

**DESIGN REVIEW COMMISSION MEETING**  
**UPPER LEVEL, CONFERENCE ROOM #6**  
**710 E. MULLAN**  
**THURSDAY, FEBRUARY 27, 2020**  
**12:00 pm**

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

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

**MINUTES:**                   **\*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**  
November 11, 2019

**ELECTIONS:**

Chair and Vice Chair

**NEW BUSINESS:**

1.       Applicant:        Glacier 1940 Riverstone, LLC  
          Location:       1940 Riverstone Avenue  
          Request:        Request for a second meeting with the Design Review Commission for the design of a 4-story,62 unit multi-family structure, above a Subterranean parking garage. In addition, surface parking will be provided on the subject property. (DR-2-19)

**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  
NOVEMBER 21, 2019  
CITY HALL UPPER LEVEL, CONFERENCE ROOM # 6  
710 E. MULLAN  
12:00 pm**

**COMMISSIONERS PRESENT:**

George Ives, Chairman  
Tom Messina  
Michael Pereira  
Phil Ward

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Admin. Assistant

**COMMISSIONERS ABSENT:**

Joshua Gore  
Jon Ingalls  
Jef Lemmon

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

October 24, 2019.

Motion by Ward seconded by Pereira to approve the minutes for October 24, 2019. Motion approved.

**PUBLIC COMMENTS:**

**NEW BUSINESS**

1. Applicant: Government Way Coeur d'Alene Hotel, LLC  
Location: 2119 N. Government Way  
Request: Request for a second meeting with the Design Review Commission for an 84,000 sq.ft. 4-story, 121 guestroom Hotel known as "Hilton Garden Inn Hotel". The property is zoned C-17 (Commercial at 17 units/per acre) zoning district. (DR-4-19)

Tami Stroud, Associate Planner stated that Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting a Second meeting with the Design Review Commission for the design of a four-story, 121 room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

Ms. Stroud provided the following statements:

- Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting a Second meeting with the Design Review Commission for the construction of a four-story 121 room hotel with surface parking.
- The proposed hotel will contain +/- 84,000 SF over the four-floors, a parking lot, outdoor patio/Porte cochere and trash enclosure. The ground floor of the hotel is 27,218 SF and includes a conference center, indoor pool, exercise facility and restaurant. The top three floors will have both single and double occupancy rooms.
- The applicant has proposed materials with a natural color palette and will include organic materials such as, but not limited to metal, stone, and wood.
- The subject property is approximately 6.67 acres that fronts Highway 95 to the West and Interstate 90 to the North. The primary access point is along Government Way.
- 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/C-17L (Commercial or Commercial Limited) zoning districts.
- Ms. Stroud provided various site photos of the property, building elevations and a landscaping plan.
- There was additional discussion provided by staff with regard to the multi-use path along the US-95 R-O-W. Trails Coordinator, Monte McCully has been in contact with ITD and will continue to work with ITD on the future multi-use pathway and along the ITD I-90 and US 95 right-of-way per the adopted Trail and Bikeway Master Plan.

**Evaluation:**

- Staff has included additional information on the above-noted discussion items, per the DRC meeting held on October 24, 2019.
- The applicant is providing a total of 139 on-site parking spaces along the front/sides and rear of the proposed hotel. Staff has determined that the restaurant parking could be shared with the hotel/motel use for the proposed hotel. However; parking will be required for the meeting rooms as proposed, and has been included in the overall parking count.
- She stated the applicant has not requested any design departures.
- 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.

Ms. Stroud concluded her presentation.

**Commission Comments:**

Michael Erikson provided the following statements:

- He stated they have an existing curb cut and noted its location on a map.
- Sidewalks along street frontages - Government Way is our only frontage road. It was discussed at the last meeting that Highway 90 & 95 were not considered frontage roads. They do have a 7 foot sidewalk that goes from the site to Government Way.

- Street Trees and Grand Scale Trees – He stated we don't have any frontage to provide street trees there is an existing tree and if we provided another tree it would be too close to the existing tree. We will be providing street trees our along entry way on the south and on site be providing trees that meet the standards. Staff requested to put trees along the perimeter and have met the standards.

Commissioner Ward asked what type of trees will be provided. Mr. Erikson explained that the trees will be from the City street tree list and is called a "Purple Rogue".

Commissioner Messina inquired about the sidewalk along Government Way and will the city require any changes to that side walk as far as repairs.

Ms. Stroud stated that sidewalk is on a private driveway and the applicant did go through a project review meeting and during that meeting was required to bring that sidewalk into compliance.

