

PLANNING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE

FEBRUARY 9, 2010

THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

5:30 P.M. CALL TO ORDER:

ROLL CALL: Jordan, Bowlby, Evans, Luttropp, Messina, Rasor, Soumas, Neal (Student Rep)
Kieswetter, (Alt Rep)

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

PUBLIC HEARINGS:

1. Applicant: North Idaho College
Location: 909 W. Garden Avenue & 927 W. River Avenue
Request: A proposed zone change from R-17(Residential at 17 units/acre)
& LM (Light manufacturing) to C-17 (Commercial at 17 units/acre)
QUASI-JUDICIAL, (ZC-1-10)

2. Applicant: City of Coeur d'Alene
Request: Commercial Design Guidelines
Legislative, (O-1-10)

WORKSHOP:

1. Off-street parking

ADJOURNMENT/CONTINUATION:

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

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

**PLANNING COMMISSION
STAFF REPORT**

FROM: JOHN J. STAMOS, SENIOR PLANNER
DATE: FEBRUARY 9, 2010
SUBJECT: ZC-1-10 – ZONE CHANGE
LOCATION: +/-1.1 ACRE PARCEL AT 909 AND 927 WEST RIVER AVENUE

DECISION POINT:

North Idaho College and the North Idaho College Foundation are requesting approval of a Zone Change from R-17 (Residential at 17 units/acre) for parcel "A" (Owned by NIC) and LM (light Manufacturing) for parcel "B" (Owned by NIC Foundation) to the C-17 (Commercial at 17 units/acre) zoning district.

SITE PHOTOS:

A. Site photo



B. View for River Avenue:

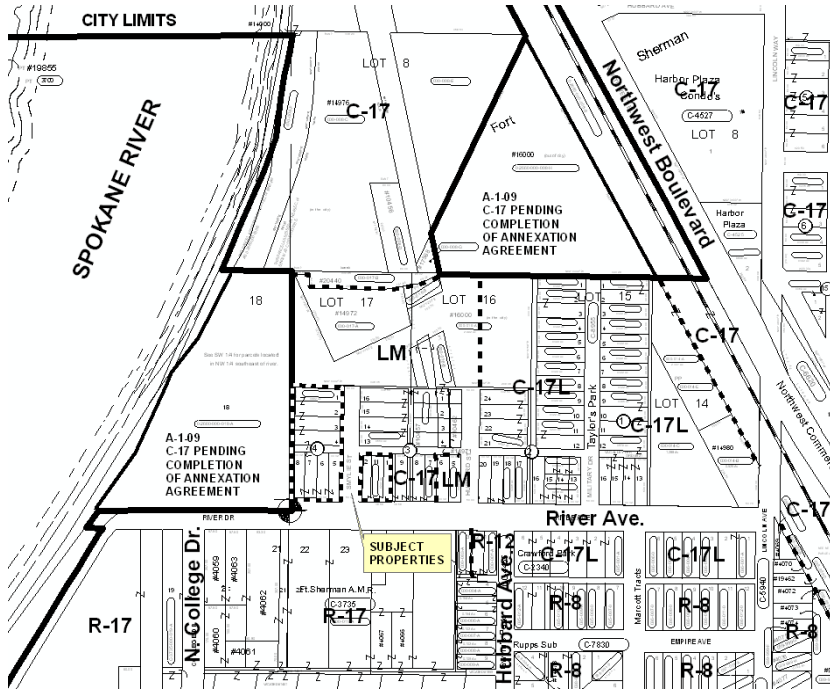


C. Looking south – Parcel “A” on left and Parcel “B” on right

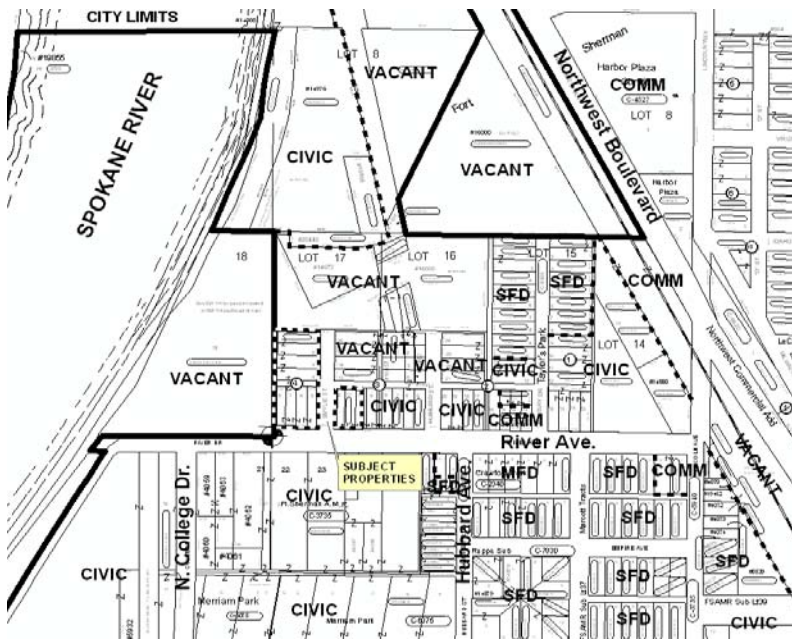


GENERAL INFORMATION:

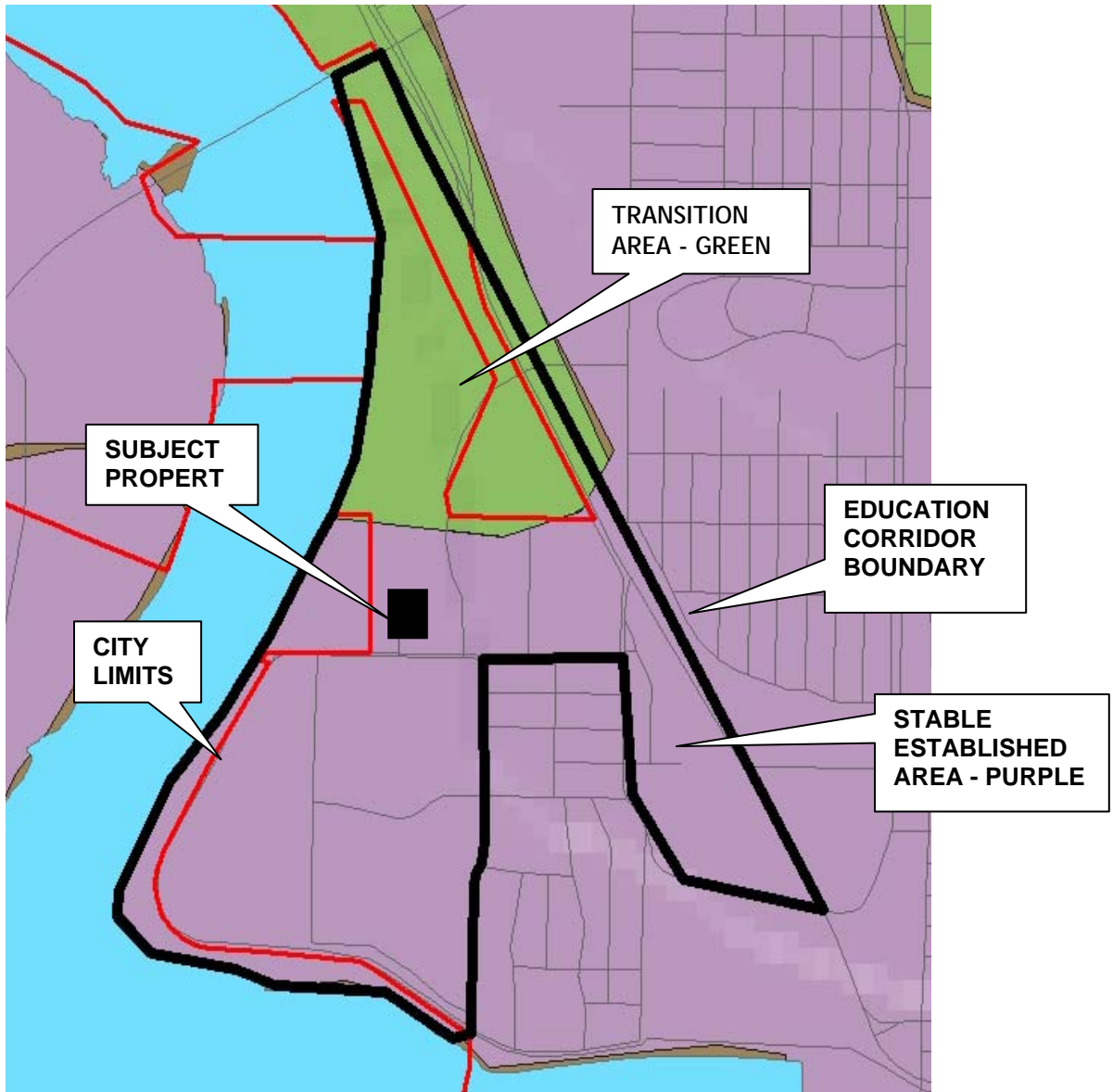
A. Zoning.



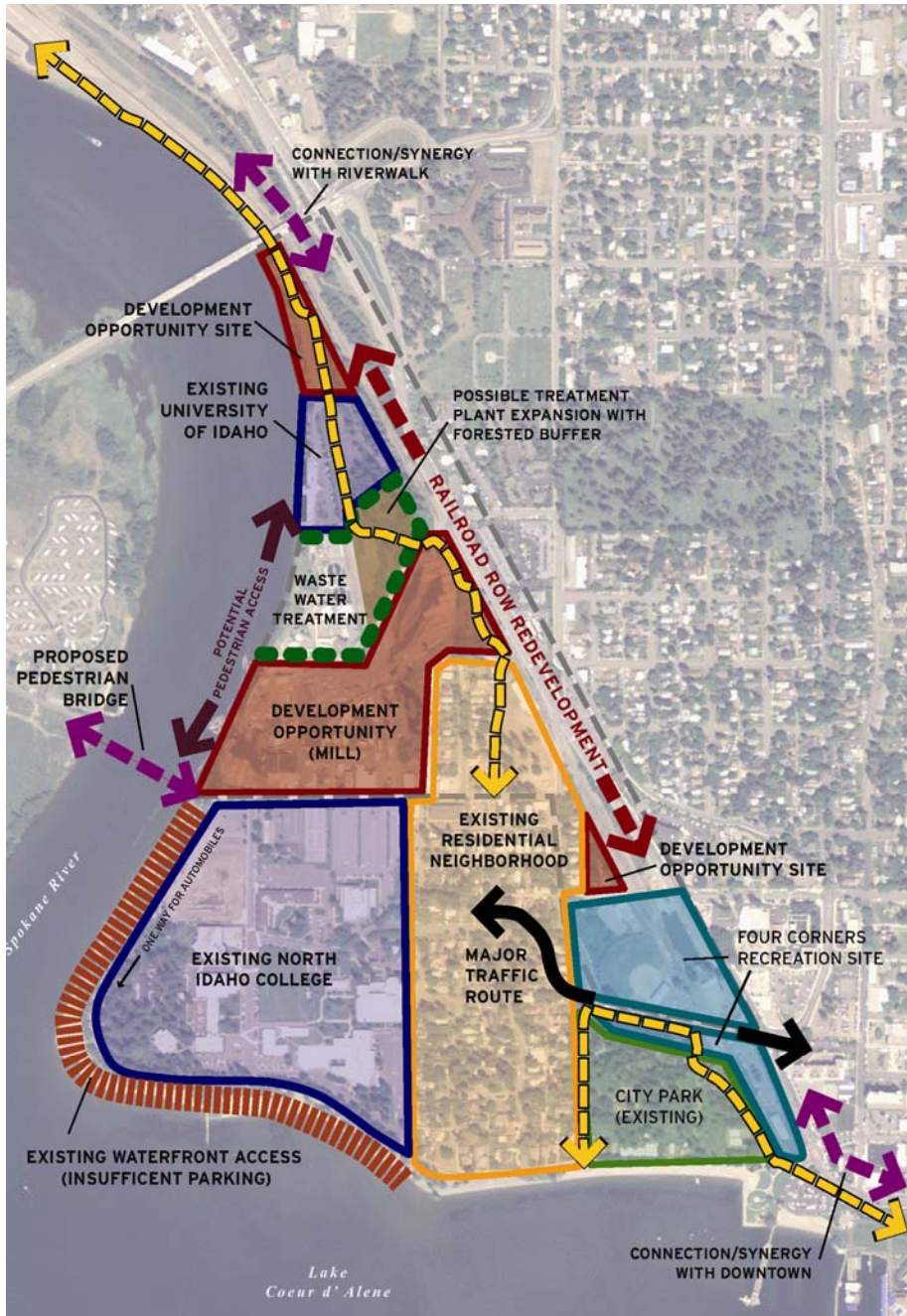
B. Generalized land use.



