

DESIGN REVIEW COMMISSION MEETING
“VIRTUAL”
THURSDAY, SEPTEMBER 23, 2021
12:00 pm

NOTE: The City is utilizing Governor Little’s Stage 4 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6’ within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaid-org.zoom.us/j/99988755925?pwd=NUkrdHJJZHU5WmRLczQ4TlhUVzY4Zz09>
Join by Phone (Toll Free): 888-475-4499 or 877-853-5257
Meeting ID: 999 8875 5925
Passcode: 818096

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Gore, Snodgrass, Ward

MINUTES: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

August 26, 2021

NEW BUSINESS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

1. Applicant: Donald Smock
Location: 1103 N. 4th Street
Request: Donald Smock is requesting a meeting with the Design Review Commission for a proposed 7-Unit two story townhome complex with +/- 9,386 sq. ft of living area in the MO (Midtown Overlay District).
(DR-5-21)

2. Applicant: John Stone Living Trust/Eat Ten, LLC
Location: 1579 W. Riverstone
Request: John Stone Living Trust/Eat Ten, LLC, is requesting a meeting with the Design Review Commission for a proposed 4-Story building, with 1 level underground parking in the C-17 zoning district.
(DR-6-21)

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.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City’s YouTube channel. time.

**DESIGN REVIEW COMMISSION
MINUTES
AUGUST 26, 2021
Virtual Meeting
12:00 pm**

COMMISSIONERS PRESENT:

Jon Ingalls
Joshua Gore
Tom Messina
Michael Pereira
Phil Ward (via Zoom)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Jef Lemmon
Greta Snodgrass

CALL TO ORDER:

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

MINUTES: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

July 22, 2021

Motion by Ingalls, seconded by Gore, to approve the minutes for the Design Review Meeting on July 22, 2021. Motion approved.

NEW BUSINESS: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

1. Applicant: Midtown Ventures, LLC
Location: 813-823 N. 4th Street
Request: Midtown Ventures LLC, is requesting a second meeting with the Design Review Commission for a proposed 3-Story, 23,564 sq.ft. mixed use building in the MO (Midtown Overlay District).
(DR-4-21)

Tami Stroud, Associate Planner stated that Jim Boudreau on behalf of Midtown Ventures, LLC is requesting a Second Meeting with the Design Review Commission for a mixed-use project, for a 3-story (plus basement level storage) structure, comprised of a commercial and multifamily building with 3,920 square feet of new commercial space on the street level, plus two (2) stories (7,687 s.f. per floor) of apartments above. The subject property is in the MO (Midtown Overlay) district and must adhere to the Infill Overlay Design Guidelines and Standards.

Ms. Stroud provided the following statements:

- City staff discussed the project with the applicant's representatives in April, 2021, for the required Initial Meeting with staff. During the meeting staff reviewed the MO (Midtown Overlay) Guidelines and Standards and discussed:
 - A. Guidelines that apply to the proposed development,
 - B. FAR Bonuses to be requested, and
 - C. Requested Design Departures.

On July 22, 2021, the Design Review Commission discussed the below items with the applicant's representative for the proposed mixed-use project and requested additional information. The DRC requested Second Meeting with the applicant for the proposed mixed-use project. The below discussion items have been addressed by the applicant's representative for the project.

- Update the Narrative for the proposed project,
- Clarify the project boundaries,
- Clarify the design departure requests,
- Provide a landscape plan,
- Clarify amount of glazing provided along the 4th Street façade of building,
- Show parking lot screening,
- Provide buffering for the grassy area between grassy area and parking lot,
- Meet glazing requirements or request design departure,
- Consider providing a more pedestrian friendly storefront along 4th Street to be more compatible with the Midtown retail area
- Staff met with the applicant team following the DRC meeting to help answer questions and clarify the design requirements and feedback from the commission.
- In addition to the direction provided by the DRC as noted above, staff suggested an option of including faux display windows on the stairwell or other areas of the façade along 4th Street to meet the intent of the pedestrian friendly environment. Faux windows can be used to create window displays to support existing tenants, have public art on display in conjunction with the Arts Commission or Arts & Culture Alliance, or schools, and could also be used to provide information about the Midtown District businesses, events, public parking areas, etc.

PLEASE NOTE: The DRC is being asked to review only phase one of the project as shown on the Project Boundary exhibit on the page 3. The first phase of the project has been designed as a stand-alone project. The applicant desires to complete a future phase, but that will be evaluated separately by staff and the DRC in the future. The subject property is located on the west side of north 4th Street between Roosevelt Avenue and Boise Avenue. As noted above, this is a phased project with the first phase located north of the former Junk building. The DRC is being asked to review phase one, which is reflected on the Project Boundary exhibit. The applicant is working with ignite cda to purchase the subject property and will be acquiring 10 feet of the public parking lot to the north in order to allow for building openings (windows/doors) on the north side of the building.

- The city, ignite and the applicant are working together on a Boundary Line Adjustment and easement to allow for public parking on the 10-foot strip of property. As such, the applicant is also going to make landscaping improvements to the public parking lot owned by ignite cda as noted on the Landscape Plan, even though the remainder of that parcel is not part of the project. The DRC should focus its review within the project boundaries.
- The Midtown mixed-use project is a 3 story (plus basement level), commercial/multifamily

apartment building proposed in the Midtown Overlay District. The mixed-use project will be completed in two phases. Phase one will be located on the southern 10 feet of Lot 6, Lots 7-10, and the northern 4.5 feet of Lot 11, Block 6, RUSSELLS ADD TO CDA.

- The project includes 3,920 s.f. of commercial use on the street level, plus two (2) stories (7,687 s.f. per floor) of apartments above. Covered on-site parking for the residents is provided on the street level, and will be accessed from the alley. A total of twenty-six (26) new parking spaces will be provided. All parking for the proposed use has been provided on-site and are within the adjusted project boundaries for phase one. The proposed project also provides a 4,479 s.f. public green space on the site.

The Allowable Floor Area for a Combined use (commercial and residential) is a multiplier of 3.0 for the F.A.R. (Floor Area Ratio).

