

**DESIGN REVIEW COMMISSION AGENDA**  
**COEUR D'ALENE PUBLIC LIBRARY**  
**LOWER LEVEL, COMMUNITY ROOM**  
**702 E. MULLAN**  
**Thursday APRIL 20, 2017**  
**12:00 pm**

**12:00 P.M. CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

March 30, 2017

**PUBLIC COMMENTS (non-agenda items):**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**NEW BUSINESS:**

1. Applicant: Verdis on Behalf of Tharaldson Hospitality  
Location: 1347 W. Riverstone Drive  
Request: Verdis on behalf of Tharaldson Hospitality is requesting a second meeting with the Design Review Commission 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)**
  
2. Applicant: Miller Stauffer on behalf of ignite CDA and the City of Coeur d'Alene  
Location: 214 N. 3<sup>rd</sup> Street, 308 E. Coeur d'Alene, 310 E. Coeur d'Alene and 213 N. 4<sup>th</sup> Street.  
Request: Miller Stauffer, on behalf of Ignite CDA and the City of Coeur d'Alene are requesting Design Review Commission's Early Design Consultation for the design of a new 4-level, 360 space public parking garage in the Downtown Core (DC). The structure will cover the entire half block south of Coeur d'Alene Avenue, between 3rd and 4th Street and north of the alley.  
**(DR-4-17)**

**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  
LOWER LEVEL, COMMUNITY ROOM  
702 E. MULLAN  
Thursday, March 30, 2017  
12:00 pm**

**COMMISSIONERS PRESENT:**

George Ives, Chairman  
Jon Ingalls  
Jef Lemmon  
Tom Messina  
Michael Pereira (Alternate)  
Joshua Gore (Alternate)

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhmiller, Administrative Assistant  
Hilary Anderson, Community Planning Director  
Randy Adams, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Rick Green  
Mike 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 Lemmon, to approve the minutes of the Design Review Commission meeting on March 16, 2017. Motion approved.

**COMMISSION COMMENTS:**

None.

**STAFF COMMENTS:**

Ms. Stroud thanked the commission for returning the surveys and providing input to improve the process.

**PUBLIC COMMENTS:**

None.

**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)**

Tami Stroud, Planner, presented the staff report and explained that 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.

- Ms. Stroud presented a PowerPoint showing aerial views, zoning districts, neighborhood and site views, site massing and proposed landscaping.
- The applicant is proposing a 7-story condominium project with twelve residential living units, two per floor, and an activity center on the 7<sup>th</sup> floor.
- A proposed subterranean parking structure will be included.
- A screened trash enclosure will be located inside the building.
- A landscape buffer with an enhanced front entrance incorporating a trellis covered courtyard with a 4:12 pitched mansard roof.
- The overall height of the portion of the building in the Downtown Core (DC) district is 85 ft.
- The subject property is 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 (DO-E) with an underlying R-17 zoning district.
- She discussed the items that need to be addressed in the 2<sup>nd</sup> and 3<sup>rd</sup> meetings.
- She stated that the applicant has not requested design departures, but has requested Floor Area Ratio (FAR) Design Bonuses that will be reviewed by Hilary Anderson, Community Planning Director, who will determine if they will be granted.
- She went over the Design Guidelines needed for approval.
- She explained that if the commission decides to waive the third meeting; the applicant has brought additional information that is required at the third meeting.

Chairman Ives inquired if Ms. Anderson has had a chance to review the FAR Design Bonuses for this project.

Ms. Stroud stated that she has not.

Chairman Ives commented that if the bonuses have not yet been reviewed by Ms. Anderson, those would need to be approved, requiring a third meeting.

Public Testimony open.

Michael Walker, applicant representative, provided the following statements:

- He thanked the commission for their time.
- He described the differences between the two districts: the Downtown Core (DC) and the Downtown Overlay East (DO-E).
- He noted the following FAR bonuses that they have requested: structured parking, a health club located at the top of the building, a canopy, below-grade structure parking, and public art.
- He noted that the height of the building on the DO-E side is 25 feet with an inverted 4:12 pitched, mansard roof. The overall height of the building on the DC side is 85 feet.
- DC maximum height is 200 - 220 ft. with bonuses.
- He described the floor plan and noted that the parking area exceeds the minimum two spaces per unit. Screening will be provided for the mechanical equipment located on top of the roof.
- The existing driveway approach will be removed with a new approach added with subgrade parking.
- Site landscaping will include a buffer and a landscape terrace; will be relocating the sidewalk to the curb which will allow a greater landscaped buffer.
- Showed a rendering of the entry design with an elevated entry from the sidewalk. He explained landscape buffer and canopies will be provided as requested in the DOE guidelines, a 4:12

- inverted mansard placed on the building.
- Monte Miller, applicant representative, explained the design of the Main level that will provide two bedrooms and two bath units.
- The building will have a rooftop terrace, an outdoor BBQ and fitness area.
- He described the materials used on the outside of the building: painted steel, metal cladding, dark bronze weathered copper, terra cotta and decorative concrete.
- He showed a picture of the parking lot that included screening on the concrete wall.
- The roof terrace will be accessible to everyone.
- Mr. Miller and Mr. Walker concluded their presentation and asked if the commission had questions.

#### Commission Comments:

Commissioner Lemmon inquired what the gray color is noted on the rendering of the building and questioned what type of material will be used in that area.

Mr. Miller explained that will be cast concrete and they are still determining how the texture will be added.

Commissioner Lemmon requested clarification on the pass through.

Mr. Walker described that the pathway will be from the alley going to Front Street and will not be fenced.

Commissioner Ingalls commented that he appreciates the extra detail on the building submitted from the applicant. He commented the applicant has met the intent of all the design criteria. He commented that this building will look great.

Commissioner Messina requested if staff could give a clarification on what is a “blank wall” because he feels this is not a blank wall if it has windows.

Ms. Stroud read the definition of “blank walls”

Mr. Walker noted on the rendering of the building showing the concrete and explained the type of texture that will be used on the concrete to make the building look more attractive on all sides.

Chairman Ives stated that he likes the idea of the terrace and stated that will be nice.

Commissioner Pereira inquired about the status of the two trees on the property.

Mr. Miller explained that he recently had a conversation with Katie Kosanke, City Urban Forester, regarding the health of those trees and from her evaluation, they are in bad shape and will be replaced.

Commissioner Lemmon inquired about garage ventilation.

Mr. Miller pointed out on the rendering the area where the exhaust tower is located; that will help with elimination of the fumes coming from the garage. He commented that the garage door will also be ventilated.

Commissioner Ingalls questioned if the other commissioners feel that most of the Design Guidelines for the DC and DO-E zoning district would make more sense if this building was located on Sherman Avenue.

Mr. Walker commented that they did look at all the guidelines for both districts and agree that some of the elements do not apply. They felt the intent for them was to engage the sidewalks and street fronts with some creative architecture. For example, they tried to dress up the subterranean parking area to make it look more appealing.

Chairman Ives inquired regarding the type of glazing to be done on the east side. He explained the reflections will be intense when the sun comes up.

Commissioner Lemmon concurred with Chairman Ives regarding the reflections and questioned if the applicant has considered the type of glazing they will be using.

Mr. Miller explained that is a valid concern and when they get farther into the project they will be discussing the type of glazing that will be used. He explained that the project is not quite there yet.

Ms. Stroud questioned if the applicant could explain what type of lighting will be used.

Mr. Miller stated that they have not yet discussed the type of lighting that will be used since it's early in the design phase, but feels that some type of down-turned can lighting to provide low-level lighting.

Commissioner Lemmon commented that the rendering presented at the last meeting showing the progression of the buildings going from high to low was a great visual tool of how the applicant designed the building to blend with the neighborhood. He stated this is a nice project and a third meeting is not necessary.

Chairman Ives concurred that he is impressed with the design, but would like to see the Community Planning Director make a decision on the FAR bonuses before a final decision is made. He feels we would need a third meeting.

Commissioner Ingalls feels that those FAR bonuses are for the director to approve. He feels that he has enough evidence pending the Community Planning Directors approval of the bonuses to go forward. He feels that these are not design guideline issues and not in our purview.

Chairman Ives questioned if legal would approve this project going forward pending the director's approval on the FAR bonuses.

Mr. Adams stated that is acceptable.

**Motion by Ingalls, seconded Lemmon, to approve Item DR-2-17. Motion approved.**

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by 5 to 0 vote.

2. Applicant: Verdis, on Behalf of Tharaldson Hospitality  
Location: 1347 W. Riverstone Drive  
Request: Verdis, on behalf of Tharaldson Hospitality, is requesting a Design Review Commission 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 17units/acre) zoning district.  
**(DR-3-17)**

Tami Stroud, Planner, presented the staff report and explained that Verdis is requesting a Design Review Commission Early Design Consultation for the design of a five-story, 96 room hotel. The proposed hotel will contain +/- 82,380 sq. ft. over the five-floors. The proposed hotel will consist of rooms only; no

restaurant or meeting rooms will be included.

- The property is west of McDonalds and east of Starbucks.
- A photo of the property was displayed.
- The hotel will consist of rooms only; no restaurant or meeting rooms will be provided.
- Parking will be located in the front along Riverstone Drive and along the side(s) of the structure.
- The applicant has also requested the approval of shared parking for 24 of the 96 required parking spaces. The Planning Director will make the determination for the request.
- Showed photos of the property looking south and a rendering of the building elevations.
- Showed a photo of the proposed parking on the site plan and that staff had received a letter from McDonalds, who have an issue with the orientation of the front lobby of the proposed building and the parking plan for the hotel guests. A copy of the letter is provided in the packet.
- There are no departures requested and the subject property is zoned C-17.
- Reminded the commission what they need to consider with this first meeting: orientation, massing, relationships to existing sites and structures, surrounding streets and sidewalks, how the building is seen from a distance, and any requested departures.
- Ms. Stroud concluded her presentation and asked if the commission had questions.

There were no questions for staff.

Public testimony open.