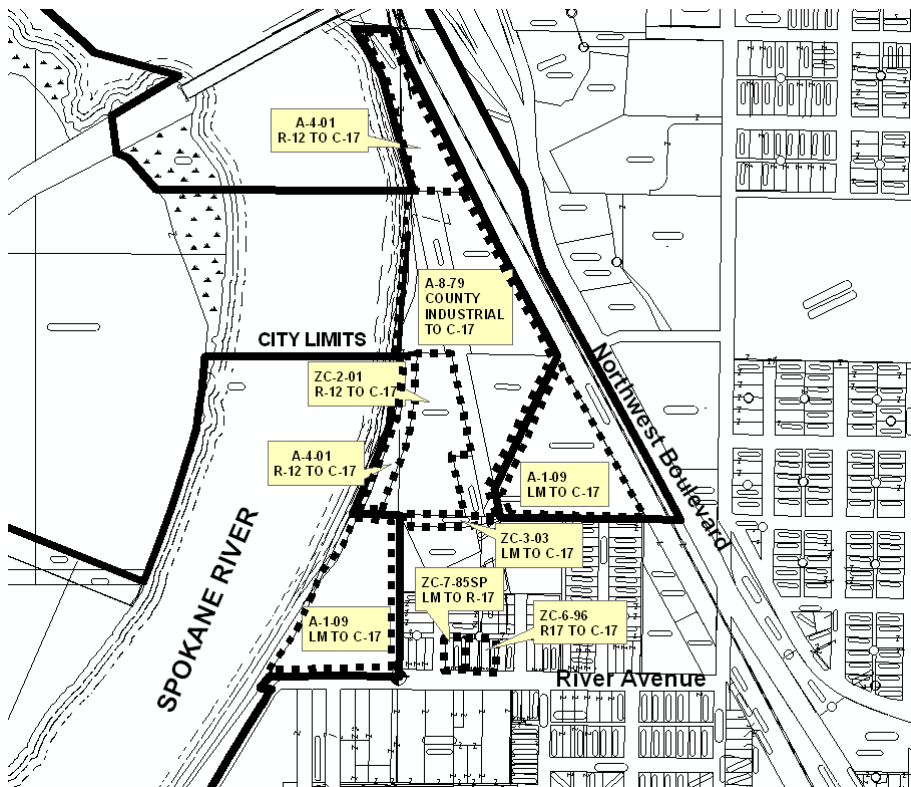
C. 2007 Comprehensive Plan designation - Stable Established – Education Corridor



D. 2007 Comprehensive Plan - Special Area – Education Corridor Conceptual Plan



E. Zone changes in surrounding area.



F. Applicant North Idaho College
1000 West Garden Avenue
Coeur d'Alene, ID 83814

Owners: North Idaho College
1000 West Garden Avenue
Coeur d'Alene, ID 83814

North Idaho College Foundation
1000 West Garden Avenue
Coeur d'Alene, ID 83814

G. Parcel A contains 2 portable units for offices and Parcel B contains 7 portable classroom units.

H Land uses in the area include civic – North Idaho College, Lewis & Clark State College, University of Idaho, waste water treatment plant and commercial and residential – single-family and multi-family.

I. While Seiter Hall on campus is remodeled, NIC has placed 9 temporary units on the subject property for office/classroom use during the January to July 2010 time period. The applicant has

placed the units on the property and is using them in advance of the zone change.

The following condition was included in Site Development Permit #116485, which has been issued for this project:

Permit is issued conditioned on the applicant completing a rezone of the subject property to a zoning designation that allows the intended use. In the event that an appropriate rezone of the property is not granted, permittee must discontinue the use. By signing for this permit, permittee acknowledges that it is proceeding at its own risk and will discontinue the use if an appropriate rezone is not granted.

J. Zone changes in surrounding area.

- A-8-79 – County Industrial to C-17
- ZC-7-85SP – LM to R-17
- ZC-6-96 – R-17 to C-17
- A-4-01 – R-12 to C-17
- ZC-2-01- R-12 to C-17
- ZC-3-03 – LM to C-17
- A-1-09 – County Industrial to C-17

ANALYSIS:

A. **Zoning:**

Parcel “A” is currently zoned R-17 (Residential at 17units/acre) and allows a community education use by right while Parcel “B” is LM (Light Manufacturing) and does not allow community education either by right or special use permit.

The applicant is requesting C-17 (Commercial) for both parcels, which allows the following uses by right and special use permit:

Purpose and Intent:

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials, however, joint access developments are encouraged:

Uses permitted by right:

1. Single-family detached housing (as specified by the R-8 District).
2. Duplex housing (as specified by the R-12 District).
3. Cluster housing (as specified by the R-17 District).
4. Multiple-family (as specified by the R-17 District).
5. Home occupations.
6. Community education.
7. Essential service.
8. Community assembly.
9. Religious assembly.
10. Public recreation.
11. Neighborhood recreation.
12. Commercial recreation.
13. Automobile parking when serving an adjacent business or apartment.
14. Hospitals/health care.
15. Professional offices.
16. Administrative offices.

17. Banks and financial institutions.
18. Personal service establishments.
19. Agricultural supplies and commodity sales.
20. Automobile and accessory sales.
21. Business supply retail sales.
22. Construction retail sales.
23. Convenience sales.
24. Department stores.
25. Farm equipment sales.
26. Food and beverage stores, on/off site consumption.
27. Retail gasoline sales.
28. Home furnishing retail sales.
29. Specialty retail sales.
30. Veterinary office.
31. Hotel/motel.
32. Automotive fleet storage.
33. Automotive parking.
34. Automobile renting.
35. Automobile repair and cleaning.
36. Building maintenance service.
37. Business support service.
38. Communication service.
39. Consumer repair service.
40. Convenience service.
41. Funeral service.
42. General construction service.
43. Group assembly.
44. Laundry service.
45. Finished goods wholesale.
46. Group dwelling-detached housing.
47. Mini-storage facilities.
48. Noncommercial kennel.
49. Handicapped or minimal care facility.
50. Rehabilitative facility.
51. Child care facility.
52. Juvenile offenders facility.
53. Boarding house.
54. Commercial kennel.
55. Community organization.
56. Nursing/convalescent/rest homes for the aged.
57. Commercial film production.

Uses allowed by special use permit:

1. Veterinary hospital.
2. Warehouse/storage.
3. Custom manufacturing.
4. Extensive impact.
5. Adult entertainment sales and service.
6. Auto camp.
7. Residential density of the R-34 district as specified.
8. Underground bulk liquid fuel storage-wholesale.
9. Criminal transitional facility.
10. Wireless communication facility.

The zoning pattern (see zoning map on page 3) in the surrounding area shows R-8, R-17, C-17L,

C-17 and light manufacturing zoning.

However, the North Idaho College property to the south is zoned R-17 and the City owned property to the north containing the wastewater treatment plant and University of Idaho is zoned C-17. The subject property is currently zoned light manufacturing and R-17.

B. Finding #B8: THAT THIS PROPOSAL (IS) (IS NOT) IN CONFORMANCE WITH THE COMPREHENSIVE PLAN POLICIES.

1. The subject property is within the Area of City Impact Boundary.
2. The subject property has a land use designation of Stable Establish and is within the Education Corridor land use area and the Education Corridor Conceptual Plan and Neighborhoods (Fort Grounds) Special Areas, as follows:

Stable Established Areas:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots and general land use are not expected to change greatly within the planning period.

Education Corridor:

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The characteristics of the Education Corridor will include:

- An increasing number of uses related to the provision of higher education that is suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

3. Special Areas – Education Corridor Conceptual Plan

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene sold a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber

Company.

The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

Policy:

Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

Methods:

We will support educational institutions in their planning efforts for the Education Corridor.