- PROPOSED BUILDING AREA: (excluding floor dedicated to parking, elevators, staircases, mechanical spaces and basement)

| | |
|---------------------------|-----------------|
| MAIN AREA (COMMERCIAL): | 3,920 SF |
| LEVEL 2 APARTMENTS | 7,687 SF |
| <u>LEVEL 3 APARTMENTS</u> | <u>7,687 SF</u> |
| TOTAL BUILDING SF: | 19,294 SF |

- The proposed project is under the allowed F.A.R. within the Midtown Overlay district. The applicant states in the narrative the exterior design is contemporary/Northwest with a blend of commercial/residential styled materials, including wood and cementitious siding, corrugated steel siding, exposed steel structure, aluminum windows and metal roofing on the shed roofs.
- The applicant has requested a Design Departure for the Design Guideline requiring a minimum slope of 4:12 pitch and has requested the approval of a proposed 1:12 pitch for the mixed-use project (comprised a mixed-use project, one floor of commercial and 2 floors multifamily).

DESIGN GUIDELINES: ROOF PITCH

- **Roof Pitch:**
Intent:

To ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

Standards:

Roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12.

- She stated if approved there is one condition.

Ms. Stroud concluded her presentation.

Commission Comments:

Chairman Messina inquired on the previous presentation the Junk Building was included in the “red box” and now not included with this presentation. Ms. Stroud that is correct and explained the new boundary line eliminating the Junk building and the eleven parking stalls to the south.

Commissioner Ingalls stated that there is one departure and inquired if there was any discussion that there might be other departures as an example, the location of parking. He added that the Design criteria states that “in order to diminish the physical/visible impact of parking areas that would enhance the pedestrian experience parking lots would be located behind buildings” He inquired if there was any discussion if that could be considered a deviation. Ms. Stroud explained that there was a follow-up meeting with the applicant and discussed what their thoughts are having multiple designs and they chose this design that is presented as phase one as the best design to meet their needs. Commissioner Ingalls commented that screening is a “band aid” and explained if the building was oriented a different way wouldn’t have to use the “band aid”. Ms. Stroud explained that the applicant did offer to provide a little more context for future plans and since we were only looking at this phase would be best to just look at this and as the project moves forward would see more details with additional phases. Commissioner Ingalls referenced another possible deviation regarding sidewalks and in the code the term “must be met” and discusses what the “flavor” of what the street scape is, so the front of the building is met, but the open space and questioned if 50% is adequate to meet the criteria and if not, would that be considered a deviation.

Chairman Messina inquired if the applicant comes back with a future plan for the Junk building would it have to come back to us for approval. Ms. Stroud explained that she spoke with the applicant and he stated that the next phase might be more than three stories if they decide to do another phase it would be required to come back to the Design Review Commission for approval. Chairman Messina inquired if we could make a condition stating that if anything else is added would need to comeback to us for approval. Ms. Stroud explained that a condition could be added to see the next phase. Hilary Anderson, Community Planning Director stated that a condition could be added to review a future phase and on the open space Tony Bern’s, Director ignite CDA explained that the open space was a requirement from the ignite board that the open space as part of the sale of the property for development and a critical piece for the commission to consider to having an open space component. Mr. Bern’s concurred and explained that the open space was part of the request with a condition on the sale stating that “Open greenspace must be maintained on 4th street” and added this was part of the “pocket park” concept.

Jim Bordeau provided the following statements:

- He stated the project has changed and that we have incorporated more glass along the street frontage to meet the condition for store front glazing on the street frontage and noted on the rendering the glass added and over the 60% requirement. He added that this is not considered to be a deviation since we have met the requirement.
- He stated we are asking for a deviation for the roof pitch and if we do the required 4:12 roof pitch we go above the allowable building height for the Midtown Overlay District and a lower pitch will give a better appearance for the building.
- He noted the landscaping plan has been designed to meet the requirements including a screened wall stating that the greenspace needs to be incorporated since it was requirement from ignite CDA.
- He stated that the existing street trees will be maintained and not removed.
- He stated they will be placing planter boxes around the building at various locations to soften up the building to help with the look of the building from the pedestrian level.
- He explained we have wrapped the lower level which doesn’t count as street frontage.
- He commented that we are wrapping/glazing both sides of the building.
- He explained on a map showing a rendering of the building that all roof top equipment won’t be seen that will be tucked between the two shed roofs.
- He explained the different materials used on the building and the type of metal used on roof, Hardy Plank will be used on the two top floors, the doors and windows will be aluminum frames dark or dark bronze, handrails all around the porches will be done in aluminum and the color will be black to match the other materials.
- He stated on the back walls will be concrete that create thin walls and not visible.
- He stated on the stair tower it will have wood siding on each end to soften the look of the building.
- He stated we will provide a Finn fence that has been used before and noted a rendering of what the

fence will look like that will have staggered sections so when people walking in /out made out of steel that will be placed on a diagonal to mask the cars on the street and using some plant materials to help enhance that area.

- He stated at the bottom of the building was a suggestion of placing some artwork and on the southeast corner of the block is some existing artwork and across the street are the forks and on the northeast corner of the property is the existing Paris building that will be demolished with the artwork of the fish remaining on that property to meet the requirement of having artwork near the property.
- He stated we will be putting in signs for the commercial tenants below that will be designed appropriate for the building and on the street side we have an area that is large enough to put in some seating or other amenities.
- He stated this request is for phase one and that the second phase would be similar to the first phase. He explained since we can only look at phase one now, we will be able to provide a nice façade on the west side of 4th street when phase two is complete and when both phases are complete will enhance that greenspace to look more like a pocket park. He added that we will provide a screen to the parking area with most of the parking placed behind the building that would be included in the second phase.

The applicant concluded his presentation

Commission Comments:

Chairman Messina asked about the open space and if the applicant intends to put any benches in the open space to make it more inviting for people. Mr. Bordeau stated that they can do that.

Commissioner Ingalls asked about the criteria for the sidewalk and explained along the front of the building it meets the criteria, but the other half of the building frontage doesn't have that and by providing additional amenities would meet the criteria and hopes to see something a little richer and make it a better positive.

Chairman Messina stated if approved, he would add to the motion a condition stating that anything done on the property should come back to us. Mr. Bordeau stated that right now we are only looking at phase 1 and has seen the plans for Phase 2 and is confident if Phase 1 is approved Phase 2 will be approved. Ms. Stroud commented that it states in the infill overlay district any project/lot over two stories and/or four units is required to come back to the Design Review Commission. Commissioner Pereira asked what is the timing between the two phases. Mr. Bordeau explained that when Phase 1 is complete plans are to move into Phase 2 so not a big lapse between the two, but because of litigation with the Phase 2 site would be doing the entire project.

