DESIGN REVIEW COMMISSION AGENDA

OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN
Thursday January 17th, 2013
12:00 pm

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Dodge, McKernan, Bowlby, Messina, Patano

APPROVAL OF MINUTES:

December 13th 2012

PUBLIC COMMENTS *(non-agenda items)*:

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: WinCo Foods, LLC
   Location: A +/- 9.528 acre site near the northwest corner of North Ramsey Road and West Appleway Avenue.
   Request: WinCo Foods, LLC is requesting a second meeting with the Design Review Commission for the design of a one-story +/- 71,000 SF retail building in the C-17 (Commercial at 17 units / acre) zoning district. (DR-3-12)

2. Applicant: HDG, Armando Hurtado
   Location: 313 Sherman Ave.
   Request: HDG is requesting the Design Review Commission's approval for a façade improvement at a building located at 313 Sherman Avenue in the (DC) Downtown Core zoning district. (DR-1-13)

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 Sarah Nord at (208)769-2274 at least 24 hours in advance of the meeting date and time.

DESIGN REVIEW COMMISSION
MINUTES
Thursday, December 13th 2012

DESIGN REVIEW COMMISSIONERS PRESENT
George Ives, Chairman
Mike Patano
Heather Bowlby
Tom Messina

COMMISSIONERS ABSENT
Mike Dodge
Rich McKernan

STAFF MEMBERS PRESENT
Tami Stroud, Planner
Sarah Nord, Administrative Support

APPLICANTS
Sam Borman, CTA Architects
Nicole Dovel-Morre, CTA Architects
Geoff Reeslund, Hughes Investments
Alan Johnson, Hughes Investments

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:04 with roll call.

APPROVAL OF MINUTES:

Ives asked the commission to review the minutes from the November 29th meeting.

Motion to approve by Bowlby, 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. Commissioner Bowlby commented on the building currently under construction at 7th Street and Sherman Avenue. The project design was approved on June 28, 2012 (DR-1-12). She wondered if the design construction design currently underway was what the commission had actually approved. Commissioner Messina asked that the approved renderings be emailed to the commission. Commissioner Patano and Chairman Ives suggested the commission schedule a "field trip" out to the site to view the design in order to decide if it meets with what was approved.

Planner Stroud had staff comments. She informed the commission that an appeal had been received for the approved design at 201 N. 1st Street (DR-2-12). She added that Warren Wilson, Deputy City Attorney is currently reviewing the appeal to verify whether or not it meets the criteria for a valid appeal.

She then mentioned that Commissioner Jon Mueller has made the decision to resign from the Design Review Commission. She followed up by saying that the city will be actively seeking a replacement for his position.

NEW BUSINESS:

DR-3-12 – WinCo Foods LLC / WinCo Foods, LLC is requesting the Design Review Commission's early design consultation for the design of a one-story +/- 71,000 SF retail building in the C-17 (Commercial at 17 units / acre) zoning district, a +/- 9.528 acre site located near the northeast corner of North Ramsey Road and West Appleway Avenue.

Chairman Ives moved on to new business, the first meeting for WinCo, LLC. Planner Stroud briefly explained the proposed project including parking, sidewalk use and future development. She added that the applicant has proposed a design departure which pertaining to windows facing the street.

The applicants introduced themselves and began going through their presentation. Commissioner Patano asked the applicants to show the commission where the site improvements will be located and give a brief description of the setting for their proposed project, as well as the design departure for windows.

The site plan was displayed, and applicant Sam Borman went through the site plan explaining the future expansion, drive aisles, planting etc. Commissioner Patano clarified that the commission is looking at this proposed project due to the square footage. He asked if future pads around that property would need to be reviewed by the Design Review Commission. Planner Stroud explained that the pads outside of the WinCo proposed property would not need to be reviewed by design review since they do not meet the C-17 & C-17L criteria, which is any project larger than 5 acres or 50,000 sq. ft. or with more than 2 departures. Commissioner Messina asked what side of the building the applicants have proposed a design departure for windows. It was explained that the departure would be on the south side, facing Appleway Avenue. The design departure is for the guideline addressing “Windows Facing Street” and the applicant has requested providing less than 20% glazing on the south side of the building.

Commissioner Patano referred to the road to the north of the building, West Marie Avenue, and his concern of how the building will look from that vantage point. He asked how that side, the back side of the building, where the service entrance is located, would be screened and / or landscaped. Commissioner Bowlby asked what the proposed buffer is between the north end and the back side of the building. The applicant stated that the buffer is 60 feet. Applicant Nicole Dovel-Morre added that there is a natural separation because of the slope changes. She also stated they have been working on grading.

