

SPECIAL
CALL
COUNCIL
MEETING
PACKET

MONDAY, JANUARY
14TH 2013 @ 12PM

DR-2-12
201 N. 1ST STREET

1st MEETING

AUGUST 16TH 2012

Design Review

City of Coeur d'Alene



A **COMPLETE APPLICATION** is required at time of application submittal, as determined by the Planning Department.

REQUIRED SUBMITTALS

A request for **DESIGN REVIEW** is made by submitting the following information to the Planning Department:

1. The completed attached form;
 2. An owners' list and mailing labels prepared by a title insurance company, using the last known name and address from the latest tax roll of the county. The list shall include the following:
 - A. All property owners within 300 feet of the external property boundaries.
 - B. All property owners within the property boundaries.
 3. A residents' list and mailing labels prepared by the applicant, listing the addresses of all residential property that is not owner-occupied, lying within 300 feet from the external boundaries of the property described in the application, and which are within the property described in the application, and
 4. Title reports with correct ownership, easements and encumbrances prepared by the title insurance company;
- NOTE:** Please also submit a copy of the tax map showing the 300 foot mailing boundary around the subject property.
5. A \$100.00 processing fee (payable to the City of Coeur d'Alene).

DEADLINE FOR SUBMITTALS

The Design Review Commission meets on the second & forth Thursdays of each month. The completed form and other documents must be submitted 21 days prior to the date available for Commission review of the project.

All supplemental information to be added to the application file must be received by the Planning Department no later that 5 working days prior to the meeting date for this item.

PUBLIC MEETING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done 1 (one) week prior to the date of the Design Review Commission meeting at which this project will be reviewed. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

This application can be found online at www.cdaid.org under Planning Department And Design Review Commission



Please type or print the following required information:
APPLICANT:

Name of Applicant: One Lakeside, LLC
In Care of Austin Lawrence Partners
Mailing Address: 532 East Hopkins Avenue
Aspen, Colorado 81611
Telephone Number: (970) 920-4988
Cell Phone Number: (970) 948-5780
E-Mail: greg@alpaspen.com
Fax: (970) 920-9731

Filing Capacity:

1. Recorded Property Owner as of April 30, 2012 (date)
2. Purchasing (under contract) as of _____ (date)
3. The Lessee or Renter as of _____ (date)
4. The authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached to the application)

Architect:

Name: OZ Architecture
Mailing Address: 3003 Larimer Street
Denver, CO 80205
Telephone Number: (303) 861-5704
E-mail: mnoda@ozarch.com

PROPERTY:

Legal Description of the property: _____

Lot 1, Block 2 of Mudge Addition and surrounding street improvements in Sec. 13, TWP. 50 N,
R 4W, BM, City of Coeur d'Alene, Kootenai County, Idaho.

Address(es) of property: 201 N. 1st Street.

PROPERTY INFORMATION

1. Gross area: (all land involved): _____ acres, and/or 19,988 sq.ft.
2. Total Net Area (land area exclusive of proposed or existing public street and other public lands): _____ acres, and/or 19,988 sq. ft.
3. Total number of lots included: 1
4. Existing land use: Multifamily/Parking
5. Existing Zoning (check all that apply): R-12 R-17 C-17 C-17L DC DOE DON MO

APPLICATION DOCUMENTS:

A. Purpose of Application Submittals:

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.

In order for this process to work effectively, the applicant must be willing to consider options, not merely to details, but to basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and how the building is seen from a distance. Accordingly, renderings, models, finished elevations and other illustrations that imply a final design will not be accepted at initial meetings. As the review proceeds and the applicant receives direction from the Commission, more detail will be requested.

B. Materials to be Submitted for Pre-Application Meeting with Planning Staff:

A pre-application meeting with the planning staff is required before the first meeting with the Design Review Commission. In order to schedule a pre-application meeting, the applicant must submit:

1. A site map, showing property lines, rights-of-way, easements, topography; and
2. A context map, showing building footprints and parcels within 300 feet; and
3. A summary of the development plan including the areas for each use, number of floors, etc; and
4. General parking information including _____ the number of stalls, access point(s), and indicating if the parking will be surface _____ or structured parking.



C. Materials to be Submitted for Initial Meeting with Design Review Commission:

1. An ownership list prepared by a title insurance company, listing the owners of property within a 300' radius of the external boundaries of the subject property. The list shall use the last known name and address of such owners as shown on the latest adopted tax roll of the county; and
2. A map showing all residences within the subject property and within a 300' radius of the external boundaries of the subject property; and
3. Photographs of nearby buildings that are visible from the site, with a key map; and
4. Views of the site, with a key map; and
5. A generalized massing, bulk and orientation study of the proposal; and
6. An elevation along the block, showing massing of the proposal; and
7. A list of any "design departures" being requested; and
8. All revisions to the materials submitted for the pre-application meeting.

D. Materials to be Submitted for Second Meeting with Design Review Commission:

1. A site plan with major landscaped areas, parking, access, sidewalks and amenities; and
2. Elevations of the conceptual design for all sides of the proposal; and
3. Perspective sketches (but not finished renderings); and
4. A conceptual model is strongly suggested (this can be a computer model).

E. Materials to be Submitted for Final Meeting with Design Review Commission:

1. Refined site plan and elevations; and
2. Large scale drawings of entry, street level façade, site amenities; and
3. Samples of materials and colors; and
4. Finished perspective renderings.

REQUIRED CERTIFICATIONS

OWNERSHIP LIST

Attached is a listing of the addresses of all property owners within 300 feet of this request as described under "Submittals".

The list was compiled by Kadena Title Co on June 28, 2012
(title company) (date)

RESIDENTS LIST

Attached is a listing of the addresses of all residences that are not owner-occupied within 300 feet of this request as described under "Submittals".

The list was compiled by Karen Wilmoth on June 28, 2012
(name) (date)

CERTIFICATION OF APPLICANT *

I, Kurt Lundblad, being duly sworn, attests that he/she is the applicant of this
(insert name of applicant)
request and knows the contents thereof to be true to his/her knowledge.

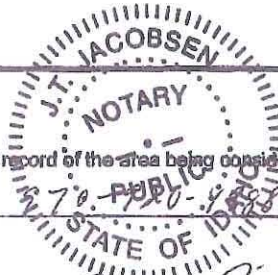
Signed: [Signature]
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 9th day of July, 2012

Notary Public for Idaho Residing at: POST FALLS My commission expires: 6/24/2015

Signed: [Signature]
(notary)



CERTIFICATION OF PROPERTY OWNER(S) OF RECORD *

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: One Lakeside LLC Telephone No.: 208-70-7720-4201
by Gregory R. Hillis

Address: 532 E. Hopkins Ave
Aspen CO 81611

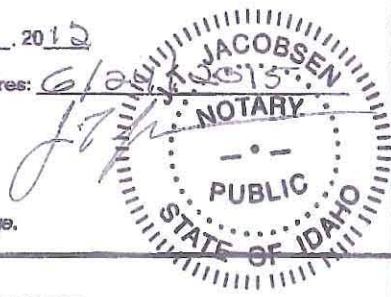
Signed by Owner: [Signature]
Hanson

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 9th day of July, 2012

Notary Public for Idaho Residing at: POST FALLS My commission expires: 6/24/2015

Signed: [Signature]
(applicant)



*For multiple applicants or owners of record, please submit multiple copies of this page.

For City use only: Received: City Cashier: _____ Date: _____

Accepted: Planning: _____ Date: _____



Date Stamp here

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
 DATE: AUGUST 16th, 2012
 SUBJECT: DR-2-12: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION
 LOCATION: +/- 19,988 SF PARCEL LOCATED AT 201 N. 1st Street

DECISION POINT:

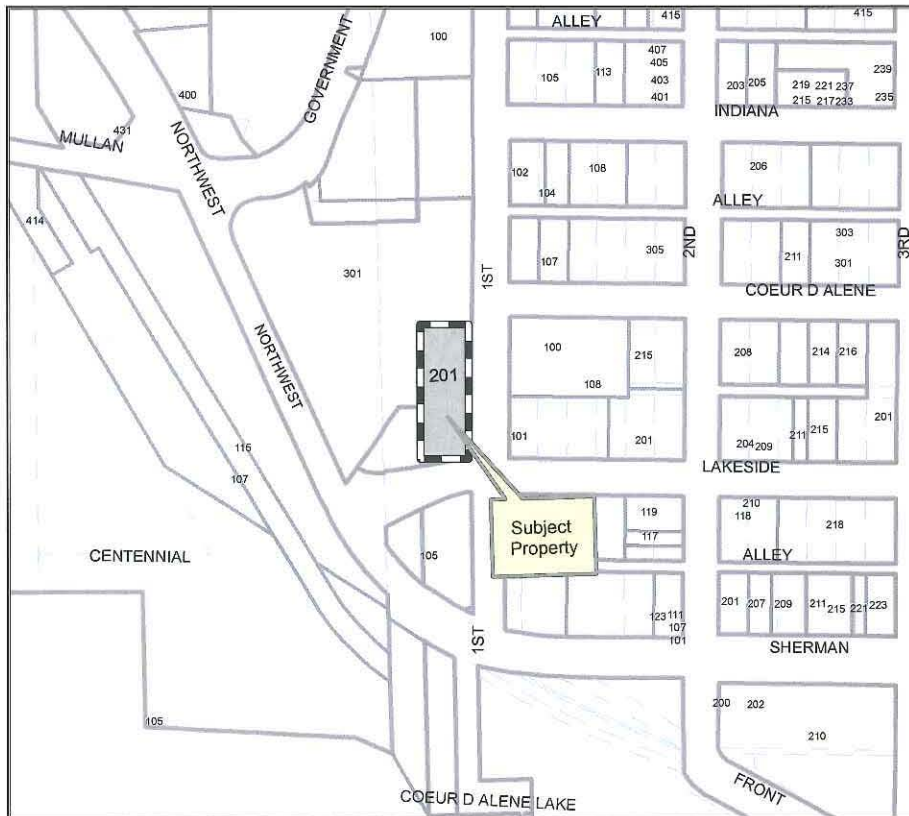
One Lakeside, LLC is requesting the Design Review Commission's early design consultation for the design of a 12-story mixed use building in the Downtown Core (DC) zoning district.

GENERAL INFORMATION:

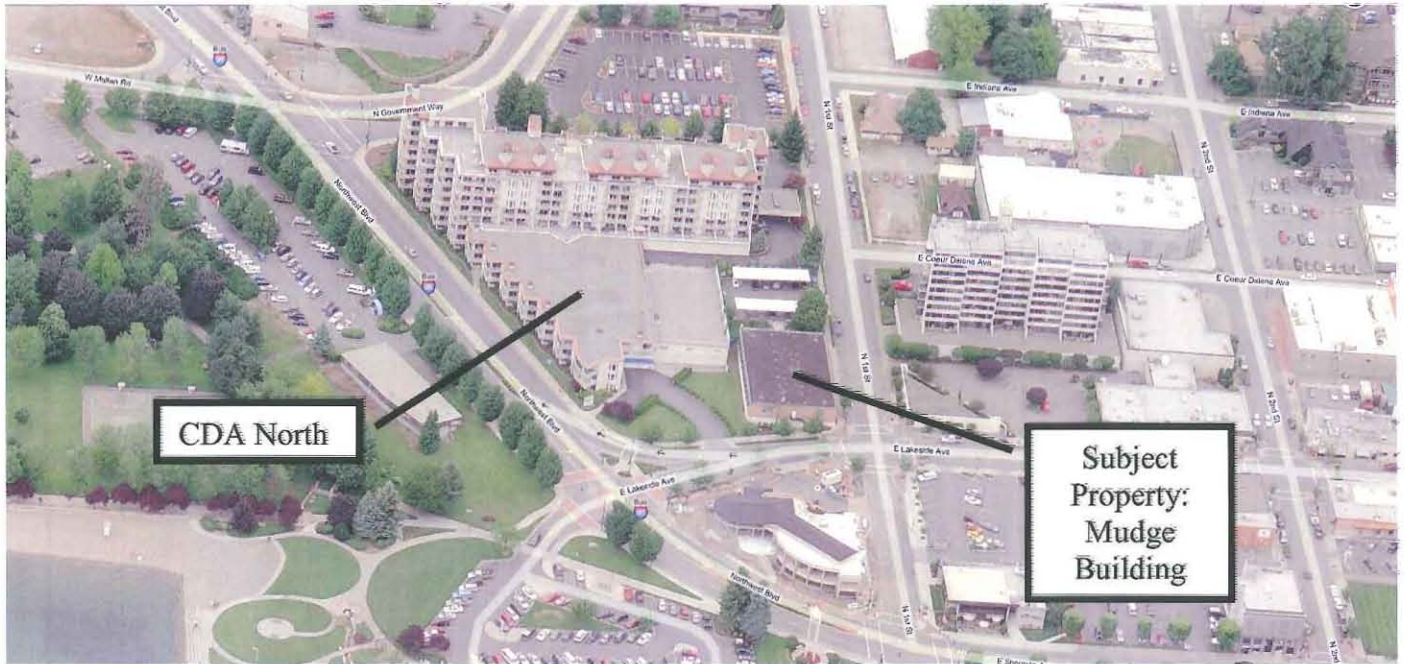
17.09.320: A.

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

SITE MAP:



AERIAL VIEW:



PROJECT ANALYSIS:

The applicant is requesting the Design Review Commission's early design consultation for the design of a 12-story mixed use building in the Downtown Core (DC) zoning district.

The subject property is on the southwest corner of 1st Street and Lakeside Avenue and more commonly known as the Mudge Building. There is approximately 225.05' of street frontage along 1st Street and 85.30' of street frontage along Lakeside Drive. The subject property's northwest property line abuts the existing Coeur d'Alene North Condo site.

The applicant is proposing a +/- 153' mixed used structure utilizing the allowed floor area ratio (FAR) with bonuses. Parking will be provided within the proposed structure.

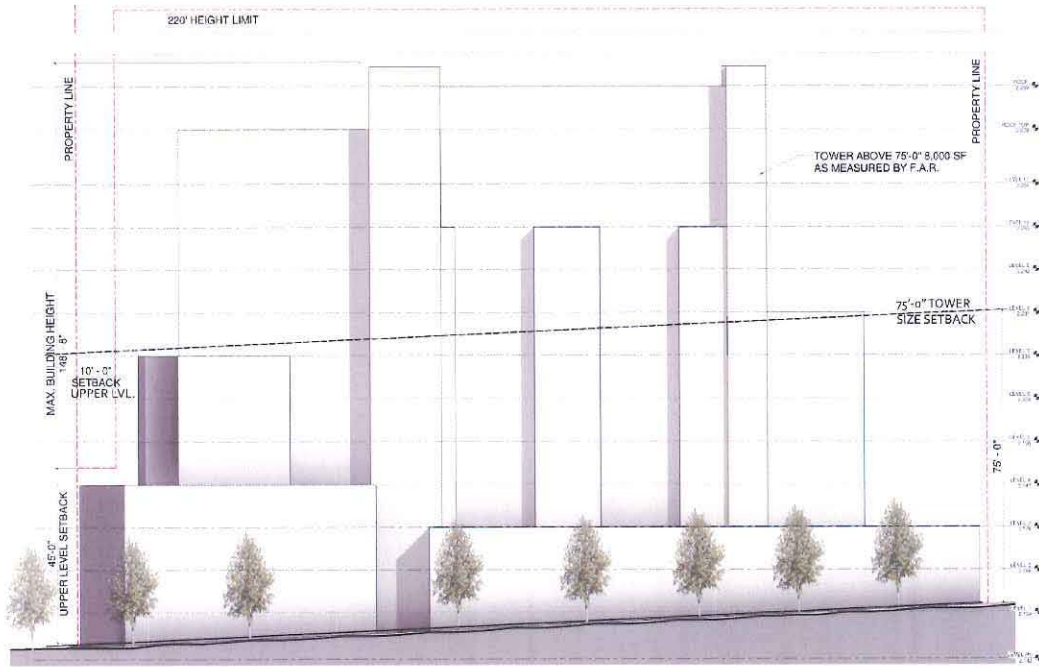
Evaluation:

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

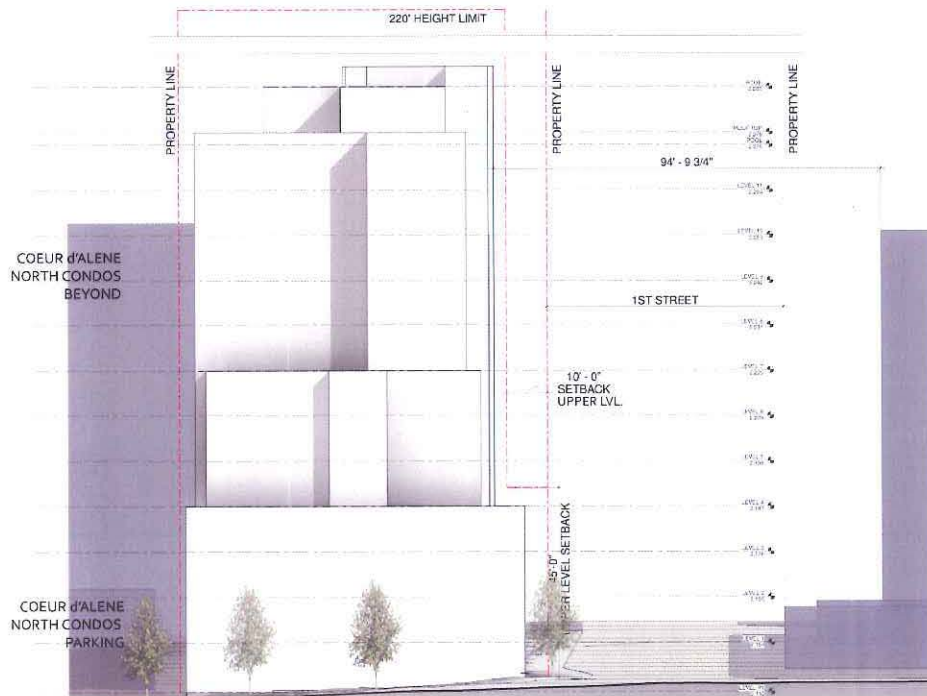
- Orientation
- Massing
- Relationships to existing sites and structures
- Surrounding street and sidewalks
- View of building from a distance

The applicant has not requested design departures.

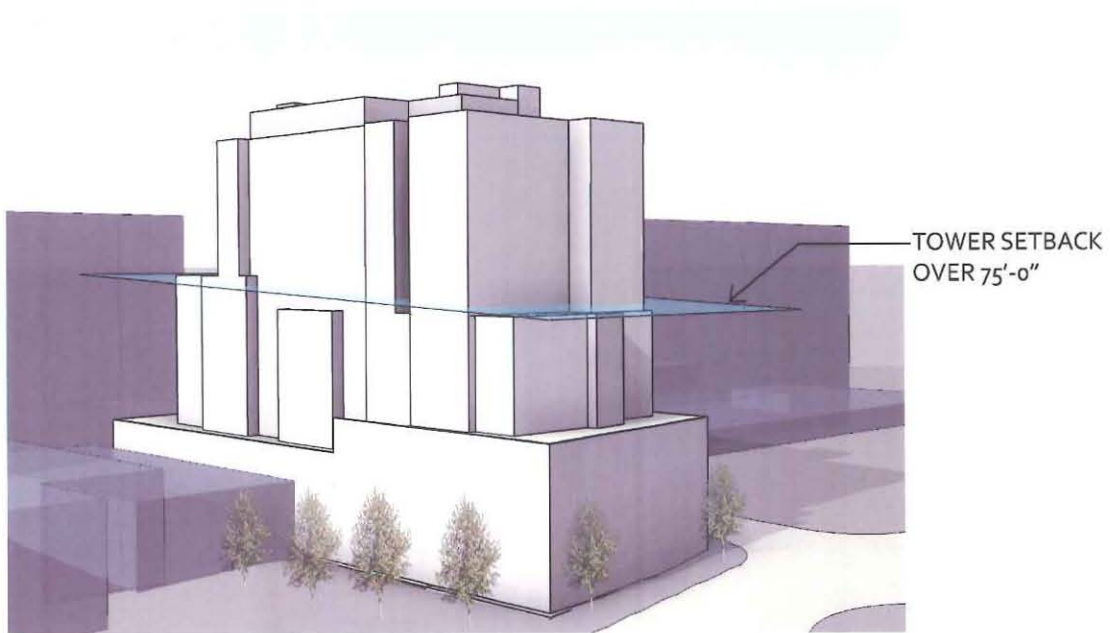
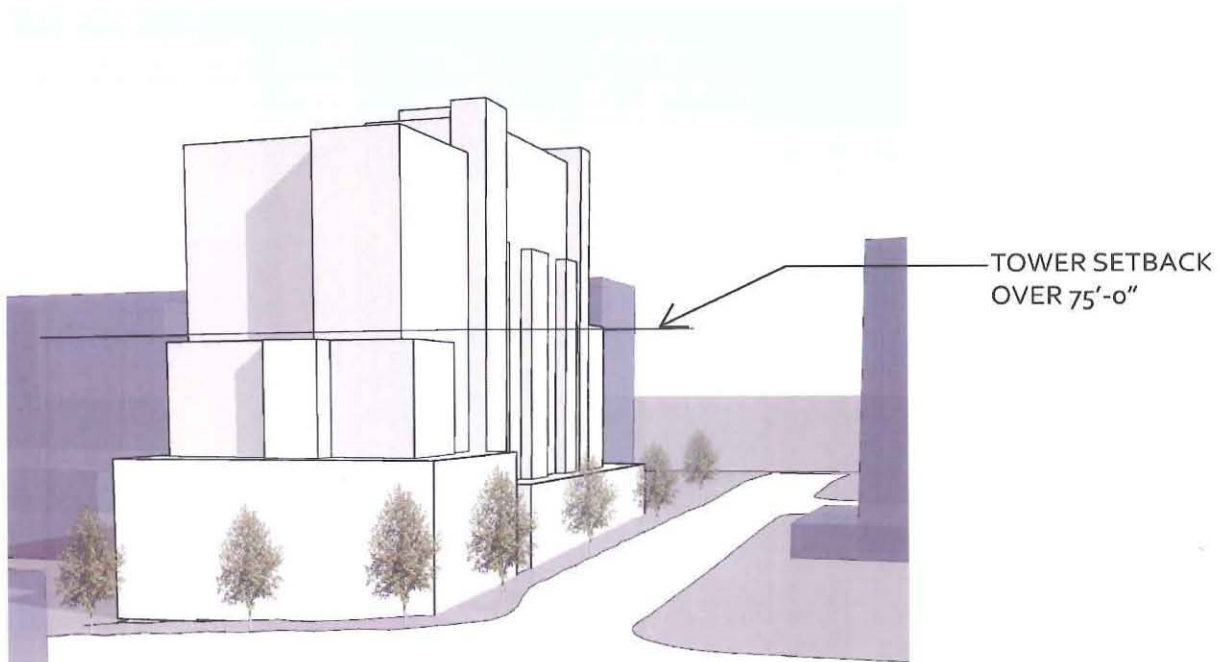
EAST ELEVATION:



SOUTH ELEVATION:



GENERALIZED MASSING:



- The Design Review Commission may suggest changes or recommendations to the applicant prior to the second meeting.