Commissioner Ward commented that the Midtown District states that commercial ground level street frontage with pedestrian orientation with residential above or behind and see this project as two separate structures with a gap in between and questioned how does this comply with the intent of the Midtown District. Ms. Anderson stated you need to include the greenspace as part of the project within the district. Mr. Bern's commented that the greenspace was a result of the local/midtown stakeholders wanting something there from a public standpoint and the city has maintained. He added that many people wanted to keep the open space there and why it was included with the project. He agrees with Commissioner's Ingalls and Messina that greenspace needs to be enhanced with some attributes to make it more welcoming, versatile and useable for the Midtown Stakeholders and this project. Commissioner Ingalls stated understands that ignite cda has been involved with midtown for many years and concurs with his comment add enhancements to the existing greenspace. Mr. Bern's commented that the greenspace was a requirement of the project. Commissioner Ingalls explained at the last meeting it was discussed turning the building north /south which would have a more "Coeur d'Alene Downtown feel" and after hearing more from the applicant it would be beneficial for this design. He stated that after reading the Design Criteria might be "judgmental" and a project like this it states that the building doesn't have to take up the entire lot. He commented if we deny this request and the project was denied they might take us to court and will be backing off on previous comments and that the good is here and is confident the amenities will be added to meet the sidewalk criteria and added the parking placed in the rear and that the criteria states parking can be on the side of the building. He commented that he likes the massing and everything it gets his thumb up.

Ms. Stroud read the intent of Midtown Overlay District and what should be included.

Megan O'Dowd stated that is attending this meeting on behalf of Tom and Teresa Capone who object to any discussion or consideration by the commission regarding what the applicants refer to Phase 2 and explained that this property is the subject of litigation and by having a discussion the commission would be boarding on arbitrary decisions if they are making a decision on a Phase 2 which is not part of this application. She commented the other issue is on the discussion of the layout/orientation of the building and would echo Commissioner Ingalls previous comments that this project doesn't meet the intent of the Urban Landscape Requirements of the Design Guidelines for the Midtown Overlay District specifically the location of the parking that it must be located behind buildings to the greatest intent possible and appreciates that ignite cda like the greenspace but shouldn't override the code requirements and that the Capone's are major stakeholders that have been here for years and aren't in support of this greenspace which is not needed or useful in the Midtown district but they do support the continued Urban landscape design and would prefer the north/south orientation with parking on the side with minimal and no greenspace at all. She added that they feel this project doesn't meet the requirements for parking and after reading the Design Guidelines that have specific tree requirements. She objects to any discussion by the commission outside of this subject property that has been part of the application and still see aspects of this project as noncomplying with the Design Guidelines.

Mr. Bordeaux explained that the greenspace is something ignite cda is passionate about having and that the parking and screening is part of the code and the tree ratio if we aren't in compliance the city will let us know.

Public testimony closed.

Discussion:

Chairman Messina concurs that amenities can be added to the greenspace to be more appealing and will leave that to the applicant. He added that they have addressed the concerns from the commission on the building and parking and provided examples of the types of screening and landscaping and likes driving down 4th Street likes seeing the open space. He stated if he could vote would make a motion adding a condition stating that if another building comes back two stories or less come back to the Design Review Commission.

Commissioner Ingalls stated that he feels this project needs to stand on its own merits and make a decision on what is presented today. Chairman Messina explained that was the intent of the condition if it doesn't change or something is added and his personal opinion.

Ms. Anderson stated that we don't have anybody from legal on today but would suggest maybe not add a condition that if the building is more than four units or two stories would automatically come back to the commission. She suggested the question that Ms. O' Dowd raised it might be better to keep it "clean and simple" and remember that we are only reviewing phase 1 of this project.

Commissioner Ingalls stated there has been a lot of discussion on what is/not a departure and that the roof pitch they proposed would have a specific design element and makes sense. He added that the location of the parking noted on the plans and that it doesn't state in the code that the design of the building has to go a certain way and believes on testimony, facts and after reading the code if parking is on the side and adding the amenities including the sidewalk element that the intent of having a pedestrian walkway meets the intent of this district.

Commissioner Gore stated he likes the roof pitch that matches all the other buildings and houses down the street that have flat roofs. He added that he has worked on buildings with a 4:12 pitch and would approve of the project.

Motion by Gore, seconded by Ingalls , to approve Item DR-1-19 Motion approved.

ROLL CALL:

| | | |
|----------------------|-------|-----|
| Commissioner Ingalls | Voted | Aye |
| Commissioner Pereira | Voted | Aye |
| Commissioner Gore | Voted | Aye |
| Commissioner Ward | Voted | Aye |

Motion to approve carried by 4 to 0 vote.

ADJOURNMENT

Motion by Ingalls, seconded by Gore to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:01 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DRAFT

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: SEPTEMBER 23, 2021
SUBJECT: DR-5-21: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A TWO-STORY 7-UNIT TOWNHOME PROJECT

LOCATION: 1103 N. 4TH STREET: NORTH OF BIRCH AND ON THE WEST SIDE OF N. 4TH STREET

APPLICANT/OWNER

Donald R. Smock
1000 NW Boulevard
Coeur d'Alene, ID 83814

ARCHITECT:

Tim Wilson, Momentum Architecture
112 E. Hazel Avenue
Coeur d'Alene, ID 83814

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting

DECISION POINT: Tim Wilson on behalf of Donald Smock is requesting a First Meeting with the Design Review Commission for a 7-unit two-story townhome project, comprised approximately 9,386 SF of living area. The project consists of one 4-plex structure along 4th Street and one 3-plex structure along Birch Avenue. The subject property is in the MO (Midtown Overlay) district, and must adhere to the Infill Overlay Design Guidelines and Standards.

AREA MAP:



LOCATION MAP:



GENERAL INFORMATION: 17.09.320

A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community.

In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance.

PROJECT ANALYSIS:

The subject property is located at 1103 N. 4th Street, on the west side of 4th Street, north of Birch Avenue. The proposed project replaces two commercial buildings that were in poor condition and have already been demolished. The project consists of one 4-plex along 4th Street and one 3-plex along Birch Avenue with each designed with 2 bedrooms. There will also be 7 garage units and 7 additional surface parking spaces along with a paved courtyard with picnic tables and barbeque area. Access to the site will be along the alley. The proposed building height is +/- 32 ft. tall with the allowed height in the Midtown Overlay District of 45 ft. The site is 0.3970 acres or 16,500 square feet.

The allowable Floor Area Ratios (F.A.R.) for a residential use in the Midtown Overlay District is 1.0. An F.A.R. of 1.0 would equate to 16,500 square feet which is the size of the lot.