Commissioner Messina inquired about lighting with the only lighting on the sign for the hotel and questioned if there will be a sign placed on Government Way.

Mr. Erikson stated that there will be a monument sign on Government Way with site pole lights along the driveway and around the property. He stated the light coming out of the sign will be site specific.

Commissioner Messina inquired if screening will be provided for the roof top equipment.

Mr. Rutledge explained that we have selected our roof top units and have raised all of the parapets so there won't be any visible views of those roof top units.

Mr. Erikson explained that walkways will be located on Government Way done per design and explained how the access will be designed into the hotel.

Mr. Rutledge addressed residential parking/ lot screening stated that they have placed a number of islands on site to break up the lot. He addressed lighting and will provide site specific lighting per code and added that Hilton has a requirement for candlelit lighting.

Mr. Erikson explained where the trash area will be located and will have a metal gate that will match the building that will be screened. He addressed entrance visible from the street and will be providing a driveway through the property with some pole lighting. He explained the windows facing the street that will be enhanced.

Ms. Stroud inquired the distance what the length of the building is on east end.

Mr. Rutledge explained there is a conference room on the lower portion which is 64 feet.

Mr. Erikson addressed treatment of blank walls and explained that they will have pop outs on this side.

Mr. Rutledge provide sample of materials that will be used on the hotel. He explained at the main entrance is a stone which is a warmer color and will be some wood elements at the top and below will be some type of hardy board. He explained the material used for the covered area is supported by steel tubes which is a bronze color.

### **Commission Comments:**

Commissioner Messina inquired the materials to be used on the smaller wall addressed by staff facing the driveway.

Mr. Erikson explained that it will be a warmer wood color down low.

Commissioner Ward stated that he likes the site plan and remarked that the landscaping is great.

**Motion by Messina seconded by Ward, to approve Item DR-1-19 Motion approved.**

**ADJOURNMENT**

The meeting adjourned at 12:28 p.m. Motion approved.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DRAFT

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER

**DATE:** FEBRUARY 27, 2020

**SUBJECT:** **DR-2-19:** REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A FOUR (4) STORY 62 UNIT APARTMENT BUILDING IN THE C-17 (COMMERCIAL) ZONING DISTRICT

**LOCATION:** TWO LOTS: 1960 JOHN LOOP & 1940 RIVERSTONE DRIVE

**APPLICANT/OWNER:**

Parkwood Business Properties  
**DBA:** Glacier 1940 Riverstone LLC  
2100 Northwest Blvd. Suite 350  
Coeur d'Alene, ID 83814

**ACTION:**

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 (C-17 & C-17L). and make a decision to approve, approve with conditions, or deny the design and recommend a Third meeting.

**DECISION POINT:**

Glacier 1940 Riverstone is requesting a Second meeting with the Design Review Commission for the design of a four-story 62-unit apartment building. The proposed structure will consist of one and two-bedroom layouts totaling approximately 62 units. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.

**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.



## HISTORY:

On September 5, 2019, The Design Review Commission held an Early Design Consultation with Glacier 1940 Riverstone for a Five (5) Story 79 unit apartment building in the C-17 (Commercial) zone. The DRC motioned to have a second meeting with the applicant. The applicant requested a delay in scheduling the Second meeting until they could research material options and make additional changes to the elevations for the multi-family structure prior to the Second meeting.

The applicant has modified the design, reducing the number of units to 62, rather than 79, and reducing the height to a four (4) story structure rather than five (5) stories. Glacier 1940 Riverstone has submitted the required information for the Second meeting with the DRC.

## A. AERIAL VIEWS:



## B. PROJECT ANALYSIS:

Glacier 1940 Riverstone is requesting a Second meeting with the Design Review Commission for the construction of a four-story 62 unit apartment building. The property consists of two lots totally 2.4 acres. The subject property is next to the Riverstone pond, between the Pinkerton office building and Anthony's restaurant. The applicant is proposing 62 units above a subterranean parking garage on the subject site.



The gross area of the four-story structure is approximately 66,425 square feet, which sits above the +/- 18,255 square foot underground parking garage. The applicant will be providing parking for the project consisting of 41 stalls in the parking garage below the first level, 22 carport stalls, and 47 surface stalls which include 6 accessible stalls, providing a total of 110 parking stalls; which is 10 stalls above the code requirement.

The proposed structure is allowed a maximum height of 63 feet in accordance with the approved Special Use Permit for the apartment building. The proposed building height for the structure is 61'-6" tall. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.