Sandy Young, applicant representative, provided the following statements:

- She stated that they are requesting no design departures.
- She addressed the issues stated from McDonalds and explained that the original site plan submitted had the entrance facing McDonalds and they have since changed the site plan with the entry now facing Riverstone Drive.
- McDonalds and Staybridge will share the existing approach onto Riverstone Drive.
- The footprint of the building will be 23% of the site and include as much pervious surface as they can and still meet the parking requirement.
- Ms. Young concluded her presentation and asked if the commission had any questions.

#### Commission Comments:

Chairman Ives commented that the design of the building meets all the principles of design. The orientation of the building was a concern after reading the letter submitted by McDonalds, and after hearing the applicant's presentation, now feels that issue is resolved.

He commented that he has concerns about the massing, especially coming off the freeway and viewing down on the property. He explained they are still not happy with the way the mechanical equipment on the theater was not properly screened, and hopes this will be considered with this project.

Commissioner Messina commented that he hopes that the mechanical equipment will blend with the building. He questioned if each room will have its own air conditioner facing towards the room.

Ms. Young stated that each room will have central air conditioning.

Commissioner Messina commented that the pool will be enclosed and inquired if the filtering system will also be enclosed.

Ms. Young explained that the filtering system will be in an enclosed area. She commented that a buffer will be placed on the side of the building that will be as tall as the building, so looking from Northwest Boulevard, the building will be not as noticeable.

Commissioner Messina inquired what type of signs will be placed on the building.

Ms. Young explained that they are only allowed to use a monument sign that is located at the entry of Riverstone. She commented that they are still in the early stages of design and not sure of the type of signs that will be used on the building.

Commissioner Ingalls has concerns about the screening of the mechanical equipment on the roof and suggested that if the roof is flat using a parapet.

Ms. Young commented after discussing this with staff, they will be cognitive of this issue. She explained that they have addressed screening early on in the design process.

Commissioner Lemmon inquired that he is curious if they thought about putting some of the parking behind Riverstone Drive.

Merle Van Houten, Civil Engineer for Verdis, explained that they have discussed moving the building to the southwest. He commented that they are in the process of purchasing a lot to the west for additional parking.

Ms. Young explained that within the discussion to move the building, they had to be sensitive to the Fire Department's requirement for 26 wide drive aisles and meeting the number of compact parking spaces, which did not leave a much wiggle room.

Mary Brown stated that she has lived in this area for nine years and is concerned about added congestion. She explained that this area gets very busy and is concerned there will not be enough parking with the addition of another hotel.

Public Testimony closed.

Commission Comments:

Commissioner Lemmon stated he would like more information about parking at the second meeting.

Ms. Stroud explained that the code allows 50% of the parking off-site, as long as it's within 400 feet. The Planning Director will review that request from the applicant and make that decision if it will be allowed.

Commissioner Ingalls stated that this is similar to the last request, where these requests are privy to the Planning Director that doesn't pertain to the Design Guidelines.

Chairman Ives commented that is correct and the the Floor Area Ratio (FAR) guidelines are not part of our decision.

Mr. Adams clarified that the commission can have a general discussion where the parking is located including landscaping and added that the amount of parking is set by code.

**Motion by Messina, seconded by Pereira, to approve Item DR-3-17 to a second meeting. Motion approved.**

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye



Motion to approve carried by a 5-0 vote.

**ADJOURNMENT:**

Motion by Ingalls, seconded by Lemmon, to adjourn the meeting.

The meeting was adjourned at 1:18 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DRAFT

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

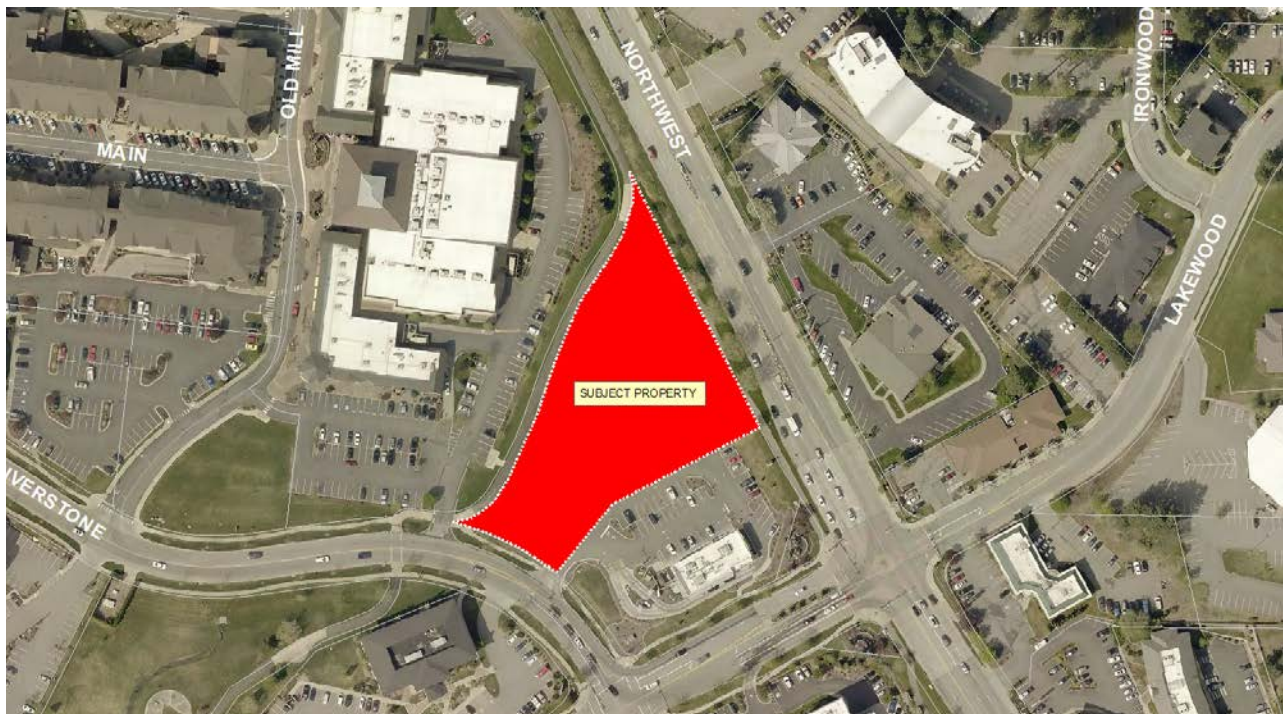
**FROM:** TAMI STROUD, PLANNER  
**DATE:** APRIL 20, 2017  
**SUBJECT:** DR-3-17: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A FIVE (5) STORY, 96 ROOM "STAYBRIDGE SUITES" HOTEL IN THE C-17 (COMMERCIAL) ZONING DISTRICT

**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:**



**DECISION POINT:** Verdis, on behalf of Riverstone Hospitality LLC, is requesting a Second meeting with the Design Review Commission 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 at 17 units/acre) zoning district.

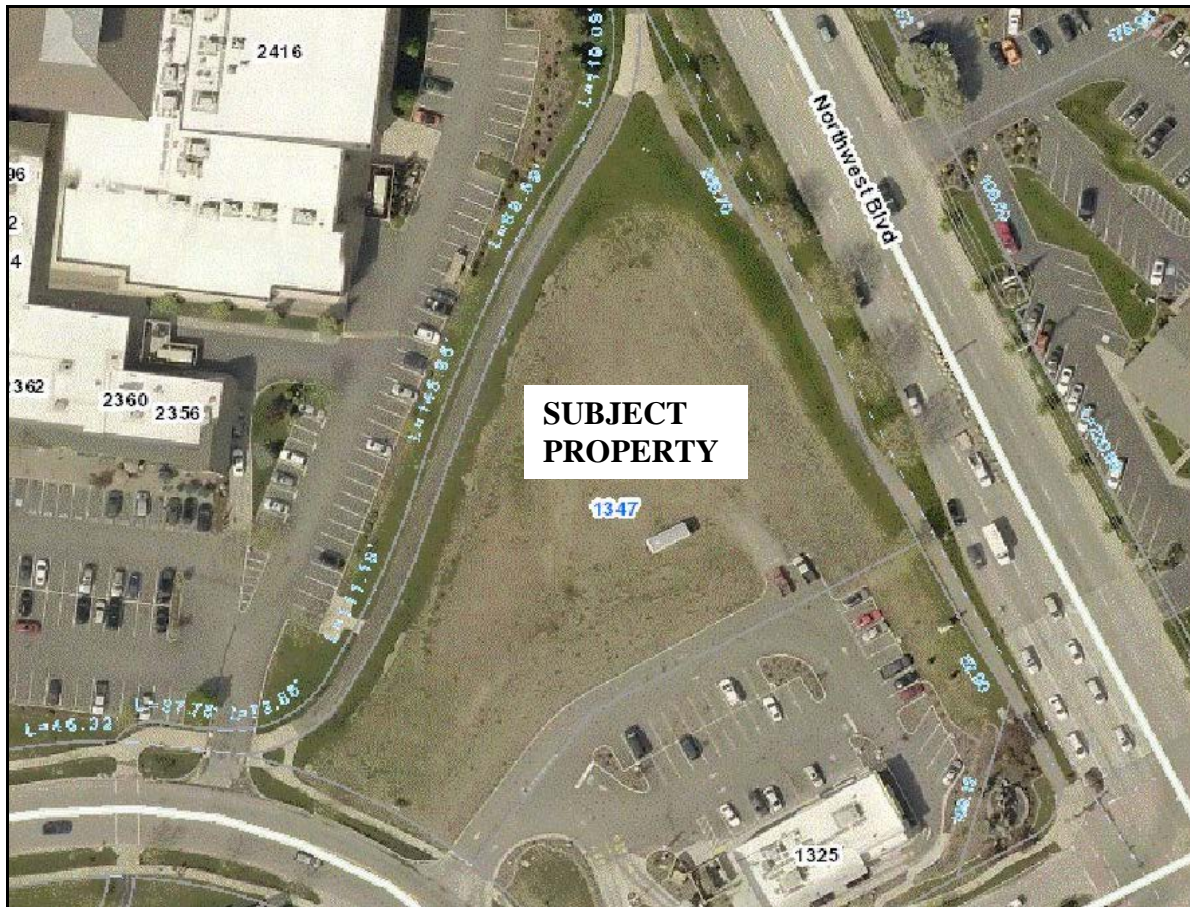
A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17 (Commercial) zoning district.