One Lakeside Place
Coeur d'Alene, Idaho

Zoning Information

Address: 201 N. 1st Street

Parcel: C-6375

Acres: .4588 Acres
Area: 19,988 s.f

Legal: Lot 1, Block 2 of Mudge Addition and surrounding street improvements in Sec. 13, TWP. 50N, R. 4W, BM, City of Coeur d'Alene, Kootenai County, Idaho

Zone: DC

F.A.R. (base) 4 times parcel size 79,952 s.f.
F.A.R. (max) 6 times parcel size 119,928 s.f.

Height (base) 75 feet
Height + bonus 200 feet

Proposed Height 153'-0"

Number of Stories: Basement + 12 Stories

Parking Required: 30 spaces
Parking Provided: 93 spaces

Development Program:

Building Size: Residential: 91,598 s.f.
Retail: 1,064 s.f.
Common Area: 11,204 s.f.*
Stairs: 6,490 s.f.*
Parking: 42,312 s.f.*

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

Occupancy: Residential (R-2)
Retail (M)
Parking (S-1)

Occupant Load: Residential (91,598 s.f./200 s.f./occ) 458 occupants
Retail (1,064 s.f./60 s.f./occ) 18 occupants
Parking (42,312 s.f./200 s.f./occ) 212 occupants

Total Load: 688 occupants

Construction Type: 1-B



Sprinkler System: Yes, NFPA 13

FLOOR AREA RATIO (F.A.R) CALCULATIONS:

Basic Allowable F.A.R. : 4 times parcel size 79,952 s.f.

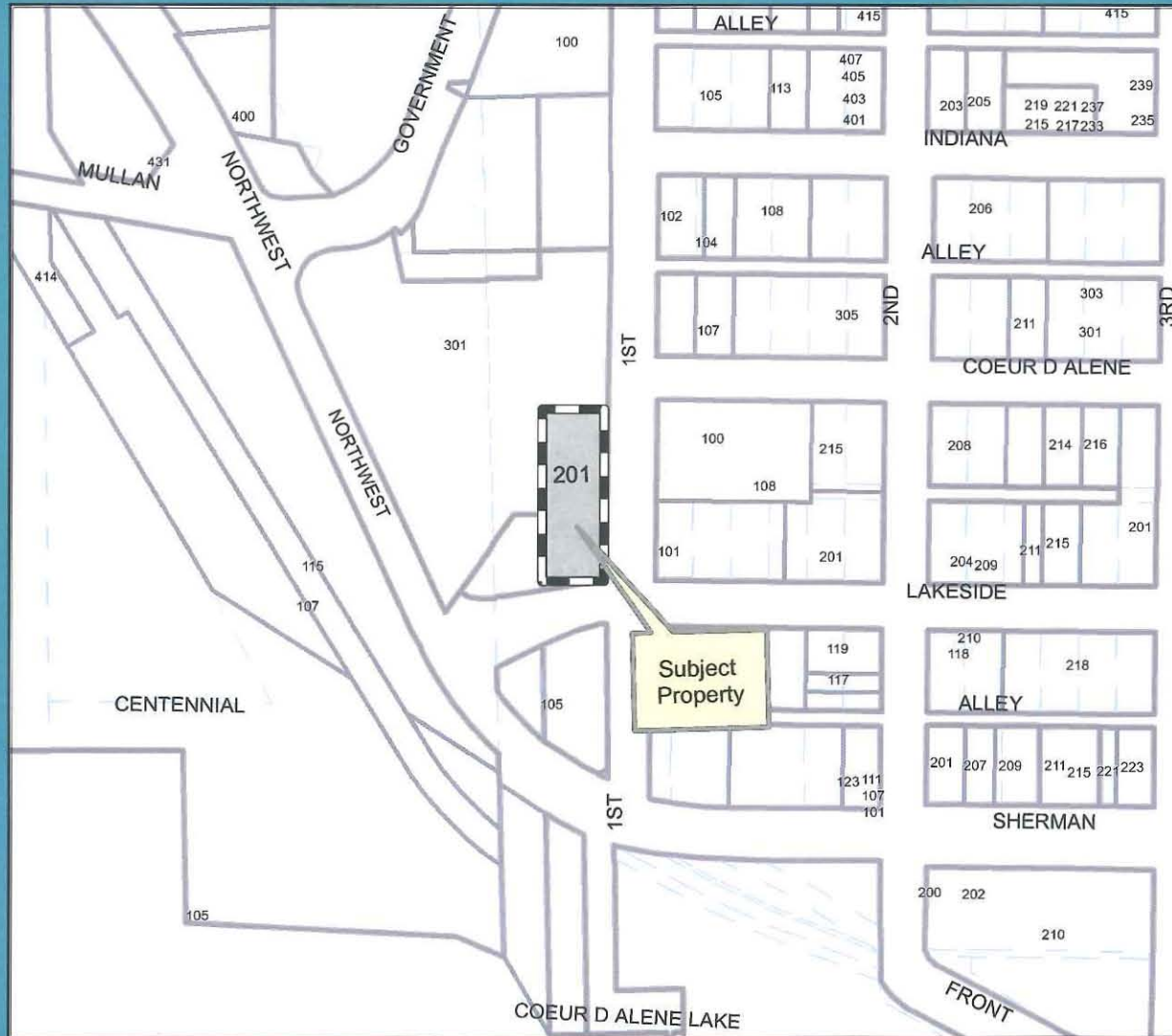
Bonus Features:

| | | |
|----------------------|--|-------------|
| Street Level Retail: | 100 s.f. for 1 ft of frontage (21 linear ft.) | 2,100 s.f. |
| Canopy | 4 s.f. of floor for each s.f. (200 s.f.) | 800 s.f. |
| Parking Structured | .5 s.f. for each parking s.f. (42,312 s.f) | 21,156 s.f. |
| Health Club | 2 s.f. of floor area for each s.f. HC (997 s.f) | 1,994 s.f. |
| Public Meeting Room | 5 s.f. of floor area for each s.f. PMR (1,525 s.f) | 7,625 s.f. |

Total F. A. R. Allowed 113,627 s.f.

| | |
|--------------------------|--------------------|
| F. A. R. Proposed | 91,595 s.f. |
|--------------------------|--------------------|

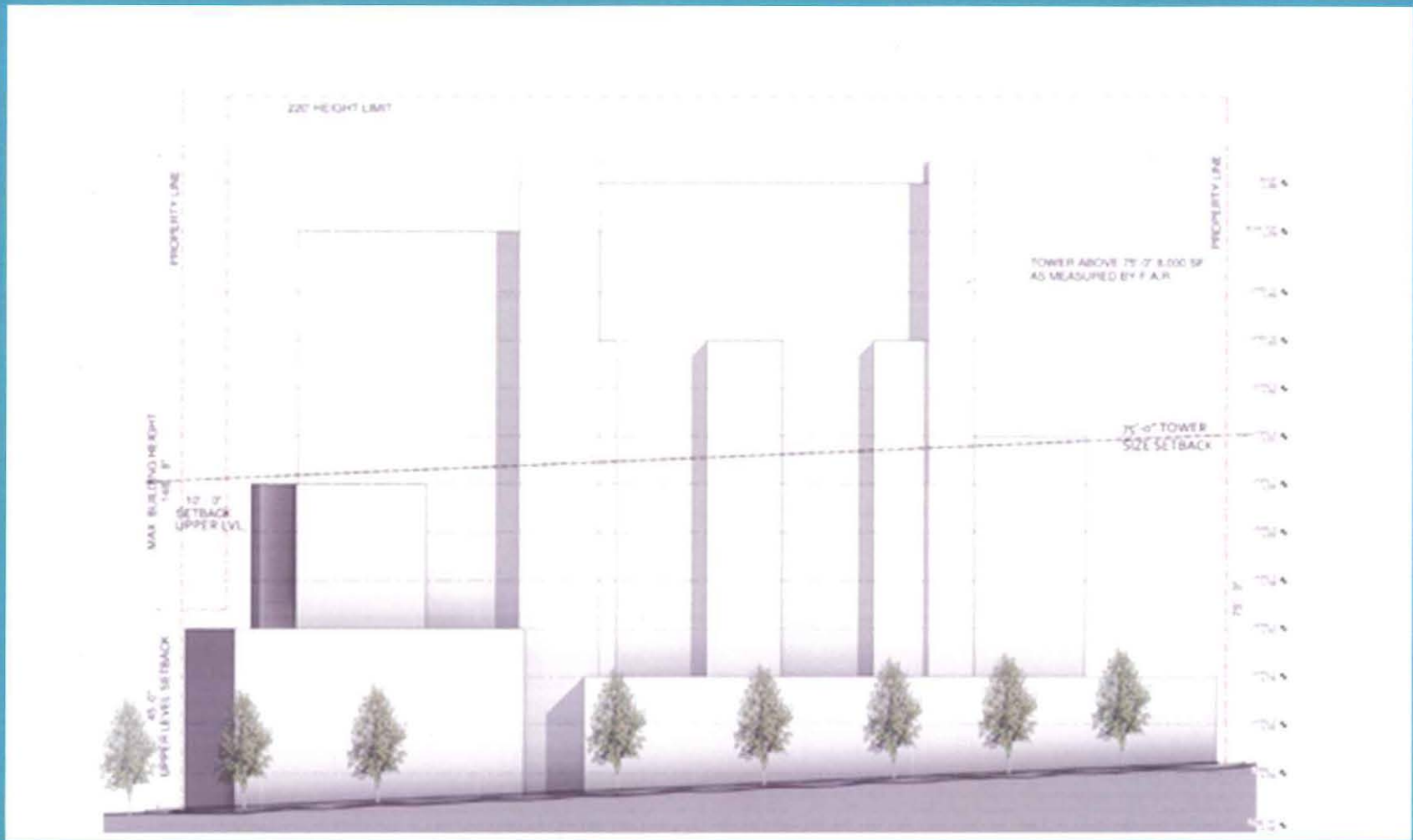
Design Review 201 North 1st Street August 16, 2012 12pm



Aerial View



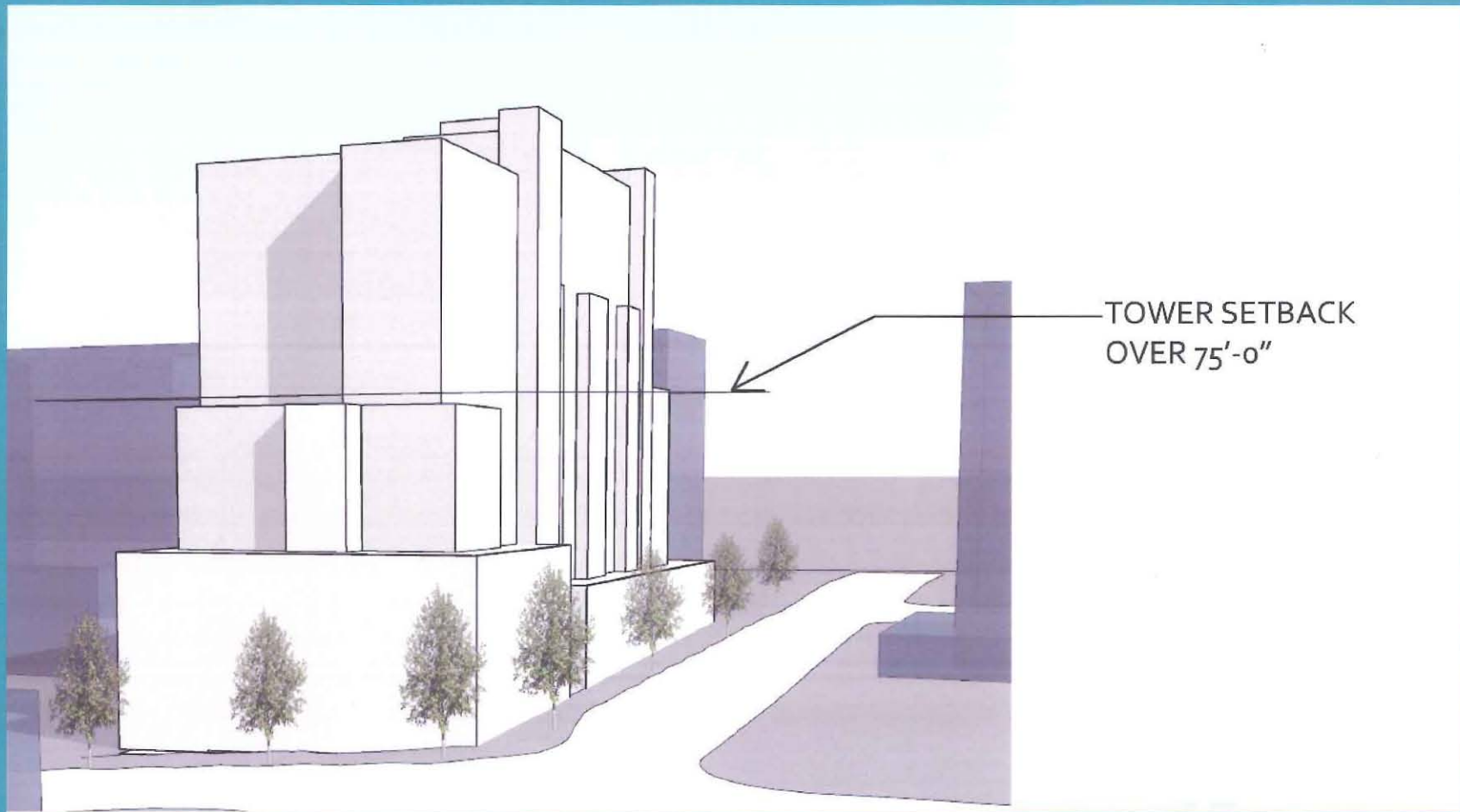
East Elevation



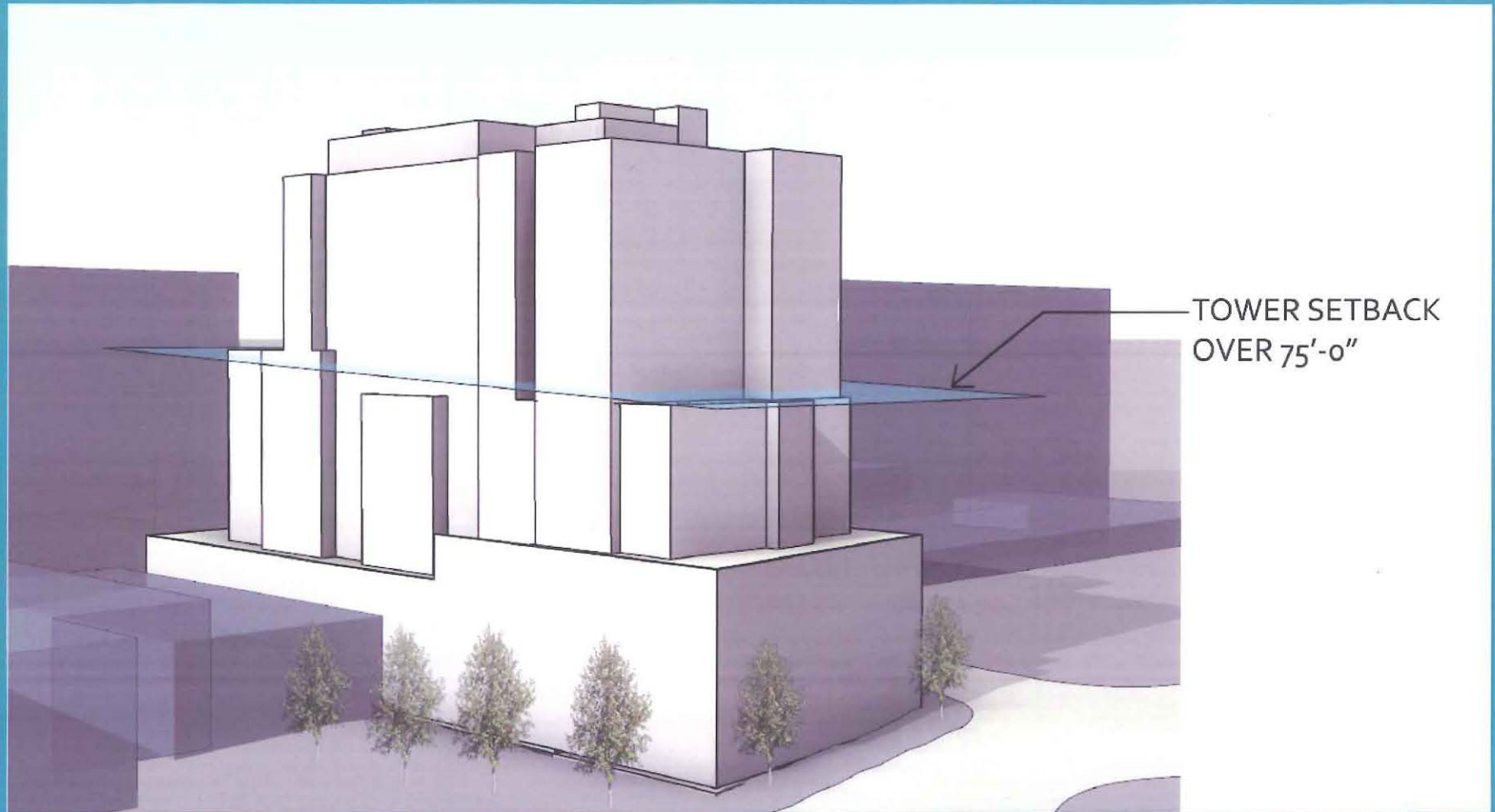
South Elevation



Massing



Massing continued



**DESIGN REVIEW COMMISSION
MINUTES
Thursday, August 16th 2012**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman
Heather Bowlby
Jon Mueller (arrived at 12:14pm)
Tom Messina
Mike Dodge

COMMISSIONERS ABSENT

Mike Patano
Rich McKernan

STAFF MEMBERS PRESENT

Dave Yadon, Planning Director
Tami Stroud, Planner
Sarah Nord, Administrative Support

APPLICANT

Michael Noda, Principal OZ Architecture, Denver, CO
Greg Hills, Principal of real estate, Austin Lawrence Partners, Aspen, CO.
Sandy Young, Verdis, landscape architecture: landscaping

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:00 with roll call.

APPROVAL OF MINUTES:

Due to the number of commissioners present, a motion could not be made to approve the minutes from June 28th, 2012. Therefore, the motion will be postponed until the next Design Review meeting.

PUBLIC, COMMISSION, & STAFF COMMENT

At Commissioner Messina's suggestion, Chairman Ives and Planner Stroud briefly explained the process / purpose of the Design Review Commission for the members of the public present. Planning Director, Dave Yadon explained in more detail the purpose of each of the three meetings for this particular type of proposed project, and how the process would continue once the Design Review portion concludes.

Commissioner Bowlby asked Yadon to give a brief history of how the Design Review Commission arrived at its current state within the city. Briefly, Yadon explained how the commission has grown to become what it is today over the last thirty or so years in large part due to the need for height regulations within the downtown core. Ives then read directly from the code regarding the purpose of this first meeting of the commission for this proposed project:

"The purpose of this initial meeting with the Design Review Commission is for the applicant to engage with the City review processes as soon as possible before design decisions are made and fixed.

Therefore, this will 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."

Messina asked Planning Director Yadon to explain in more detail what the commission can discuss in this first meeting. Yadon explained that the geometry of the proposed building, views and vistas, basic step-backs, relation to the neighborhood, and use of public and private spaces were up for discussion. The second meeting will include more detail.

NEW BUSINESS

DR-2-12 – 201 North 1st Street E. Sherman Ave. / One Lakeside, LLC is requesting the Design Review Commission's early design consultation for the design of a 12-story mixed use building in the Downtown Core (DC) zoning district.

Ives moved on to new business, the proposed project at 201 North 1st Street. Applicant, Michael Noda, introduced himself and Planner Tami Stroud briefly explained the proposal with a presentation illustrating an aerial view of the property. Michael Noda added to the presentation including elevations and massing renderings. He explained that they were within the design regulations. Mr. Noda explained the massing in more detail including tower separation.

Applicant Greg Hills, stated that he has been visiting Coeur d'Alene since 2001. He explained that the vision for this proposed building is to create additional residential units in the downtown core in a higher density manner. The building would be a mixed unit sized to accommodate "20 something-s" as well as "empty nesters". He went on state that their goal is to have a collaborative effort with the city on this project so that the building will be a great addition for generations to come.

Chairman Ives then opened the meeting up to the members of the public in attendance.

Several members of the public had comments / concerns at the meeting regarding height, design, and the proximity of the proposed building to CDA North, as well as loss of view.

The applicant, Mr. Noda responded to these comments, stating that the purpose of the design of the proposed building is to have an attractive design with balconies and windows, so no solid concrete, and landscaping would be included around the building and on the roof.

Greg Hills added that a lot of glass is included in the design in order to let light in, especially during the winter to make for a better living environment.

Messina asked what would be presented in the next meeting. Planner Stroud explained the submittal requirements for the second meeting which would require more detail.

A letter to the commission, received the morning of the meeting representing The Coeur d'Alene North Home Owners Association, from Attorney Scott Reed was discussed and entered into the record.

There were more public comments regarding parking and traffic issues. Sandy Young with Verdis stated that they have retained a civil engineer from Welch Comer and the city Engineering Department to handle those issues when it comes time. She also addressed a comment expressed earlier in the meeting regarding low income housing stating that the proposal is not low income housing, but rather a mix of residential housing to accommodate all age ranges.

Greg Hills added to that comment by explaining that the units would not be affordable housing, and compared the city of Coeur d'Alene to Aspen, CO., stating that Coeur d'Alene respects property rights much more so than Aspen, and that the code is much more relaxed in what they will allow builders to do. He stated they would not take advantage of this, and how appreciative they are of how cooperative the city is in that respect.