Patano added that from the high point, the roof will be visible. Applicant Nicole Dovel-Morre said the roof would not be visible from the high point. Patano asked that the applicant provide a 3D model at the next meeting illustrating that. He also said he would like to see a screening and landscaping plan at the rear of the building. Commissioner inquired about lighting. Applicant Nicole Dovel-Morre stated that all the lighting would be LED and energy efficient.

Planner Stroud added that the applicants will be providing street trees along all the street frontages per code.

Commissioner Messina added that if the information requested is submitted it would be possible to combine the 2nd and 3rd meetings for this proposal.

Regarding the 3D model, applicant Nicole Dovel-Morre stated that rather than a 3D model of the entire proposal, they would do section cuts, along with landscaping. The commissioners agreed that would be okay.

Applicant Geoff Reeslund referenced the sidewalk requirement along Marie Avenue, and whether or not it would be necessary to put in sidewalks along that road since there is minimal pedestrian traffic and it would end up costing the builder $70,000 - $80,000 to put in, which could possibly terminate the proposed project all together due to a tight budget.

Planner Stroud mentioned that she spoke with City Engineer Gordon Dobler who stated that the sidewalk would need to be added per city code.

Chairman Ives asked the commission if anyone had any objections to the proposed design departure. There were no objections.

Commissioner Patano asked the applicants to bring back a more detailed landscaping plan for the next meeting.

Commissioner Bowly asked if the design departure was approved, would it apply to future projects. Planner Stroud clarified that it would only apply to this project, WinCo.

ADJOURNMENT:

Motion by Patano, seconded by Messina to adjourn the meeting; Motion approved unanimously.
The Meeting was adjourned at 12:42 P.M.

Prepared by Sarah Nord, Administrative Support

DESIGN REVIEW COMMISSION
STAFF REPORT

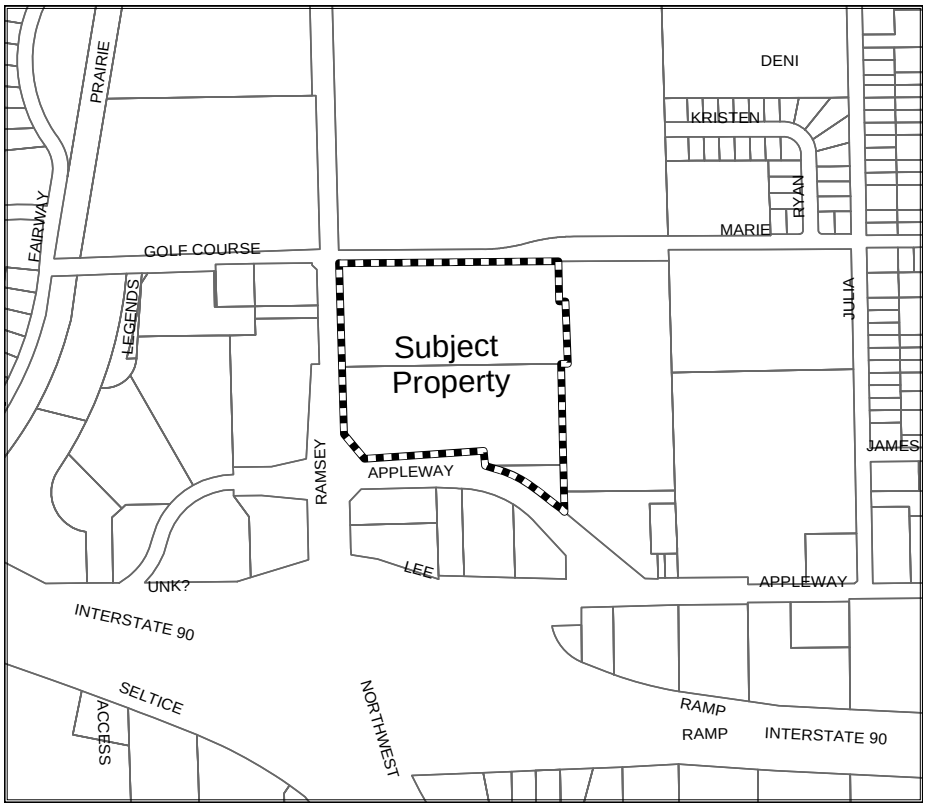
FROM: TAMI STROUD, PLANNER
DATE: JANUARY 17, 2013
SUBJECT: DR-3-12: REQUEST FOR AN SECOND MEETING WITH THE DESIGN REVIEW COMMISSION
LOCATION: +/- 9,528 ACRE SITE LOCATED NEAR THE NORTHEAST CORNER OF NORTH RAMSEY ROAD AND WEST APPLEWAY AVENUE

APPLICANT/OWNER:
WinCo Foods, LLC – Ronald R. Schrieber II, Boise, Idaho

DECISION POINT:
WinCo Foods, LLC is requesting a second meeting with the Design Review Commission for the design of a one-story +/- 71,000 SF retail building in the C-17 (Commercial at 17 units / acre) zoning district.

