL PLAN – SOUTH (PROPOSED ROOFTOP EXPANSION)



CONCEPTUAL PLAN- EAST – ROOFTOP EXPANSION



CONCEPTUAL PLAN- LOWER SOUTH ROOF EXPANSION – WEST



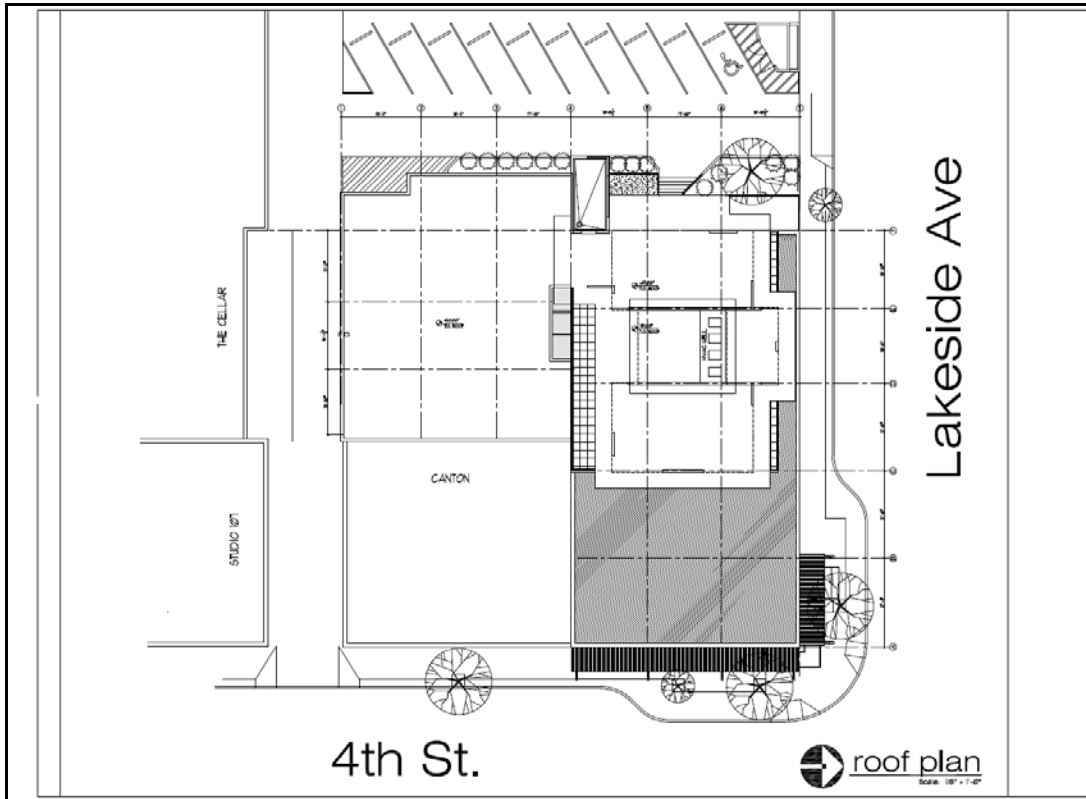
PROPOSED EXTERIOR MATERIALS:

	<p>■ BRICK #1 - EXISTING RED BRICK Located at East and North facades (3 stories)</p>		<p>■ STEEL SIDING & METAL RAILINGS Metal Sides, Weathered Copper</p>
	<p>■ BRICK #2 - EXISTING ORANGE BRICK Located at West and South facades (3 stories)</p>		<p>■ DARK BRONZE FEATURES Aluminum storefront Exterior light fixtures Painted steel structural members at deck Paint color for existing concrete building foundation</p>
			<p>■ SEMI-TRANSPARENT STAIN Purlins, beams & soffit at wood roof structure</p>

Wiggett Building Roof Top Addition
 Exterior Materials

MILLERSTAUFFER
 ARCHITECTS

ROOF PLAN:



Downtown Design Guidelines for consideration are as follows:

- ~~Location of Parking~~ (Existing parking lot)
- ~~Screening of Parking Lots~~ (Existing parking lot)
- Parking Lot Landscaping
- ~~Sidewalk Uses~~
- ~~Width And Spacing of Curb Cuts~~ (Existing parking lot)
- ~~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 – relating new construction to context
- Integration of Signs with Architecture
- Creativity/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 second meeting, and may suggest changes or recommendations to the proposed project.