Mueller asked about the possibility of a step down to allow for more views. Greg Hills explained that they

had considered a step down. Mueller made a comment that when the CDA North building went up it blocked the view going down Government Way. He stated that it is inevitable that buildings are going to go up therefore views will be blocked. He suggested that since that is the case, the applicant has an opportunity to create an attractive design for the building.

The applicant addressed the rest of the commission and asked if they agreed with Commissioner Mueller that a taller building with less mass would be a better design for them to bring back and present at the second meeting. Commissioner Bowlby stated that she believed the CDA North building was an abomination to the views in that area. Applicant, Greg Hills asked if she had any suggestions. She added she likes the idea of creating as many open views and vistas as possible for the buildings behind the property.

Messina suggested that the applicants create a design based on the comments and suggestions received at this meeting to present at the second meeting. Dodge agreed with that suggestion and added that he believed creative design is essential to making this project workable.

Planning Director Yadon addressed the commission to ask what they would like the applicant to bring back for the second meeting. Mueller referenced the power point and stated that it would be best to have less massing and a taller building design to create less impact on the view.

Messina made the comment that this property will eventually be developed, regardless of any issues and concerns the surrounding property owners or renters might have. Therefore, the commission can request that the applicant create an attractive design and attempt to accommodate those issues and concerns. The applicant agreed that they are willing to work with the commission and take their suggestions to update their design.

ADJOURNMENT

Motion by Dodge, seconded by Mueller to adjourn the meeting; Motion approved.
The Meeting was adjourned at 1:45 P.M.

Prepared by Sarah Nord, Administrative Support

DR-2-12
201 N. 1ST STREET

2ND MEETING

OCTOBER 4TH 2012

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: OCTOBER 4, 2012
SUBJECT: DR-2-12: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION
LOCATION: +/- 19,988 SF PARCEL LOCATED AT 201 N. 1st Street

APPLICANT/OWNER:

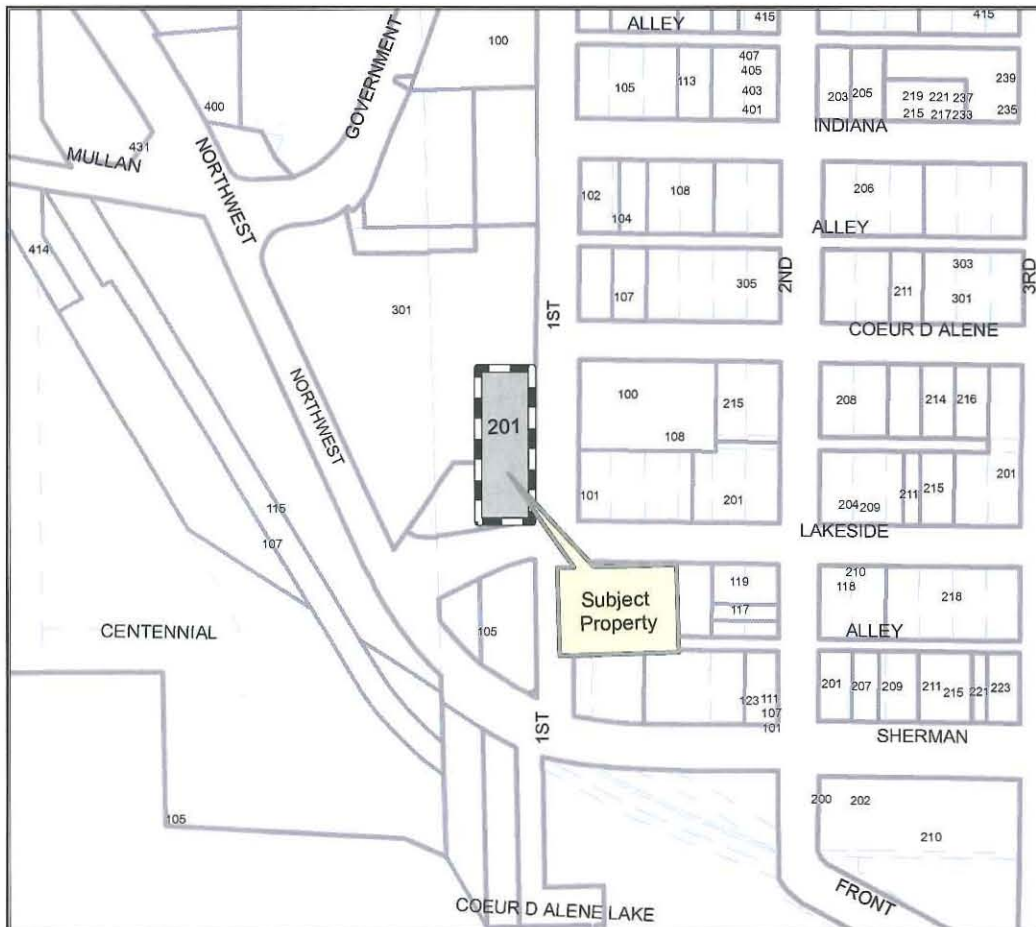
One Lakeside, LLC In Care of Austin Lawrence Partners, Aspen, Colorado

DECISION POINT:

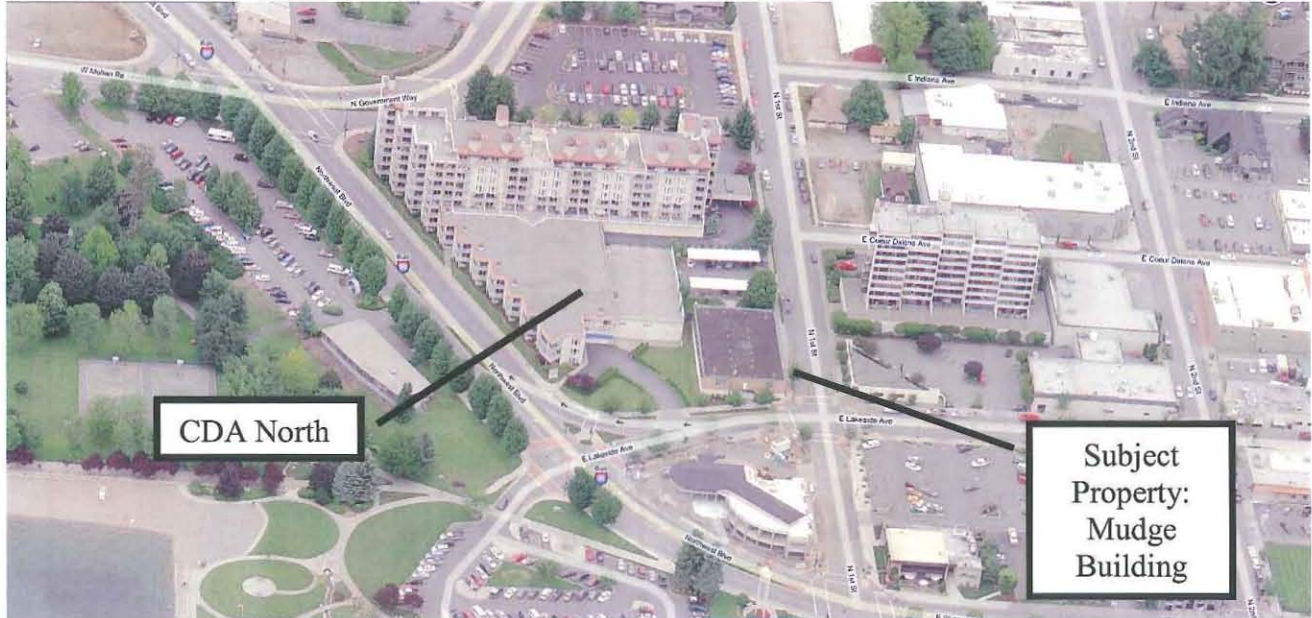
One Lakeside LLC, is requesting a second meeting with the Design Review Commission for the design of a mixed use building in the Downtown Core (DC) zoning district.

GENERAL INFORMATION:

A. SITE MAP:



AERIAL VIEW:



BACKGROUND:

On August 16, 2012, the applicants met with the Design Review Commission for their early design consultation for the construction of a +/- 153' mixed use building in the Downtown Core zoning district. **The Design Review Commission provided the following feedback for the applicant to consider:**

- Provide a conceptual plan with less massing and a taller structure to create less impact on the view.

PROJECT ANALYSIS:

The subject property is on the southwest corner of 1st Street and Lakeside Avenue and more commonly known as the Mudge Building. There is approximately 225.05' of street frontage along 1st Street and 85.30' of street frontage along Lakeside Drive. The subject property's northwest property line abuts the existing Coeur d'Alene North Condo site.

The commission reviewed the project on August 16, 2012. During that meeting the applicant provided generalized massing, bulk and orientation for a 12 story building with a basement and a total of 153' in height. The Commission recommended and the applicant agreed to return for the second meeting with a design that provided for the massing to be pushed south with more height to accommodate the needed F.A.R. The intent of the recommendation was to mitigate view corridor concerns for adjacent properties and provide more spacing between buildings.

The applicant has submitted conceptual drawings including a 14 story structure with a basement and 173' height utilizing the allowed floor area ratio (FAR) with bonuses. Parking will be provided within the proposed structure.

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

- The site plan with major landscaped areas, parking, access, sidewalks and amenities; and
- Elevations of the conceptual design for all sides of the proposal; and
- Perspective sketches (but not finished renderings); and

➤ A conceptual model is strongly suggested (this can be a computer model)

➤ **Design guidelines for consideration are as follows:**

- *Sidewalk Uses*
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- *Maximum Setback*
- *Orientation To The Street*
- *Entrances*
- *Massing*
- *Ground Level Details*
- *Ground Floor Windows*
- *Weather Protection*
- *Treatment of Blank Walls*
- *Roof Edge*
- *Screening Of Rooftop Mechanical Equipment*

EAST BUILDING ELEVATION:



SOUTH AND NORTH BUILDING ELEVATIONS:



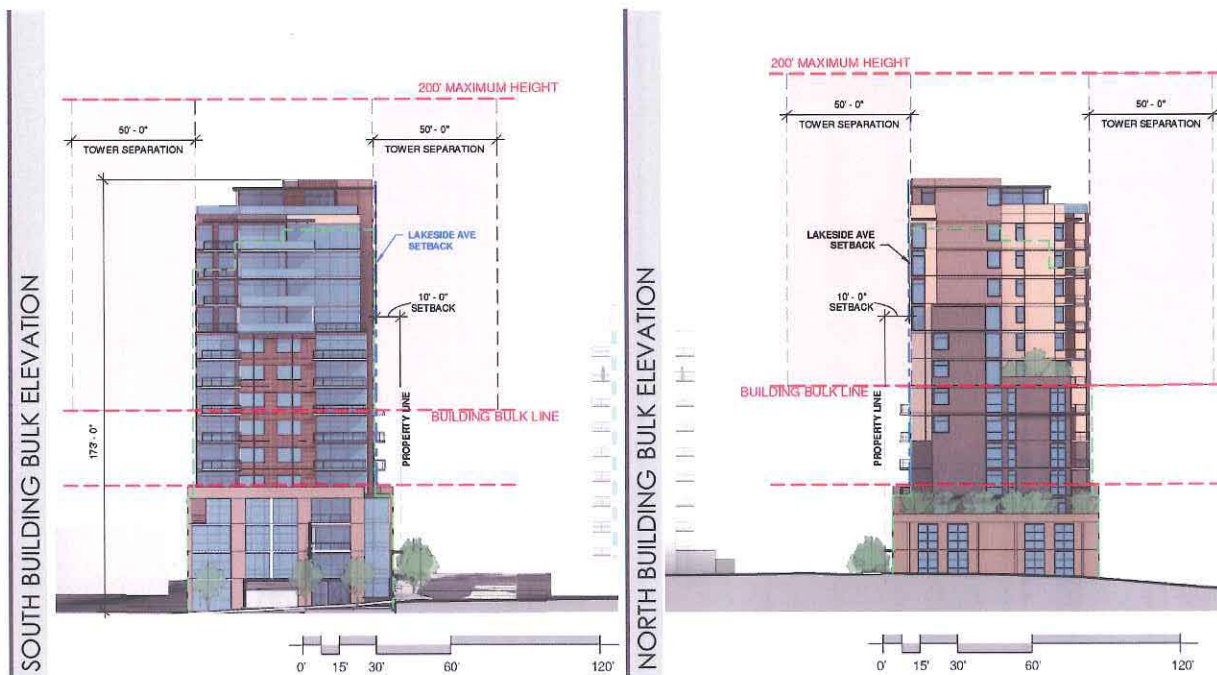
WEST BUILDING ELEVATION:



EAST BULK ELEVATION:



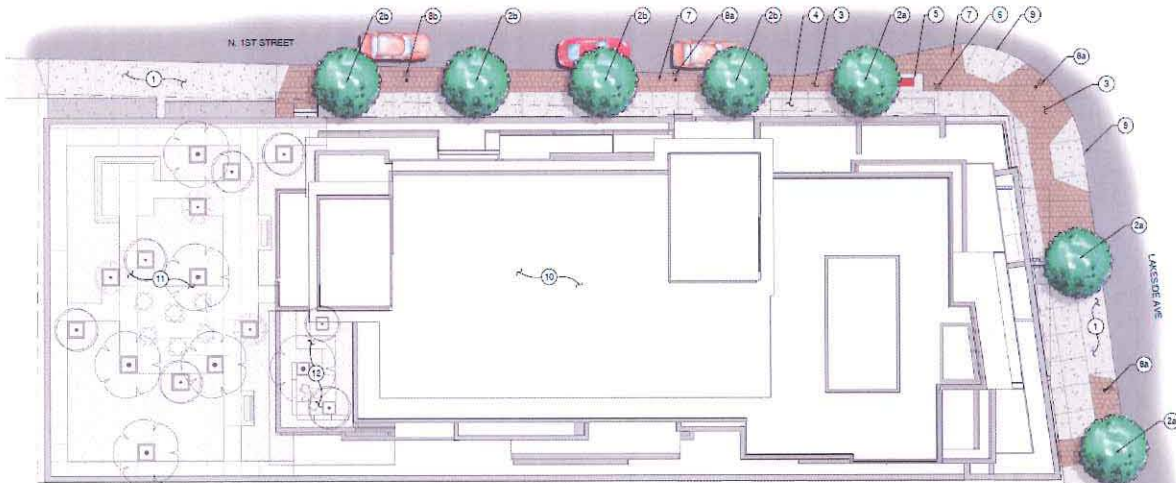
NORTH AND SOUTH BULK ELEVATIONS:



WEST BULK ELEVATION:



STREETSCAPE PLAN:

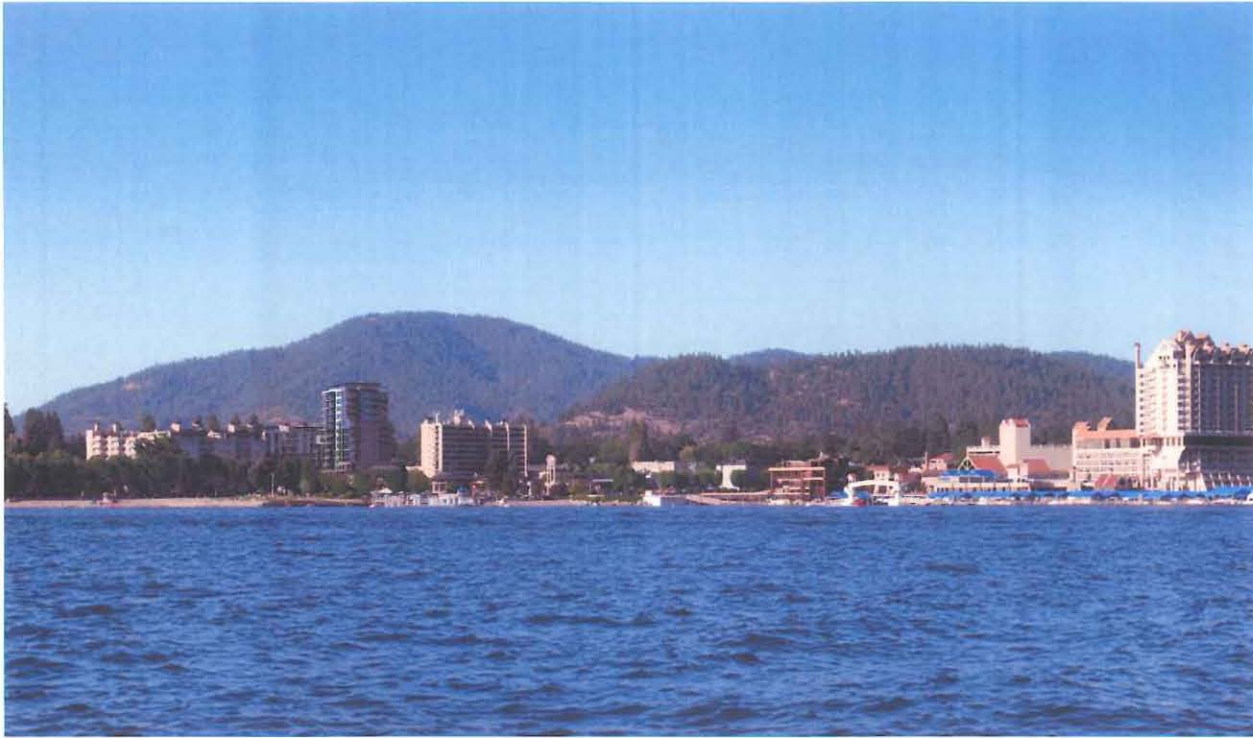


1 STREETScape PLAN

LEGEND

- 1) NEW DRIVE APPROACH - PER CITY OF COEUR D'ALENE STANDARDS
- 2a) TYP. STREET TREE IN TREE GRATE TO REMAIN
- 2b) NEW STREET TREE IN TREE GRATE PER CITY STANDARDS
- 3) PAVERS - INSTALL AS SHOWN; NEW PAVERS TO MATCH EXISTING, FIELD VERIFY
- 4) NATURAL COLOR CONCRETE SIDEWALKS - PER CITY STANDARDS
- 5) BENCH - PER CITY STANDARDS
- 6) EXISTING FIRE HYDRANT
- 7) EXISTING SIGNAGE
- 8a) EXISTING STREET/PEDESTRIAN LEVEL LIGHTING
- 8b) PROPOSED NEW PEDESTRIAN LEVEL LIGHTING
- 9) ADA CURB CUT PER CITY STANDARDS
- 10) ONE LAKESIDE PLACE BUILDING
- 11) ROOFTOP GARDEN - 3rd FLOOR
- 12) ROOFTOP GARDEN - 8th FLOOR

PERSPECTIVE VIEW FROM LAKE LOOKING NORTH:



PERSPECTIVE VIEW TOWARDS LAKE:



BUILDING INFORMATION:

One Lakeside . Coeur d'Alene, Idaho

Zoning Information

Address: 201 N. 1st Street
 Parcel: C-6375-002-001-0
 Acres: .4588 Acres
 Area: 19,988 s.f.
 Legal: Lot 1, Block 2 of Mudge Addition in Sec 13, Twp 50N, Rge 04W, BM, City of CDA, Kootenai County, Idaho
 Zone: DC
 F.A.R. (base): 4 times parcel size
 F.A.R. (max): 6 times parcel size
 Height (base): 75 feet
 Height + bonus: 100 feet
 Proposed Height
 Number of Stories:
 Parking Required: 0.5 Spaces per unit
 Parking Provided:

July 9, 2012 Application

79,952 s.f.
 119,928 s.f.

153'-0"
 Basement + 12 Stories
 30 Spaces
 93 Spaces

October 4, 2012 Application

79,952 s.f.
 119,928 s.f.

173'-0"
 Basement + 14 Stories
 32 Spaces (0.5 Spaces x 63 units)
 105 Spaces

Development Program:

Building Size: Residential:
 Retail:
 Common Area:
 Stairs:
 Parking:

July 9, 2012 Application

94,598 s.f.
 1,064 s.f.*
 11,204 s.f.*
 6,490 s.f.*
 42,312 s.f.*
 * areas not included in F.A.R. calculations

(R-2)
 (M)
 (S-1)
 (94,598 s.f./200 s.f./occ)= 458 occupants
 (1,064 s.f./30 s.f./occ)= 36 occupants
 (42,312 s.f./200 s.f./occ)= 212 occupants

October 4, 2012 Application

94,960 s.f.
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 11,629 s.f.*
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 48,517 s.f.*

(R-2)
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 (94,960 s.f./200 s.f./occ)= 475 occupants
 (1,056 s.f./30 s.f./occ)= 36 occupants
 (48,517 s.f./200 s.f./occ)= 243 occupants

Occupancy: Residential
 Retail
 Parking

Occupant Load: Residential
 Retail
 Parking

Total Load:
Construction Type:
Sprinkler System:

706 occupants
 1-B
 Yes, NFPA 13

754 occupants
 1-A
 Yes, NFPA 13

FLOOR AREA RATIO (F.A.R) CALCULATIONS:

Basic Allowable F.A.R.: 4 times parcel size
 Bonus Features: Street Level Retail: 100 s.f. for 1 ft of frontage
 Canopy: 4 s.f. of floor for each s.f.
 Parking Structure: 0.5 s.f. for each parking s.f. (Above ground)
 Health Club: 2 s.f. of floor area for each s.f. HC
 Public Meeting Room: 5 s.f. of floor area for each s.f. PMR

July 9, 2012 Application

79,952 s.f.
 (21 linear ft. x 100) = 2,100 s.f.
 (200 s.f. x 4) = 800 s.f.
 (42,312 s.f. x 0.5) = 21,156 s.f.
 (997 s.f. x 2) = 1,994 s.f.
 (4,525 s.f. x 5) = 7,625 s.f.

October 4, 2012 Application

79,952 s.f.
 (21 Linear ft. x 100) = 2,100 s.f.
 (283 s.f. x 4) = 1,132 s.f.
 (48,517 s.f. x 0.5) = 24,258 s.f.
 (1,500 s.f. x 2) = 3,000 s.f.
 (1,287 s.f. x 5) = 6,435 s.f.