- **PROPOSED BUILDING AREA:** (excluding floor dedicated to parking, elevators, staircases, mechanical spaces and basement)

| | |
|---------------------------|--|
| 3-PLEX TOWNHOME: | 3,510 SF |
| 4-PLEX TOWNHOME: | 5,876 SF |
| (GARAGE: 1,680 SF) | |
| TOTAL BUILDING SF: | 9,386 SF (not including the garage) |

Staff discussed the project with the property owner and applicant's representative on August 12th, 2021 for the required Initial Meeting with staff. During the meeting staff reviewed the MO (Midtown Overlay) Guidelines and Standards and discussed:

- A. Guidelines that apply to the proposed development,
- B. Any FAR Bonuses to be requested, and
- C. Requested Design Departures.

Site Photos: *View of the subject property looking north from the intersection of 4th and Birch Avenue.*



Site Photos: Looking at the subject property from the SEC of 4th and Birch.



Site Photos: Looking west from 4th Street at the subject property and commercial uses west of the subject property.



Site Photos: *View looking east from the western most portion of the subject property along the alley.*



Site Photos: *View looking east along Birch Street toward 4th Street with the subject property on the left.*



Site Photos: *View looking north from 4th Street with the subject property located on the left.*



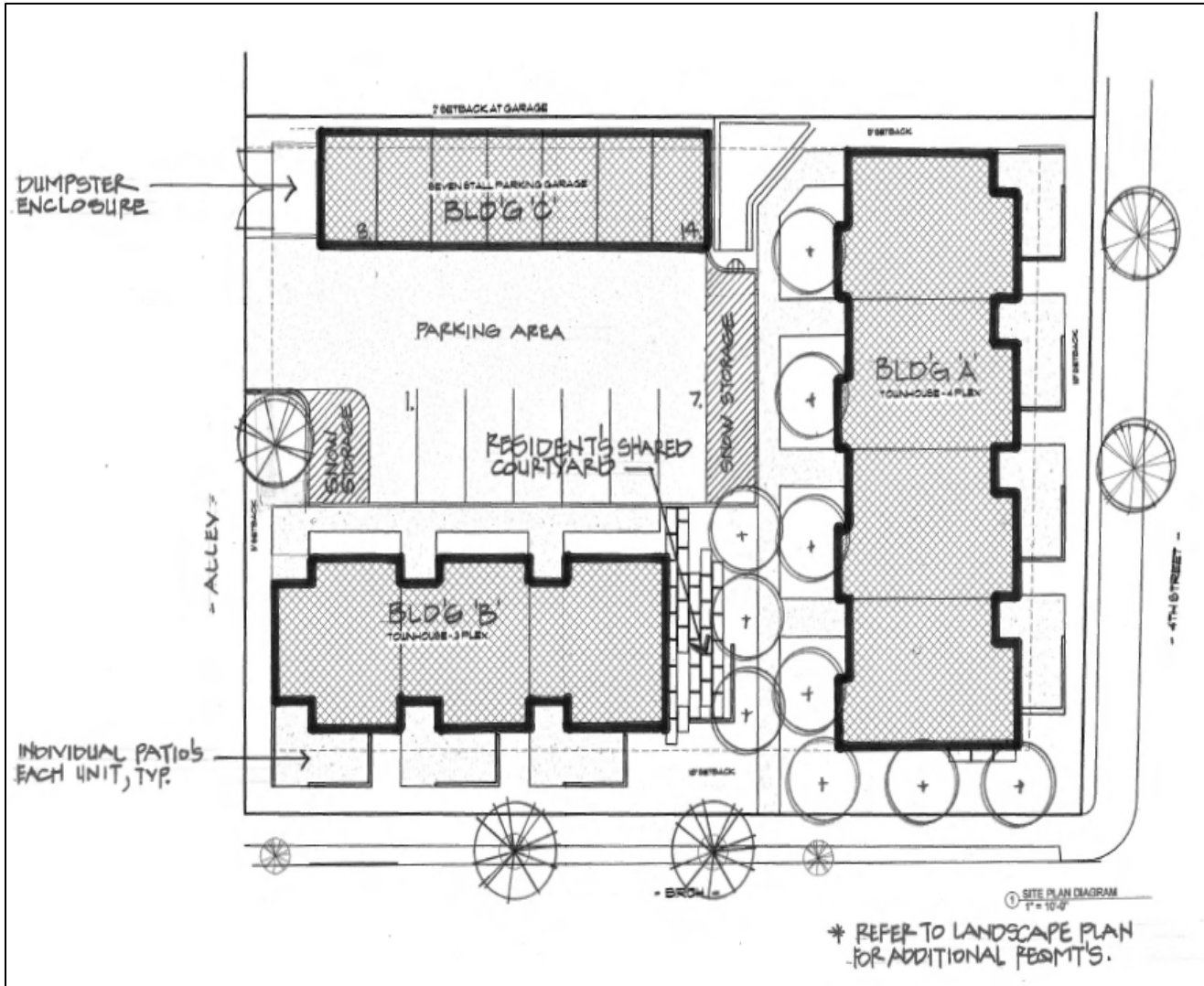
Site Photos: *View looking south along 4th Street with the subject property located on the right.*



Site Photos: *View looking south from the alley along the subject property located on the left.*



SITE PLAN:



Applicant's Narrative:

4TH STREET & BIRCH AVENUE TOWNHOME COMPLEX

1103 N. 4TH Street, Coeur d'Alene, Idaho

PROJECT DESCRIPTION/NARRATIVE

New construction of 7 Unit two-story townhome complex approximately 9,386 SF of living area. This project replaces two poor conditioned commercial buildings which have been demolished. This project consists of one 4-Plex unit along 4th Street and one 3-Plex unit along Birch Avenue with each designed with 2 bedrooms. Complex comes with 7 garage units and 7 additional parking spaces along with a paved courtyard with picnic tables and barbeque area. Project is designed to comply with the Midtown Overlay design guidelines.

ZONING INFORMATION

Address: 1103 N. 4th Street
Parcel: C61400010010
Legal: Miracle on 4th, LT 1 BLK 1 URD LAKE DISTRICT
1997 Section 13 township 50N Range 04W Records of
Kootenai County, Idaho.
Zoning: MO (Midtown Overlay)
Acres: .3970 Acres
Site Area: 16,500 S.F.
Height Allowed: 45FT
Proposed Height: 32FT +/-
Number of Stories: 2 Stories
Parking Required: 12 (7 - 2 Bedroom Units – 1.75 space per unit)
Parking Provided: 14 Stalls

DEVELOPMENT PROGRAM

| | | |
|--------------------|------------------------------|-----------------|
| Building Size/Use: | 3 Plex Townhome: | 3,510 SF |
| | 4 Plex Townhome: | 5,876 SF |
| | <u>Garage:</u> | <u>1,680 SF</u> |
| | Total SF: | 11,066 SF |
| Construction Type: | 5/B | |
| Building Criteria: | Seismic Design Category: | C |
| | International Building Code: | 2018 |

Momentum Architecture, Inc.