GENERAL INFORMATION:

A. SITE MAP:



B. AERIAL VIEW:

C. PROJECT ANALYSIS:

On December 13, 2012, the applicants met with the Design Review Commission for early design consultation for the design of a single story retail building in the Commercial (C-17) zoning district. **The Design Review Commission provided the following feedback for the applicant to consider:**

- Screening and landscaping plan, specifically for the back side of the building; and
- The view from the north of the building driving along Marie Avenue; and
- Screening for trash areas and service entrance; and
- Screening of rooftop equipment from ground level of nearby streets and residential areas.

The subject property is near the northeast corner of West Appleway and North Ramsey Road. The proposed project fronts on three streets; West Appleway, North Ramsey Road, and Marie Avenue. Sidewalks currently exist on West Appleway and North Ramsey Road. West Marie Avenue will require the installation of sidewalks per code. The subject property is currently vacant and was previously used as a gravel pit. The applicant is proposing a +/- 71,000 SF retail building. Surface parking will be provided on site. Future plans are to subdivide the site into multiple lots allowing for additional development on those pad sites.

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)

Evaluation:

The applicant has submitted an updated site plan showing landscaped areas, parking, and access. The landscape plan provides more detail, specifically to the north of the building where the service entrance is located and provides a buffer between the north side of the building and Marie Avenue. Street trees are also provided along frontages.

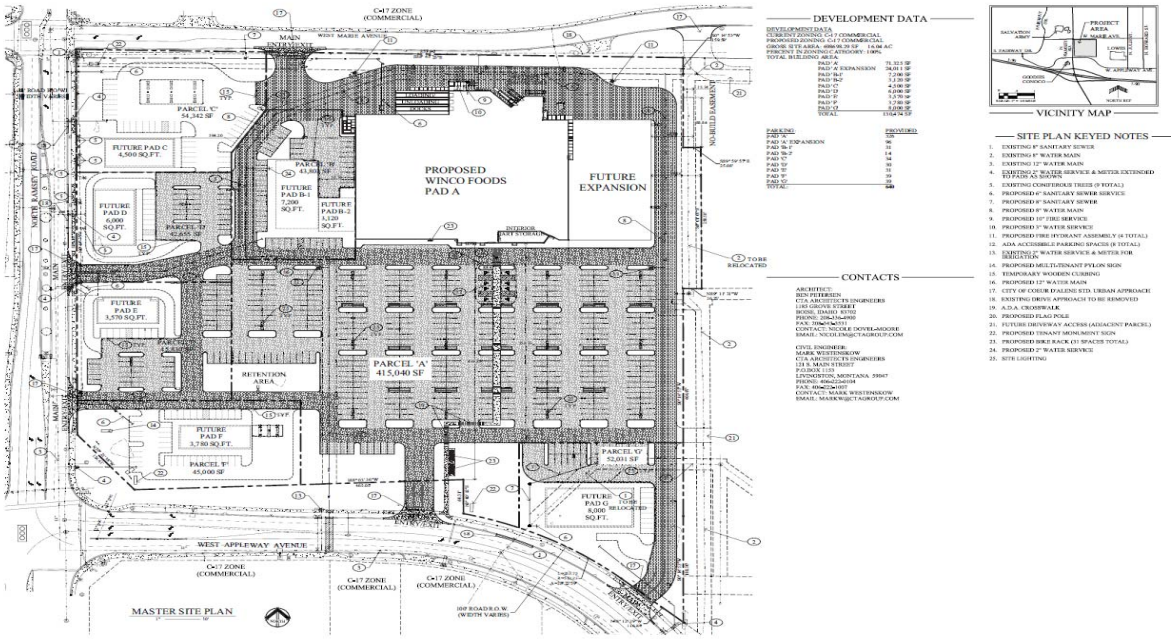
Commercial design guidelines for consideration are as follows:

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

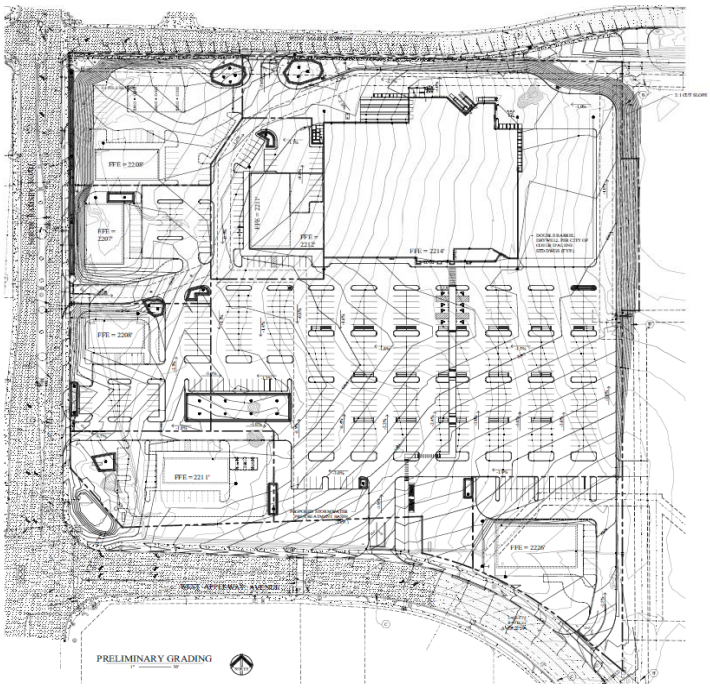
D. REQUESTED DESIGN DEPARTURE:

Guideline: "Windows Facing Street.": The applicant has requested providing less than 20% glazing on the south side of the building facing Appleway Avenue.

SITE PLAN:

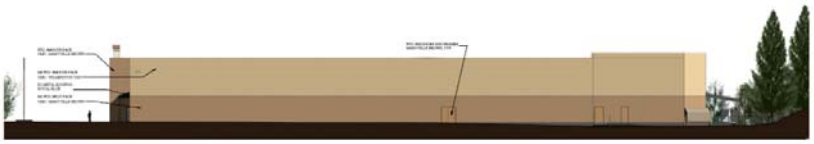


SITE PLAN CONT.:



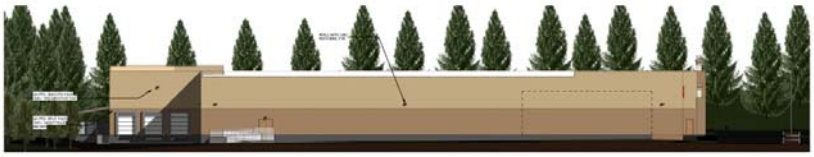
BUILDING ELEVATIONS:

SOUTH ELEVATION



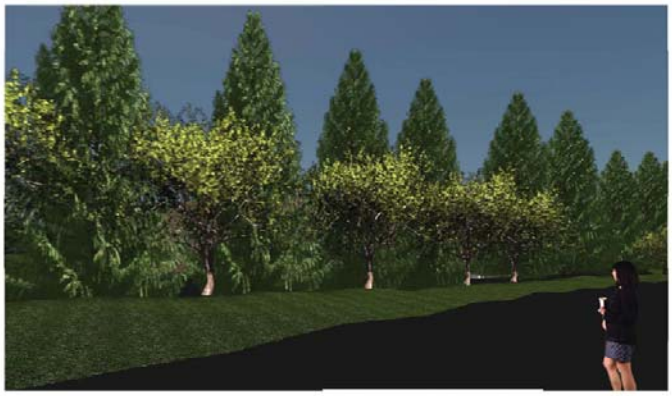
EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