**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.

**A. AERIEL VIEW:**



## **B. PROJECT ANALYSIS**

The Applicant is requesting a Second meeting with the Design Review Commission for the design of a five-story (5), 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. The proposed hotel will be located toward the rear portion of the subject property.

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 proposed off-site parking for 28 of the 96 required parking spaces. The applicant will be required to submit an agreement for the Legal Department to review for the proposed off-site parking for the use.

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

**On March 30, 2017, the Design Review Commission discussed the below items with the applicant's representative:**

- Rooftop mechanical equipment and screening,
- Air conditioning units for individual hotel rooms facing the streets (Northwest Boulevard and Riverstone Drive),
- Signage,
- View from Northwest Boulevard,
- Location of parking.

### **Evaluation:**

Staff has provided additional information on the above-noted discussion items, per the DRC meeting held on March 30, 2017.

In response to the DRC's comment about the view of the hotel from Northwest Boulevard, staff suggested the developer consider changing the roofline and materials on the "pool equipment room" to provide a more aesthetic design from that vantage point. The applicant's representative has noted that they had planned to use landscaping to soften the angle of the roofline on the pool equipment room portion of the building.

Staff also suggested that the applicant explore options for other roofing materials, rather than metal roofing for the "pool equipment room" where it transitions down to the ground. In response, the applicant has said they will discuss the suggestion with the architect.

The applicant has noted that they are providing screening for all rooftop equipment. During permit review, staff will require the applicant submit illustrations to verify the "line of sight" for the proposed project.

As far as parking is concerned, the applicant is providing 68 on-site parking spaces in the front, and on both sides of the proposed hotel. The applicant is proposing for the 28 remaining parking stalls to be provided in a nearby existing parking area within the Riverstone Development. 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.

The City Engineer has also required that a "Traffic Impact Study" be submitted for review and analysis. Should significant traffic concerns require modification to the proposed site plan, the applicant may be required to come back to DRC for an additional review.

C. **REQUESTED DESIGN DEPARTURES:**

- NONE.

D. **SITE PHOTOS: VIEW OF SUBJECT PROPERTY LOOKING EAST TOWARD NW BLVD:**



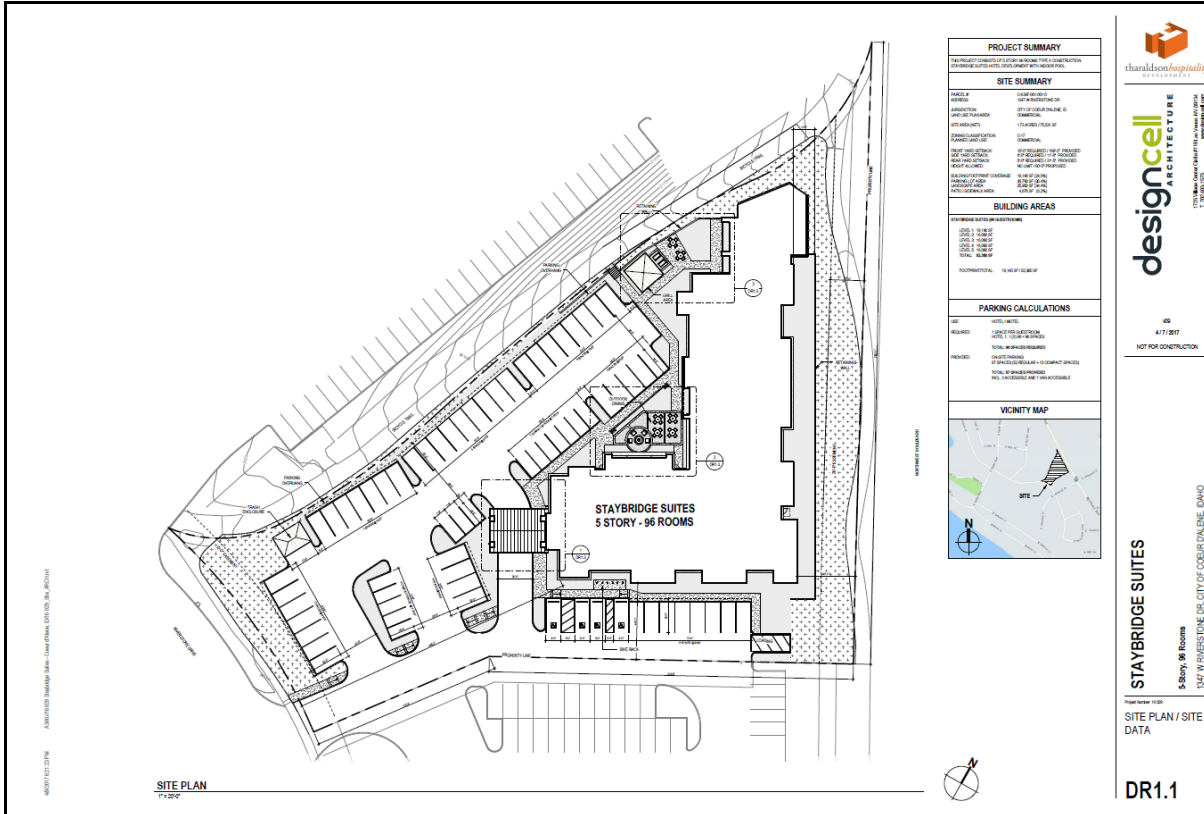
**VIEW OF SUBJECT PROPERTY LOOKING SOUTH TOWARD RIVERSTONE DR:**



**SUBJECT PROPERTY FROM MCDONALD'S LOOKING WEST**



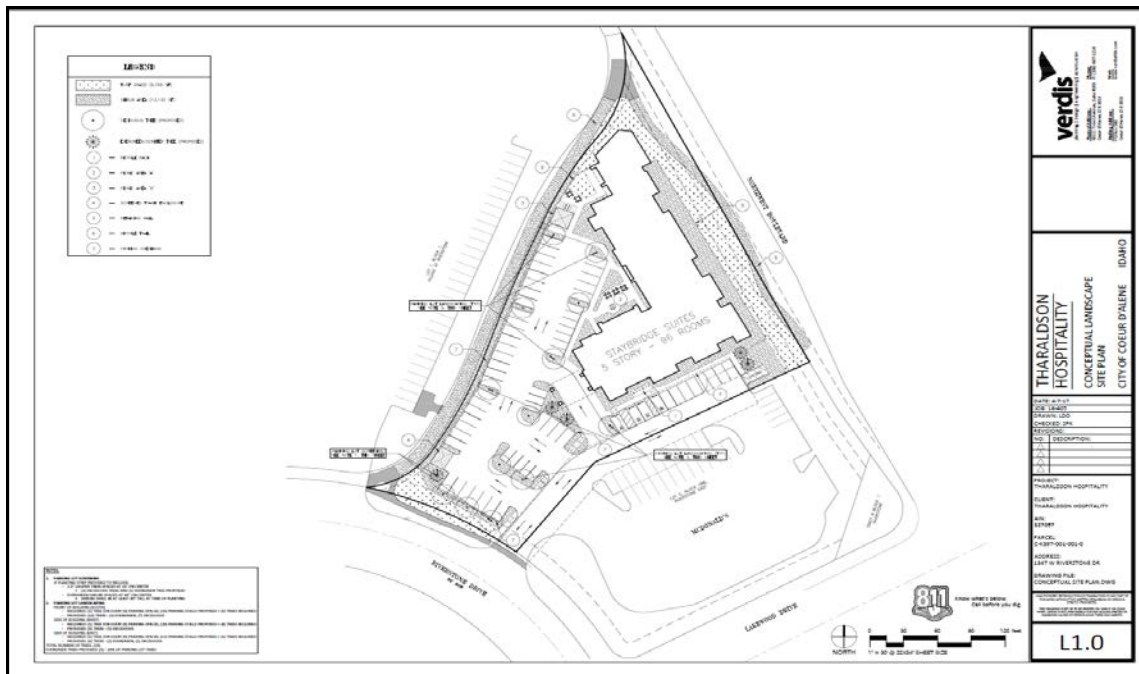
**REVISED PLAN SET: SITE LAYOUT**



**SITE PLAN SHOWING LANDSCAPED AREAS:**



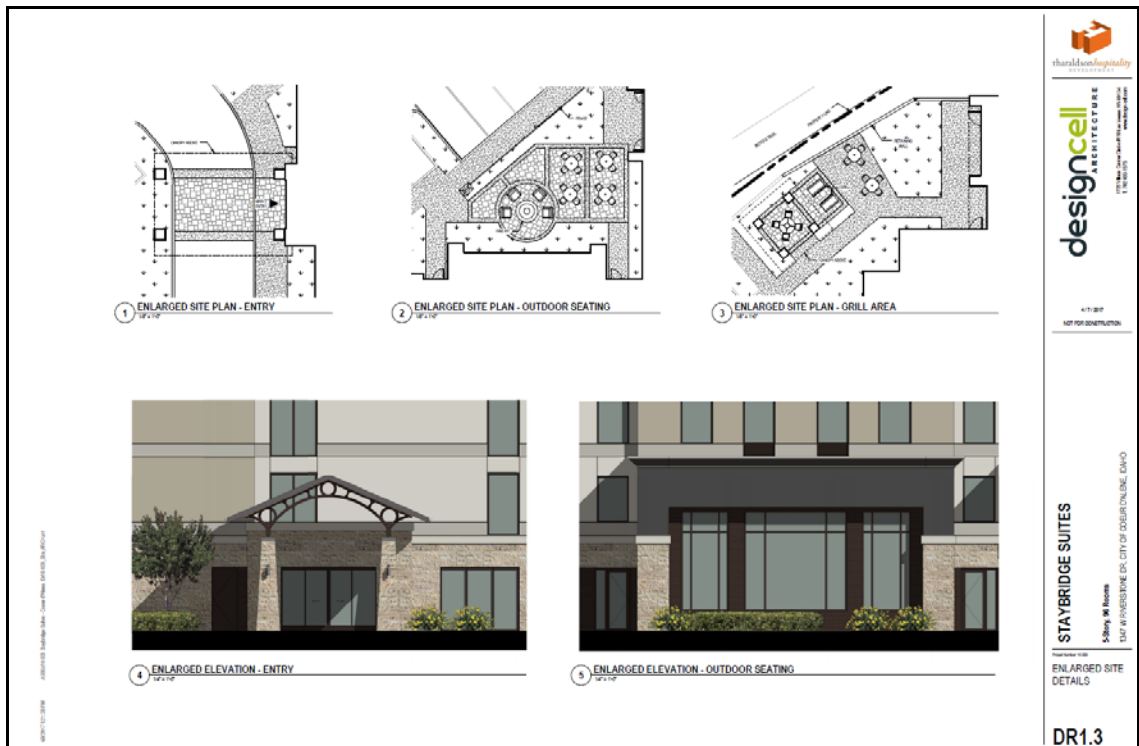
**CONCEPTUAL LANDSCAPE SITE PLAN:**



REVISED PLAN SET – 3D VIEWS:



ENLARGED SITE PLAN: ENTRY AND OUTDOOR SEATING





**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 prior to the Third and Final meeting.

**During the final meeting with the Design Review Commission, 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.

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.

**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.

**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-3-17  
RECORD OF DECISION**

**A. INTRODUCTION:**

Verdis, on behalf of Riverstone Hospitality LLC is requesting a Second and Final meeting with the Design Review Commission 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 at 17units/acre) zoning district.

**B. SUMMARY OF EVIDENCE RECEIVED:**

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

**Sandy Young, Applicant representative, members of the public and the Design Review Commission:**

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

2. The second and final meeting with the applicant was held on April 20, 2017.
  - a. Comments were received from:

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

**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 Ingalls	Voted
Commissioner Green	Voted
Commissioner Dodge	Voted
Commissioner Gore	Voted
Commissioner Messina	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Ward	Voted

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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: April 20, 2017  
SUBJECT: DR-4-17: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A 360 SPACE PUBLIC PARKING GARAGE

LOCATION: SOUTH SIDE OF COEUR D'ALENE AVENUE, BETWEEN 3<sup>RD</sup> AND 4TH STREETS AND THE NORTH SIDE OF THE ALLEY

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

**OWNER:**  
Ignite CDA/City of Coeur d'Alene  
105 N. 1<sup>st</sup> Street, Suite 100  
Coeur d'Alene, ID 83814

**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 Ignite CDA and the City of Coeur d'Alene are requesting Design Review Commission's Early Design Consultation for the design of 360 space, 4-story, public parking garage. The subject property is in the DC (Downtown Core) zoning district, which is required to comply with the Downtown Design Guidelines.

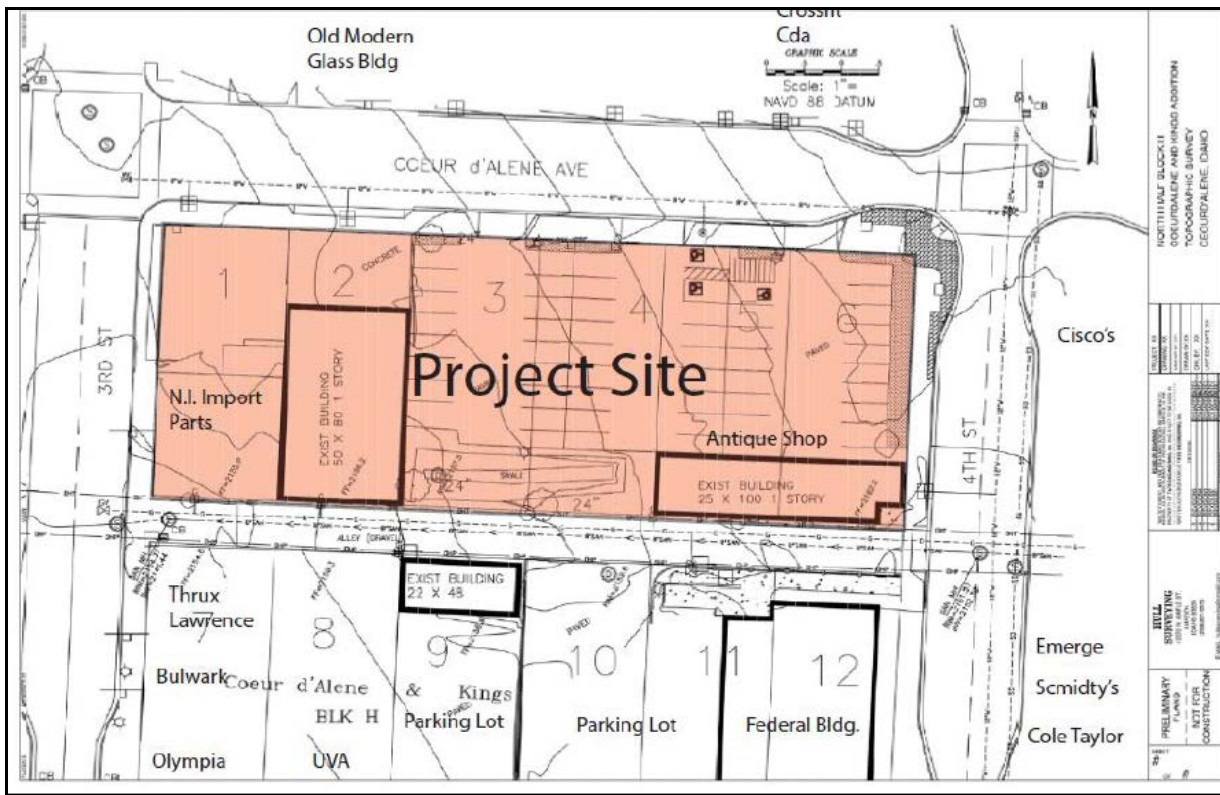
**A. SITE MAP:**



**B. STREET VIEW: INTERSECTION OF COEUR D ALENE AND 4<sup>TH</sup> STREET LOOKING SW**



**SITE MAP:**



**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:**

The applicant is requesting the Design Review Commission’s early design consultation for a 360-space, four-story public parking garage. The proposed parking garage will have access on both 3<sup>rd</sup> Street and Coeur d’Alene Avenue. The street level will provide for canopies, faux display windows, accent colors and signage to screen the actual use, and soften the façade. The faux windows could be used to display public art or by local merchants to create a more interactive pedestrian environment. A space is reserved within the structure to potentially house a future commercial tenant at the street level along 3<sup>rd</sup> street. The structure is also designed to accommodate potential future pedestrian skybridges connecting the parking facility with the buildings on the north side of Coeur d’Alene Avenue as well as the buildings south of the alley.

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/Coeur d’Alene requires Design Review Commission review and is subject to the Downtown Design Guidelines.

***Applicant’s Narrative:***

Downtown Parking Design Review

Project Summary

Ignite CDA and the City of Coeur d’Alene are proposing to construct a four level 360 space public parking garage in the downtown core between 3<sup>rd</sup> and 4<sup>th</sup>, south of Coeur d’Alene Avenue. The structure will cover the entire half block north of the alley, and will have entrances off of 3<sup>rd</sup> Street and Coeur d’Alene Avenue. The structure is pulled back 5’ from the west property line and 3’ from the east property line to provide widened sidewalks and lessen the feel of the +/- 35’ tall structure. The concrete structure will be an open parking garage design with natural ventilation. Two exit stairs, elevator towers will anchor the northeast and southwest corners. Brick will be a primary finish along with exposed concrete. Cutouts at the northwest and southwest corners will provide opportunity for landscaping and public art. The lower level will receive pedestrian friendly canopies, false windows, accent colors and signage to screen the actual use, soften the facade and direct users to the entrances.

**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.

**E. SITE PHOTOS:**

**VIEW FROM INTERSECTION OF 4<sup>th</sup> STREET AND COEUR D' ALENE AVENUE LOOKING SOUTH TOWARD THE SUBJECT PROPERTY**

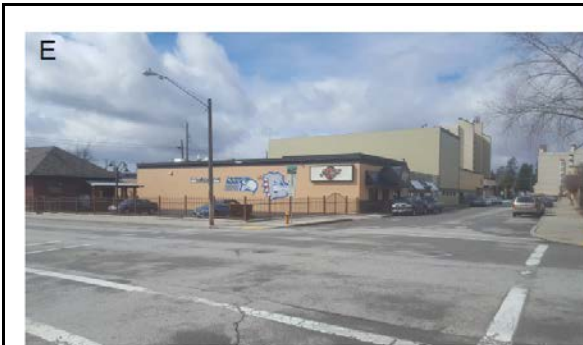
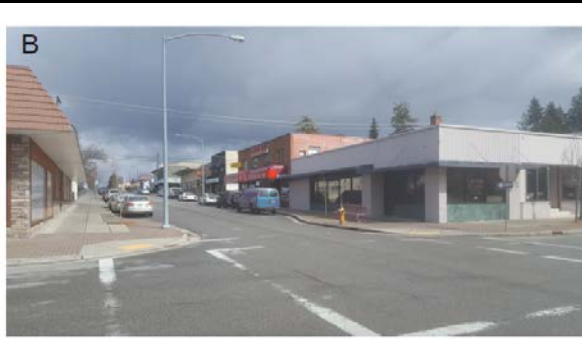