(Applicant's Narrative continued)

| | | |
|----------------------------|-----------------------|-----------|
| F.A.R. (base-Residential): | 1 times parcel size: | 16,500 SF |
| F.A.R. (max.-Residential): | 2 times parcel sized: | 33,000 SF |
| Site Size: | LOT 1 | 16,500 SF |
| Building Size: | Residential: | 9,386 SF |
| Provided: | Garage: | 1,680 SF* |
| | Total Building | 11,066 SF |

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

| | | |
|-----------------|-----------------------|-----|
| F.A.R. Bonuses: | Base: | 1.0 |
| | Total F.A.R. proposed | 1.0 |

Lot Size: 16,500 SF x 1.0= 16,500 SF ALLOWED F.A.R.
9,386 SF PROVIDED F.A.R.

DESIGN DEPARTURES:

NONE

Evaluation:

The applicant met with staff to discuss the proposed project. It was determined, based upon the below guideline, a design departure was not needed for "Roof Edge" Midtown Only, because the applicant provided projecting cornices which will be made of a different material and color than the predominate siding of the building, which satisfies the code requirement.

The elevations submitted meet this requirement.

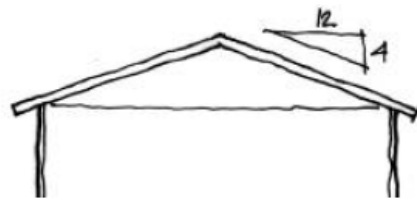
ROOF EDGE – MO ONLY

DISTRICT MO ONLY

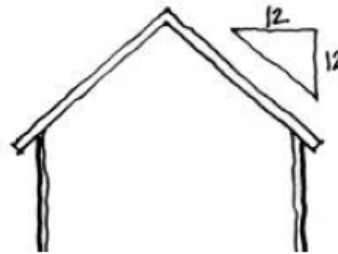
V. ROOF EDGE - MO DISTRICT ONLY

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:**
Buildings with pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12.
2. **Buildings with Flat Roofs:**
Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky. Cornices shall be made of a different material and color than the predominate siding of the building.



Minimum roof pitch



Maximum roof pitch

Midtown Overlay (MO) Standards and Guidelines:

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees
- Identity Elements
- Fences Next to Sidewalks
- Walls Next to Sidewalks
- Curbside Planting Strips
- ~~Unique Historic Features~~
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creativity/Individuality of Signs
- Sidewalk Uses
- Maximum Setback
- Ground Floor Windows
- Ground Level Details

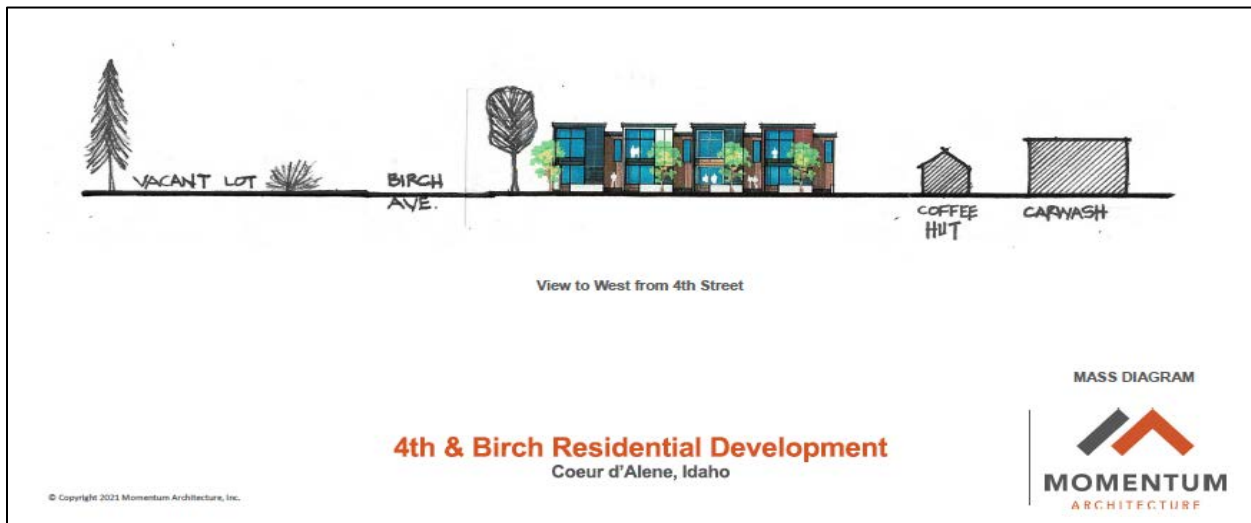
- Roof Edge
- Width and Spacing of Curb Cuts
- Massing: Base/middle/top
- Accessory Buildings
- Setbacks Adjacent to Single Family

The applicant's representative has provided additional details on how the project has met the required Midtown Overlay Design Guidelines and Standards as noted on the Design Guideline worksheet.

- **General Landscaping:** Landscaping to meet City of CDA standards. Two street trees along Birch Ave. will be preserved. New street trees/landscape areas being Added. Refer to Landscape Plan for concept design.
- **Screening of Parking Lots:** Parking area will be accessed from the Alley. The Parking area will be provided with landscaping around perimeter. The north side of parking area is provided with a garage parking structure screening the adjacent northern neighbor from the parking area.
- **Screening of Trash/Service Areas:** A trash enclosure will be provided along the alley adjacent to the northern garage structure. Three sides to be 'Board Form' concrete similar to the Patio 'Base' walls and the gates will be chain linked fencing along the alley side for ease of access for the Waste Management folks.
- **Lighting Intensity:** Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. All site lighting fixtures will be downward facing with shields. **NO** flashing lights nor up-lighting will be used.
- **Screening of Rooftop Mechanical Equipment.** There will **NOT** be Rooftop Mechanical equipment installed. The individual Mini split/A/C exterior units will be located on the main level and will be installed behind the 'Board Form' low concrete privacy walls for screening.
- **Parking Lot Landscape:** Parking Lot Landscaping to meet City of CDA standards, including parking lot trees. Refer to Landscape Plan for concept design.
- **Location of Parking:** Parking area to be accessed from the alley.
- **Grand Scale Trees.** Two existing Grand Scale Trees to be preserved along Birch Avenue. This has been reviewed by City's Urban Forestry/Parks department.
- **Identity Elements:** Accent Trees along 4th Street & Birch Street. Pedestrian access through courtyard entrance located off Birch Avenue marked with pavers and accent trees/landscaping. Aesthetically pleasing project ground sign will be located at the corner of 4th and Birch and to be fitting with the architectural style of the building. Refer to the exterior rendering views and Landscape Plan.
- **Fences Next to Sidewalks.** As an Owner Option: A 36" tall ornamental metal privacy fence, painted black, will be installed along 4th Street and Birch Avenue. The fence will be visually transparent in nature and top to be level rather than sloping with the grade.