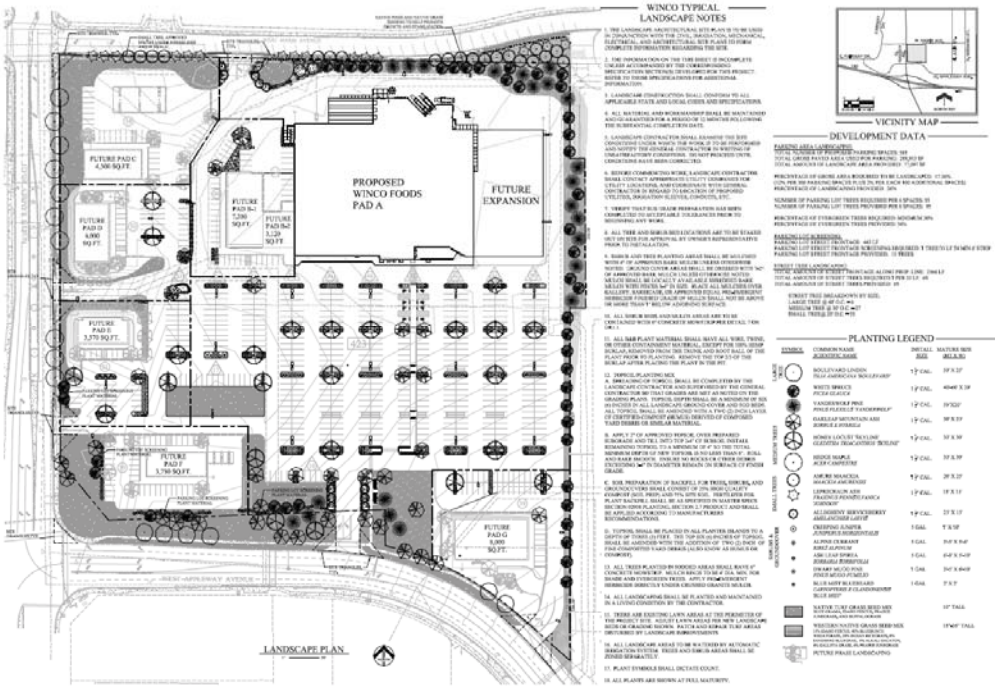
ENTRY AND WEST MARIE AVENUE PERSPECTIVE:



PERSPECTIVE VIEW AT WEST MARIE AVENUE

PERSPECTIVE VIEW AT ENTRY

LANDSCAPE PLAN:



SAMPLE BOARD:

P1 - PAINT
BENJAMIN MOORE
HC-27 MONTEREY WHITE

E1 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-27 MONTEREY WHITE

M1 - SPLIT FACE CMU
PAINT BENJAMIN MOORE
HC-75 MARYVILLE BROWN

P2 - PAINT
BENJAMIN MOORE
HC-75 MARYVILLE BROWN

E2 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-39 PUTNAM IVORY

M2 - SMOOTH FACE CMU
PAINT BENJAMIN MOORE
HC-34 WILMINGTON TAN

P3 - PAINT
BENJAMIN MOORE
HC-39 PUTNAM IVORY

E3 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-75 MARYVILLE BROWN

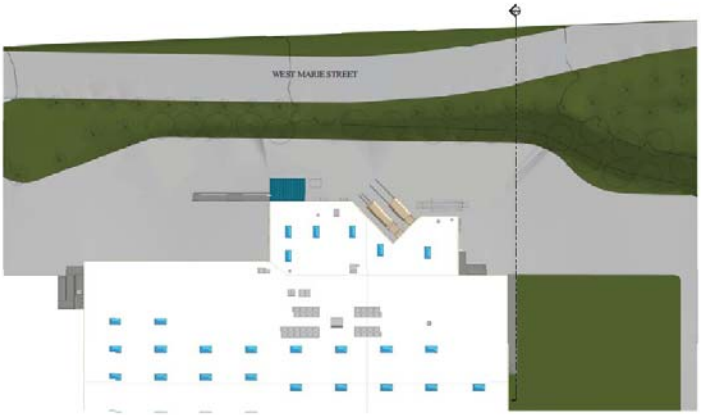
MC - METAL COPING/
FLASHING PAINTED -
MATCH BERRIDGE STAND-
ING SEAM ROYAL BLUE

P4 - PAINT
BENJAMIN MOORE
HC34 WILMINGTON TAN

R1 - METAL ROOFING
BERRIDGE STANDING SEAM
ROYAL BLUE

SITE SECTION:

SITE SECTION AT WEST MARIE STREET

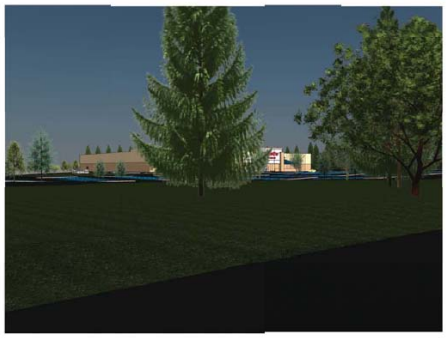


PARTIAL ROOF AND SITE PLAN

STREET LEVEL PERSPECTIVES:

STREET LEVEL PERSPECTIVE FROM WEST APPLEWAY AVENUE

STREET LEVEL PERSPECTIVE FROM NORTH RAMSEY ROAD



STREET LEVEL PERSPECTIVE FROM WEST APPLEWAY AVENUE

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

COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-3-12
RECORD OF DECISION

A. INTRODUCTION:

WinCo Foods, LLC is requesting the Design Review Commission's approval for the design of a one-story +/- 71,000 SF retail building in the Commercial (C-17) zoning district located at a +/- 9,528 SF site located near the Northeast corner of North Ramsey Road and West Appleway Avenue.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first meeting with the applicant was held on Thursday, December 13th 2012.
   a. Testimony was received from: Applicants Sam Borman, Nicole Dovel-Morre and Geoff Reeslund describing the proposed one-story commercial building including the future expansion, drive aisles, parking, landscaping and their requested design departure.

2. The second meeting with the applicant was held on Thursday, January 17th 2013.
   b. Testimony was received from: _____.

C. GUIDELINES THAT HAVE AND HAVE NOT BEEN MET: (*Circle the correct response - write N/A for Not Applicable – add comments if necessary)*

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed one-story retail building.

SITE DESIGN:

- Curb Cuts: Width and Spacing
- Sidewalks Along Street Frontages
- Street Trees
- Grand Scale Street Trees
- Walkways
- Residential / Parking Lot Screening
- Parking Lot Landscaping
- Lighting
-

BUILDING DESIGN:

- Screening Rooftop Equipment
- Entrance Visible from Street
- Windows Facing Street
- Treatment of Blank Walls

D. REQUESTED DESIGN DEPARTURE:

Guideline: "Windows Facing Street.": The applicant has requested providing less than 20% glazing on the south side of the building facing Appleway Avenue.

E. FINAL DECISION:

The Design Review Commission, pursuant to the aforementioned, finds that the request for the design of a one-story +/- 71,000 SF retail building in the Commercial (C-17) zoning district located at a +/-9,528 SF site located near the Northeast corner of North Ramsey Road and West Appleway Avenue is **approved / denied** with the following condition(s)**:**

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

ROLL CALL:

Commissioner Dodge	Voted
Commissioner McKernan	Voted
Commissioner Messina	Voted
Commissioner Patano	Voted

Commissioner was absent.

Motion to carried.

_____

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
STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: JANUARY 17, 2013
SUBJECT: DR-1-13– REQUEST FOR MINOR ALTERATION / FAÇADE IMPROVEMENT
LOCATION – 313 SHERMAN AVENUE

DECISION POINT:

HDG, Armando Hurtado is requesting design review approval for a façade improvement at a building located at 313 Sherman Avenue in the (DC) Downtown Core zoning district.

Site map:

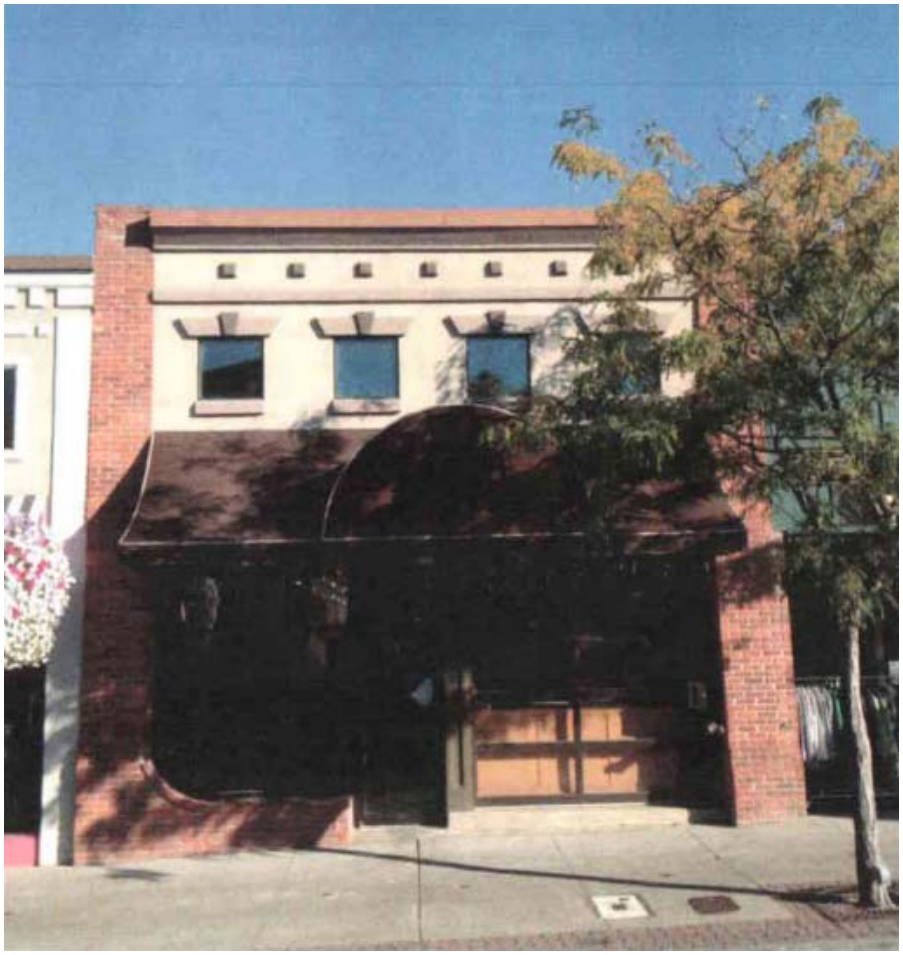
PROJECT ANALYSIS:

The project is located in the (DC) Downtown Core zoning district. Scope of proposed work includes the following:

- Light fixture
- Stucco
- Brick veneer siding
- Masonry sill
- Fabric awning with metal frame
- Arched canopy

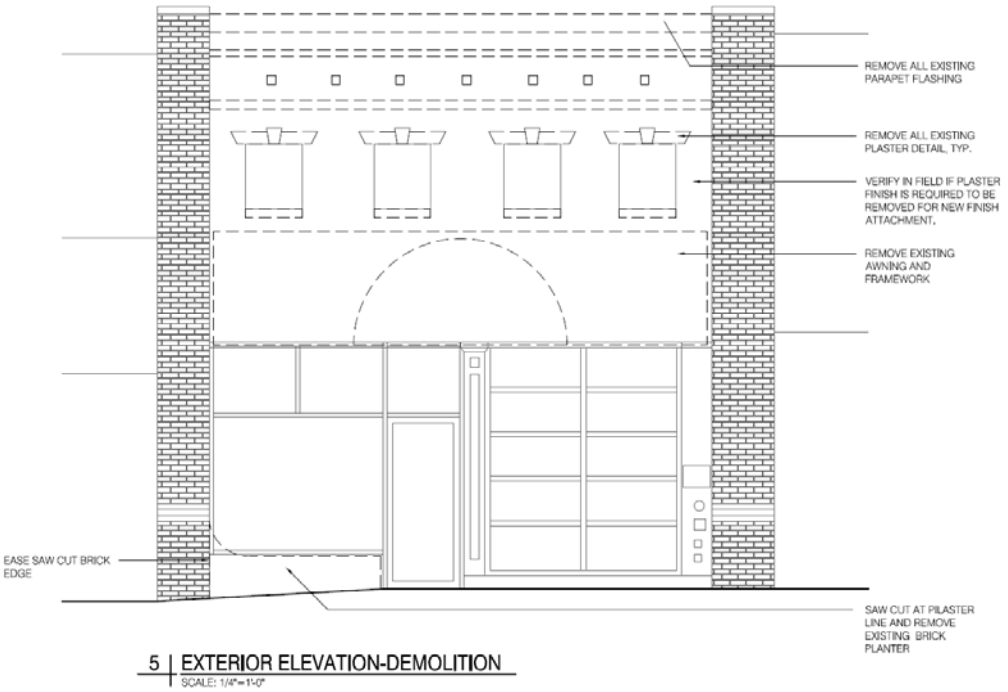
- Metal entry
- Corrugated metal roofing
- Illuminated signage
- Concrete wall/column
- New storefront system/optional overhead door
- Timber trellis option
- Glass block option

CURRENT FAÇADE: (Previously known as the Wine Cellar)