We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

4. **Special Areas: Neighborhoods – Fort Grounds:**

During the next 20-year planning period, this neighborhood will be impacted by extensive development along its borders to the north and east. Careful planning in cooperation with the Fort Grounds Home Owners Association will be necessary to preserve this neighborhood's character and charm.

Policy:

We will preserve the Fort Grounds as an historic area, park, and campus.

Methods:

Establish an additional traffic ingress/egress for increased circulation.
Support the higher education institutes in their existing and planned campuses.

5. **Significant Policies:**

➤ Objective 1.01 - Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

➤ Objective 1.02 - Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer

➤ Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

➤ Objective 1.13 - Open Space:

Encourage all participants to make open space a priority with every development and annexation.

- Objective 1.14 - Efficiency:
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.
- Objective 2.01 - Business Image & Diversity:
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.12 - Education:
Support quality educational facilities throughout the city, from the pre-school through the university level
- Objective 3.16 - Capital Improvements:
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).

Evaluation: The Planning commission must determine, based on the evidence before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.

C. **Finding #B9: THAT PUBLIC FACILITIES AND UTILITIES (ARE) (ARE NOT) AVAILABLE AND ADEQUATE FOR THE PROPOSED USE.**

SEWER:

Public sewer is available and adequate to serve the use.

Comments submitted by Don Keil, Assistant Wastewater Superintendent

WATER:

Water is available and adequate to serve the use.

Comments submitted by Terry Pickel, Assistant Wastewater Superintendent

STREETS, TRAFFIC AND STORMWATER:

NO COMMENTS.

Submitted by Chris Bates, Engineering Project Manager

FIRE:

No comments.

Submitted by Glenn Lauper, Deputy Fire Chief

POLICE:

No comments.

Submitted by Steve Childers, Captain, Police Department

D. **Finding #B10: THAT THE PHYSICAL CHARACTERISTICS OF THE SITE (MAKE) (DO NOT MAKE) IT SUITABLE FOR THE REQUEST AT THIS TIME.**

There are no physical constraints such as topography that would make the subject property unsuitable for development.

Evaluation: The Planning commission must determine, based on the evidence before them, whether the physical characteristics of the site make it suitable for the request at this time.

E. **Finding #B11: THAT THE PROPOSAL (WOULD) (WOULD NOT) ADVERSELY AFFECT THE SURROUNDING NEIGHBORHOOD WITH REGARD TO TRAFFIC, NEIGHBORHOOD CHARACTER, (AND) (OR) EXISTING LAND USES.**

The proposed use will not increase the overall campus traffic because it is providing a temporary location for the existing classrooms and offices located in Seiter Hall during the remodeling of that building. This site is located on a portion of the vacant DeArmond mill site, is adjacent to buildings containing NIC offices and maintenance facilities and is across the street from college parking lots and tennis courts.

F. Recommended conditions:

**S
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F**

**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

A. INTRODUCTION

This matter having come before the Planning Commission on, February 9, 2010 , and there being present a person requesting approval of Item ZC-1-10, a request for a zone change from R-17 (Residential at 17 units/acre) – parcel “A” (Owned by NIC) and LM (light Manufacturing) – parcel “B” (Owned by NIC Foundation) to the C-17 (Commercial at 17 units/acre) zoning district.

LOCATION: +/-1.1 acre parcel at 909 and 927 West River Avenue

APPLICANT: North Idaho College and the North Idaho College Foundation

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are civic – North Idaho College, Lewis & Clark State College, University of Idaho, waste water treatment plant and commercial and residential – single-family and multi-family.
- B2. That the Comprehensive Plan Map designation is Stable Established.
- B3. That the zoning is R-17 (Residential at 17 units/acre) – parcel “A” and LM (light Manufacturing) – parcel “B”
- B4. That the notice of public hearing was published on, January 23, 2010, which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, January 26, 2010, which fulfills the proper legal requirement.
- B6. That 9 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on, January 22, 2010, and _____ responses were received: ____ in favor, ____ opposed, and ____ neutral.
- B7. That public testimony was heard on February 9, 2010

B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request of **NORTH IDAHO COLLEGE AND THE NORTH IDAHO COLLEGE FOUNDATION** for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Rasor	Voted _____
Commissioner Soumas	Voted _____

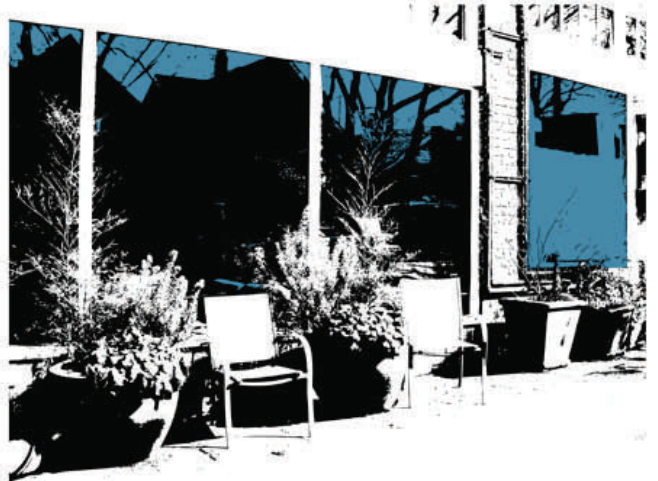
Chairman Jordan Voted _____ (tie breaker)

Commissioners _____ were absent.

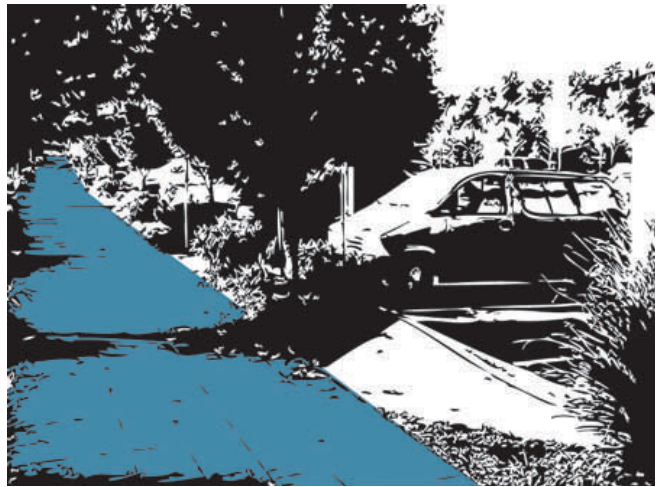
Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN BRAD JORDAN