- **Walls Next to Sidewalks:** Patio privacy walls will be installed in front of each unit. These walls are stepped back from the sidewalk approx. 4FT and have landscaping in front of each wall as a buffer to the public sidewalk. The privacy walls will be max. 3FT in height, level and constructed of 'Board Form' Concrete to provide an embellished look similar to the project we recently completed on 11th and Sherman Avenue. Refer to Color/Material Board for sample.
- **Curbside Planting Strips:** Both sidewalks along 4th & Birch are existing. Continuous planting strips are provided on both sides of sidewalk along Birch Avenue. 4th Street existing sidewalk is adjacent to street. Landscape areas are provided adjacent to the sidewalks. Two grand scale trees are being preserved along Birch Avenue. Refer to Landscape Plan submitted.
- **Unique Historic Features:** Existing Lot is vacant. Project is near many different architectural styles including Modern-contemporary, craftsman, flat roofs and sloped of various slopes. New project signage will be fitting with the style of the building. Refer to exterior rendering views.
- **Entrances:** The primary individual residential unit entrances are accessed from the parking lot. Sidewalks are provided to each unit entrances. The entry doors are recessed (Group A) and provided with cover above for protection from the elements. Each door is provided with a sidelight flanking the door (Group B). Each entry has an adjacent landscape planter area and includes a planter wall with individual Unit numbers on the wall to match style of the building (Group C). Refer to exterior rendering views.
- **Orientation to the Street:** Pedestrian access through courtyard entrance located off Birch Avenue marked with pavers and low-level pedestrian walkway lighting. Individual unit Entry Design includes recessed doorways and window sidelights.

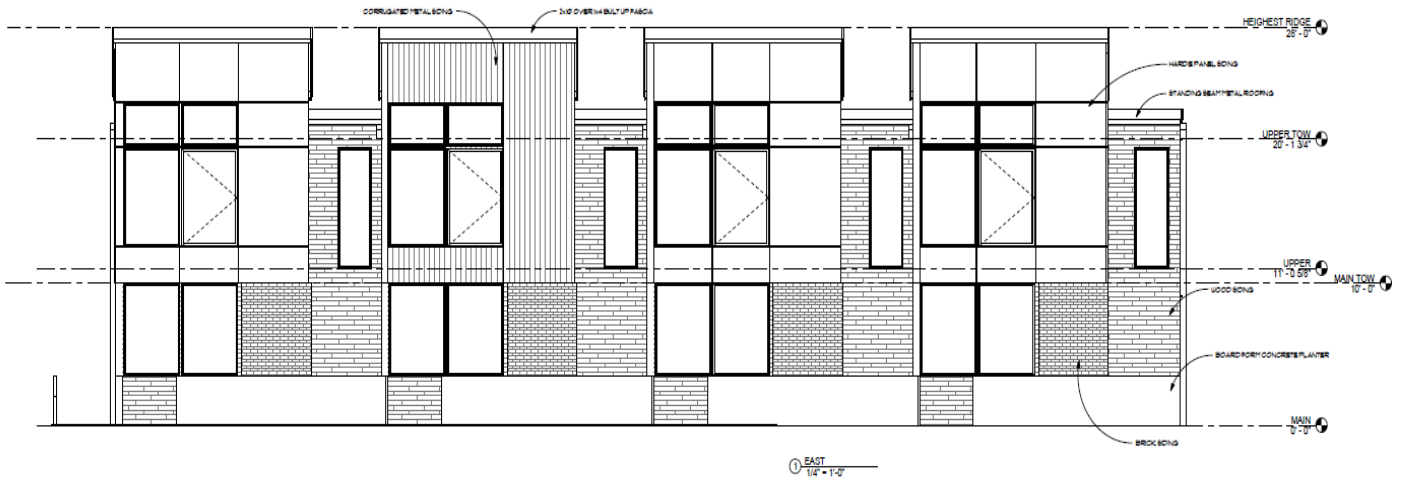
MASS DIAGRAM:



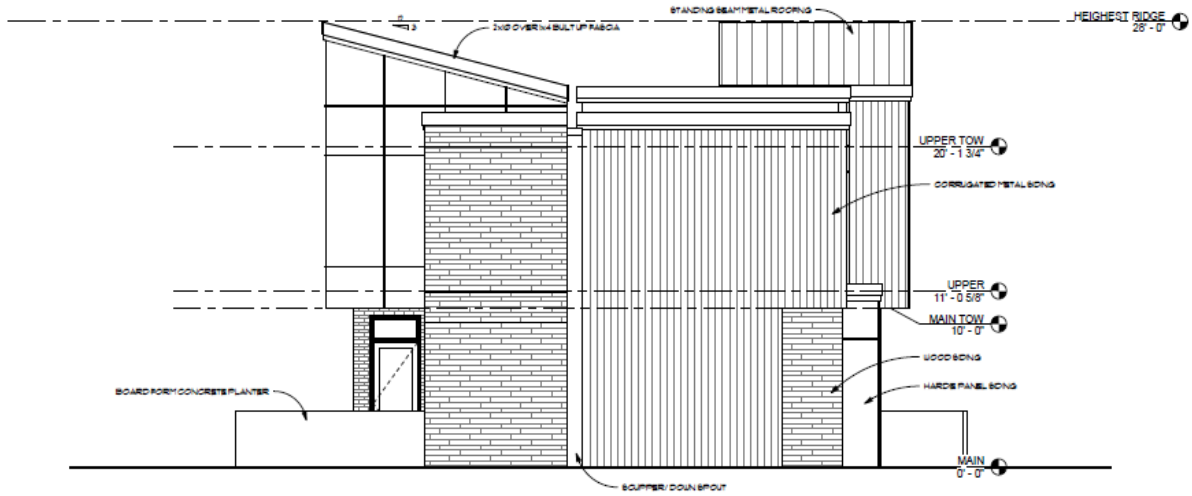
WEST ELEVATIONS: (4-UNIT BUILDING)