**LOOKING SOUTHWEST TOWARD SUBJECT PROPERTY:**



**F. NEIGHBORHOOD AND SITE VIEWS:**







Q



R



S



T



U

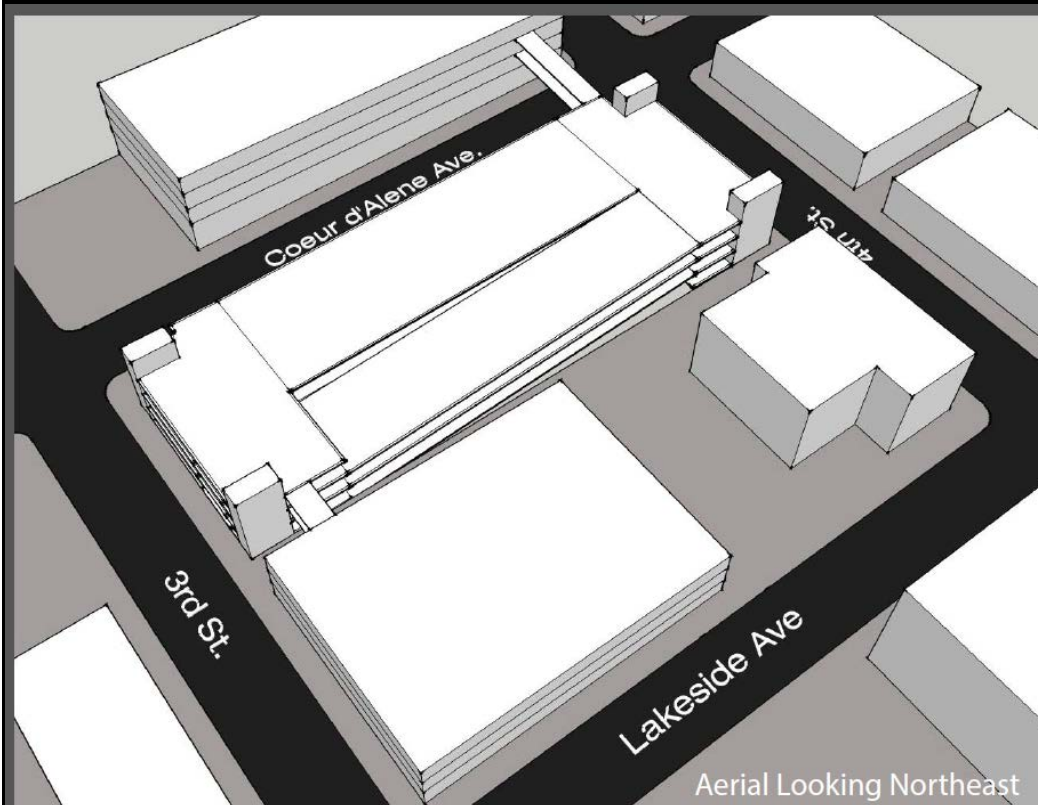
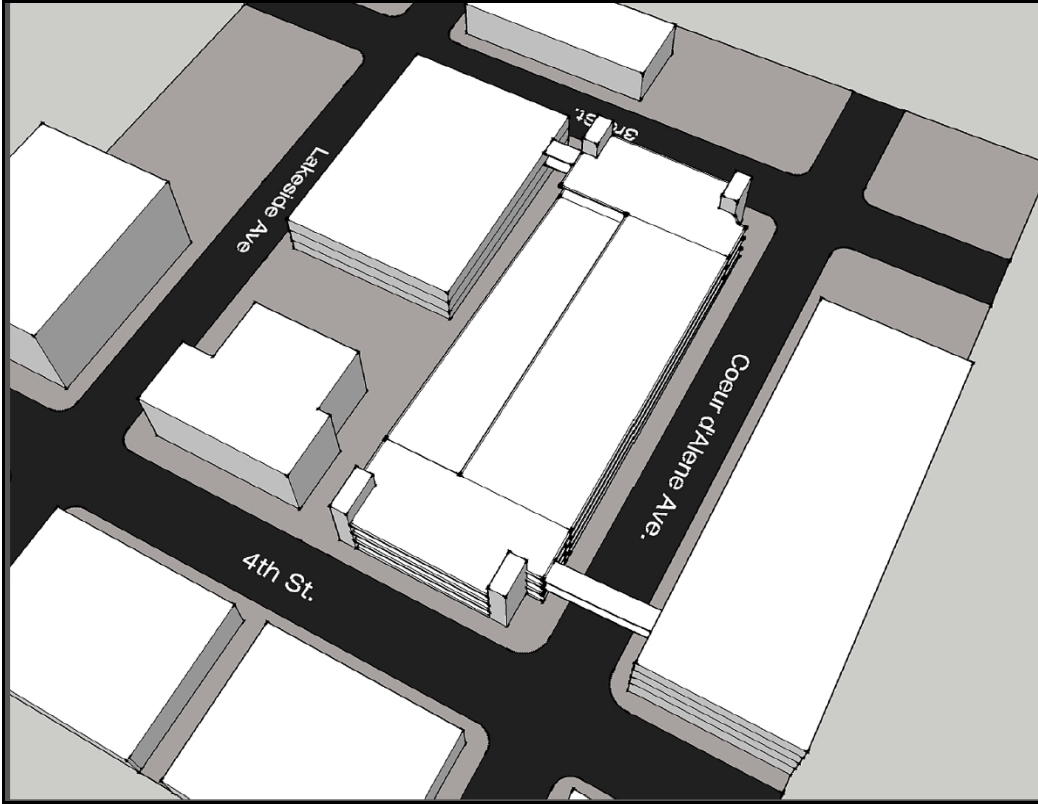


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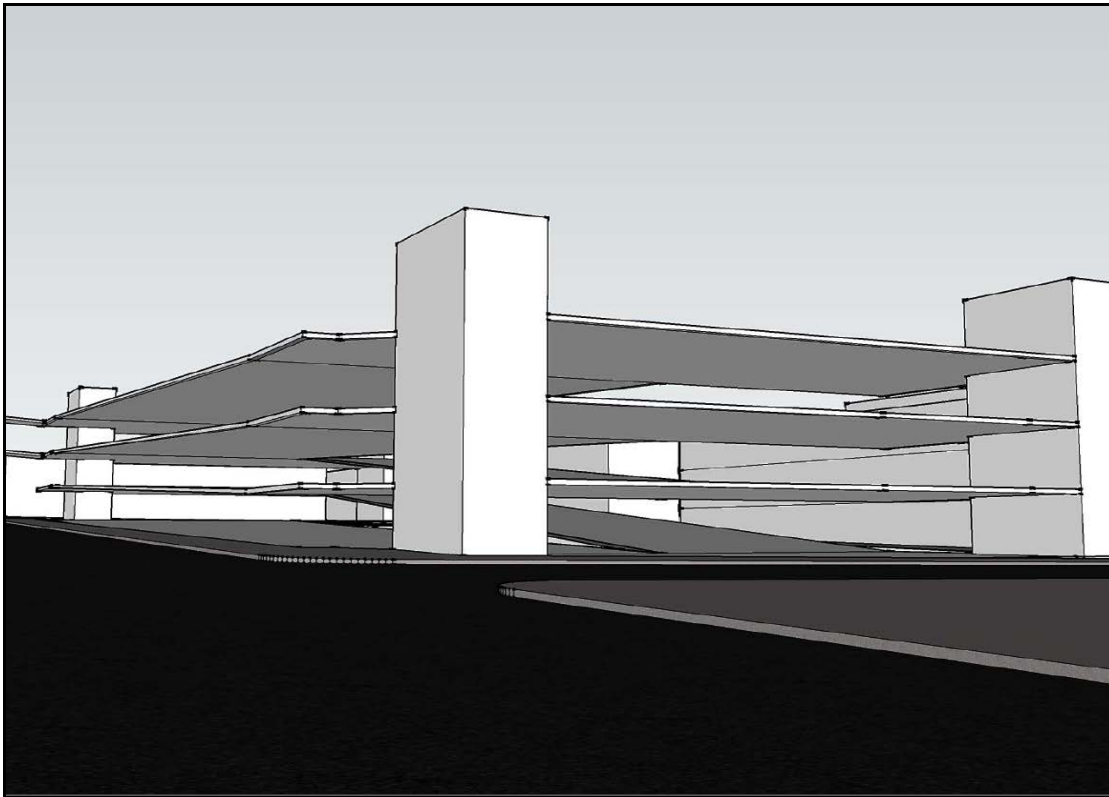


G. MODEL IMAGES:

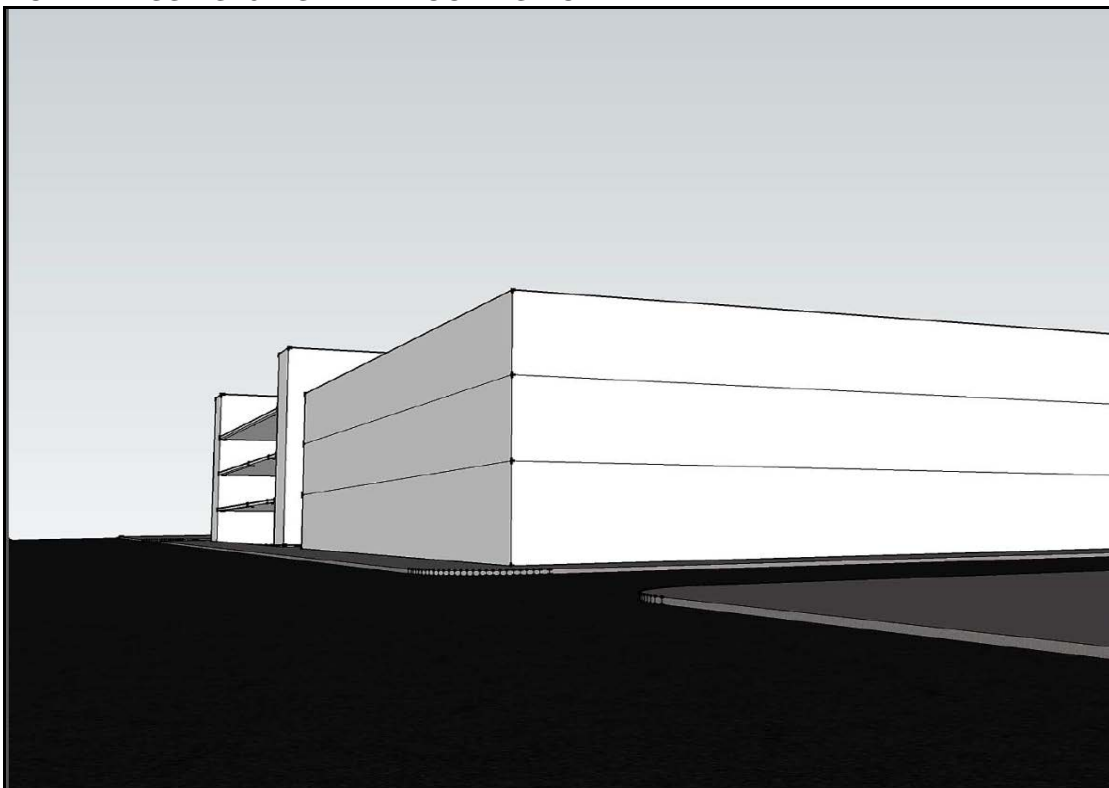
MASSING – AERIAL LOOKING SOUTHWEST & NORTHEAST