THE CITY OF: Coeur d'Alene



commercial design guidelines

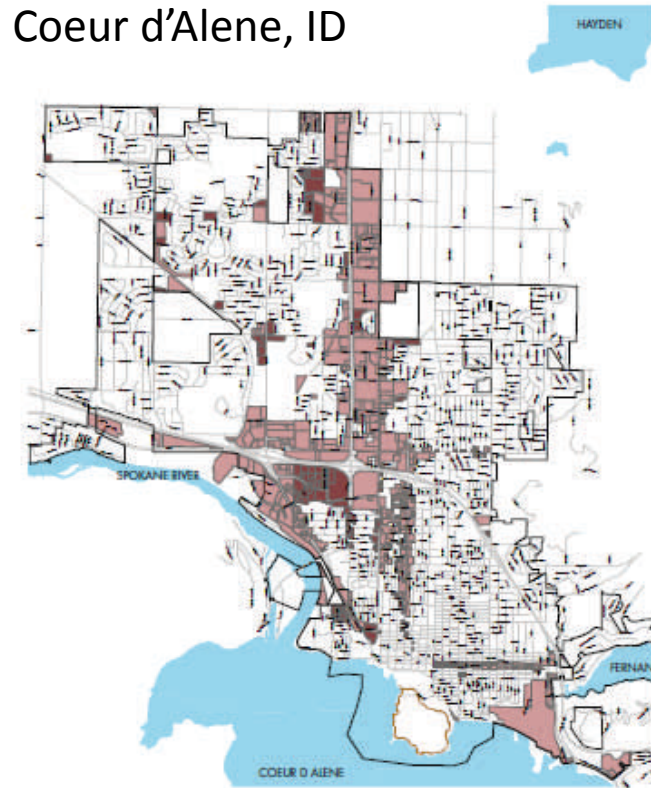


JANUARY 2010 DRAFT

Revised 12.30.09

Introduction and Purpose

This section of the Design Standards and Guidelines for the City of Coeur d’Alene, ID focuses on site planning and design guidance for the commercial zones C-17 and CL-17. These areas represent a diverse areas across the City linking neighborhoods along commercial corridors. The following standards and guidelines serve to maintain the distinct character of these areas of Coeur d’Alene while encouraging appropriate development that ensures vibrant and functional commercial areas.



Objectives

1. To provide a greater emphasis on pedestrian movement.
2. To maintain and enhance the urban forest, creating habitat, enhancing air quality, and providing softer edge to development.
3. To diminish the amount of asphalt and parked cars visible from the street and to buffer it from other uses of lesser intensity.
4. To allow for infiltration of run-off, to offer shade to otherwise bare paved areas.
5. To prevent glare and spillover of lighting toward adjacent properties.
6. To encourage development that adds positively to the character and quality of the community.

Over-Archiving Principles

1. Enhance the Pedestrian Experience

- Increase safety, connectivity, comfort, and visual appeal for people moving about on foot through elements such as wider sidewalks, walkways, and street trees.

2. Reflect Regional Context

- Eliminate “Anywhere USA” look. Reflect aspects of geology, sun angle, vegetation, water movement in site design and architecture.

3. Create Distinct “Centers”

- Diminish, over time, the strip commercial pattern by focusing development into mixed-use areas.

4. Increase the Value of Commercial Land

- Shift some uses of land area toward housing and create a demand for more intensive use than simply one story boxes surrounded by asphalt.

5. Improve Environmental Quality

- Enhance the infiltration of water, increase vegetated habitat, enhance air quality – largely through reduction of pervious surfaces and added (and preserved) trees and other vegetation.

6. Produce a Greater Variety of Development Types

- Encourage multiple stories, clusters of buildings, street-facing buildings, vertical forms, public spaces, parking in forms other than big lots, a mixture of uses.

7. Create Public Spaces

- Encourage forecourts, courtyards, plazas, gardens, greens, seating areas, passageways, and other spaces conducive to spending time outside.

8. Encourage Both Horizontal and Vertical Mixed Use.

- Incentives should be provided for including housing within development or redevelopment.

9. Create Transitions to Adjacent Areas of Lesser Intensity.

- Height, bulk and landscaping standards should be used to mitigate the visual effects of greater intensity.

10. Significantly Increase the Presence of Trees

- Encourage the retention of existing, larger, mature trees as well as plant new trees as sites redevelop.

Design Departures

Each design guideline must be met by the proposed development. However, the design guidelines are intended to provide some flexibility in application provided that the basic intent of the guidelines is met. Compliance with these design guidelines will be determined by the city staff or the design review commission if the project is larger than 5 acres or 50,000 sq. ft. or with more than 2 departures. If the project is reviewed by the staff, an appeal may be taken to the design review commission by an aggrieved party.

Design Departures: An applicant may request a design departure from any of the design guidelines. The staff will review all requests for design departures on projects not subject to design review commission review. In order to approve a design departure, it must be found that:

1. The project must be consistent with the comprehensive plan and any applicable plan;
2. The requested departure meets the intent of statements relating to applicable development standards and design guidelines;
3. The departure will not have a detrimental effect on nearby properties or the city as a whole;
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole; and
5. If a deviation from a building design guideline is requested, the project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the planning director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines.

Design Departures (matrix)

SITE DESIGN		
Guideline	<i>An approved deviation from these guidelines is not considered a design departure prompting a Design Review hearing</i>	<i>Design departure may be considered Design Review Commission approval required for any project larger than 5 acres or 50,000 sq. ft. or with more than 2 departures</i>
A. Curb Cuts: Width and Spacing	X	
B. Sidewalks along Street Front-ages		X
C. Street Trees	X	
D. Grand Scale Trees	X	
D. Walkways		X
E. Residential/Parking Lot Screening		X
F. Parking Lot Landscaping		X
G. Lighting		X
H. Screening of Service and Trash Areas		X
BUILDING DESIGN		
A. Screening Rooftop Equipment		X
B. Entrance Visible from Street		X
C. Windows Facing Street		X
D. Treatment of Blank Walls		X