Total F. A. R. Allowed:
 F. A. R. Proposed

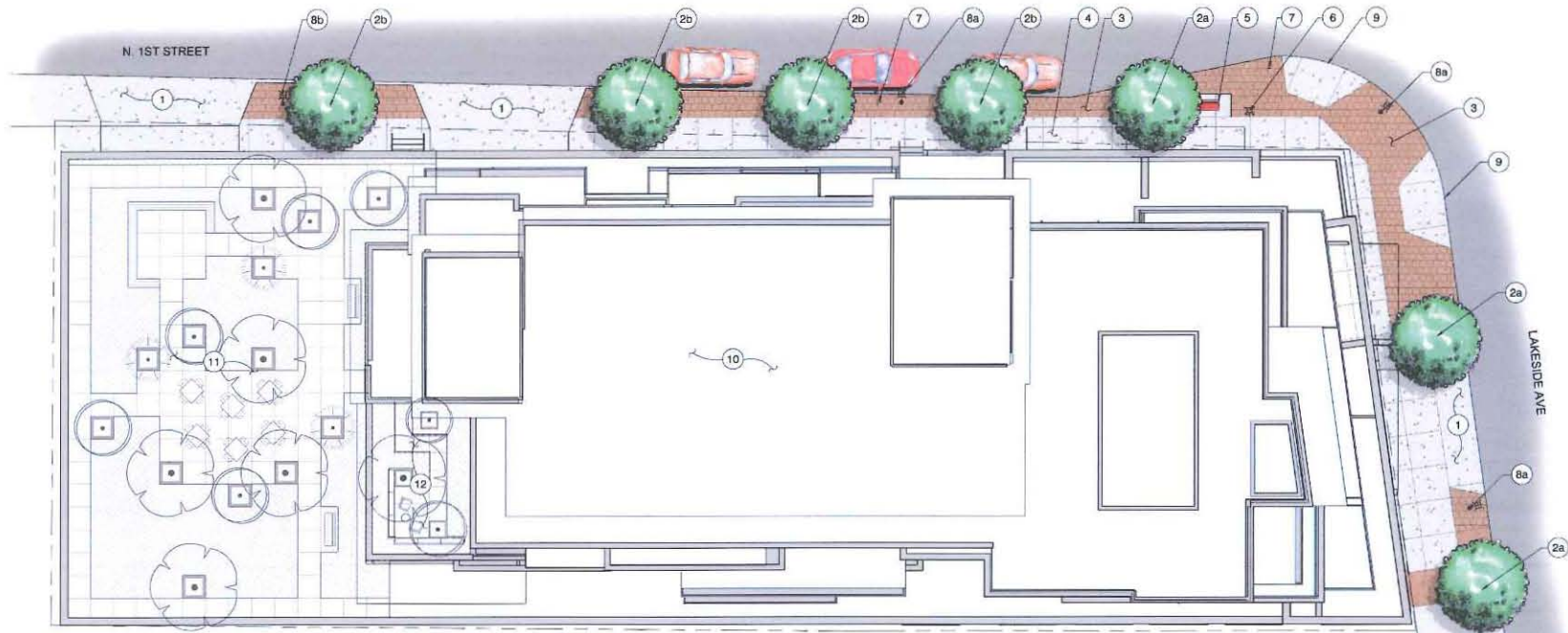
113,627 s.f.
 94,598 s.f.

116,877 s.f.
 94,960 s.f.

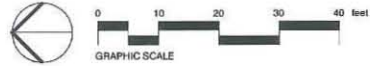
- **The applicant has not requested design departures.**

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 the design.

STREETSCAPE PLAN_SIDEWALK USES



1 STREETSCAPE PLAN
1" = 10'



LEGEND

- 1 NEW DRIVE APPROACH - PER CITY OF COEUR D'ALENE SANDARDS
- 2a) TYP. STREET TREE IN TREE GRATE TO REMAIN
- 2b) NEW STREET TREE IN TREE GRATE PER CITY STANDARDS
- 3 PAVERS - INSTALL AS SHOWN; NEW PAVERS TO MATCH EXISTING, FIELD VERIFY
- 4 NATURAL COLOR CONCRETE SIDEWALKS - PER CITY STANDARDS
- 5 BENCH - PER CITY STANDARDS
- 6 EXISTING FIRE HYDRANT
- 7 EXISTING SIGNAGE
- 8a) EXISTING STREET/PEDESTRIAN LEVEL LIGHTING
- 8b) PROPOSED NEW PEDESTRIAN LEVEL LIGHTING
- 9 ADA CURB CUT PER CITY STANDARDS
- 10 ONE LAKESIDE PLACE BUILDING
- 11 ROOFTOP GARDEN - 3rd FLOOR
- 12 ROOFTOP GARDEN - 8th FLOOR



ONE LAKESIDE

PROJECT #: 512020.00 • 201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

10.04.12



DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

EAST BUILDING ELEVATION__TRASH & SERVICE AREAS



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

•10.04.12

DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

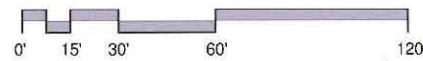
•10.04.12

DESIGN REVIEW - 2ND MEETING

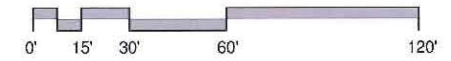


ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

EAST BUILDING BULK ELEVATION _ MAXIMUM SETBACK



SOUTH BUILDING BULK ELEVATION _ MAXIMUM SETBACK



ONE LAKESIDE

PROJECT #: 512020.00

201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

10.04.12

DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

•PROJECT #: 512020.00

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DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

•10.04.12

DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

ENTRANCES & GROUND LEVEL DETAILS



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

•10.04.12

DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

TREATMENT OF BLANK WALLS



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

•10.04.12

DESIGN REVIEW - 2ND MEETING

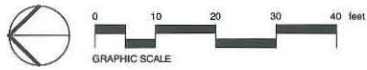


ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

ROOF EDGE



STREETSCAPE PLAN



ONE LAKESIDE

PROJECT #: 512020.00

201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

10.04.12



DESIGN REVIEW - 2ND MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

















**DESIGN REVIEW COMMISSION
MINUTES
Thursday, October 4th 2012**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman
Mike Patano
Jon Mueller (arrived at 1:04pm)
Tom Messina
Mike Dodge
Rich McKernan

COMMISSIONERS ABSENT

Heather Bowlby

STAFF MEMBERS PRESENT

Tami Stroud, Planner
Sarah Nord, Administrative Support

APPLICANT

Michael Noda, OZ Architecture
Beata Chudobinska, OZ Architecture
Greg Hills, Austin Lawrence Partners
Jane Hills, Austin Lawrence Partners
Austin Hills, Austin Lawrence Partners
Sandy Young, Verdis.
Fred Ogram, Verdis
Phil Boyd, Welch-Comer Engineers

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:00 with roll call.

APPROVAL OF MINUTES:

Ives asked the commission to review the minutes from the June 28th meeting and (due to lack of quorum) and the August 16, 2012 minutes.

Motion to approve by Patano, seconded by Dodge to approve the June 28th minutes.

Motion to approve by Messina, seconded by Dodge to approve the August 16th minutes.

The motions were carried unanimously.

PUBLIC, COMMISSION, & STAFF COMMENT

Ives asked if there were any public, commission, or staff comments on non-agenda related topics. There were none at that time.

NEW BUSINESS

DR-2-12 – 201 North 1st Street E. Sherman Ave. / One Lakeside, LLC is requesting a second meeting with the Design Review Commission for the design of a mixed use building in the Downtown Core (DC) zoning district.

Ives moved on to new business, the second meeting for the proposed project at 201 North 1st Street. Applicant, Michael Noda, introduced himself and he went through in detail their presentation which was projected for the commission and members of the audience to view. He stated that their initial design was a 12-story building with a much longer footprint. He explained that after the meeting, taking into consideration the comments and suggestions, their new design is a 14-story building with the massing pushed further to the south to provide a wider buffer between their building and the CDA North building

from 50 feet to roughly 80 feet. He continued his presentation by illustrating their compliance with each design guideline required by the Design Review Commission which included Sidewalk Uses, Screening of Trash / Service Areas, Lighting Intensity, Maximum Setback, Orientation to the Street, Entrances, Massing, Ground Level Details, Treatment of Blank Walls, Roof Edge, and Screening of Rooftop Mechanical Equipment. He also explained the changes they have made to the curb cuts. They introduced one very wide curb cut to access the mid-level and upper level parking areas. To minimize congestion into the parking garages, they have proposed two separate entrances, as suggested by one of the neighbors.

Applicant, Fred Ogram, further explained that in order to be consistent with the downtown master plan they would continue with the current streetscaping, allowing for ease of pedestrian access. They would also put in a combination of amenities such as a bike rack, bench, and / or trash can.

Commissioner Patano asked what the distance was from the face of the building to the curb on either street. Mr. Noda answered that on Lakeside it is 16 feet and on 1st between 16 and 12 feet.

Lighting intensity was addressed. Mr. Noda stated their intention for lighting is not to be a "beacon", but rather "a light glow", in order to stay within the code requirements. They will not have any exterior light fixtures where the light source can be seen. All of the landscape lighting will be sidewall louver. Internally, the lights will glow as well, with no bright fluorescent lights.

He went on in more detail regarding compliance with design guidelines, such as entrances, which will all have either canopies or awnings for weather protection, and parking, which would be internal, no proposed parking outside. Mr. Ogram described that they have proposed landscaped roofs for the parking garage rather than simply mechanical equipment in order to create an attractive view for the neighbors overlooking those roofs.

Mr. Noda asked if the commission had any questions from a technical standpoint. Commissioner Dodge asked what their plan is for treatment of windows as far as tinting. Answering the question, Mr. Noda stated that they are proposing a bronze tinted window in order to reflect out the elements in order to be environmentally sensitive as well as respectful of the neighbors. Dodge also asked how deep they propose the parking level. Noda explained that it is ten feet deep.

Applicant Greg Hills addressed the commission presenting perspective slides from the street and from CDA North with the building superimposed to illustrate how the views from each side of the building would be affected, which included the East side, having the most impact on view. In an effort to counter that impact, he referenced an earlier statement by Mr. Ogram that they would landscape the roof overlooking that side of the building. He presented a perspective slide from the lake to illustrate how their proposed building would blend in with the overall downtown core.

He asked if the commission had any questions at that time. They did not, so the meeting was then open to public comment. Chairman Ives explained that the comments in total would be limited to 30 minutes per code.

Don Sausser stated that he is in opposition of the project because the building would block so much of the views and vistas of the CDA North building. He added that he believed the design is nice, but it is in the wrong location.

As a reminder, Chairman Ives stated that the comments need only be directed at the design of the building, that the other aspects of the project will be addressed at a later time.

Rick Carr wanted to be on record as stating his approval of the design.

Eric Petersen complimented the design, that it is aesthetically pleasing and said he was in favor of the project.

Harold Damiano had a copy of the 2007 Comprehensive Plan for the city and read from pages 72-74 which dealt with property rights, and stated that he believed the proposal would be in violation of those rights.

Robert Cliff complimented the design and asked what the applicants were planning on doing with the building. Greg Hills responded, explaining their proposal for the building is mixed use.

Carol Tabakman asked what the setback is on the west side. The applicant replied zero.

Bev Twillman commented that as a resident on the east side of the building, unit 501, that her view would be blocked significantly, and reiterated an earlier comment, that the choice of location is wrong.

David Tabakman addressed the applicants, asking if they had considered the fact that the loss of light and air space for the CDA North building would be significant. He went on to state that if the building were to be approved it would disturb the quality of life for the CDA North residents. He asked the applicant to respond.

Greg Hills briefly responded that they did studies regarding the loss of light and air space, and had taken that into consideration with their design, attempting to balance the impact the best way possible.

Chairman Ives mentioned that the comments were only to be directed at the design of the building.

James Crowe asked the applicants why they chose this particular piece of property.

Greg Hills stated that they chose that location based on the downtown core area. He said that the zoning requirements were fitting for their building. He went on to say that they have done what they could to abide by the rules, trying to "play nice in the sandbox". He said that as much as the residents of CDA North would like to protect their property rights, so would they, as they have property rights when it comes to their proposed project.

Chairman Ives asked the commissioners if they had any observations / comments.

Chairman Dodge read from the Design Review ordinance, stating that one of the duties of the commission is "To protect property rights and values..." He stated that he believed the property rights and values of the adjacent building, CDA North, would change if this project went forward. He complimented the design but felt that the property rights were not being protected therefore he does not believe he can approve the project.

Commissioner Patano added that the process of putting together the rules and realm for the Design Review commission was lengthy, taking many months for council to adopt. He went on to comment, "I'm not sure our job is to referee whose property rights come first - that's somebody else's job," He continued, "Is the proposal consistent with the guidelines we have? In my view, they are."

Commissioner Messina agreed with Patano stating that the charge of the design review commission is strictly design.

Ives stated that he next step in the process would be to schedule the 3rd meeting for the project which would be contingent on when the applicant would be available. He addressed the members of the public present saying that their future interest in the proposal is welcome.

Greg Hills asked the member of the public David Tabackman if he would like them to do a lighting study in reference to his earlier comments. He said he would like them to do the study. Ives added that that is not necessary for the purposes of this commission.

James Crowe stated that the downtown ordinance included the protection of views and vistas at one point, and once it was officially adopted, that was removed. He asked the commission to explain why / when that happened.

Commissioner Messina, also a planning commissioner, addressed his question, stating that they will look into why that portion was removed. He went on to explain that the comprehensive plan is a guide for the city, not law.

Mr. Hills mentioned that he heard at one time the residents of CDA North had been given the opportunity to buy the view / air rights. A member of the public responded that that was hearsay, and never occurred.

Ives asked the commission where they would like to go from this point. Commissioner Patano asked if they should motion to continue the meeting. Planner Stroud stated that a motion was not necessary, that at this point the applicants will come back for a third meeting at which point a motion will be made to approve or deny the project. However, a motion to continue could be made if the commission would like.

Commissioner Patano motioned to continue to a third meeting, seconded by Commissioner Mueller.

Motion carried unanimously.

ADJOURNMENT

Motion by Patano, seconded by Mueller to adjourn the meeting; Motion approved unanimously. The Meeting was adjourned at 1:20 P.M.

Prepared by Sarah Nord, Administrative Support

DR-2-12
201 N. 1ST STREET

3RD MEETING

NOVEMBER 1ST
2012

**DESIGN REVIEW COMMISSION
STAFF REPORT**

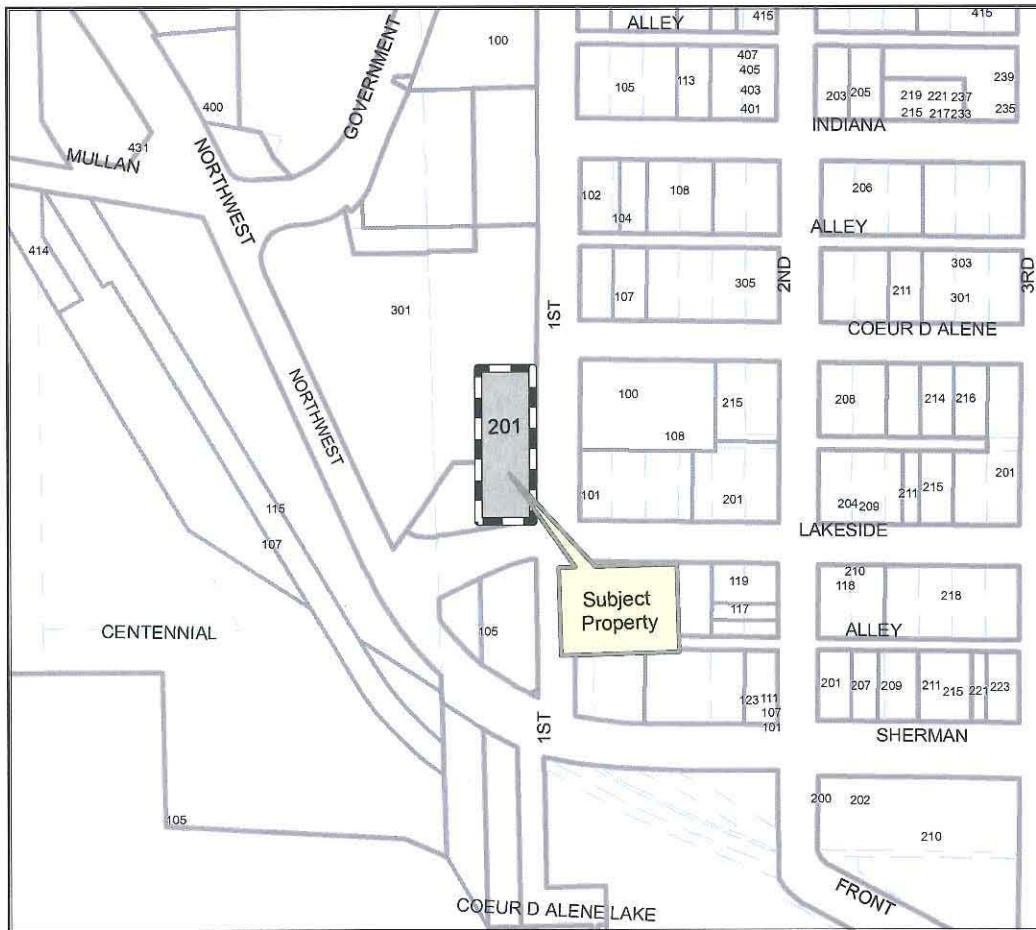
FROM: TAMI STROUD, PLANNER
DATE: NOVEMBER 1, 2012
SUBJECT: DR-2-12: REQUEST FOR A FINAL MEETING WITH THE DESIGN REVIEW COMMISSION
LOCATION: +/- 19,988 SF PARCEL LOCATED AT 201 N. 1st Street

APPLICANT/OWNER:
One Lakeside, LLC In Care of Austin Lawrence Partners, Aspen, Colorado

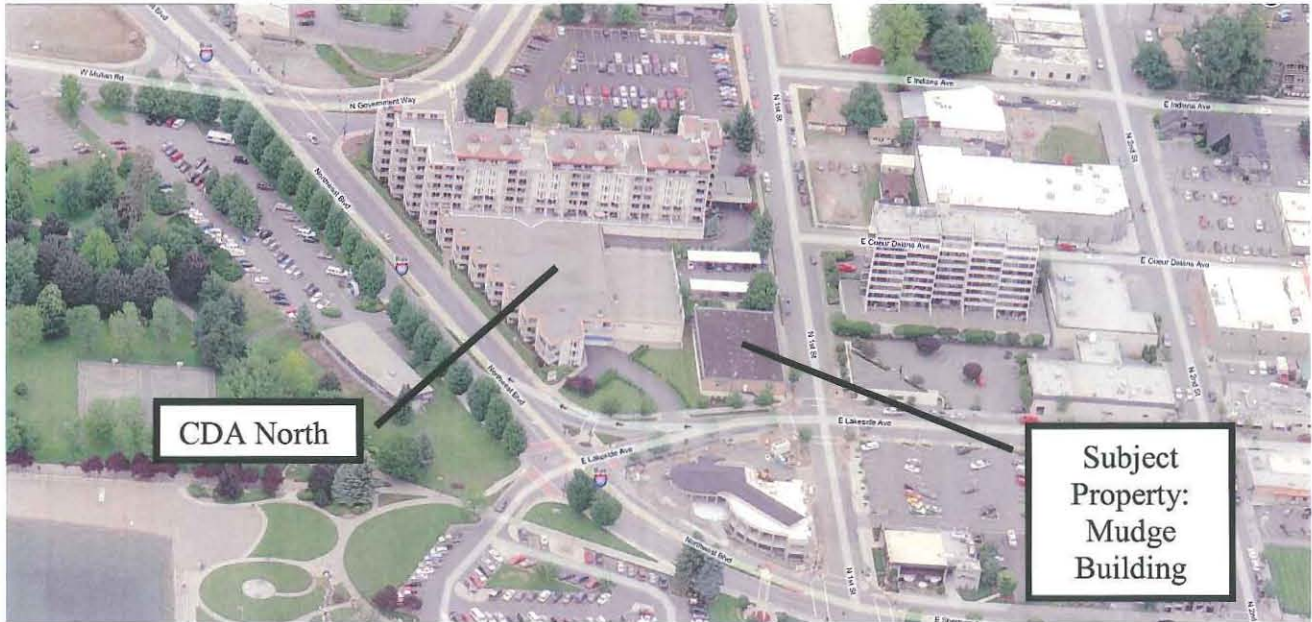
DECISION POINT:
One Lakeside LLC, is requesting a final meeting with the Design Review Commission for the design of a mixed use building in the Downtown Core (DC) zoning district.

GENERAL INFORMATION:

A. SITE MAP:



AERIAL VIEW:



PROJECT ANALYSIS:

The subject property is on the southwest corner of 1st Street and Lakeside Avenue and more commonly known as the Mudge Building. There is approximately 225.05' of street frontage along 1st Street and 85.30' of street frontage along Lakeside Drive. The subject property's northwest property line abuts the existing Coeur d'Alene North Condo site.

The applicant has submitted final drawings including a 14 story structure with a basement and 173' height utilizing the allowed floor area ratio (FAR) with bonuses. Parking will be provided within the proposed structure.

BACKGROUND:

On August 16, 2012, the applicants met with the Design Review Commission for their early design consultation for the construction of a +/- 153' mixed use building in the Downtown Core zoning district. **The Design Review Commission provided the following feedback for the applicant to consider:**

- Provide a conceptual plan with less massing and a taller structure to create less impact on the view.

On October 4, 2012, a second meeting was held with the Design Review Commission for the design of a +/- 173' tall mixed use building in the Downtown Core zoning district. **The Design Review Commission asked the applicant's to come back to design review for the final meeting.**

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

- Refined site plan and elevations; and
- Large scale drawings of entry, street level façade, site amenities; and
- Samples of materials and colors; and
- Finished perspective renderings (s)

The applicant has not requested design departures.