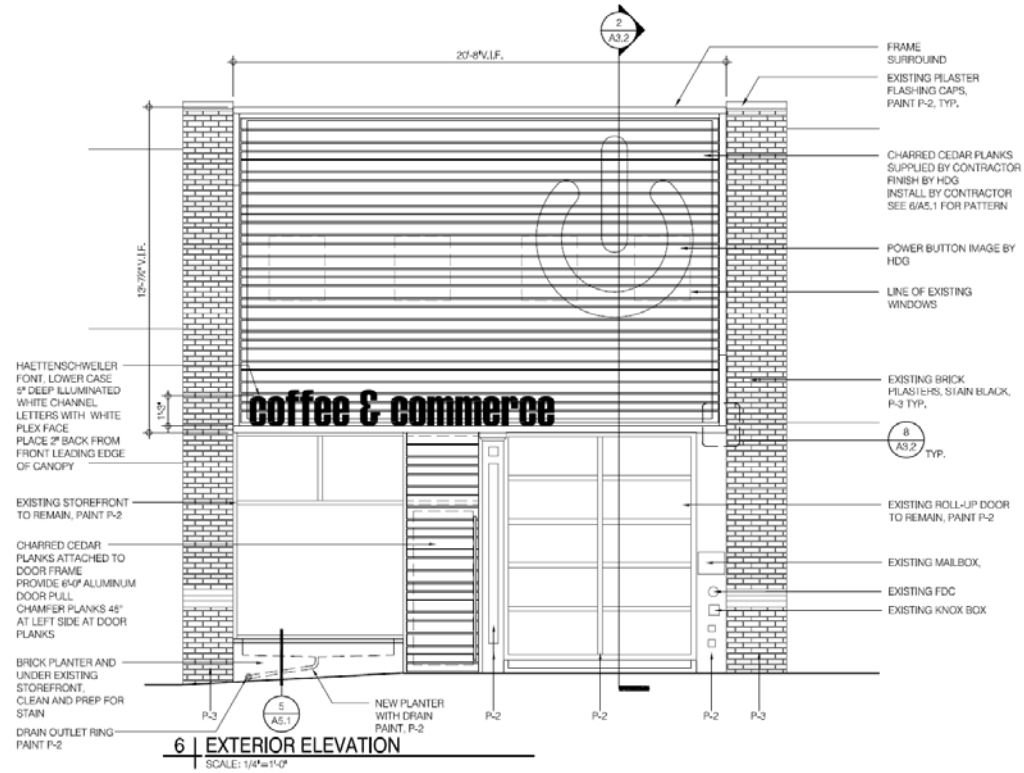


PROPOSED FAÇADE:

EXTERIOR ELEVATION / DEMOLITION DIAGRAMS:



5 | EXTERIOR ELEVATION-DEMOLITION
SCALE: 1/4"=1'-0"



6 | EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DESIGN GUIDELINES:

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

- *Location of Parking*
- *Screening of Parking Lots*
- *Parking Lot Landscaping*
- *Sidewalk Uses*
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- *Gateways*
- *Maximum Setback*
- *Orientation To The Street*
- *Entrances*
- *Massing*
- *Ground Level Details*
- *Ground Floor Windows*
- *Weather Protection*
- *Treatment of Blank Walls*
- *Screening of Parking Structures*
- *Roof Edge*
- *Screening Of Rooftop Mechanical Equipment*
- *Unique Historic Features Integration of Signs with Architecture*
- *Creativity/Individuality Of Signs*

The applicant is not requesting any design departures.

DECISION POINT: The applicant is requesting Design Review Commission's approval of a façade improvement.

COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-1-13
RECORD OF DECISION

A. INTRODUCTION:

HDG, Armando Hurtado is requesting the Design Review Commission's approval for a façade improvement at a building located at 313 Sherman Avenue in the (DC) Downtown Core zoning district.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The meeting with the applicant was held on Thursday, January 17th 2013.
   a. Testimony was received from: _____describing the proposed façade improvements.

C. GUIDELINES THAT HAVE AND HAVE NOT BEEN MET: (*Circle the correct response - write N/A for Not Applicable – add comments if necessary)*

DESIGN GUIDELINES:

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

- *Location of Parking*
- *Screening of Parking Lots*
- *Parking Lot Landscaping*
- *Sidewalk Uses*
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- *Gateways*
- *Maximum Setback*
- *Orientation To The Street*
- *Entrances*
- *Massing*
- *Ground Level Details*
- *Ground Floor Windows*
- *Weather Protection*
- *Treatment of Blank Walls*
- *Screening of Parking Structures*
- *Roof Edge*
- *Screening Of Rooftop Mechanical Equipment*
- *Unique Historic Features Integration of Signs with Architecture*
- *Creativity/Individuality Of Signs*

D. FINAL DECISION:

The Design Review Commission, pursuant to the aforementioned, finds that the request for a façade improvement by HDG, Armando Hurtado is **approved / denied** with the following condition**:**

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

ROLL CALL:

Commissioner Patano	Voted
Commissioner McKernan	Voted
Commissioner Messina	Voted
Commissioner Dodge	Voted

Commissioner (s) was / were absent.

Motion to carried.

_____

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.