I. SITE DESIGN

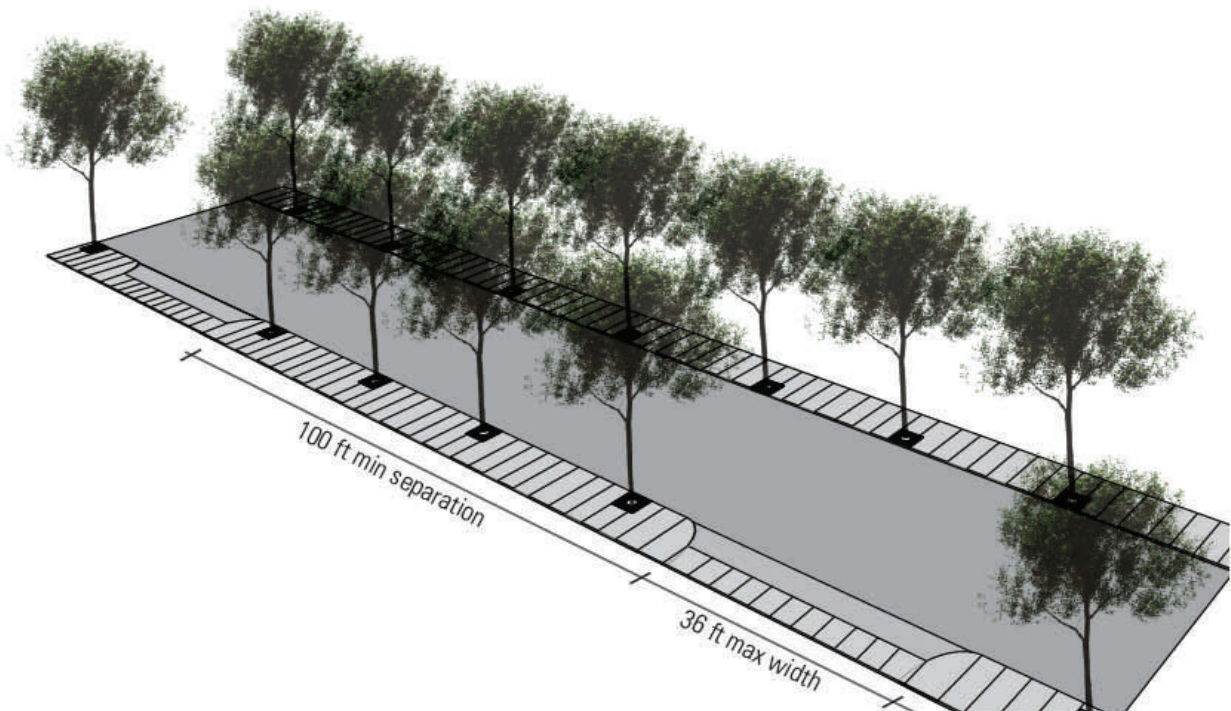
A. Curb Cuts: Width and Spacing

Intent: To ensure smoother, more organized traffic movements and less disruption of pedestrian movement.

1. Curb cuts (driveway openings) shall be no more than 36 feet, unless specifically approved by the City's Engineer.
2. Curb cuts shall be spaced a minimum of 100 feet apart. (This shall not preclude access to a property, however.)
3. Curb cuts shall not interrupt the paving material of the sidewalk with another material. The sidewalk paving shall be continuous.



curb cut with uninterrupted pedestrian pathway



I. SITE DESIGN

B. Sidewalks along Street Frontages

Intent: To ensure a safe, convenient, comfortable and continuous route for people who are walking.

1. One of two sidewalk profiles shown below are required to be provided in commercial areas along all frontages. The City's Engineer may require one design over another based on location and context of the site.
2. If abutting sidewalks are noncompliant, a design approved by the Engineering department to blend the two where they meet will be required.
3. Providing the sidewalk may result in some portion (or even all) of the sidewalk width being outside the right-of-way (that is, on private property). Where this occurs, there shall be a dedicated public access easement.

Profile #1

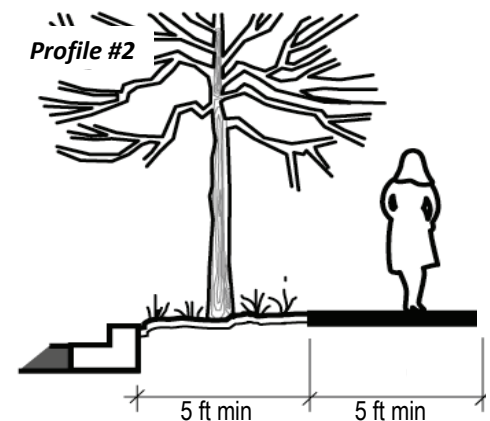
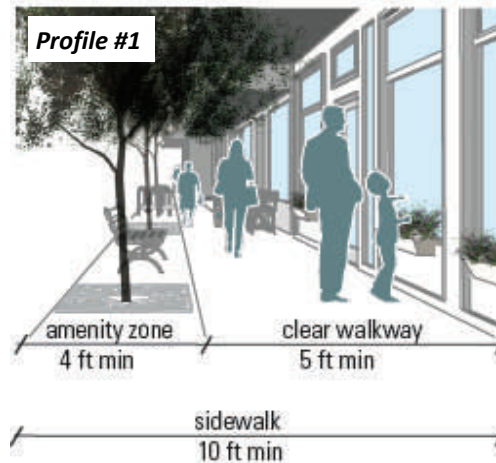
1. The sidewalk width shall be a minimum of 10 feet from back of curb to back of sidewalk.
2. This total width shall include a clear, unobstructed zone at least 5 feet wide for pedestrian movement. No objects, poles, or other vertical elements shall be located in the zone, so that ADA requirements are always met.
3. At least 4 feet of the total width shall consist of an amenity zone, directly behind the curb, that contains street trees, lighting, signal poles, directional signs, newspaper boxes, mailboxes, and any other vertical objects or street furnishings.
4. Note that there is a 1-foot wide flexible portion of the total width that may fall in either the clear, walkable zone or the amenity zone.

Profile #2

1. The sidewalk width shall be a minimum of 5 feet wide located 5 feet from the back of curb and shall be clear and unobstructed for pedestrian movement.
2. The 5' landscaped area shall be planted and meet street tree guidelines.
3. This design may be allowed when no on street parking is provided or anticipated.



sidewalk with at least 5 foot a clear zone and four foot amenity zone



I. SITE DESIGN

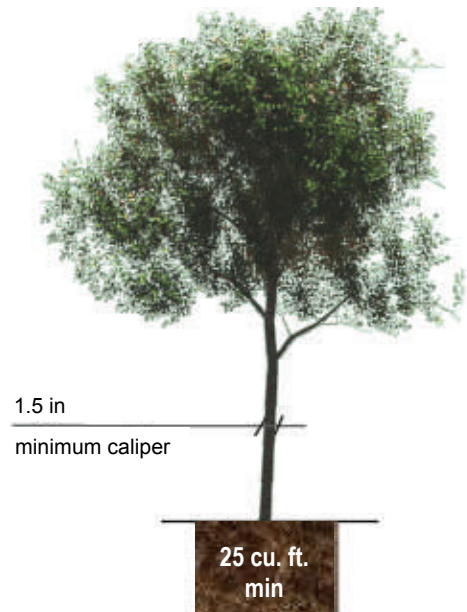
C. Street Trees

Intent: To maintain and enhance the urban forest, creating habitat, enhancing air quality, and providing softer edge to development.

1. Street trees shall be a minimum caliper established by the Urban Forestry Standards at the time of planting. Trees shall be planted in a quantity equivalent to one for each 35 feet of street frontage, but may be grouped with spacing that is not uniform as approved by the Urban Forester.
2. Each street tree shall be planted in a planting area with a minimum of 25 cubic feet of soil, in order to receive adequate water and air refer to urban forestry standards for further planting instructions. The tree pits shall be planted with grasses, shrubs or ground cover or covered with tree surrounds, such as grates.
3. Trees shall be selected from an approved list of species maintained by the City, see Coeur d'Alene Urban Forestry Standards.
4. Maintenance and watering is the responsibility of the property owner. Irrigation is required if less than 100 sq.ft of pervious surface.
5. If a tree is destroyed by accident or other means, the property owner is responsible for replacing it within one year.



street trees lining the sidewalk



For planting instructions and approved species refer to the City Urban Forestry Division:
<http://www.cdaid.org/urban/index.html>

I. SITE DESIGN

D. Grand Scale Trees

Intent: To reinforce the character of Coeur d'Alene by preserving existing grand scale trees.