➤ **Design guidelines for consideration are as follows:**

- *Sidewalk Uses*
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- *Maximum Setback*
- *Orientation To The Street*
- *Entrances*
- *Massing*
- *Ground Level Details*
- *Ground Floor Windows*
- *Weather Protection*
- *Treatment of Blank Walls*
- *Roof Edge*
- *Screening Of Rooftop Mechanical Equipment*

EAST BUILDING ELEVATION:



SOUTH AND NORTH BUILDING ELEVATIONS:



WEST BUILDING ELEVATION:



LIGHTING INTENSITY:



BULK ELEVATIONS AND MAXIMUM SETBACK:

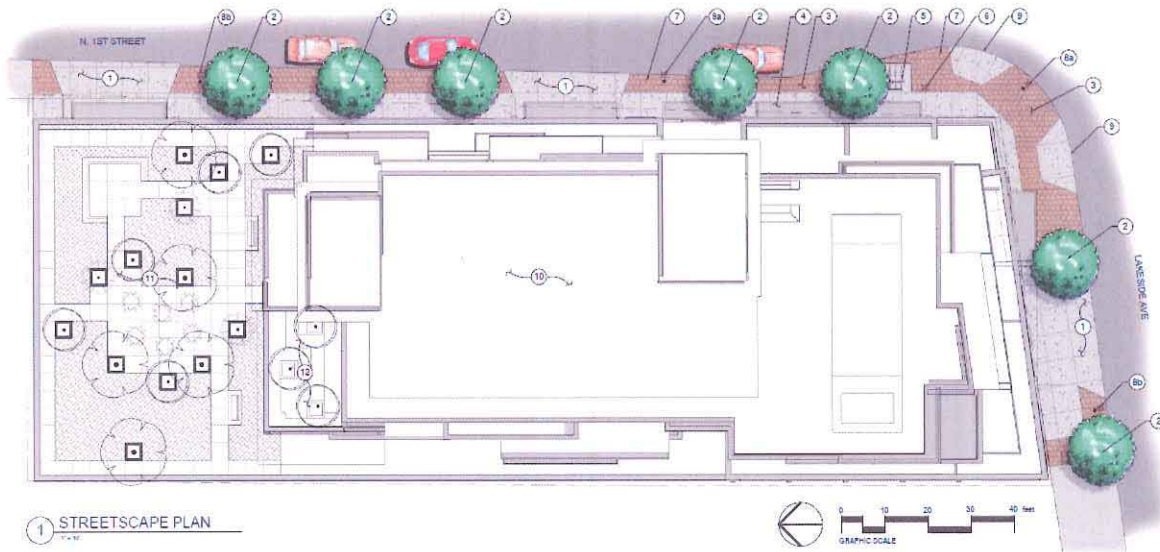


EAST ELEVATION



SOUTH ELEVATION

STREETSCAPE PLAN:



1 STREETScape PLAN



- LEGEND**
- 1 NEW DRIVE APPROACH - PER CITY OF COEUR D'ALENE STANDARDS
 - 2 NEW STREET TREE IN TREE GROVE PER CITY STANDARDS
 - 3 PARKING - INSTALL AS EXISTING NEW PARKS TO MATCH EXISTING. FIELD VERIFY
 - 4 NATURAL COLOR CONCRETE SIDEWALKS - PER CITY STANDARDS
 - 5 FIRE HYDRANT (AS SHOWN) OR BENCH - PER CITY STANDARDS
 - 6 EXISTING FIRE HYDRANT
 - 7 EXISTING SIGNAGE
 - 8 EXISTING STREET PEDESTRIAN LEVEL LIGHTING
 - 9 PROPOSED NEW PEDESTRIAN LEVEL LIGHTING
 - 10 ADA CURB CUT PER CITY STANDARDS
 - 11 ONE LANE BUILDING
 - 12 ROOFTOP GARDEN - 50% FLOOR
 - 13 ROOFTOP GARDEN - 50% FLOOR

ENLARGED STREETScape ELEVATIONS:

INCLUDING ENTRANCES/ STOREFRONTS/ GARAGE ENTRANCES



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

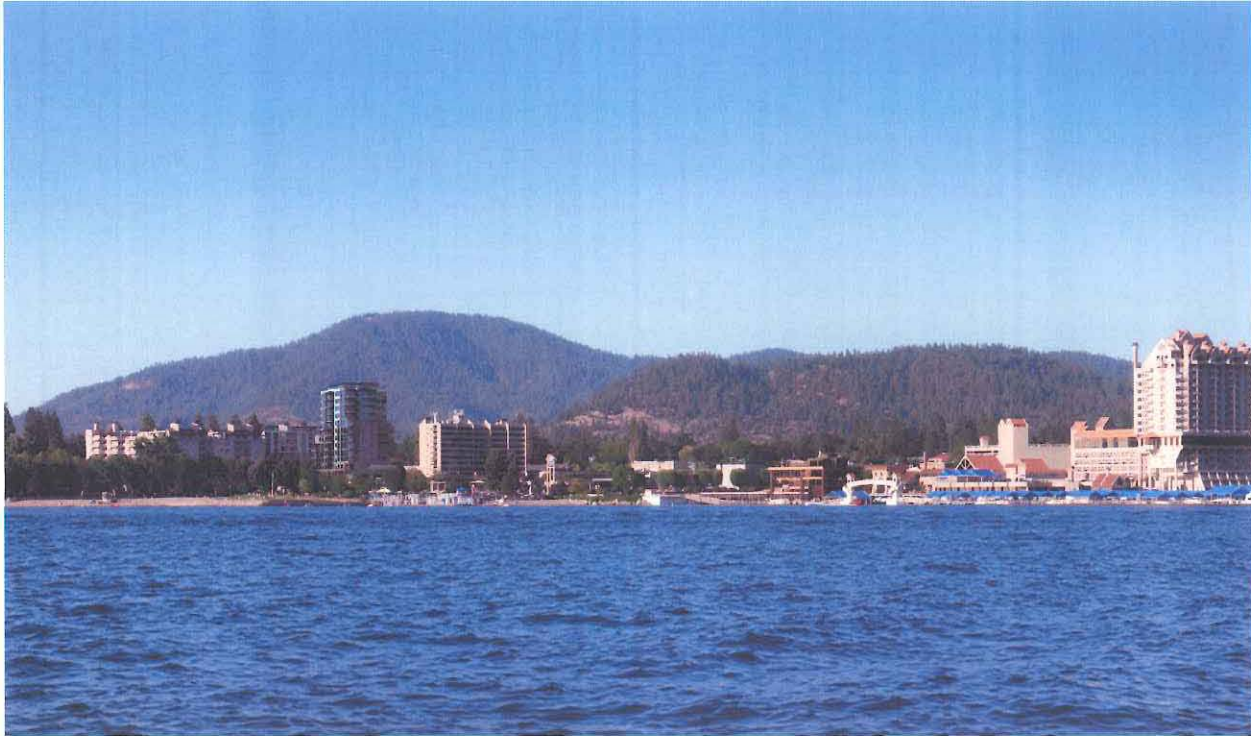
ROOF EDGE:



COLOR BOARD:

| | | | | |
|--|---|--------------------|--|--|
| | <p>ROOF TPO TAN</p> | <p>RENDERING 1</p> | | <p>CANOPY/AWNING FRAME: ALUMINUM/STEEL BLACK</p> |
| | <p>ROOF PAVERS CONCRETE GREY</p> | | | <p>CANOPY ROOF PENTAGLASS CLEAR</p> |
| | <p>UPPER LEVEL WALL MATERIAL STUCCO/HARD-IP PANEL MONTEBEY TAUPE HARDE REVEAL PANEL WITH COLORPLUS TECHNOLOGY</p> | | | <p>GLASS INNER LAYER: 1/2" CLEAR</p> |
| | <p>MIDDLE LEVEL WALL MATERIAL STUCCO/HARD-IP PANEL TIMBER BARK HARDE REVEAL PANEL WITH COLORPLUS TECHNOLOGY</p> | | | <p>RAILINGS 1/2" LAMINATED GLASS CLEAR</p> |
| | <p>EXPOSED CONCRETE WALLS HARDE REVEAL PANEL WITH COLORPLUS TECHNOLOGY</p> | | | <p>GUARD RAILS ALUMINUM TUBE BLACK</p> |
| | <p>LOWER LEVEL WALL MATERIAL STUCCO/HARD-IP PANEL COLOR TO MATCH HARVARD TAUCON BROWN BENJAMIN MOORE : 1238</p> | | | <p>WINDOW FRAME ALUMINUM BLACK</p> |
| | <p>UPPER LEVEL MODULAR BRICK UNIVERSITY ACME BRICK</p> | | | <p>GLASS OUTER LAYER: 1/2" TPG SOLARBAN 40</p> |

PERSPECTIVE VIEW FROM LAKE LOOKING NORTH:



PERSPECTIVE VIEW TOWARDS LAKE:



One Lakeside . Coeur d'Alene, Idaho

Zoning Information

Address: 201 N. 1st Street
 Parcel: C-6375-002-001-0
 Acres: .4588 Acres
 Area: 19,988 s.f.
 Legal: Lot 1, Block 2 of Mudge Addition in Sec 13, Twp 50N, Rge 04W, B.M. City of CDA, Kootenai County, Idaho
 Zone: DC
 F.A.R. (base): 4 times parcel size
 F.A.R. (max): 6 times parcel size
 Height (base): 75 feet
 Height + bonus: 200 feet
 Proposed Height
 Number of Stories:
 Parking Required: 0.5 Spaces per unit
 Parking Provided:

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 153'-0"
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* areas not included in F.A.R. calculations

Occupancy:

Residential
 Retail
 Parking

(R-2)
 (M)
 (S-1)

(R-2)
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Occupant Load:

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Total Load:

Construction Type:
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706 occupants
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754 occupants
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FLOOR AREA RATIO (F.A.R) CALCULATIONS:

Basic Allowable F.A.R.: 4 times parcel size
 Bonus Features:
 Street Level Retail: 100 s.f. for 1 ft of frontage
 Canopy: 4 s.f. of floor for each s.f.
 Parking Structure: 0.5 s.f. for each parking s.f. (Above ground)
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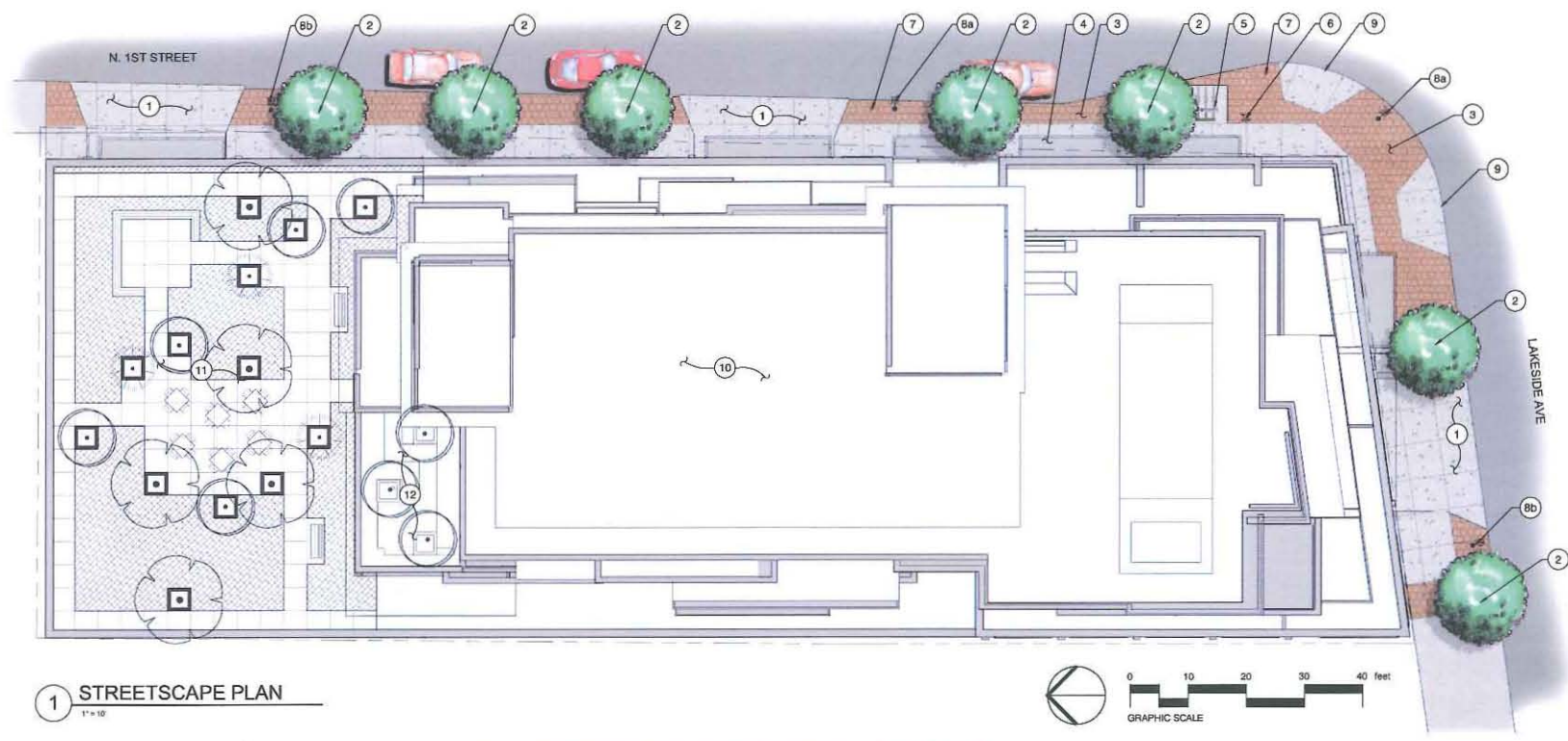
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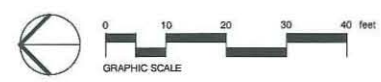
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1" = 10'



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- ① NEW DRIVE APPROACH - PER CITY OF COEUR D'ALENE STANDARDS
 - ② NEW STREET TREE IN TREE GRATE PER CITY STANDARDS
 - ③ PAVERS - INSTALL AS SHOWN; NEW PAVERS TO MATCH EXISTING, FIELD VERIFY
 - ④ NATURAL COLOR CONCRETE SIDEWALKS - PER CITY STANDARDS
 - ⑤ BIKE RACK (AS SHOWN) OR BENCH - PER CITY STANDARDS
 - ⑥ EXISTING FIRE HYDRANT
 - ⑦ EXISTING SIGNAGE
 - ⑧a EXISTING STREET/PEDESTRIAN LEVEL LIGHTING
 - ⑧b PROPOSED NEW PEDESTRIAN LEVEL LIGHTING
 - ⑨ ADA CURB CUT PER CITY STANDARDS
 - ⑩ ONE LAKESIDE PLACE BUILDING
 - ⑪ ROOFTOP GARDEN - 3rd FLOOR
 - ⑫ ROOFTOP GARDEN - 8th FLOOR



ONE LAKESIDE

PROJECT #: 512020.00 201 NORTH 1ST STREET COEUR D'ALENE IDAHO

11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

SOUTH BUILDING ELEVATION



NORTH BUILDING ELEVATION



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET COEUR D'ALENE IDAHO

•11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

WEST BUILDING ELEVATION



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET COEUR D'ALENE IDAHO

•11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

EAST BUILDING ELEVATION



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET COEUR D'ALENE IDAHO

•11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET COEUR D'ALENE IDAHO

•11.01 2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



EAST ELEVATION



SOUTH ELEVATION



ONE LAKESIDE

•PROJECT #: 512020.00

•201 NORTH 1ST STREET COEUR D'ALENE IDAHO

•11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

ENLARGED STREETSCAPE ELEVATIONS

INCLUDING ENTRANCES/ STOREFRONTS/ GARAGE ENTRANCES



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



ONE LAKESIDE

PROJECT #: 512020.00

201 NORTH 1ST STREET COEUR D'ALENE IDAHO

11.01 2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

PROJECT #: 512020.00

201 NORTH 1ST STREET COEUR D'ALENE IDAHO

11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

•PROJECT #: 512020.00

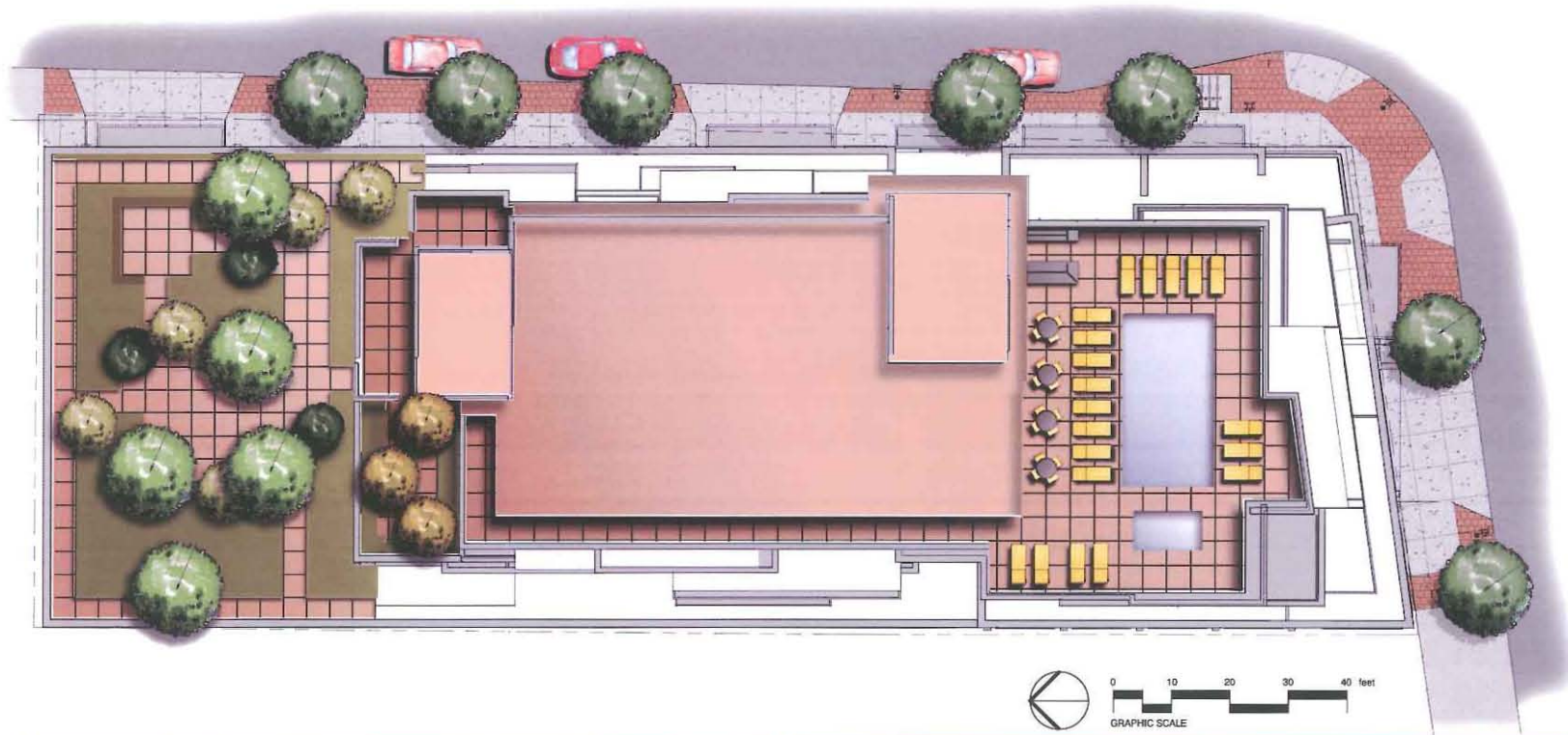
•201 NORTH 1ST STREET COEUR D'ALENE IDAHO

•11.01 2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ONE LAKESIDE

PROJECT #: 512020.00

201 NORTH 1ST STREET COEUR D'ALENE IDAHO

11.01 2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



ROOF
TPO
TAN



ROOF PAVERS
CONCRETE
GREY



UPPER LEVEL WALL MATERIAL
STUCCO/HARD•1•PANEL
MONTEREY TAUPE
HARDIE REVEAL PANEL WITH
COLORPLUS TECHNOLOGY



MIDDLE LEVEL WALL MATERIAL
STUCCO/HARD•1•PANEL
TIMBER BARK
HARDIE REVEAL PANEL WITH
COLORPLUS TECHNOLOGY



EXPOSED CONCRETE WALLS
HARDIE REVEAL PANEL WITH
COLORPLUS TECHNOLOGY



LOWER LEVEL WALL MATERIAL
STUCCO/HARD•1•PANEL
COLOR TO MATCH HARVARD
FALCON BROWN
BENJAMIN MOORE : 1238



UPPER LEVEL
MODULAR BRICK
UNIVERSITY
ACME BRICK



RENDERING 1

CANOPY/AWNING
FRAME: ALUMINUM/STEEL
BLACK



CANOPY ROOF
PENTAGLASS
CLEAR



GLASS
INNER LAYER: ¼" CLEAR



RAILINGS
½" LAMINATED GLASS
CLEAR



GUARD RAILS
ALUMINUM TUBE
BLACK



WINDOW FRAM
ALUMINUM
BLACK



GLASS
OUTER LAYER: ¼" PPG
SOLARBAN 60



**DESIGN REVIEW COMMISSION
MINUTES
Thursday, November 1st 2012**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman

Mike Patano

Jon Mueller

Tom Messina

Mike Dodge

Rich McKernan

Heather Bowlby

COMMISSIONERS ABSENT**STAFF MEMBERS PRESENT**

Tami Stroud, Planner

Sarah Nord, Administrative Support

APPLICANT

Michael Noda, OZ Architecture

Beata Chudobinska, OZ Architecture

Greg Hills, Austin Lawrence Partners

Jane Hills, Austin Lawrence Partners

Austin Hills, Austin Lawrence Partners

Sandy Young, Verdis

Fred Ogram, Verdis

Melissa Cleveland, Welch-Comer Engineers

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:05 with roll call.

APPROVAL OF MINUTES:

Ives asked the commission to review the minutes from the October 4th meeting.

Motion to approve by Messina, seconded by Dodge to approve.

The motion carried 5-0. Commissioner Mueller abstained since he was not in attendance at the second meeting, and did not listen to the audio from that meeting.

PUBLIC, COMMISSION, & STAFF COMMENT

Ives asked if there were any public, commission, or staff comments on non-agenda related topics. There were none at that time.

NEW BUSINESS

DR-2-12 – 201 North 1st Street E. Sherman Ave. / One Lakeside, LLC is requesting a third meeting with the Design Review Commission for the design of a mixed use building in the Downtown Core (DC) zoning district.

Chairman Ives briefly explained the purpose of the third meeting for the proposed project at 201 North 1st Street. He stated that at the end of the meeting the commission would either approve or deny the proposal. He then asked the applicants to proceed with their presentation.

Applicant representative Sandy Young introduced herself and detailed the specifics of the proposed building, explaining that each design review guideline had been met as well as the intents and goals expressed in the City Comprehensive Plan. She also stated that the building would be one of the only, if not the only, "Green" building within the City of Coeur d'Alene.

Applicant landscape architect, Fred Ogram briefly detailed the changes they have made from the last meeting in terms of landscaping sidewalks, amenities and drive approaches, referencing the Steetscape Plan, dated November 1, 2012.

Applicant project architect, Michael Noda briefly went over the presentation from the previous meeting, explaining how they have adhered to all the required design guidelines. He displayed a color board and glass samples for the commission to view.