Wiggett Building Rooftop Additions Design Review Commission Narrative

The Wiggett Building is located at the SW corner of 4th Street (Pedestrian oriented) and Lakeside Ave. (Vehicle oriented). The building was constructed in 1928 by JW Wiggett specifically to lease to the Montgomery Ward Department Store.

Wiggett Partners, LLC are considering two options for rooftop additions:

1. Adding a <2,000 sf addition above the upper north roof as a 4th floor.
2. Adding a <2,000 sf addition above the upper north roof as a 4th floor and expanding the 3rd floor by +/- 3,000 sf above the lower south roof.

Site

The site outside the building footprint consists of an existing nine-space parking lot located behind the building on the west side and accessed by Lakeside Ave. and the alley. The existing 14' wide one-way parking lot approach from Lakeside Ave. will be framed by new 12' wide landscaped areas on each side. The parking lot exits to the alley. The north and south parking lot edge will have a four-foot-tall wrought iron style fence with rolling gate to secure the parking lot approach after business hours. The west parking lot edge will have two new shade trees. This landscaping plan exceeds the Downtown Design Guidelines. A masonry trash enclosure and bike locker will be added on the south edge adjacent to the alley. No new parking lot lighting will be added, and the existing sidewalks around the building will remain as currently configured.

Building

The Wiggett Building will retain its awning protected retail entrances fronting 4th Street and its canopy protected office suite access onto both Lakeside Avenue and the rear parking lot. The proposed rooftop additions will be accessed from the new Lakeside Avenue/parking lot entrance which includes a covered entry walkway with a distinctive three level glass wrapped vestibule and stairway with unique pendant lighting fixtures. The proposed additions will extend the stairway to the new 4th floor.

The Wiggett Building base is defined by the masonry red brick and the middle is defined by the steel awnings and west side decks starting at 9' above grade. The middle "tops out" at the existing building roof parapet. The proposed option 1 and 2 additions will create a new building top form, with a contemporary change in style and materials consisting of steel, glass and multiple flat roofs with large overhangs with exposed wood structure. The proposed additions will not change the buildings ground level details, historic character, awnings, or signage. All the roof top mechanical equipment will be screened with a parapet.

Summary

Considerable care has been employed to maintain the historic character of the Wiggett building Lakeside Avenue and 4th Street façades. The parking lot side blank west wall is enhanced with a distinctive metal/glass wrapped stair tower, window penetrations and decks supported with large scale structural steel. The proposed rooftop additions will follow the same philosophy of respecting valuable historic architectural elements by introducing a clean, complementary design to respect the existing historic character of the Original Wiggett Building.

**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-7-18
RECORD OF DECISION**

A. INTRODUCTION:

Phil Boyd on behalf of Wiggett Partners, LLC are requesting Design Review Commission's Early Design Consultation for the design of two rooftop expansions on an existing structure known as the "Wiggett Building". The subject property is in the DC (Downtown Core) zoning district where the Downtown Design Guidelines are applicable for the proposed expansion.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The meeting with the applicant was held on August 23, 2018.
 - a. Comments were received from:

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

Downtown Overlay – 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.

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.

- ~~Location of Parking~~—(Existing parking lot)
- ~~Screening of Parking Lots~~ – (Existing parking lot)
- ~~Parking Lot Landscaping~~
- ~~Sidewalk Uses~~
- ~~Width And Spacing of Curb Cuts~~— (Existing parking lot)
- ~~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 – relating new construction to context
- Integration of Signs with Architecture
- Creativity/Individuality Of Signs

D. DESIGN DEPARTURES:

PROPOSED CONDITIONS:

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

ROLL CALL:

Commissioner Ingalls	Voted
Commissioner Lemmon	Voted
Commissioner Messina	Voted
Commissioner Gore	Voted
Commissioner Green	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Ward	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 17.09.335(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.