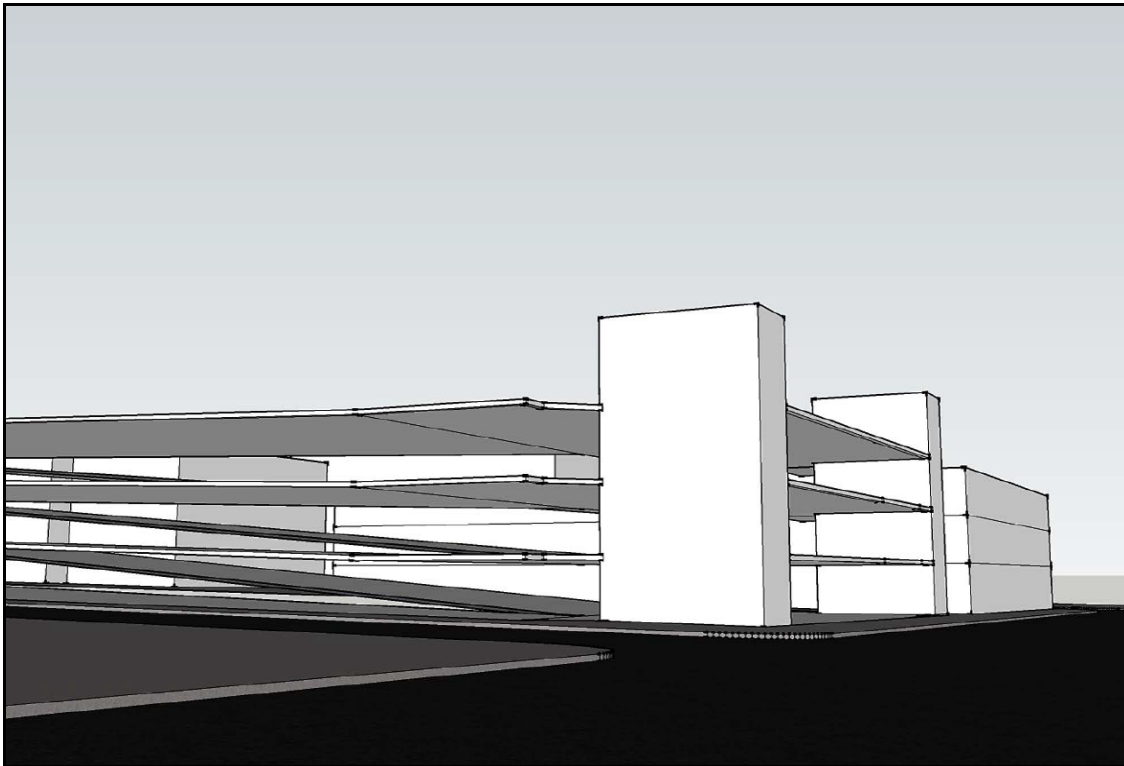
**MODEL IMAGES: MASSING – COEUR D ALENE AVENUE LOOKING EAST**



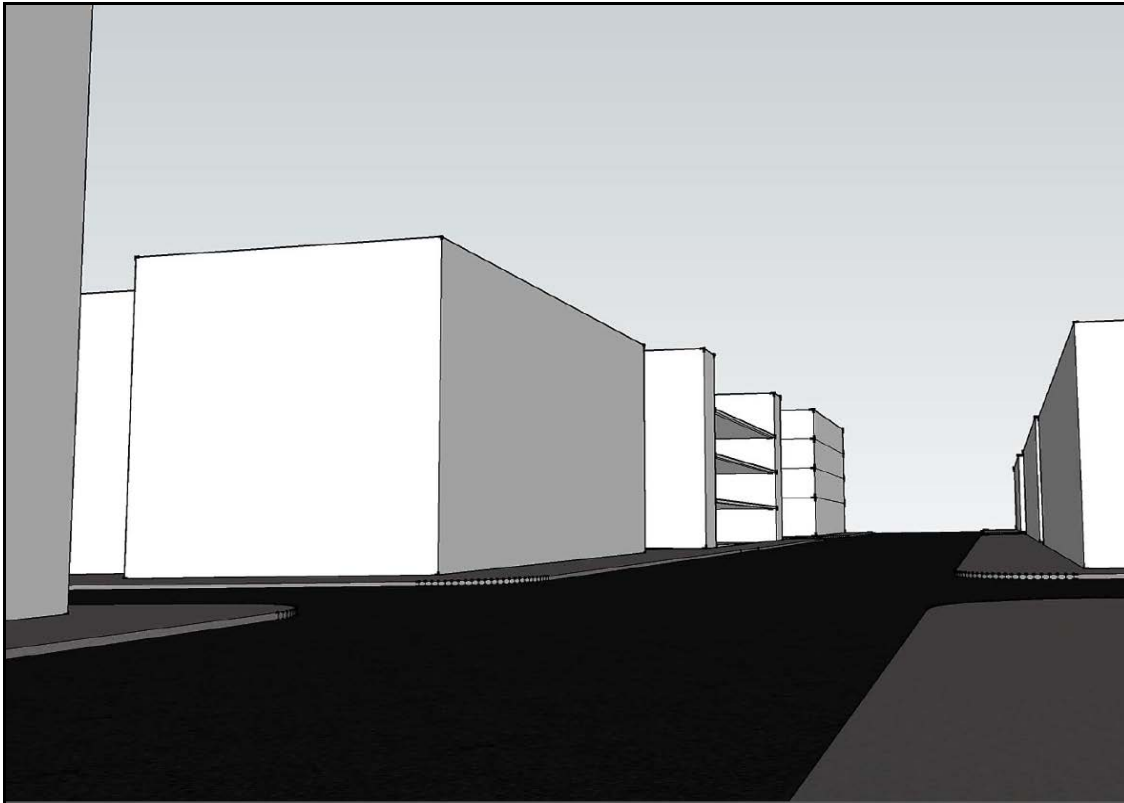
**MODEL MASSING: 3<sup>RD</sup> STREET LOOKING NORTH**