**PROPERTY LOCATION MAP:**



## ***Applicant's Narrative***

EIXENBERGER ARCHITECT  
411 E. FRONT AVE.  
CD'A, IDAHO 83814

February 7, 2020

### **Narrative**

Parkwood Business Properties is planning to build a 4 story apartment building at 1940 Riverstone Dr. consisting of one & two bedroom layouts totaling 62 apartment units.

Our proposed project will not maximize the site in terms of building footprint and parking. Rather, we want to offer very generous landscaping area for the benefit of residents and Riverstone visitors alike.

Our building is set back from the pond and pedestrian paths to allow for a very attractive and large landscaped area between the building and pond.

The site will provide adequate parking for the project. The parking lot and subterranean parking offers the following:

- : 41 stalls in a parking garage below the first level
- : 22 stalls covered by carports
- : 47 stalls surface parking  
( six accessible stalls provided)

Required stalls requires 99 stalls, provide are 110 stalls, exceeding the requirement by 10 stalls.

Riverstone is a wonderful mixed-use development that includes buildings with great architecture and landscaping. We intend to offer a project that would meet if not exceed these high standards, including a unique footprint shape, multiple roof lines, abundant decks, and appealing exterior of materials including generous glass for maximum viewing.

### **C. REQUESTED DESIGN DEPARTURES:**

NONE

### **PROJECT BUILDING MATERIALS:**

The applicant has submitted the required updates for the proposed apartment structure. The exterior materials include the following:

- o Engineered fiber cement lap wood siding
- o Exterior flat panels that are an engineered fiber cement panel with reveals
- o Cultured stone at the base of the building
- o Exposed roofing will be metal
- o Color options: copper tone, brown, or tan