He then asked the commission if they had any technical questions. Commissioner Bowlby asked about lighting in the stairwell, and how bright it will be at night. Michael Noda explained that the glass proposed for the stairwell will be translucent material instead of glass to eliminate brightness as much as possible, and create a "glow" instead of a "beacon". Commissioner Patano expressed that he liked the choice of translucent glass. Michael Noda also referenced a second stairwell which would not have translucent glass, but would have the option of draperies or wall coverings. Commissioner Dodge added a comment that uplighting is not allowed within the standards.

Commissioner Mueller made a comment regarding the top part of the building, that he preferred the red color in from the first meeting rendering over the white color in their final presentation. Patano agreed that the red would be preferable. Michael Noda stated they would go back to more red tones.

Commissioner Dodge asked if their mechanical systems would be individual units. Michael Noda explained that at the moment, they have proposed screened individual units, with "long lead line sets".

Applicant Greg Hills addressed the retail space (1,000 square feet) in the building which will most likely be grocery, as that is what the neighbors have expressed they would like to have.

Chairman Ives then read from the sign in sheet of audience members present who wished to comment.

Harold Damiano addressed the commission, and passed around a handout from the Design Review Commission ordinance with a highlighted section **2.98.030: DUTIES AND AUTHORITY OF COMMISSION: It shall be the duty of the Design Review Commission: A. To protect property rights and values.** He then detailed a court case from 1988 Coeur d'Alene Garbage Service vs. City of Coeur d'Alene, in which the City of Coeur d'Alene lost.

He also passed around a letter from the State of Idaho Office of Attorney General Lawrence Wasden dated September 2012. He read from the first page "*The sanctity of private property ownership found expression in the 5th Amendment to the U.S. Constitution, written by James Madison, and in Article I, § 14 of the Idaho Constitution. Both provisions ensure private property, whether it be land or intangible property rights, and will not be arbitrarily confiscated by any agency of government.*"

He continued from the letter, "*As your Attorney General, I feel a responsibility to ensure that the Constitution and state laws protecting the property rights of Idahoans are enforced. I am committed to ensuring that every state agency, department and official complies with both the spirit and letter of these laws.*"

He stated that he believes the building meets the design code and is a great building, but is in the wrong place because it affects property values. He addressed applicant Greg Hills referencing his comment from the second meeting that they chose the location 201 N. 1st Street because it had the best view and a building could be built there in such a manner that they could make it "pencil out". He said that although the design is great, 22 units of CDA North would be blocked completely, and various other units would be affected. He addressed the commission, and stated that, in his opinion, if they "joined hands" with the developers, they would be liable if any compensation has to be paid, which would be "a minimum of five million, up to ten million". He stated that it would be "taking one high-rise view and giving it to another high-rise view".

Deputy City Attorney, Warren Wilson responded to the comments from Mr. Damiano. He explained that only comments regarding design will be taken during the meeting. He read directly from the code, stating that "...the only thing that this commission is charged with is determining whether or not the proposal by the developer meets the design guidelines." He stated that this was listed four ways in the code in four different places. He also read from 17.09.310 of the code, "Any public comment on a proposed project, shall be on the subject of design _ that is, how to make a project better comport with the design guidelines. No comment shall be taken on matters such as basic zoning standards, FAR, building height, density, or use, as these matters are not open to commission modification. (Ord. 3328 §12, 2008: Ord. 3127, 2003: Ord. 3098 §5, 2003)"

He went on to explain that an appeal based on any other issue than design would not be considered a valid appeal, and that "whether or not this project is a "taking" is irrelevant to this board." He mentioned the section of the code that Mr. Damiano referenced earlier regarding property rights, stating that the rights of the developers also need to be protected.

He then asked that the comments please be directed only at design, since any other comment would not be considered relevant. Mr. Damiano stated that his comments were based on Commissioner Dodge's statements at the second meeting (10.4.12). Chairman Ives responded that was why he allowed him to continue with his comments.

Commissioner Dodge stated that he believes the proposal "meets our architectural guidelines more than it could have." He added that he is impressed with the team, their thought process and concern to be neighborly. He stated that he believes the commission should approve the project.

Discussion ensued between Commissioner Dodge and Attorney Warren Wilson over whether or not the section of code pertaining to property rights and values should remain part of the code. Warren Wilson stated that it is necessary to keep it part of the code for future proposed projects.

Commissioner Messina read from the letter passed out from the Attorney General: "*Idaho Code § 67-6508 was also amended to ensure that planning and zoning land use policies do not violate private property rights.*" He stated that this commission is not planning and zoning, that it is a completely separate "overlying umbrella for the city." He added that this commission is only charged with design.

Commissioner Messina went through the Record of Decision for the project, including all the design guidelines, adding comments regarding how the guidelines were met, not met or not applicable:

Location of Parking: underground with two entrances
Screening of the parking lot: trees, glazing and back light on the walls
Parking lot landscaping: trees
Sidewalk Uses: Pavers
Width and spacing of curb cuts: 20 foot width
Screening of Trash / Service Areas: Screened by the building
Lighting Intensity: Low level down lighting
Gateways: Compliments buildings in the area based on materials presented
Maximum Setback: 50 feet in some areas, 10 feet in others
Orientation to Street: Street trees, glazing and brick
Entrances: In parking lots and lobby
Massing: compliments surrounding buildings
Ground level details: Trees, glazing, lighting, brick
Weather Protection: canopies and entrances with a non-reflective material
Treatment of blank walls: glass, back light, stucco
Screening of parking structures: see above
Roof Edge: garden roof tops
Screening of Rooftop Mechanical Equipment: garden roof tops
Unique Historic Features: N/A

Creativity / Individuality of Sign: N/A

The design was approved with the following conditions: The glass in the stairwell will be a translucent or obscure glass and the color on the upper level of the building will be maroon or some other red tone to compliment the bottom section of the building.

Commissioner Mueller added more detail in the adherence to the guidelines:

Sidewalk Uses: retail and residential uses, widened sidewalks that add to activity on the street for residents and visitors

Width and spacing of curb cuts: work with staff to adjust / manage the spacing of curb cuts for optimal function for the building and to manage the impact on the street

Screening of Trash / Service Areas (1:06):

Lighting: translucent glass in order to soften the brightness of the lights

Setbacks: worked in response with the commission to change the mass / tower separation of the building to push it forward in order to minimize the profile in the best possible way.

Orientation to the street: presence on fourth and Lakeside

Entrances / weather protection: screening where appropriate in terms of the less desirable entrances

Ground level details treatment of blank walls: applicants have done very well in expression with blank walls and color of buildings

Roof Edge: 4-sided elevations?

Commissioner Bowlby asked that the code requirements for lighting be added as a condition of approval.

Commissioner Patano stated that the green roof proposed is a strong addition to the design with respect to roof edges.

Motion to approve by Messina, seconded by Mueller.

Motion carried unanimously.

ADJOURNMENT

Motion by Messina , seconded by Patano to adjourn the meeting; Motion approved unanimously.
The Meeting was adjourned at 1:15 P.M.

Prepared by Sarah Nord, Administrative Support

DR-2-12
201 N. 1ST STREET

UPDATED COLOR
BOARD BASED
ON COMMISSION
COMMENTS
SUBMITTED
NOVEMBER 5TH
2012



ROOF
TPO
TAN



ROOF PAVERS
CONCRETE
GREY



UPPER LEVEL WALL MATERIAL
STUCCO/HARD+I+PANEL
MONTEREY TAUPE
HARDIE REVEAL PANEL WITH
COLORPLUS TECHNOLOGY



MIDDLE LEVEL WALL MATERIAL
STUCCO/HARD+I+PANEL
TIMBER BARK
HARDIE REVEAL PANEL WITH
COLORPLUS TECHNOLOGY



EXPOSED CONCRETE WALLS
HARDIE REVEAL PANEL WITH
COLORPLUS TECHNOLOGY



LOWER LEVEL WALL MATERIAL
STUCCO/HARD+I+PANEL
COLOR TO MATCH HARVARD
FALCON BROWN
BENJAMIN MOORE : 1238



NORTH STAIR:
FLOORS 10-14
UPPER LEVEL
MODULAR BRICK
UNIVERSITY
ACME BRICK



RENDERING 1

CANOPY/AWNING
FRAME: ALUMINUM/STEEL
BLACK



CANOPY ROOF
PENTAGLASS
CLEAR



STAIRWELL
WINDOWS

GLASS
INNER LAYER: 1/4" CLEAR



RAILINGS
1/2" LAMINATED GLASS
CLEAR



GUARD RAILS
ALUMINUM TUBE
BLACK



WINDOW FRAM
ALUMINUM
BLACK



GLASS
OUTER LAYER: 1/4" PPG
SOLARBAN 60



☆ MATERIALS SHOWN AT 3RD MEETING [NOVEMBER 01, 2012]

☁ MATERIALS CHANGED DURING 3RD MEETING [NOVEMBER 01, 2012]



ONE LAKESIDE

PROJECT #: 512020.00

201 NORTH 1ST STREET, COEUR D'ALENE, IDAHO

11.01.2012

DESIGN REVIEW - 3RD MEETING



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

DR-2-12
201 N. 1ST STREET

FINAL MEETING:
RECORD OF
DECISION

NOVEMBER 29TH
2012

**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-2-12
RECORD OF DECISION**

A. INTRODUCTION:

One Lakeside, LLC is requesting the Design Review Commission's approval for the design of a mixed use building in the Downtown Core (DC) zoning district.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first meeting of the commission with the applicant was held on Thursday, August 16th 2012 @ 12pm. Testimony was received from:

Michael Noda, Principal / OZ Architecture (Applicant), Greg Hills, Principal / Austin Lawrence Partners (Applicant), Sandy Young, Verdis (Applicant), Design Review Commissioner, and Members of the public:

Several members of the public had comments / concerns at the meeting regarding height, design, and the proximity of the proposed building to CDA North, as well as loss of view.

The project architect Michael Noda, responded to these comments, stating that the purpose of the design of the proposed building is to have an attractive design with balconies and windows, so no solid concrete, and landscaping would be included around the building and on the roof.

Applicant Principal Greg Hills, added that a lot of glass is included in the design in order to let light in, especially during the winter to make for a better living environment.

A letter to the commission, received the morning of the meeting representing The Coeur d'Alene North Home Owners Association, from Attorney Scott Reed was discussed and entered into the record.

Commissioner Mueller asked about the possibility of a step down to allow for more views. Greg Hills explained that they had considered a step down. Mueller made a comment that when the CDA North building went up it blocked the view going down Government Way. He stated that it is inevitable that buildings are going to go up therefore views will be blocked. He suggested that since that is the case, the applicant has an opportunity to create an attractive design for the building.

The applicant addressed the rest of the commission and asked if they agreed with Commissioner Mueller that a taller building with less mass would be a better design for them to bring back and present at the second meeting. Mr. Hills asked if she Commissioner Bowlby had any suggestions. She added she likes the idea of creating as many open views and vistas as possible for the buildings behind the property.

Messina suggested that the applicants create a design based on the comments and suggestions received at this meeting to present at the second meeting. Commissioner Dodge agreed with that suggestion and added that he believed creative design is essential to making this project workable.

Mueller referenced the power point and stated that it would be best to have less massing and a taller building design to create less impact on the view.

Messina made the comment that this property will eventually be developed, regardless of any issues and concerns the surrounding property owners or renters might have. Therefore, the commission can request that the applicant create an attractive design and attempt to accommodate those issues and concerns. The applicant agreed that they are willing to work with the commission and take their suggestions to

update their design.

2. The second meeting of the commission with the applicants was held on Thursday, October 4th 2012 @ 12pm. Testimony was received from:

Michael Noda, Principal / OZ Architecture (Applicant), Greg Hills, Principal / Austin Lawrence Partners (Applicant), Sandy Young, Verdis (Applicant), Fred Ogram, Verdis (Applicant), Design Review Commissioners, and members of the public:

Project Architect Michael Noda, introduced himself and he went through their presentation which was projected for the commission and members of the audience to view. He stated that their initial design was a 12-story building with a much longer footprint. He explained that after the meeting, taking into consideration the comments and suggestions, their new design is a 14-story building with the massing pushed further to the south to provide a wider buffer between their building and the CDA North building from 50 feet to roughly 80 feet. He continued his presentation by illustrating their compliance with each design guideline required by the Design Review Commission which included Sidewalk Uses, Screening of Trash / Service Areas, Lighting Intensity, Maximum Setback, Orientation to the Street, Entrances, Massing, Ground Level Details, Treatment of Blank Walls, Roof Edge, and Screening of Rooftop Mechanical Equipment. He also explained the changes they have made to the curb cuts. They introduced one very wide curb cut to access the mid-level and upper level parking areas. To minimize congestion into the parking garages, they have proposed two separate entrances, as suggested by one of the neighbors.

Applicant landscape architect, Fred Ogram, further explained that in order to be consistent with the downtown master plan they would continue with the current streetscaping, allowing for ease of pedestrian access. They would also put in a combination of amenities such as a bike rack, bench, and / or trash can.

Commissioner Patano asked what the distance was from the face of the building to the curb on either street. Mr. Noda answered that on Lakeside it is 16 feet and on 1st between 16 and 12 feet.

Lighting intensity was addressed. Mr. Noda stated their intention for lighting is not to be a "beacon", but rather "a light glow", in order to stay within the code requirements. They will not have any exterior light fixtures where the light source can be seen. All of the landscape lighting will be sidewall louver. Internally, the lights will glow as well, with no bright fluorescent lights.

He went on in more detail regarding compliance with design guidelines, such as entrances, which will all have either canopies or awnings for weather protection, and parking, which would be internal, no proposed parking outside. Mr. Ogram described that they have proposed landscaped roofs for the parking garage rather than simply mechanical equipment in order to create an attractive view for the neighbors overlooking those roofs.

Mr. Noda asked if the commission had any questions from a technical standpoint. Commissioner Dodge asked what their plan is for treatment of windows as far as tinting. Answering the question, Mr. Noda stated that they are proposing a bronze tinted window in order to reflect out the elements in order to be environmentally sensitive as well as respectful of the neighbors. Dodge also asked how deep they propose the parking level. Noda explained that it is ten feet deep.

Applicant Greg Hills addressed the commission presenting perspective slides from the street and from CDA North with the building superimposed to illustrate how the views from each side of the building would be affected, which included the East side, having the most impact on view. In an effort to counter that impact, he referenced an earlier statement by Mr. Ogram that they would landscape the roof overlooking that side of the building. He presented a perspective slide from the lake to illustrate how their proposed building would blend in with the overall downtown core.

He asked if the commission had any questions at that time. They did not, so the meeting was then open to public comment. Chairman Ives explained that the comments in total would be limited to 30 minutes per code.

As a reminder, Chairman Ives stated that the comments need only be directed at the design of the building, that the other aspects of the project will be addressed at a later time.

Rick Carr (513 Sherman Avenue) asked to be on record as stating his approval of the design.

Eric Petersen (3180 N. Honeysuckle Drive) complimented the design, that it is aesthetically pleasing and said he was in favor of the project.

Robert Cliff (1301 E. Lakeshore Drive) complimented the design and asked what the applicants were planning on doing with the building. Greg Hills responded, explaining their proposal for the building is mixed use.

Greg Hills briefly responded that they did studies regarding the loss of light and air space, and had taken that into consideration with their design, attempting to balance the impact the best way possible.

Ives stated that the next step in the process would be to schedule the 3rd meeting for the project which would be contingent on when the applicant would be available. He addressed the members of the public present saying that their future interest in the proposal is welcome.

Greg Hills asked the member of the public David Tabackman if he would like them to do a lighting study in reference to his earlier comments. He said he would like them to do the study. Ives added that that is not necessary for the purposes of this commission.

3. The third meeting with the applicants was held on Thursday, November 1st 2012 @ 12pm. Testimony was received from:

Michael Noda, Principal / OZ Architecture (Applicant), Greg Hills, Principal / Austin Lawrence Partners (Applicant), Sandy Young, Verdis (Applicant), Fred Ogram, Verdis (Applicant), Design Review Commissioners, and members of the public:

Applicant representative Sandy Young detailed the specifics of the proposed building, explaining that each design review guideline had been met as well as the intents and goals expressed in the City Comprehensive Plan. She also stated that the building would be one of the only, if not the only, "Green" building within the City of Coeur d'Alene.

Applicant landscape architect, Fred Ogram briefly detailed the changes they have made from the last meeting in terms of landscaping sidewalks, amenities and drive approaches, referencing the Streetscape Plan, dated November 1, 2012.

Applicant project architect, Michael Noda briefly went over the presentation from the previous meeting, explaining how they have adhered to all the required design guidelines. He displayed a color board and glass samples for the commission to view.

He then asked the commission if they had any technical questions. Commissioner Bowlby asked about lighting in the stairwell, and how bright it will be at night. Michael Noda explained that the glass proposed for the stairwell will be translucent material instead of glass to eliminate brightness as much as possible, and create a "glow" instead of a "beacon". Commissioner Patano expressed that he liked the choice of translucent glass. Michael Noda also referenced a second stairwell which would not have translucent glass, but would have the option of draperies or wall coverings. Commissioner Dodge added a comment

that uplighting is not allowed within the standards.

Commissioner Mueller made a comment regarding the top part of the building, that he preferred the red color in from the first meeting rendering over the white color in their final presentation. Patano agreed that the red would be preferable. Michael Noda stated they would go back to more red tones.

Commissioner Dodge asked if their mechanical systems would be individual units. Michael Noda explained that at the moment, they have proposed screened individual units, with "long lead line sets".

Applicant Greg Hills addressed the retail space (1,000 square feet) in the building which will most likely be grocery, as that is what the neighbors have expressed they would like to have.

Chairman Ives then read from the sign in sheet of audience members present who wished to comment.

Damiano stated that he has no doubt in his mind that the applicants have proposed a building that meets the design code, but he believes it is in the wrong location.

Commissioner Messina went through the Record of Decision for the project, including all the design guidelines, adding comments regarding how the guidelines were met, not met or not applicable:

C. GUIDELINES THAT HAVE AND HAVE NOT BEEN MET:

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed mixed use building in the Downtown Core (DC) zoning district.

1. GUIDELINE: LOCATION OF PARKING

In order to diminish the visual impact of parking areas and to enhance the pedestrian experience:

1. Surface parking lots shall be located behind buildings to the greatest extent possible. If necessary, parking lots may be located to the side of the building. Surface parking lots should never be located between the public street and the building or at intersection corners.
2. Sharing surface parking lots, between surrounding businesses or day and night uses is encouraged.

FINDING:

This guideline is not applicable because there is no surface parking. The parking has been provided within the structure which diminishes the visual impact.

2. GUIDELINE: SCREENING OF PARKING LOTS

Screening of Parking Lots. Surface parking lots must be screened in accordance with the guideline to reduce the visual impact of surface parking lot.

FINDING:

This guideline is not applicable as the project does not have a surface parking lot.

3. GUIDELINE: PARKING LOT LANDSCAPE

To reduce the visual mass of surface parking lots, the lots must be landscaped in accordance with the guideline:

FINDING:

This guideline is not applicable as the project does not have a surface parking lot.

4. GUIDELINE: SIDEWALK USES

In order to produce a streetscape that is safe, convenient, comfortable and appealing for people on foot:

1. Amenity Zone:

Signs, street furniture, lighting, landscaping, etc., are allowed in the amenity zone. Street trees shall be spaced 20 feet to 40 feet apart, in tree grates or 4 or 5 foot wide planted area.

2. Clear Walkway Area:

Sidewalk area shall maintain a clear 7-foot dimension for pedestrian travel. Signs, street furniture, planters and other amenities shall not encroach upon the clear walkway area.

3. Storefront Area:

Sidewalk area outside the pedestrian travel area may be used for outdoor dining and/or display if an encroachment permit is obtained from the City.

FINDING:

The project continues the sidewalk design of the downtown core. Included in the Amenity Zone are street trees in grates, lighting, street furniture, signs and pavers. Clear Walkway Areas are provided on both street frontages. Although not proposed at this time, the applicant can work with staff to adjust and manage the spacing for optimal function of a storefront area as part of an encroachment permit process.

5. GUIDELINE: WIDTH AND SPACING OF CURB CUTS

In order to maintain continuous uninterrupted sidewalks within the Downtown District:

1. Curb cuts for non-residential uses shall not exceed 24 feet for combined entry/exits for every 100 feet of street frontage.

2. The sidewalk pattern and material shall carry across the driveway.

3. Adjacent developments shall share driveways, to the greatest extent possible.
4. No curb cuts are allowed along Pedestrian-Oriented streets.

FINDING:

There are three curb cuts proposed for the project. All have been reviewed by the City Engineer for vehicular and pedestrian safety. The applicant worked with engineering staff on the width and spacing of curb cuts for optimal function for the building and impact on the streetscape. The design provides for clear separation of driveways and continuation of the downtown sidewalk design that maintains the pedestrian orientation. The project is not located on a Pedestrian-Oriented Street so requirement #4 of the guideline is not applicable.

6. GUIDELINE: SCREENING OF TRASH/SERVICE AREAS

In order to reduce the visual impacts of trash and service areas:

1. Trash and service areas shall be placed away from the public right-of-way.
2. Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.
3. Loading and service areas shall not face any residential areas, unless no other location is possible.

FINDING:

Trash and service areas will be screened by being located within the building.

7. GUIDELINE: LIGHTING INTENSITY

In order to conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security:

1. All fixtures must be shielded to prevent light trespassing outside the property boundaries.
2. All fixtures used for site lighting shall incorporate shields to minimize up-light spill and glare from the light source.
3. Flashing lights are prohibited with the following exception:
 - a. Low-wattage holiday and special occasion accent lights.
4. Lighting directed upwards above the horizontal plane (up-lighting) is prohibited, with the exception of Government Flags.

FINDINGS:

The applicant has included low level, downward lighting and translucent panels. This will mitigate and soften the brightness of the lights. The lighting is shielded. The applicant provided a refined perspective showing the low-level down lighting during the third and final meeting.

8. GUIDELINE: GATEWAYS

In order to mark key intersections within and around the edges of the Downtown District:

1. At designated Gateways, there shall be a special feature provided at the corner of a site next to the street(s) and composed of at least two of the following elements:
 - a. seasonal planting
 - b. flowering specimen tree
 - c. artwork
 - d. water feature
 - e. public space
 - f. unique lighting

FINDING:

This guideline is non-applicable as the project is not located at a designated Gateway. However, the proposal complements the existing buildings surrounding the site. This is based upon the colors and materials that were presented.