1. In order to support the natural beauty of Coeur d'Alene, grand scale evergreen and deciduous trees with a minimum 20- inch DBH measured at 4.5 feet above the ground and/or 45 feet in height, should be retained if they are located within 20 feet of a public street. Grand scale trees may be removed if they are determined to be unhealthy or a hazard by the City's Urban Forester.



Grand scale trees saved during construction



illustration showing DBH measurement

I. SITE DESIGN

E. Walkways

Intent: To ensure that there is a clear route of movement for pedestrians from the public street to a building entrance.

1. Each development shall include at least one paved walkway connecting the sidewalk along each street frontage to the entrance(s) of building(s) on the site.
2. The walkway shall be a minimum of 5 feet in width.
3. Where the walkway crosses a parking lot, a color, paving pattern, or “ladder” striping shall be used to differentiate it from driving surfaces.
4. Ideally, landscaping should be provided along one side of the walkway, except where it crosses a drive lane.



pedestrian path through parking lot



distinct paving and landscaping

I. SITE DESIGN

F. Residential/Parking Lot Screening

Intent: To diminish the amount of asphalt and parked cars visible from the street and abutting residential by buffering it from less intensive uses.

1. Along any street frontage, parking lots shall be separated from the sidewalk by a planting strip, a minimum of 6 feet wide. This strip shall be planted with trees having a minimum caliper of 1.5" and equivalent in number to that produced by one tree every 35 feet. Not less than 20% of the trees shall be a native evergreen variety. However, trees may be grouped. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center. A masonry wall, 24"- 42" in height, with ground cover, may be substituted for the shrubs. A combination of all of the above, i.e., trees, shrubs, wall and ground cover, are encouraged.
2. Where a site abuts a residential district, there shall be a planting strip, at least 10 feet in width containing evergreen trees along the area bordering the two districts. This strip shall be planted with trees 8 to 12 feet tall spaced no more than 25 feet apart. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center as approved by the urban forester.
3. The Planning Director may approve other approaches to screening, so long as the intent is satisfied.



planting strip between sidewalk and parking lot



wider planting strip between parking lot for commercial use and residential development

For planting instructions and approved species refer to the City Urban Forestry Division:

<http://www.cdavid.org/urban/index.html>

I. SITE DESIGN

G. Parking Lot Landscaping

Intent: To allow for infiltration of run-off, to offer shade to otherwise bare paved areas, and to visually soften expanses of parking.

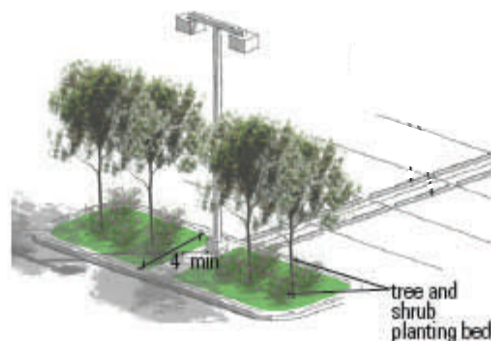
1. Within any parking area located between the building façade and a street, there shall be at least one medium to large species tree planted for every 6 parking stalls.
2. Within any parking area located to the side of a building, there shall be at least one medium to large species tree planted for every 8 stalls.
3. Within any parking area located behind a building, there shall be at least one tree planted for every 12 stalls.
4. Trees may be distributed throughout the parking area or grouped, so long as the grouping is within the parking area. Trees shall be a minimum of 1.5" in caliper and planted in a planting area of at least 50 square feet per tree with a minimum 4 foot dimension. Not less than 20% of the parking lot trees shall be a native evergreen variety. Curbs or wheel stops shall be installed to prevent vehicle overhangs from damaging the landscaping.
5. By retaining any existing medium or larger sized trees within in a parking area will count as the equivalent of 2 new trees. (Refer to Urban Forestry Standards for dimensions)
6. In addition to trees, shrubs and perennials shall be planted as understory at the base of tree planting beds. Shrubs shall be at least 18" in height at time of planting, no less than 48" on center.



parking lot located behind commercial building



parking lot located on the side of commercial building



I. SITE DESIGN

H. Lighting

Intent: To prevent glare and spillover of lighting toward adjacent properties, especially residential areas.

1. All lighting fixtures shall be equipped with a “cut-off,” either an external housing or internal optics, that directs light downward.
2. Multiple, shorter poles (12'-18') are preferable to fewer and taller poles. No poles shall be over 30'.



examples of cut-off lighting fixtures

I. SITE DESIGN

I. Screening of Service and Trash Areas

Intent: To minimize the visibility of these functions.

1. Loading docks shall be screened from views from the street or any adjacent residential area by walls, landscaping, or a combination of both.
2. Trash collection areas shall be located within enclosed structures comprised of masonry walls or other durable material at least six feet high, with a gate that can be closed. The gate shall be similarly treated or located in an area not visible from the street or pedestrian walkway.
3. Other mechanical equipment located on the ground and visible from the street shall be screened in a similar manner.



trash enclosures



screening of a retail outdoor storage area

II. BUILDING DESIGN

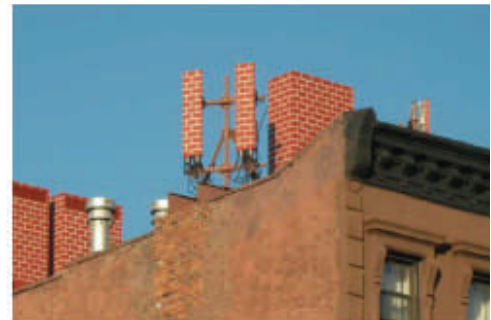
A. Screening Rooftop Equipment

Intent: In order to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

1. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.
2. Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
3. 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.



enclosed mechanical rooftop equipment



cell transmission equipment integrated into brick building

II. BUILDING DESIGN

B. Entrance Visible from Street

Intent: To have commercial and pedestrian activity visible from streets.

1. Main entrances to buildings should be visually prominent and located where they can be seen from the street. Building entrances shall do at least one of the following:
 - Locate the building entrance along the street
 - Create a visually prominent entrance with pedestrian connection from the street
 - If the doorway does not face the street, create an architecturally prominent overhang over a clearly marked and well-maintained path that connects the entry to the sidewalk.
2. Techniques for making entrances prominent include a projecting canopy, a roof form over the entrance, a tower form, a landscaped forecourt or some combination of these elements.



visually prominent entrance



visually prominent entrance with pedestrian connection



architectural overhang leading from the street to front entrance

II. BUILDING DESIGN

C. Windows Facing Street

Intent: To have commercial activities visible from streets.

1. At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, “vision” glass. On the facade, this required window area shall be located between 2 feet above grade and 10 feet above grade.
2. Interior display shelving shall not be placed against the windows.



ample transparency along pedestrian street



window displays along pedestrian routes



II. BUILDING DESIGN

D. Treatment of Blank Walls

Intent: To soften the visual impact of walls that do not have windows.