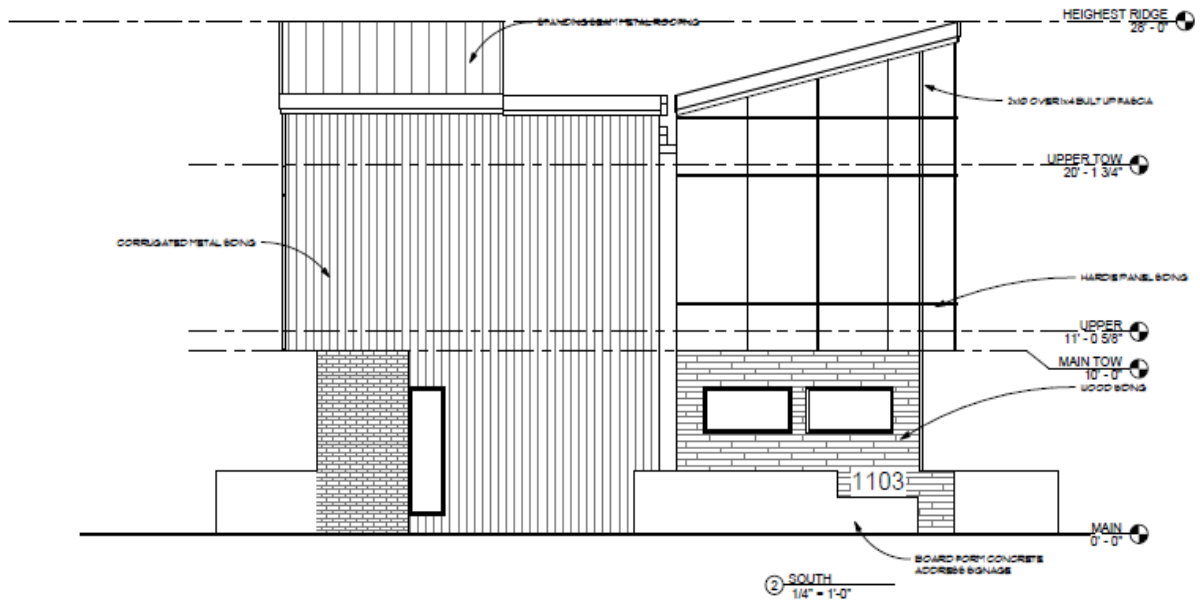
EAST ELEVATIONS: (4-UNIT BUILDING)



NORTH ELEVATIONS:



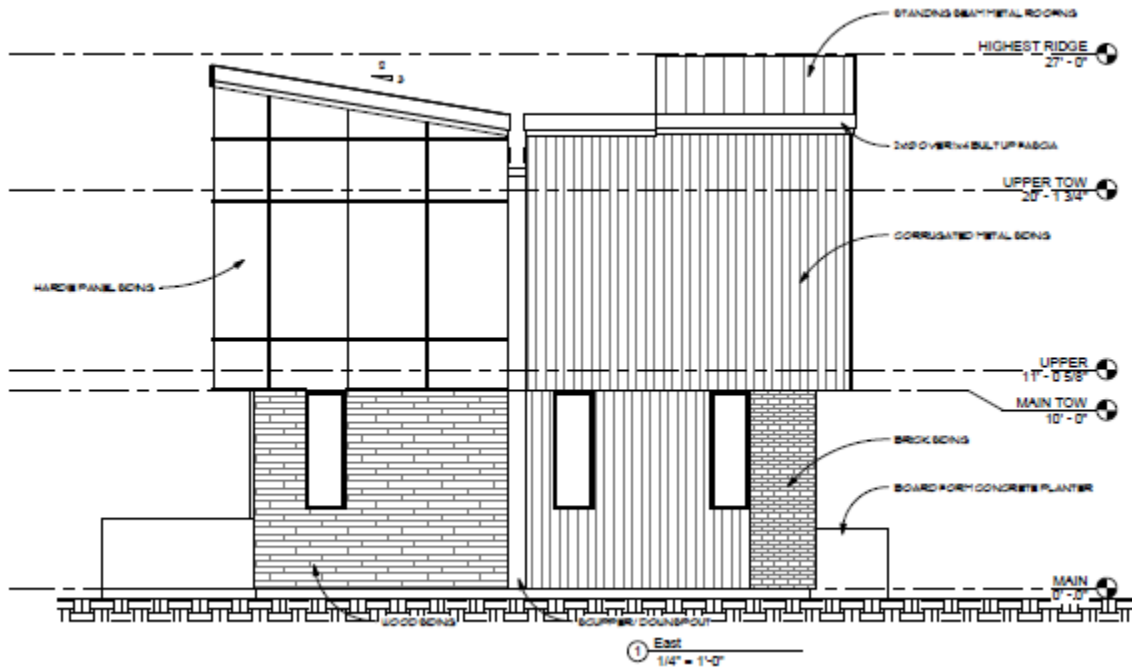
SOUTH ELEVATION:



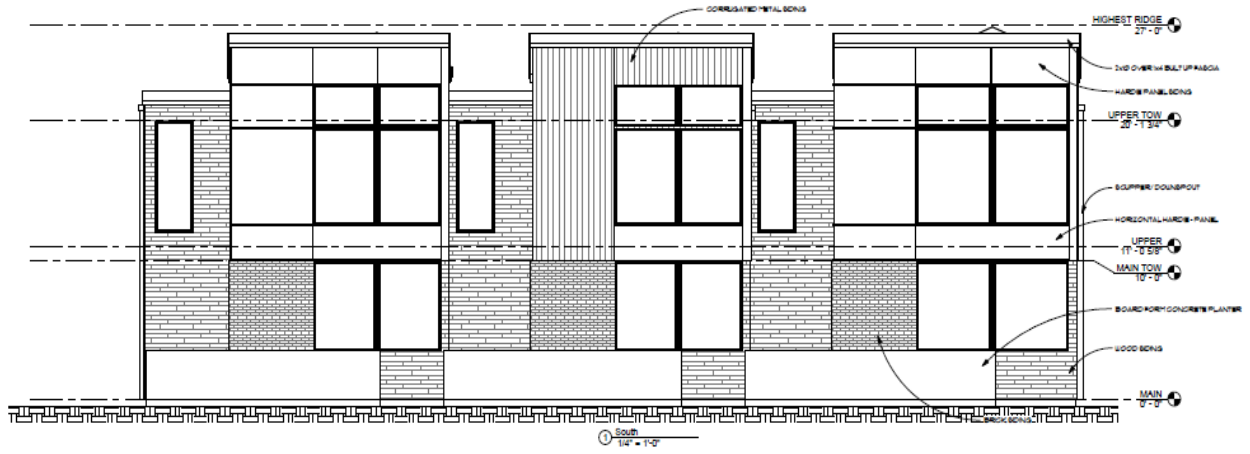
NORTH ELEVATIONS: (3-UNIT BUILDING)