9. GUIDELINE: MAXIMUM SETBACK

In order to promote a lively, pedestrian friendly sidewalk environment along Pedestrian-Oriented Streets within the downtown:

1. Buildings shall be set up to the back of the sidewalk, unless providing usable public space, forecourts, or vegetative screening of parking structures. Buildings may be set back from the sidewalk a maximum of 20 feet for public space or entries, or a maximum of 10 feet for vegetative screening.
2. Setting façades close to the street may be accomplished through base structures that extend out to the sidewalk, not necessarily the full height of the building

FINDING:

This guideline is non-applicable as the project is not located on a designated Pedestrian Oriented Street.

10. GUIDELINE: ORIENTATION TO THE STREET

To reinforce pedestrian activity and enhance the liveliness of downtown streets through building design, the following guidelines must be met:

1. Buildings shall be oriented to the adjacent street, rather than to a parking lot or structure.
2. The façade nearest the sidewalk should incorporate windows, entrances, canopies and other features

3. Primary building entries should face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.

FINDING:

The building is oriented to both streets. Parking is contained within the building. The facades abutting the sidewalk contain glazing on the first level, entrances with canopies and accent lighting that provide interest for pedestrians. The primary pedestrian entrance faces Lakeside Avenue.

11. GUIDELINE: ENTRANCES

In order to ensure that building entrances are welcoming to pedestrians, easily identifiable and accessible from streets and sidewalks, the following guidelines must be met:

1. The principal entry to the building shall be marked by two or more of the following elements:
 - a. recess
 - b. forecourt
 - c. projecting canopy
 - d. portico with distinctive roof form
 - e. taller bay
 - f. clerestory and/or side windows
 - g. other feature, as approved, that meets the intent.
2. Some form of weather protection (wind, sun, rain) shall be provided at the entrance to the buildings. This can be combined with the method used to achieve visual prominence.

FINDING:

There is a main pedestrian entrance off of Lakeside into a lobby which is at grade and marked by recess, canopy and lighting. Weather protection and entry prominence will be accomplished with overhang, recess and canopies.

12. GUIDELINE: MASSING

To reduce the bulk of taller buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top," the following guidelines must be met:

1. Top:
The "top" of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.
2. Middle:
The "middle" of the building must be made distinct by change in material or color, windows, balconies, step backs, or signage.
3. Base:
Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also be defined by the following:

- a. windows
- b. details
- c. canopies
- d. bays
- e. overhangs
- f. masonry strips and cornice lines

FINDING:

Overall the building displays four sided design elevations with a top, middle and bottom. The applicant has specifically used color and roof form to define the top of the building. Color recesses, positive and negative space; material changes, glazing, stepbacks, balconies and overhangs to define the middle and extensive use of brick and glass defines the bottom.

13. GUIDELINE: GROUND LEVEL DETAILS

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing downtown streets.

1. The ground-floor, street-facing façades of commercial and mixed-use buildings shall incorporate at least five of the following elements:
 - a. Kickplates for storefront window
 - b. Projecting sills
 - c. Pedestrian scale signs
 - d. Canopies or Awnings
 - e. Plinth
 - f. Pilasters
 - g. Ornamental tile work
 - h. Medallions
 - i. Belt courses
 - j. Cornice
 - k. Containers for seasonal planting
 - l. Lighting or hanging baskets supported by ornamental brackets
 - m. Pedestrian-scale signs or signs painted on windows
 - n. An element not listed here, as approved, that meets the intent.

FINDING:

The design provides for kickplates, canopies, windows providing space for Pedestrian-scale sign, lighting, brick, color changes and other façade detailing such as recesses that provide visual interest.

14. GUIDELINE: GROUND FLOOR WINDOWS

To provide visual connection between activities inside and outside the building:

1. The ground level façades of buildings that are oriented to particular streets shall have transparent windows between an average of 2 feet and 10 feet above grade, according to

the following:

- a. Pedestrian-Oriented Streets: minimum of 60% transparency
 - b. Vehicular-Oriented Streets: minimum of 40% transparency
 - c. Along Other Streets: minimum of 20% transparency
2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
 3. Where transparency is not provided, the façade should comply with the guidelines under section "Treating Blank Walls."

FINDING:

The project fronts on a Vehicular-Oriented Street (Lakeside) and on "Other Street" (1st). The design provides for approximately 50% transparency. See blank wall findings (16) for details of meeting blank wall guidelines.

15. GUIDELINE: WEATHER PROTECTION

To provide pedestrians with cover from rainfall and snow thereby making the experience of walking during inclement weather more pleasant.

1. The minimum depth of any canopy or awning shall be 5 feet unless limited by the building code. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 feet and no more than 12 feet.
2. Canopies may be constructed of any permanent, durable material, but glass and steel are strongly suggested.

Internal illumination of awnings shall not be allowed unless the awning material is opaque. However, pedestrian-scale lighting and other down-lighting is allowed beneath awnings.

FINDING:

The height of the canopies adjacent the streets vary due to topography but ranges from 8 feet to 12 feet. The canopies project 5 feet.

The design provides canopies at entrances with a non-reflective material over the canopies. The applicant stated that they are going to have arcades and canopies over all entrances. The materials will be metal frame with a translucent covering, allowing the optimal amount of sunlight in and over the entrances.

16. GUIDELINE: TREATMENT OF BLANK WALLS

To ensure that buildings do not display blank, unattractive walls to the abutting street(s) or nearby residential neighborhoods, the following guidelines must be met:

1. Walls within public view shall have windows, reveals or other architectural details.
2. Uninterrupted expanses of blank wall, façade or foundation longer than 30 feet shall be broken up by using two or more of the following:
 - a. Vegetation:
Vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the wall surface;
 - b. Artwork;

- Artwork, such as bas-relief sculpture, mural or trellis/vine panels;
- c. Seating:
Seating area with special paving and seasonal planting;
- d. Architectural details:
Architectural detailing reveals, contrasting materials or other special interest.

FINDINGS:

The design provides for perceived openings to match the rest of the openings. The applicant has utilized glass, back light, stucco & hardy plank in locations where the parking structures is intended to look like the rest of the building. As detailed in an earlier finding, the building is designed to have design elements such as recesses, balconies, canopies, lighting and vegetation on various levels on all elevations that face the public right-of-way and neighboring buildings. They have also masked and enclosed the mechanical equipment with louvers in the look of the building.

17. GUIDELINE: SCREENING PARKING STRUCTURES

To reduce the visual impact of structured parking located above grade:

1. At ground level, free-standing parking structures shall comply with guidelines, addressed under "Weather Protection" and "Ground Level Details."
2. Street-facing façades of parking levels within the building as well as ground levels of free-standing parking structures should be screened or treated architecturally. Treatment should allow the levels to appear more like a typical floor, rather than open slabs with visible cars and ceiling lights. Architectural treatment shall require two or more of the following:
 - a) Square openings, rather than horizontal
 - b) Planting designed to grow on the façade
 - c) Louvers
 - d) Expanded metal panels
 - e) Decorative metal grills
 - f) Spandrel (opaque) glass
 - g) Other devices, as approved that meet the intent

FINDING:

See Blank Wall, Weather Protection and Ground Level Detail Findings

18. GUIDELINE: ROOF EDGE

In order to ensure that rooflines present a distinct profile and appearance for the building and expresses the neighborhood character, the following guidelines must be met:

1. Buildings with pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12.
2. Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky.

FINDINGS:

The applicant has provided a garden roof top and the proposed design provides 4-sided elevations. The green roof top is a strong addition to the design of the building with respect to roof edges. Projected cornices and changes in form have provided a prominent roof edge.

19. GUIDELINE: SCREENING OF ROOFTOP MECHANICAL EQUIPMENT

In order to screen rooftop mechanical and communications equipment from the ground level of

1. Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.
2. Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs.

FINDING:

There will be no mechanical equipment on the amenity deck and any mechanical equipment will be screened.

20. GUIDELINE: UNIQUE HISTORIC FEATURES

In order to retain the unique character of the neighborhood and businesses, the following guidelines must be met:

1. Retaining Major Elements in Renovation or Redevelopment
2. Relating New Construction to Context

FINDING:

The context of the new building within the neighborhood is reflected in the four-sided design and massing as expressed in earlier discussion. The building mass was moved to the south of the site at the commission's suggestion to provide additional compatibility to neighboring buildings.

21. GUIDELINE: INTEGRATION OF SIGNS WITH ARCHITECTURE

In order to ensure that signage is part of the overall design of a project, the following guidelines must be met:

1. Sign Plan:
The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign plan that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign plan shall indicate location, size, and general design.
2. Signs shall not project above the roof, parapet, or exterior wall.

FINDING:

The sign plan was to comply with the city's sign regulations. Possible future signs were illustrated to be located as pedestrian-oriented scale in windows and attached flush with façade. No signs are proposed on upper levels.

D. FINAL DECISION:

The Design Review Commission, pursuant to the aforementioned, finds that the request for the design of a mixed use building in the Downtown Core (DC) zoning district at 201 N. 1st Street is **approved** with the following condition(s):

The glass in the stairwell will be a translucent or obscure glass and the color on the upper level of the building will be maroon or some other red tone to compliment the bottom section of the building.

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

ROLL CALL:

| | |
|-----------------------|-----------|
| Commissioner Patano | Voted Aye |
| Commissioner McKernan | Voted Aye |
| Commissioner Bowlby | Voted Aye |
| Commissioner Mueller | Voted Aye |

Motion to approve carried.

Commissioner's Messina and Dodge were absent



CHAIRMAN GEORGE IVES

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 208-769-2274.

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
MINUTES
Thursday, November 29th 2012**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman

Mike Patano

Jon Mueller

Rich McKernan

Heather Bowlby

COMMISSIONERS ABSENT

Mike Dodge

STAFF MEMBERS PRESENT

Tami Stroud, Planner

Sarah Nord, Administrative Support

Dave Yadon, Planning Director

APPLICANT

Sandy Young, Verdis

CALL TO ORDER:

Chairman Ives brought the meeting to order at 4:00 with roll call.

APPROVAL OF MINUTES:

Ives asked the commission to review the minutes from the November 1st meeting.

Motion to approve by Mueller, seconded by Patano to approve.

The motion carried unanimously.

PUBLIC, COMMISSION, & STAFF COMMENT

Ives asked if there were any public, commission, or staff comments on non-agenda related topics. Planning Director Dave Yadon referenced the next project scheduled to come before the commission on December 13th 2012 for a proposed WinCo building. He stated that it is located in a C-17 zoning district therefore the guidelines will be different. Planner Stroud added that the guidelines for C-17 zoning have been emailed to each commissioner and a hard copy will be provided at the meeting.

NEW BUSINESS**DR-2-12 – 201 North 1st Street E. Sherman Ave. / One Lakeside, LLC - Approval of the Record of Decision.**

Chairman Ives then stated the new business item: to approve the Record of Decision for 201 N. 1st Street. Ives read through each guideline asking if any commissioner had comments / questions to add. Commissioner Bowlby inquired about the curb cuts, asking if the curb cut drop requirement is the same for all corners or just pedestrian walkways. Commissioner Patano stated that it is the same for all street corners. Ives added that it is an ADA requirement. Commissioner Mueller pointed out a clerical error on page 12, the word "if" should be "of" under #21, item #1: "The design if buildings and sites shall identify..."

Motion to adopt the Record of Decision as modified by Commissioner Mueller, seconded by Commissioner Patano.

The motion passed 4-0 to approve the Record of Decision.

ADJOURNMENT

Motion by Patano , seconded by Messina to adjourn the meeting; Motion approved unanimously.
The Meeting was adjourned at 4:20 P.M.

Prepared by Sarah Nord, Administrative Support

DR-2-12
201 N. 1ST STREET

APPEAL FROM
HAROLD
DAMIANO
SUBMITTED
DECEMBER 3RD
2012

Mayor Sandi Bloem
Coeur d' Alene City Council
710 E. Mullan
Coeur d' Alene, Idaho 83814

Date: DEC. 3 2012

% City of Coeur d' Alene Planning Department
Dave Yadon, Planning Director

Re: Appeal of Design Review Commission decision
17.09.335 and 17.09.125

File Number: DR-2-12

THIS IS AN APPEAL OF THE DESIGN REVIEW COMMISSION

The Design Review Commission has issued its written decision on DR-2-12 and I wish to appeal that decision before the Mayor and the City Council.

I am making this written appeal within the 10 day period after the written notice of decision has been issued. The appeal fee as per Dave Yadon is \$200.00 and is included in this letter.

The City of Coeur d' Alene is requested to issue no building permit to the applicant, One Lakeside, LLC until the appeal has been heard and the decision of the City Council is provided by written notice within 15 days of the appeal hearing.

In addition a demand is made upon the City of Coeur d' Alene to provide analysis under Idaho Statutes §§ 67-6508 & 67-9003 to show that a taking of private property rights or reduction in property values will not occur because of the issuance of a building permit to One Lakeside, LLC.

Regards,

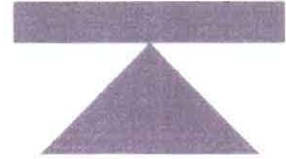


Harold Damiano
301 First St. #910
Coeur d' Alene, Idaho 83814

DR-2-12
201 N. 1ST STREET

APPEAL FROM
SCOTT REED
SUBMITTED
DECEMBER 6TH
2012

SCOTT W. REED, Attorney at Law/P.O. Box A/Coeur d'Alene, Idaho 83816/(208) 664-2161
FAX (208) 765-5117/E-mail: scottwreed@frontier.com



December 6, 2012

City Clerk
City Hall
Coeur d'Alene, Idaho 83814

Dear Madame:

With this letter, I am delivering to you the following:

1. Original appeal of Harold Damiano dated December 5, 2012 to which is attached the \$200 filing fee.
2. Supplemental Appeal signed by me.

Please bring the attached envelope to the attention of Mayor Bloem and Dave Yadon.

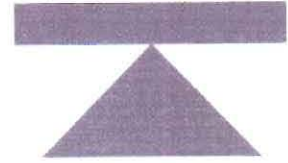
Yours truly,

Scott W. Reed

SWR:kgb

Cc: Jim Crowe
Harold Damiano

SCOTT W. REED, Attorney at Law/P.O. Box A/Coeur d'Alene, Idaho 83816/(208) 664-2161
FAX (208) 765-5117/E-mail: scottwreed@frontier.com



December 6, 2012

Mayor Sandi Bloem
Coeur d'Alene City Council
710 E. Mullan
Coeur d'Alene, Idaho 83814

Re: Appeal of Design Review
Commission decision 17.09.335 and
17.09.125
DR-2-12 One Lakeside, LLC
201 First Street

Dear Mayor and City Council:

This letter is a supplemental appeal to be incorporated with the appeal of the Design Review Commission decision by Harold Damiano presented to Dave Yadon, Planning Director on Wednesday, December 5th and rejected with a note that the Notice of Appeal did not meet the requirement of "D. Burden of Proof" contained in "17.09.335 Appeal of a Decision of the Designs Review Commission."

That section grants an absolute right of appeal. Whether the appeal satisfies the burden of proof is a determination to be made by the appellate body, the city council, after a public hearing.

I am not aware of any administrative or statutory or civil procedure in Idaho that allows the entity which has made the decision to unilaterally reject an appeal to the designated appellate body. To allow such would give the initial decision maker to entirely escape any appellate review.

It is apparent to me that the rejection deprives Harold Damiano and those he represents of due process.

Nonetheless, this supplemental appeal will expand upon the burden of proof. Ample proof was given at both public hearings. Whether that oral and written testimony should have met the burden is for the city council to determine.

Attorney Jim Crowe and I represent those owners of condo suites in Coeur d'Alene North whose private property rights would be severely damaged by the design presented by One Lakeside, LLC for its building. We have created Coeur d'Alene North Homeowners View Preservation, LLC for both Harold Damiano and Jim Crowe, as managers.

Under Chapter 2-98 the first duty of the Design Review Commission is 2.98.030. "A. to protect property rights and values. . ." The decision of the Design Review Commission was to enhance the yet to be created property rights of the developer and to ignore completely all of the testimony and evidence presented on behalf of all of those condo owner who had long established property rights related to their respective condo units. The loss of their private property values because of the building design as recommended will well exceed one million dollars (\$1,000,000.)

Under 17.09.320 "Application and Submittal, A. purpose of Application Submittal" is the following statement:

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.

The proof presented on behalf of Coeur d'Alene North owners, without rebuttal by the city, was that no one on behalf of the city had done anything at all to ". . . address concerns of people who live and own property and businesses in close proximity to the development." These are errors made in the decision. 17.09.335 D.

At one of the hearings, city attorney Warren Wilson talked before the Commission at great length about design review, cutting off Harold

Damiano on several occasions. "Design" is defined twice in the Coeur d'Alene Comprehensive Plan adopted in 2007:

Design standards. Standards used to govern how portions of the built environment may look and/or function.

Community design. An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

Comprehensive Plan, p. 86.

"Design" is described very broadly. Coeur d'Alene North opponents objected strongly to the look and the function of the proposed building. The building design did not fit in with the long established community development in the area.

In fact, any condition that has the ability to alter the ultimate shape of a project is a design element. The design of the proposed building is such that it will interfere and damage the views and vistas that the owners of condo suites in Coeur d'Alene North have enjoyed as part of the private property rights for which they paid dearly and were taxed upon since Coeur d'Alene North was constructed in 1985.

At the hearings representatives of Coeur d'Alene North introduced as evidence photographs of numerous units which showed how the design of One Lakeside North, LLC interfered with and damaged the private property market value of many of these units. Neither the developer nor the city offered any evidence countering this proof.

The building could be designed differently to mitigate, if not entirely eliminate, the damage to the private property values.

The planning department and the city attorney must let this appeal and supplemental appeal proceed to allow the deliberative body, the city council,

to hear the argument presented by the appellant based on the record concerning the decision of the Design Review Commission.

Yours truly,

A handwritten signature in dark ink, appearing to read "Scott W. Reed". The signature is fluid and cursive, with a large initial "S" and "R".

Scott W. Reed

SWR:kgb

Cc: Harold Damiano
Jim Crowe

DOWNTOWN

DESIGN

GUIDELINES

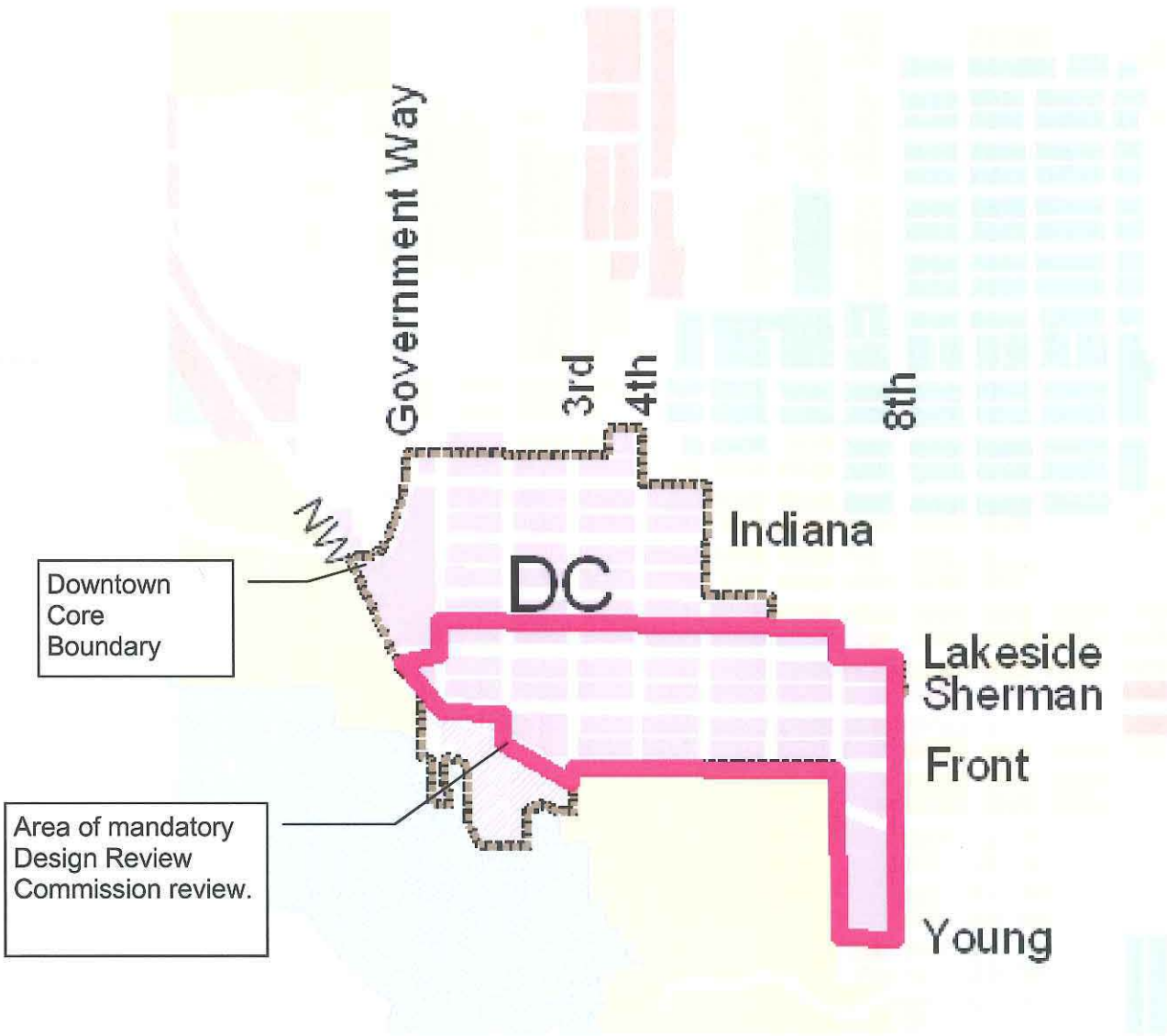


DESIGN GUIDELINES

DOWNTOWN COEUR D'ALENE

DOWNTOWN DESIGN GUIDELINES

District Boundaries



DOWNTOWN DESIGN GUIDELINES

DEFINITIONS

For the purposes of the Downtown Design Guidelines, the following definitions apply:

Gateways: Gateways are key intersections within and around the edges of downtown that require special treatment. The gateways are:

- Intersection of Sherman Ave. and Second St.
- Intersection of Sherman Ave. and Fourth St.
- Intersection of Front Ave. and Fourth St.
- Intersection of Sherman Ave. and Seventh St.