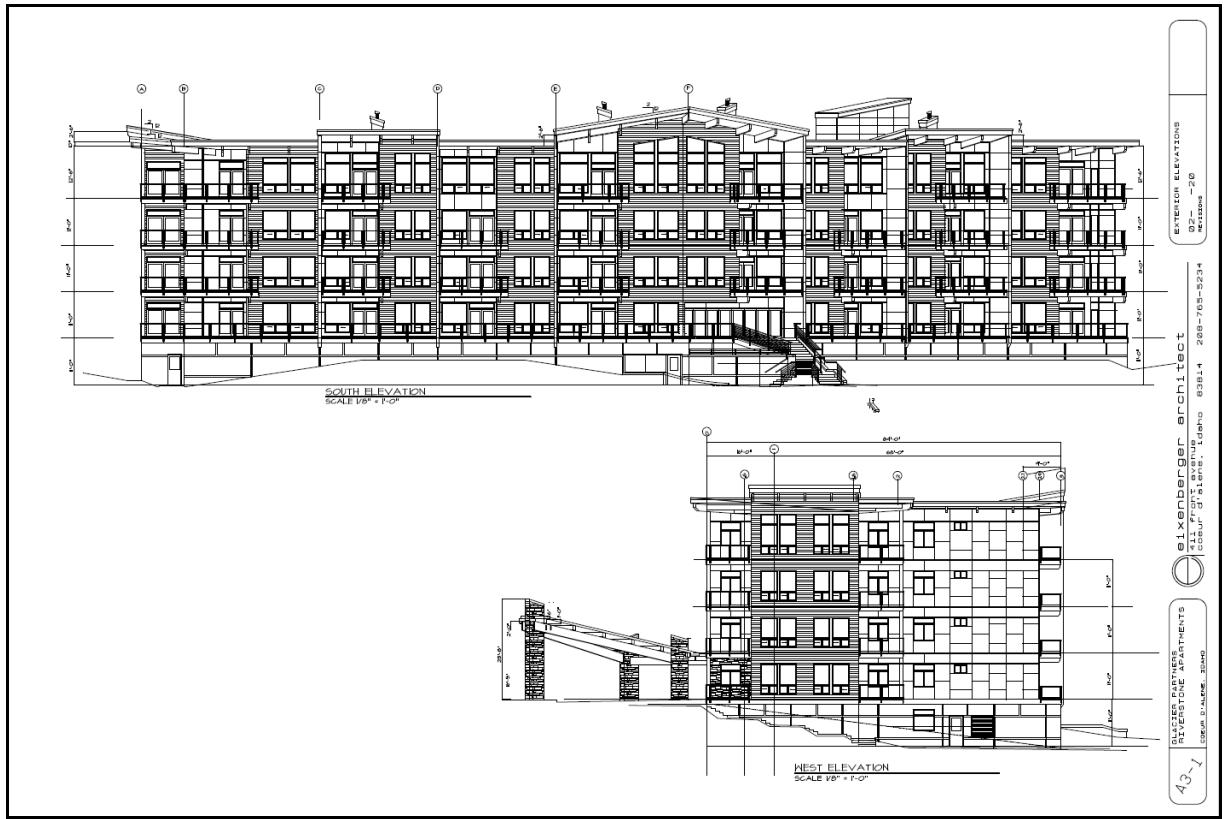
**OVERALL SITE PLAN:**



**LANDSCAPE PLAN:**



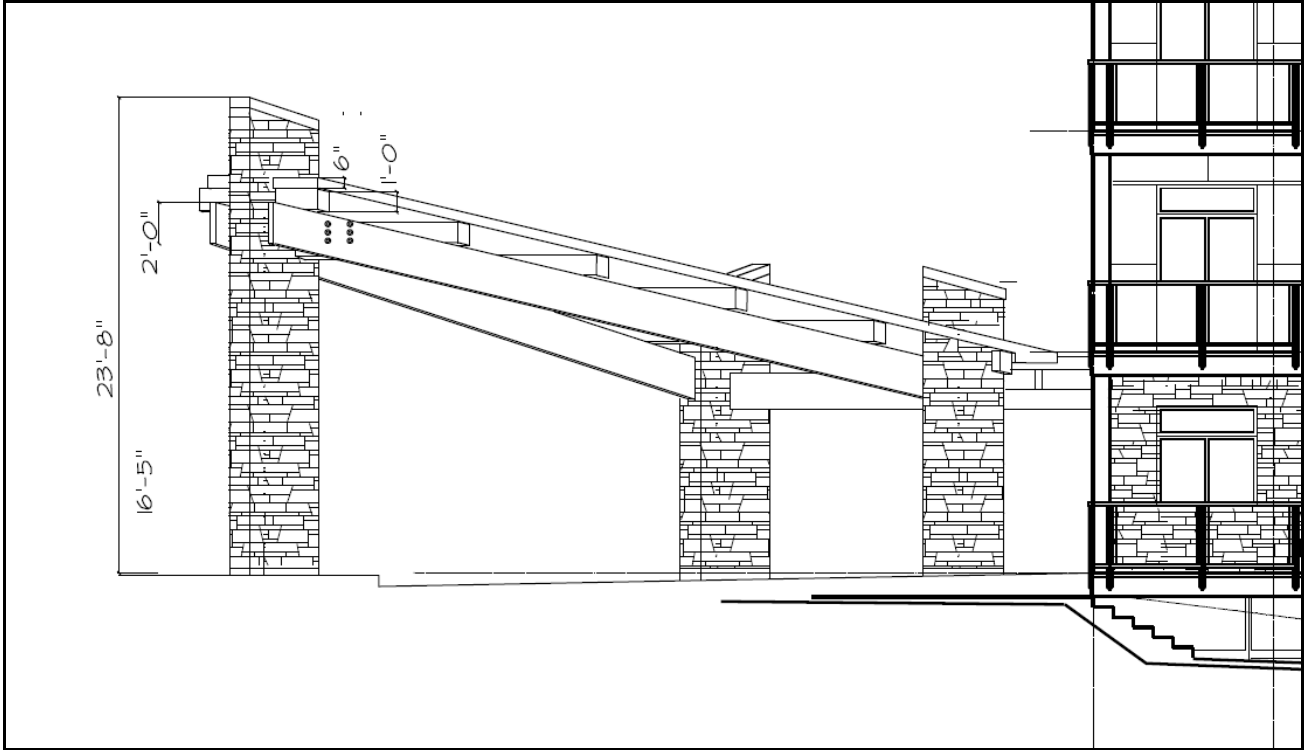
# SOUTH AND WEST ELEVATIONS



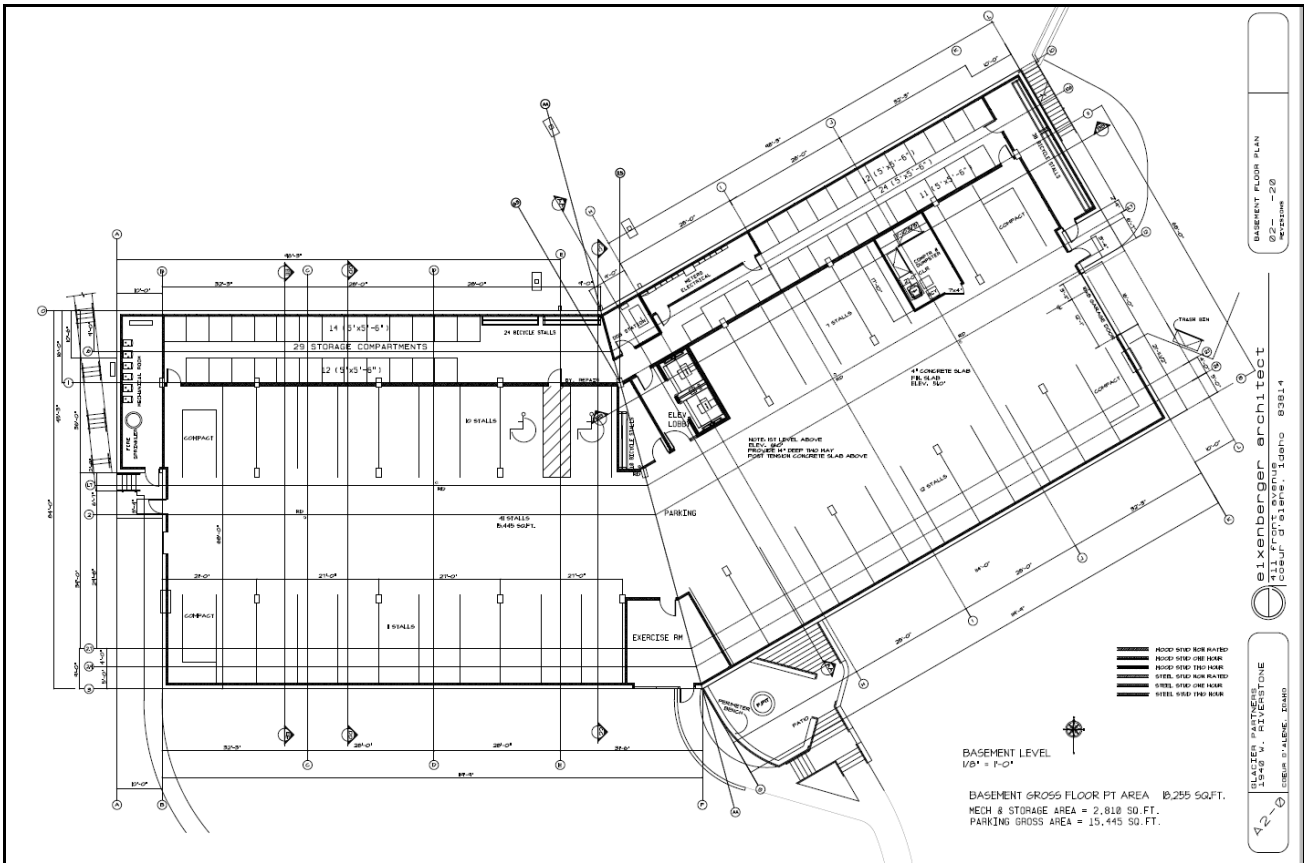
# NORTH AND EAST ELEVATIONS



**COVERED ENTRY ELEVATION:**



**BASEMENT LEVEL:**





**RENDERING (northeast view)**



**RENDERING (northwest view)**





**RENDERING (southwest view)**



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

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and finished renderings, and a conceptual model is strongly suggested (this can be a computer model).

**Commercial design guidelines for consideration are as follows:**

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

**ACTION:** The Design Review Commission will provide direction to the Applicant to rectify aspects of the modified design, to bring it more into compliance with the design guidelines, and make a decision to approve, approve with conditions or deny the design.





**APPLICANT'S  
NARRATIVE**

EIXENBERGER ARCHITECT  
411 E. FRONT AVE.  
CD'A, IDAHO 83814

February 7, 2020

## **Narrative**

Parkwood Business Properties is planning to build a 4 story apartment building at 1940 Riverstone Dr. consisting of one & two bedroom layouts totaling 62 apartment units.

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**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-2-19  
RECORD OF DECISION**

**A. INTRODUCTION:**

Glacier 1940 Riverstone is requesting a second meeting with the Design Review Commission for the design of a five-story 79 unit apartment building. The proposed structure will consist of one and two bedroom layouts totaling approximately 79 units. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.

**GENERAL INFORMATION:**

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The first meeting with the applicant was held on September 5, 2019.
  - a. Comments were received from:

Parkwood Business Properties, applicant, The Design Review Commission and the Public.

2. The second meeting with the applicant was held on February 27, 2020.
  - a. Comments were received from:

Parkwood Business Properties, applicant, The Design Review Commission and the Public.

**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 Messina	Voted
Commissioner Pereira	Voted
Commissioner Ward	Voted
Commissioner Lemmon	Voted
Commissioner Ingalls	Voted
Commissioner Gore	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 \_\_\_\_\_

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.**