**MODEL IMAGES: 3<sup>RD</sup> STREET LOOKING SOUTH**

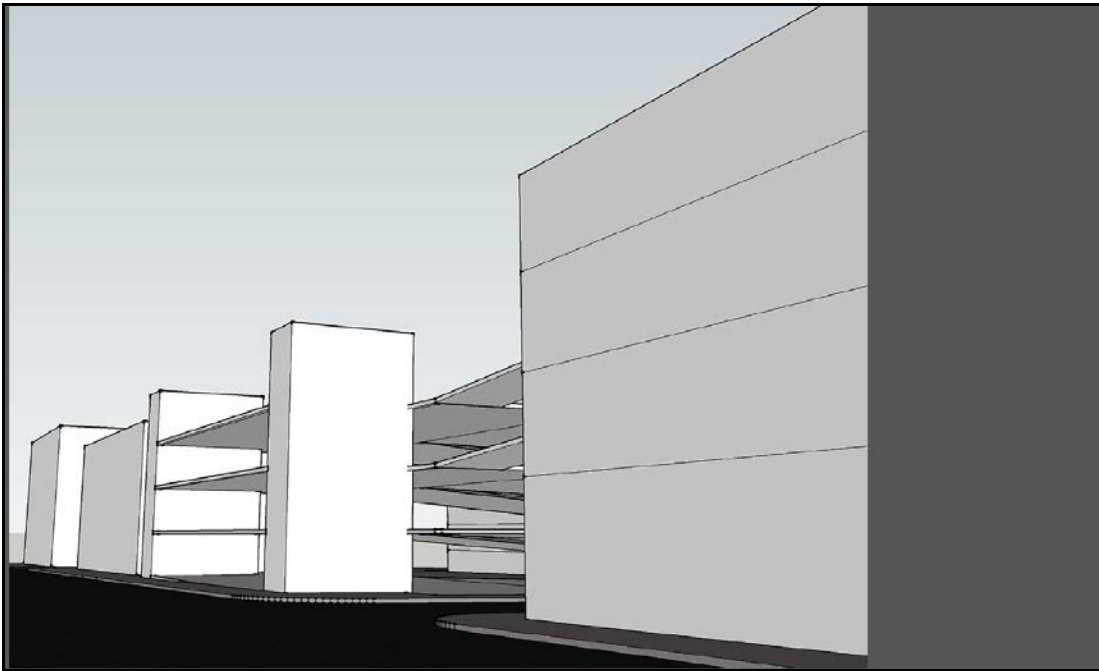


**MODEL IMAGES: MASSING – 4<sup>TH</sup> STREET LOOKING NORTH**

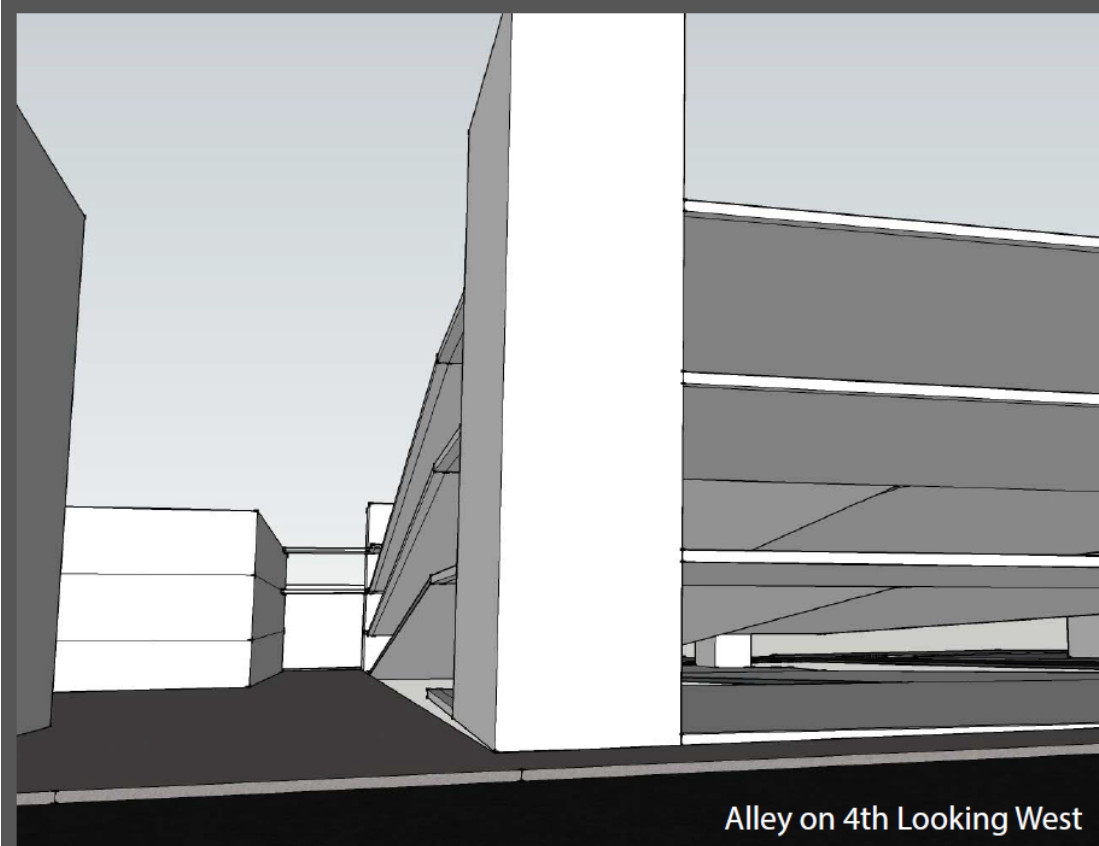




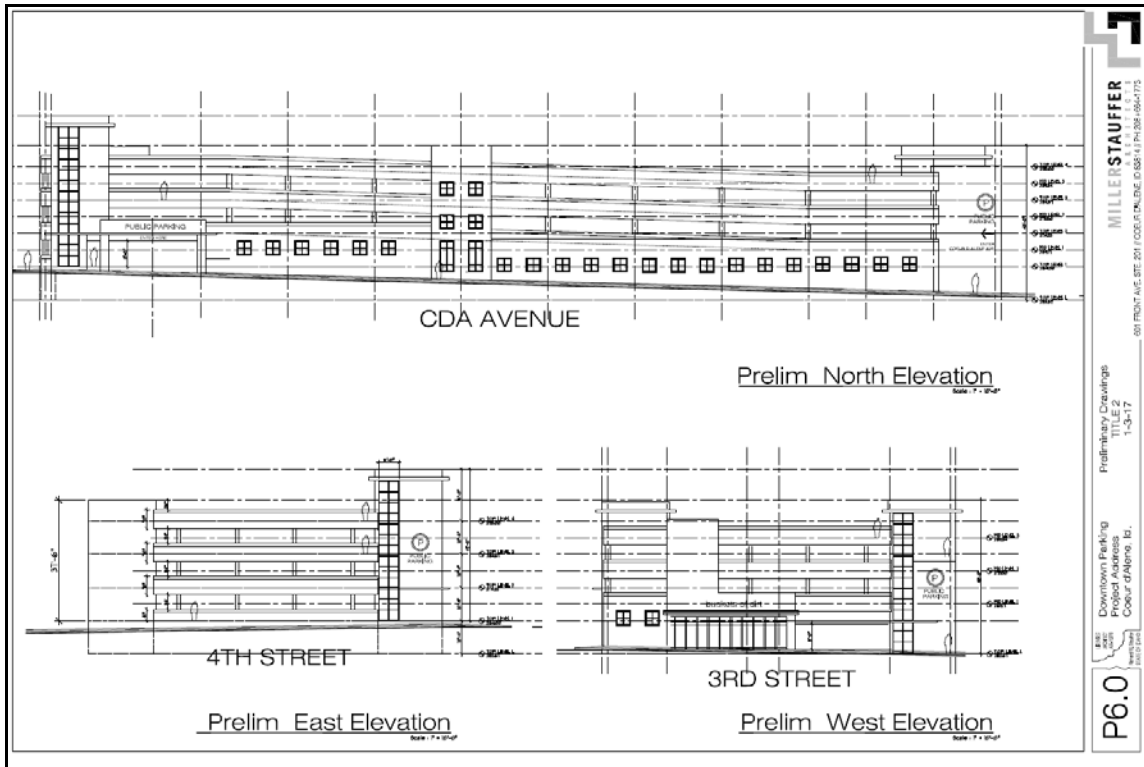
**MODEL IMAGES: MASSING -3<sup>RD</sup> STREET LOOKING NORTH**



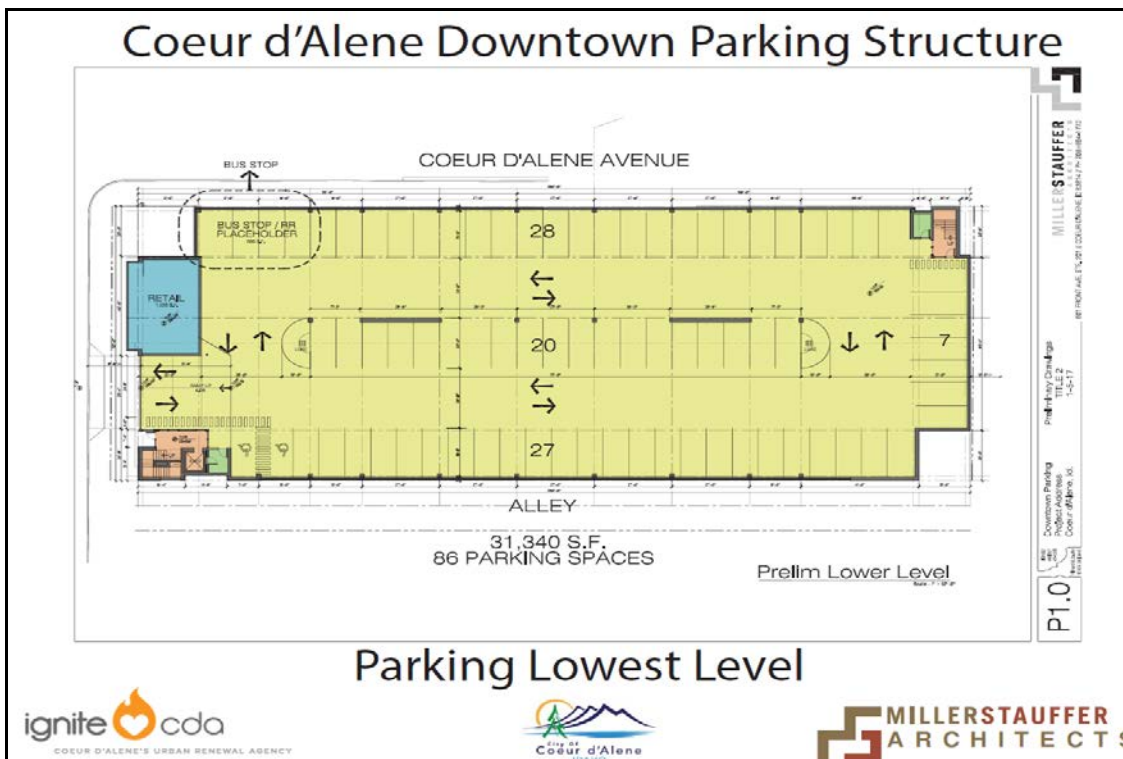
**MODEL IMAGES: MASSING- ALLEY ON 4<sup>TH</sup> STREET LOOKING WEST**