1. Any wall that faces a street shall incorporate at least three of the following features:
 - An architectural plinth (a stone or masonry base at least 36" high)
 - Belt course(s) of masonry
 - Trellis with vines planted that will grow vertically
 - Recesses at least 4 feet wide and 2 feet deep
 - Overhanging roof
 - Decorative tile work
 - Accent lighting
 - Artwork that does not contain a commercial message
 - Evergreen hedge
 - Seating (benches or ledges)
 - A feature not on the list that meets the intent, as approved by the Planning Director.



examples of various blank wall treatments

From: [Mark Latham AIA](#)
To: [YADON, DAVE](#)
Subject: C-17 Design Standards
Date: Monday, February 01, 2010 6:51:38 PM
Attachments: [Monday, February 01, 2010.pdf](#)

Dave,
this looks nice!

I have one concern, and that is trying to fit these guidelines into a small site context that is not “downtown” or “midtown”. The problem with the C-17 and C-17L is that it covers such a diverse group of uses – everything from a Lowe’s to a small storefront down the street on Sherman.

Take a small parcel (which is what we tend to work on) and try to put the grass buffer, sidewalk, and then parking, and there is no room left for a building!
I’ve attached a sketch – am I understanding this correctly?

The guidelines work perfectly for big box retail /large office complex and they work perfectly for an urban downtown context, but the inbetween guys might get squeezed out. We have to make every site work and pencil out in this economy, yet still look good.

I’m on P&Z in Post Falls, and the shade tree ordinance fell into the same problem. The answer was to put language in multiple places stating that small parcels or tight spaces may be exempt from some or all requirements at the discretion of the applicable review agency.

Just my thoughts , but thanks for sending along...

Mark Latham AIA
ML Architect & Assoc.
444 Bay St. Post Falls, ID 83854
(208) 773-9864

From: [Stan Huffaker AIA](#)
To: [YADON, DAVE](#)
Subject: Commercial guidelines
Date: Monday, February 01, 2010 8:45:46 PM

Dave:

I did not see much conversation on the C-17L residential/Office use. We have a lot of that along the west side of 3rd and 4th. Most of the front yard have been turned into concrete parking lots which defeats the idea that you are trying to achieve. Some guidelines need to be specifically noted for those uses. I see some rather nice old buildings in those areas that are certainly not being used or presented in a manner that would improve the streetscape.

I have spoken to a couple of planning commissioners about 3rd St. suggesting that the City and LCDC get together and buy up some of the old dilapidated structures and install City owned parking lots on the 3rd St. east side. Then when development starts to occur on 4th St. sell some of the spaces to the developers to reduce their parking requirements and make the commercial development easier to relate to the street. The cost of the spaces if purchased now would certainly make money in the long run for LCDC and give the city an opportunity to get some better looking and functioning buildings along 4th. Take a look at what they have been able to do in Solvang, Calif. using that concept. They have commercial low rise buildings with small courtyards and garden spaces along the sidewalks and parking on the next street over. It is a very pleasant walking environment. This will take some long range planning commitments in a world that most of the time is looking at today not tomorrow.

I have been somewhat disappointed with the final development of the 4th St. improvements. The street looks nice but many of the existing buildings are paved right up to the sidewalk. The result is the same old ugly parking lots against an improved street without any attempt to finish the job. The fire station is a prime example, the City is not following through with their own properties. The existing parking lot had a strip of land between the new sidewalk that could have been planted with a hedge material, as required by the Commercial standards you are proposing, instead they paved it over. The old lot had trees planted in boxes, now all we have is two street trees in the sidewalk, and lots of asphalt. OOPS! This is just one example of the almost good job.

Some of the thoughts by a local Architect and Planner.

Stan Huffaker AIA

2010 Planning Commission Priorities Progress

FEBRUARY 2010

<p>.A note on the colors from from Tony Berns: "I use the stop light analogy: Red is bad – either that initiative has failed, or our Board goal for the year will not be met. Yellow is caution – could get to "red" if we don't do something pronto. Green is good. he other colors like "pending" are place holders until action on those items can occur." Note: The PC is encouraged to select what "color" is appropriate.</p>		
Administration of the Commission's Business		
<ul style="list-style-type: none"> ▪ Follow-up of Commission requests & comments 		No new requests.
<ul style="list-style-type: none"> ▪ Meeting with other boards and committees 		None scheduled
<ul style="list-style-type: none"> ▪ Goal achievement 		Checklist of projects w/updated 6/08
<ul style="list-style-type: none"> ▪ Building Heart Awards 		Awards given as identified.
<ul style="list-style-type: none"> • Speakers 		
<ul style="list-style-type: none"> • Public Hearings 		3 items scheduled for March
Long Range Planning		
<ul style="list-style-type: none"> ▪ No current projects 		
Public Hearing Management		
<ul style="list-style-type: none"> ▪ No changes anticipated 		
Regulation Development by priority		
1. Zoning Ordinance Updates		
<p><i>Continued evaluation and modification of existing districts with comprehensive plan.</i></p> <ul style="list-style-type: none"> • Lot berming Average Finish Grade • Non-Conforming Use Reg cleanup • Screening of rooftop equipment • PUD Standards • Lighting • Re-codification or re-org to Unified Development Code 		<p><i>Fort Grounds Example, research continuing.</i></p> <p><i>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Commercial design guidelines review w/M. Hinshaw</i></p> <p><i>Research begun</i></p>
2. Expansion of Design Review		
		Complete. Possible expansion in concert with revised zoning
3. Off-Street Parking Standards		
		Workshop scheduled on February 9, 2010
4. Revise Landscaping Regulations		
<ul style="list-style-type: none"> • General review & update • Double Frontage Lot landscaping • Tree Retention 		w/Urban Forestry Also revised standards w/commercial design guidelines project Sample ord from Hinshaw given to Urban Forestry
5. Subdivision Standards		
<ul style="list-style-type: none"> • Double Frontage Lot landscaping • Tree Retention • Condition tracking & completion • Alternate standards to reflect common PUD issues such as: • Road widths, sidewalks, conditions for open space and other design standards 		Pending – some research begun Sample ord from Hinshaw given to Urban Forestry Discussed (07) by DRT. Implementation pending Research in progress. Some changes part of action below In progress. Eng & Plg preparing package of changes
6. Workforce & Affordable Housing		
<p><i>Support for Council efforts recognizing that primary means of implementation in Cd'A are outside of Commission authority.</i></p>		Meeting with North Id Housing Coalition scheduled on February 23rd at 12:00 p.m. Old Council Chambers
Other Action		
Mid Town Fees-In-Lieu Parking		Approved by City Council on 1-6-09
Area of City Impact		Action completed by city & county
East Sherman Zoning		Rec given to CC Consultants interviewed
Mixed –Use Districts		Basic form complete w/M.Hinshaw
Film regulation update		
		Pending meeting w/ Multi Media Committee