Pedestrian-Oriented Streets: Streets that are intended to have a lively, pedestrian friendly environment in the downtown. The pedestrian-oriented streets are:

- Sherman Ave. from Second St. to Sixth St.
- Second Ave. from Lakeside Ave. to Sherman Ave.
- Third St. from Lakeside Ave. to Front Ave.
- Fourth St. from Lakeside Ave. to Front Ave.
- Fifth St. from Lakeside Ave. to Front Ave.
- Sixth St. from Lakeside Ave. to Front Ave.

Vehicular-Oriented Streets: Streets that are intended to present a lively and inviting environment as vehicles drive through the downtown. The vehicular-oriented streets are:

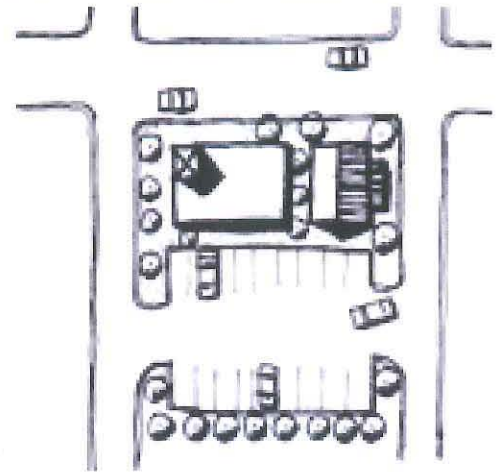
- Northwest Blvd. from Government Way to First St.
- Lakeside Ave. from Government Way to Seventh St.
- Sherman Ave. from First St. to Second St.
- Sherman Ave. from Sixth St. to Eighth St.
- Front Ave. from Second St. to Seventh St.

DOWNTOWN DESIGN GUIDELINES

LOCATION OF PARKING

In order to diminish the visual impact of parking areas and to enhance the pedestrian experience:

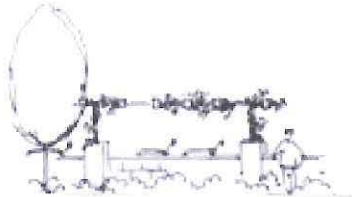
1. Surface parking lots shall be located behind buildings to the greatest extent possible. If necessary, parking lots may be located to the side of the building. Surface parking lots should never be located between the public street and the building or at intersection corners.
2. Sharing surface parking lots, between surrounding businesses or day and night uses is encouraged.



DOWNTOWN DESIGN GUIDELINES

SCREENING OF PARKING LOTS

In order to reduce the visual impact of surface parking lots:



1. Parking lots that abut a public street shall be screened with a continuous screen that is at least 2 feet in height and no more than 3 feet in height. The screen may be one or a combination of the following treatments:
 - a. Landscape plantings consisting of evergreen shrubs and groundcover materials.
 - b. Low walls made of concrete, masonry, or other similar material.
 - c. Continuous raised planters planted with evergreen shrubs.
 - d. Use of Railings:

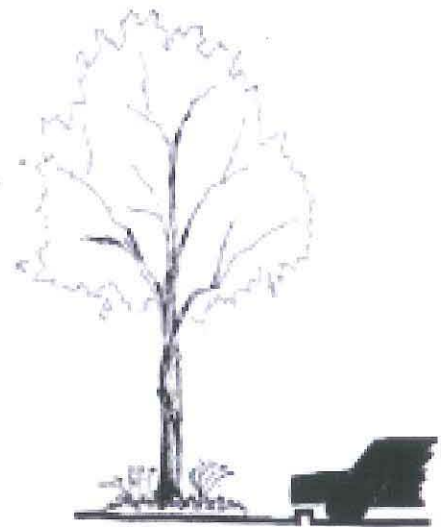
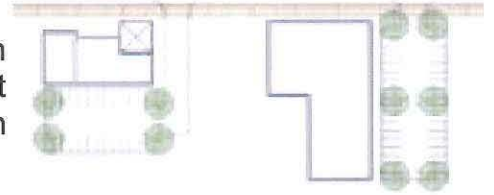
In the event that there is insufficient space to allow the use of evergreen plant material or low walls to screen parking areas, a railing with articulation of detail may be used.
2. Walls and raised planters shall not exceed a maximum height of 3 feet, unless all of the following are provided:
 - a. Screen treatment does not create a safety hazard.
 - b. Portion of treatment that is above 3 feet in height is a minimum 75% transparent (i.e. see-through metal railing, trellis, or other similar treatment).
 - c. Portion of wall/landscape treatment that is above 3 feet in height provides added visual interest, detail, and character suitable to the character of the development.
3. Chain link fencing shall not be permitted to be used to screen or enclose parking along a public sidewalk.

DOWNTOWN DESIGN GUIDELINES

PARKING LOT LANDSCAPE

In order to reduce the visual mass of surface parking lots:

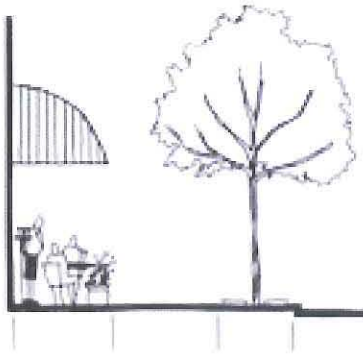
1. Parking lot landscape should reinforce the pedestrian and vehicular circulation, especially parking lot entrances, ends of driving aisles, and pedestrian walkways leading through parking lots.
2. Where the parking lot is located to the side of the building and partially abuts the public street, one shade tree for every six spaces shall be provided. (In those rare instances in which lots are in front of buildings this same guideline shall apply.)
3. Where the parking lot is located behind the building and is not visible from the public street, one shade tree for every eight spaces shall be provided.
4. A minimum 4-foot setback shall be provided for all trees and shrubs where the vehicle overhang extends into landscape areas.



DOWNTOWN DESIGN GUIDELINES

SIDEWALK USES

In order to produce a streetscape that is safe, convenient, comfortable and appealing for people on foot:



1. Amenity Zone:

Signs, street furniture, lighting, landscaping, etc., are allowed in the amenity zone. Street trees shall be spaced 20 feet to 40 feet apart, in tree grates or 4 or 5 foot wide planted area.

2. Clear Walkway Area:



Sidewalk area shall maintain a clear 7-foot dimension for pedestrian travel. Signs, street furniture, planters and other amenities shall not encroach upon the clear walkway area.

3. Storefront Area:

Sidewalk area outside the pedestrian travel area may be used for outdoor dining and/or display if an encroachment permit is obtained from the City.

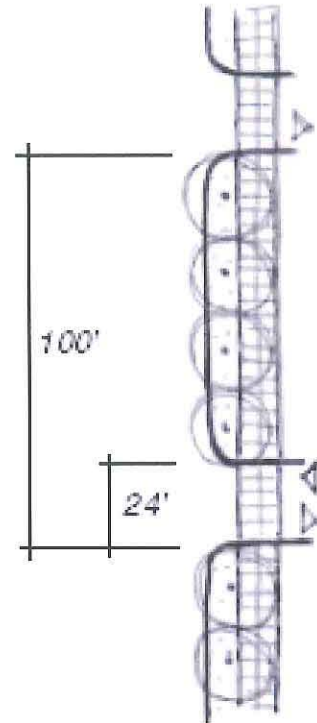


DOWNTOWN DESIGN GUIDELINES

WIDTH AND SPACING OF CURB CUTS

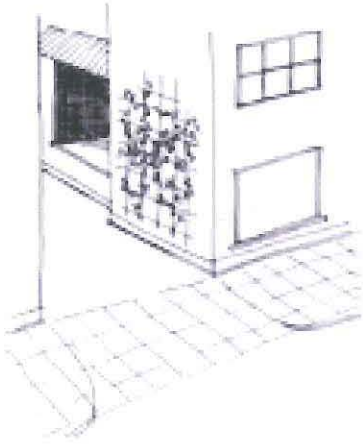
In order to maintain continuous uninterrupted sidewalks within the Downtown District:

1. Curb cuts for non-residential uses shall not exceed 24 feet for combined entry/exits for every 100 feet of street frontage.
2. The sidewalk pattern and material shall carry across the driveway.
3. Adjacent developments shall share driveways, to the greatest extent possible.
4. No curb cuts are allowed along Pedestrian-Oriented streets.



DOWNTOWN DESIGN GUIDELINES

SCREENING OF TRASH/SERVICE AREAS



In order to reduce the visual impacts of trash and service areas:

1. Trash and service areas shall be placed away from the public right-of-way.
2. Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.
3. Loading and service areas shall not face any residential areas, unless no other location is possible.



DOWNTOWN DESIGN GUIDELINES

LIGHTING INTENSITY

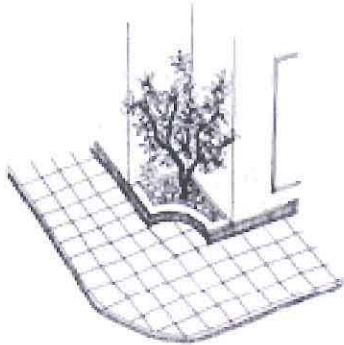
In order to conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security:

1. All fixtures must be shielded to prevent light trespassing outside the property boundaries.
2. All fixtures used for site lighting shall incorporate shields to minimize up-light spill and glare from the light source.
3. Flashing lights are prohibited with the following exception:
 - a. Low-wattage holiday and special occasion accent lights.
4. Lighting directed upwards above the horizontal plane (up-lighting) is prohibited, with the exception of Government Flags.



DOWNTOWN DESIGN GUIDELINES

GATEWAYS



In order to mark key intersections within and around the edges of the Downtown District:

1. At designated Gateways, there shall be a special feature provided at the corner of a site next to the street(s) and composed of at least two of the following elements:

- a. seasonal planting
- b. flowering specimen tree
- c. artwork
- d. water feature
- e. public space
- f. unique lighting

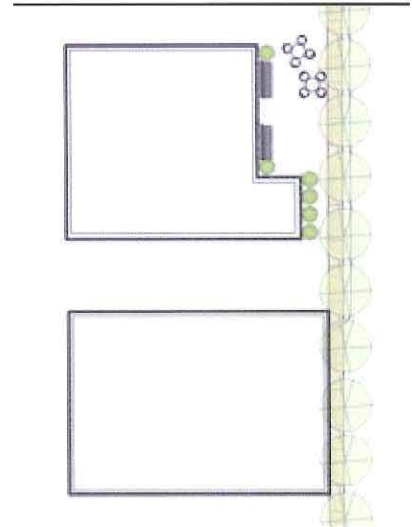


DOWNTOWN DESIGN GUIDELINES

MAXIMUM SETBACK

In order to promote a lively, pedestrian friendly sidewalk environment along Pedestrian-Oriented Streets within the downtown:

1. Buildings shall be set up to the back of the sidewalk, unless providing usable public space, forecourts, or vegetative screening of parking structures. Buildings may be set back from the sidewalk a maximum of 20 feet for public space or entries, or a maximum of 10 feet for vegetative screening.
2. Setting façades close to the street may be accomplished through base structures that extend out to the sidewalk, not necessarily the full height of the building



DOWNTOWN DESIGN GUIDELINES

ORIENTATION TO THE STREET



To reinforce pedestrian activity and enhance the liveliness of downtown streets through building design, the following guidelines must be met:

1. Buildings shall be oriented to the adjacent street, rather than to a parking lot or structure.
2. The façade nearest the sidewalk should incorporate windows, entrances, canopies and other features (see the following building design guidelines).
3. Primary building entries should face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.

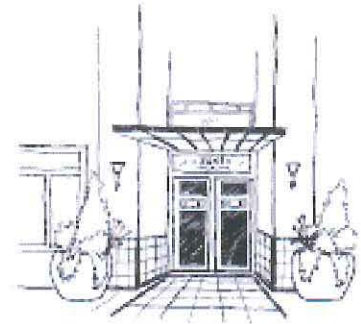


DOWNTOWN DESIGN GUIDELINES

ENTRANCES

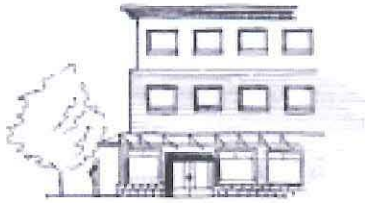
In order to ensure that building entrances are welcoming to pedestrians, easily identifiable and accessible from streets and sidewalks, the following guidelines must be met:

1. The principal entry to the building shall be marked by two or more of the following elements:
 - a. recess
 - b. forecourt
 - c. projecting canopy
 - d. portico with distinctive roof form
 - e. taller bay
 - f. clerestory and/or side windows
 - g. other feature, as approved, that meets the intent.
2. Some form of weather protection (wind, sun, rain) shall be provided at the entrance to the buildings. This can be combined with the method used to achieve visual prominence.



DOWNTOWN DESIGN GUIDELINES

MASSING



To reduce the bulk of taller buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top," the following guidelines must be met:

1. Top:

The "top" of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.



2. Middle:

The "middle" of the building must be made distinct by change in material or color, windows, balconies, step backs, or signage.

3. Base:

Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also be defined by the following:



- a. windows
- b. details
- c. canopies
- d. bays
- e. overhangs
- f. masonry strips and cornice lines



DOWNTOWN DESIGN GUIDELINES

GROUND LEVEL DETAILS

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing downtown streets.

1. The ground-floor, street-facing façades of commercial and mixed-use buildings shall incorporate at least five of the following elements:

a. Kickplates for storefront window

b. Projecting sills

c. Pedestrian scale signs

d. Canopies or Awnings

e. Plinth

f. Pilasters

g. Ornamental tile work

h. Medallions

i. Belt courses

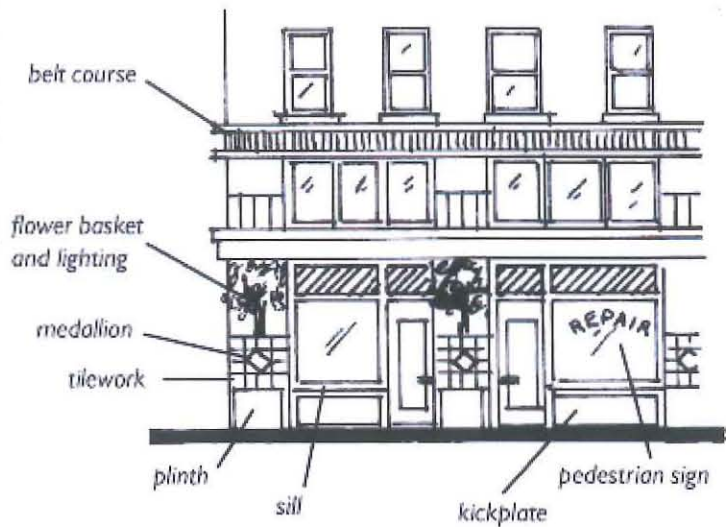
j. Cornice

k. Containers for seasonal planting

l. Lighting or hanging baskets supported by ornamental brackets

m. Pedestrian-scale signs or signs painted on windows

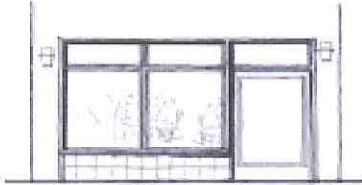
n. An element not listed here, as approved, that meets the intent.



DOWNTOWN DESIGN GUIDELINES

GROUND FLOOR WINDOWS

To provide visual connection between activities inside and outside the building:



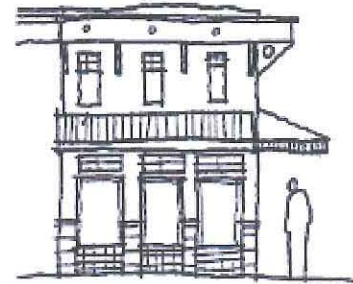
1. The ground level façades of buildings that are oriented to particular streets shall have transparent windows between an average of 2 feet and 10 feet above grade, according to the following:
 - a. Pedestrian-Oriented Streets:
minimum of 60% transparency
 - b. Vehicular-Oriented Streets:
minimum of 40% transparency
 - c. Along Other Streets:
minimum of 20% transparency
2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
3. Where transparency is not provided, the façade should comply with the guidelines under section "Treating Blank Walls."

DOWNTOWN DESIGN GUIDELINES

WEATHER PROTECTION

To provide pedestrians with cover from rainfall and snow thereby making the experience of walking during inclement weather more pleasant.

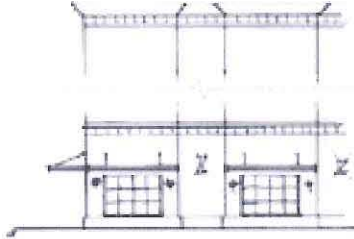
1. The minimum depth of any canopy or awning shall be 5 feet unless limited by the building code. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 feet and no more than 12 feet.
2. Canopies may be constructed of any permanent, durable material, but glass and steel are strongly suggested. Internal illumination of awnings shall not be allowed unless the awning material is opaque. However, pedestrian-scale lighting and other down-lighting is allowed beneath awnings.



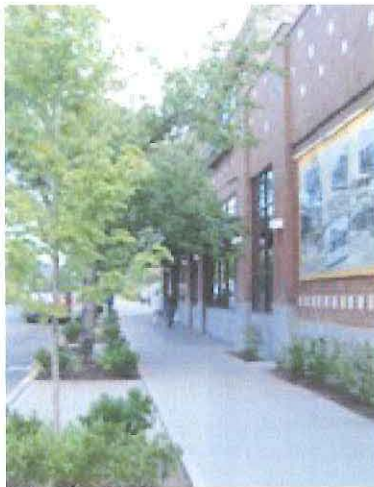
DOWNTOWN DESIGN GUIDELINES

TREATMENT OF BLANK WALLS

To ensure that buildings do not display blank, unattractive walls to the abutting street(s) or nearby residential neighborhoods, the following guidelines must be met:



1. Walls within public view shall have windows, reveals or other architectural details.
2. Uninterrupted expanses of blank wall, façade or foundation longer than 30 feet shall be broken up by using two or more of the following:



- a. **Vegetation:**
Vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the wall surface;
- b. **Artwork;**
Artwork, such as bas-relief sculpture, mural or trellis/vine panels;
- c. **Seating:**
Seating area with special paving and seasonal planting;
- d. **Architectural details:**
Architectural detailing, reveals, contrasting materials or other special interest.

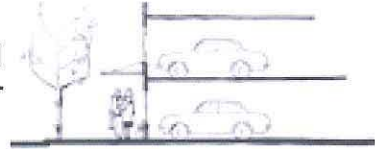


DOWNTOWN DESIGN GUIDELINES

SCREENING PARKING STRUCTURES

To reduce the visual impact of structured parking located above grade:

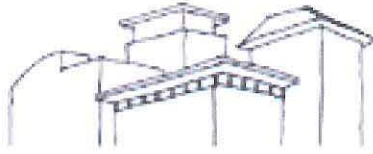
1. At ground level, free-standing parking structures shall comply with guidelines, addressed under "Weather Protection" and "Ground Level Details."
2. Street-facing façades of parking levels within the building as well as ground levels of free-standing parking structures should be screened or treated architecturally. Treatment should allow the levels to appear more like a typical floor, rather than open slabs with visible cars and ceiling lights. Architectural treatment shall require two or more of the following:
 - a) Square openings, rather than horizontal
 - b) Planting designed to grow on the façade
 - c) Louvers
 - d) Expanded metal panels
 - e) Decorative metal grills
 - f) Spandrel (opaque) glass
 - g) Other devices, as approved, that meet the intent



DOWNTOWN DESIGN GUIDELINES

ROOF EDGE

In order to ensure that rooflines present a distinct profile and appearance for the building and expresses the neighborhood character, the following guidelines must be met:



1. Buildings with pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12.
2. Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky.

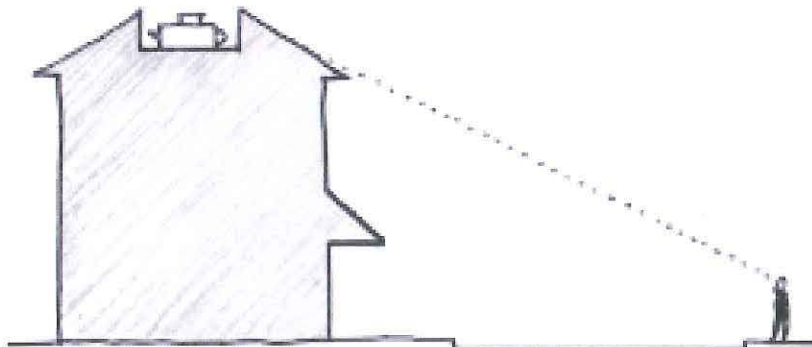
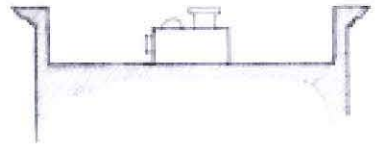


DOWNTOWN DESIGN GUIDELINES

SCREENING OF ROOFTOP MECHANICAL EQUIPMENT

In order to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas, the following requirements must be met:

1. Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.
2. Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs, rather than being simply attached to the roof-deck.



DOWNTOWN DESIGN GUIDELINES

UNIQUE HISTORIC FEATURES



In order to retain the unique character of the neighborhood and businesses, the following guidelines must be met:

1. Retaining Major Elements in Renovation or Redevelopment
2. Relating New Construction to Context



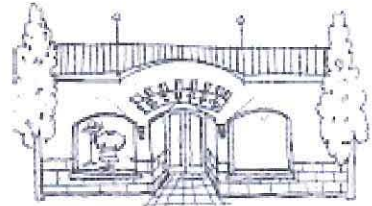
DOWNTOWN DESIGN GUIDELINES

INTEGRATION OF SIGNS WITH ARCHITECTURE

In order to ensure that signage is part of the overall design of a project, the following guidelines must be met:

1. Sign Plan:

The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign plan that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign plan shall indicate location, size, and general design.

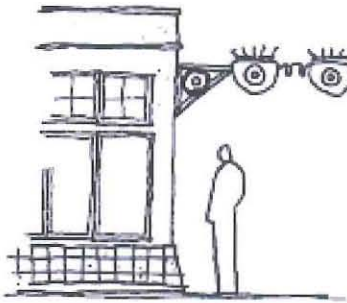


2. Signs shall not project above the roof, parapet, or exterior wall.



DOWNTOWN DESIGN GUIDELINES

CREATIVITY/INDIVIDUALITY OF SIGNS



In order to encourage interesting, creative and unique approaches to the design of signs, the following guidelines must be met:

1. Signs should be highly graphic in form, expressive and individualized.
2. Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged.