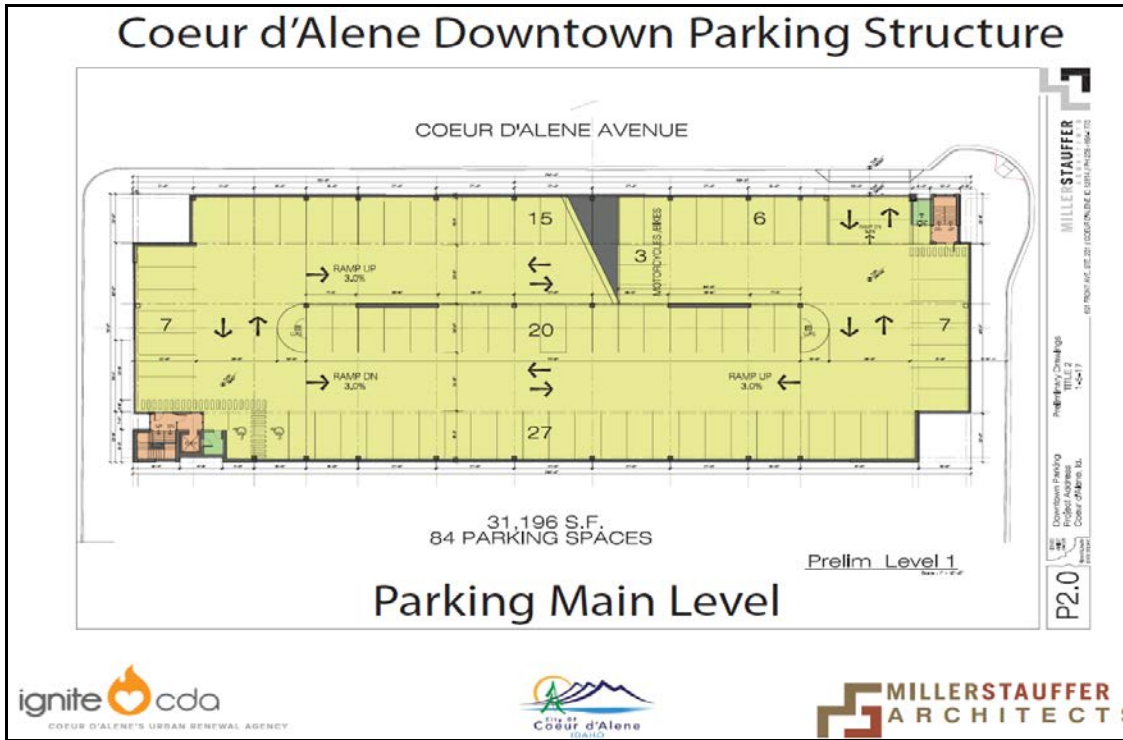
**PRELIMINARY ELEVATIONS:**



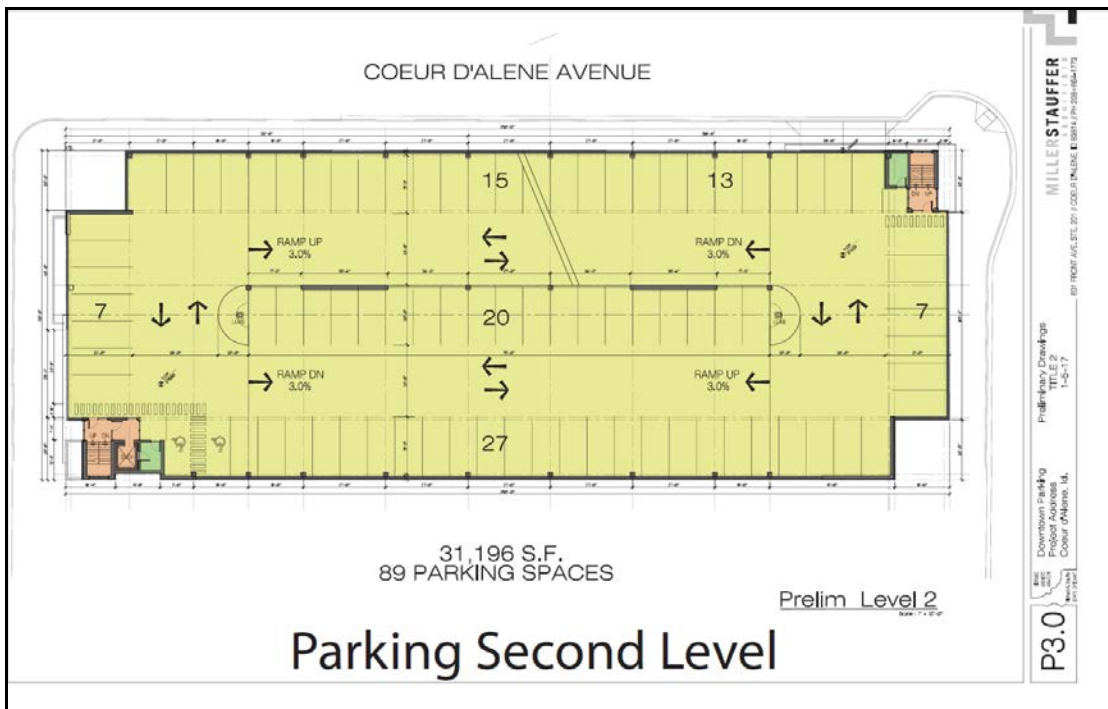
**OVERALL SITE PLAN: LOWER LEVEL**



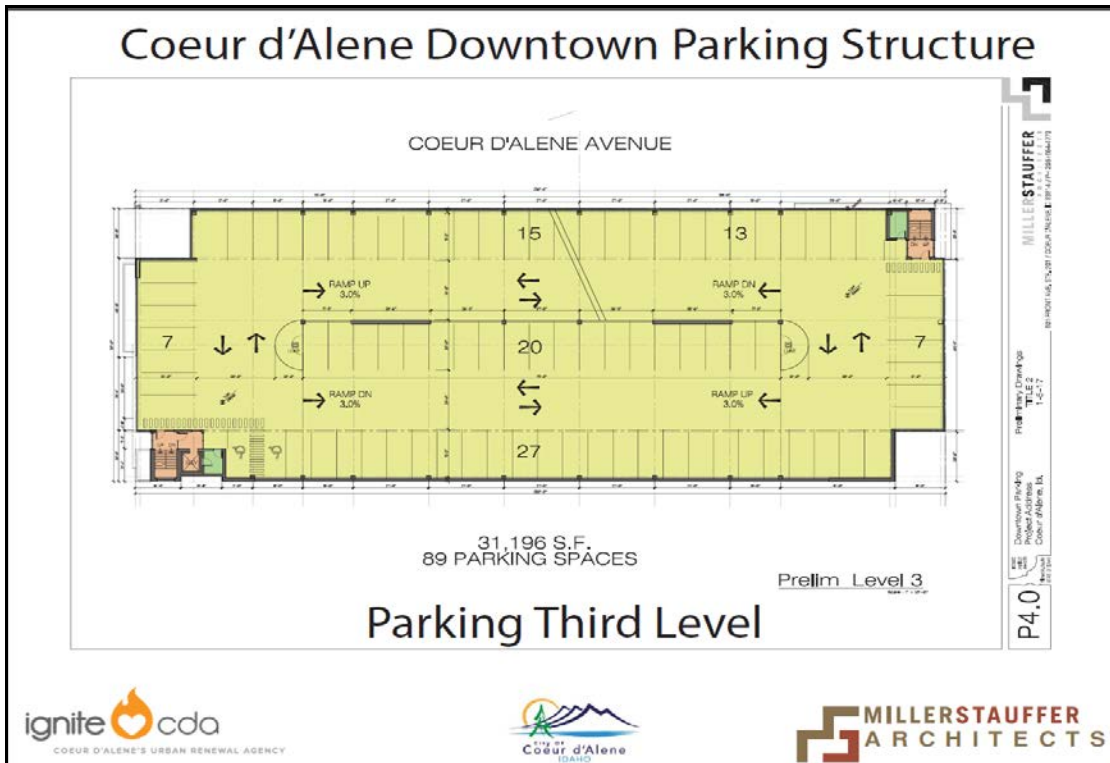
**OVERALL SITE PLAN: PARKING MAIN LEVEL**



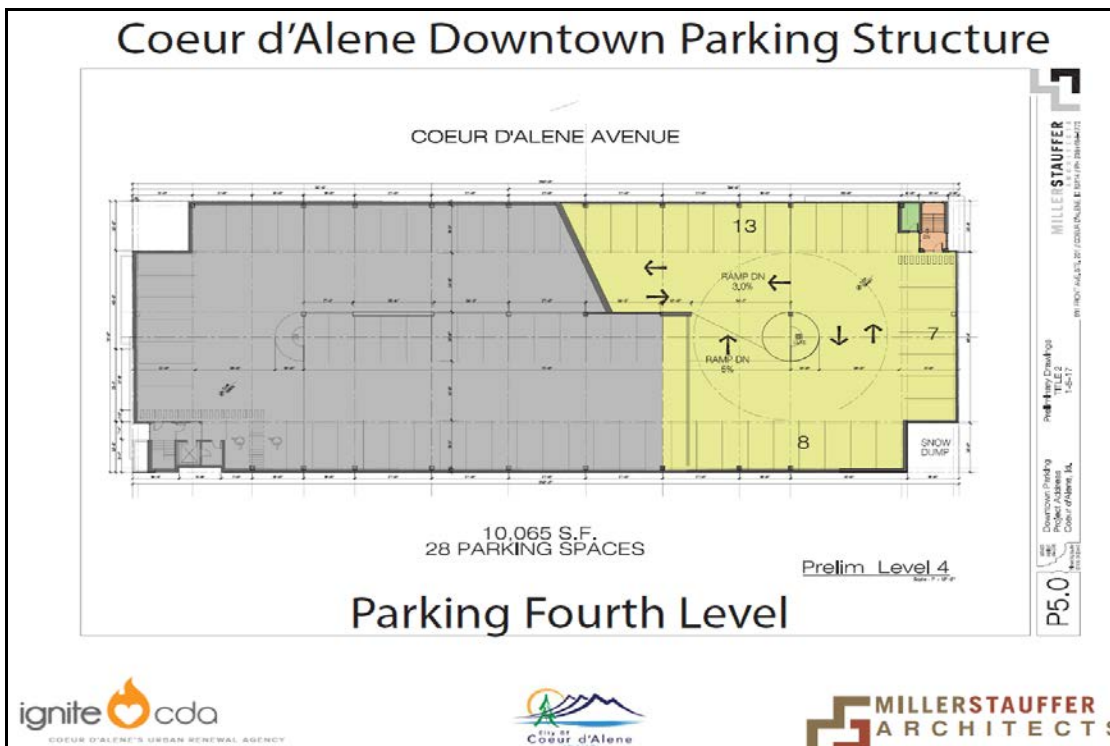
**OVERALL SITE PLAN: PARKING SECOND LEVEL**



**OVERALL SITE PLAN: PARKING THIRD LEVEL**



**OVERALL SITE PLAN: PARKING FOURTH LEVEL**



**Downtown Design Guidelines for consideration are as follows:**

- *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 – 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.