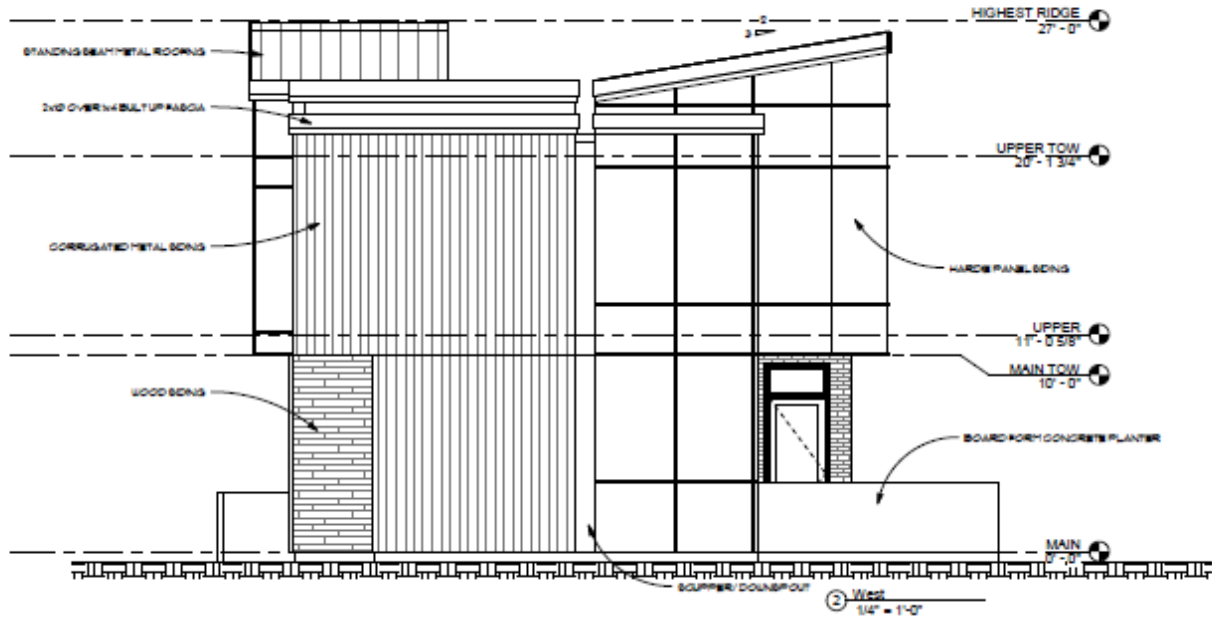
EAST ELEVATIONS:



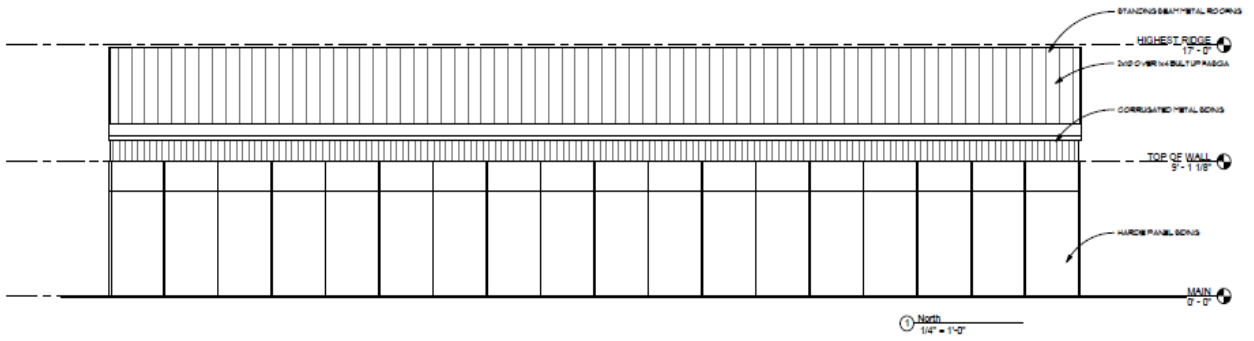
SOUTH ELEVATIONS: (3-UNIT BUILDING)



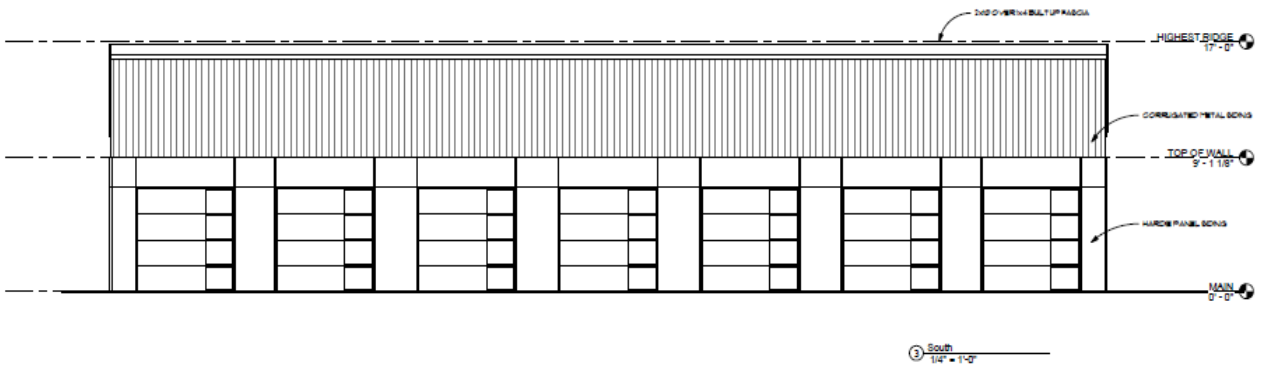
WEST ELEVATIONS:



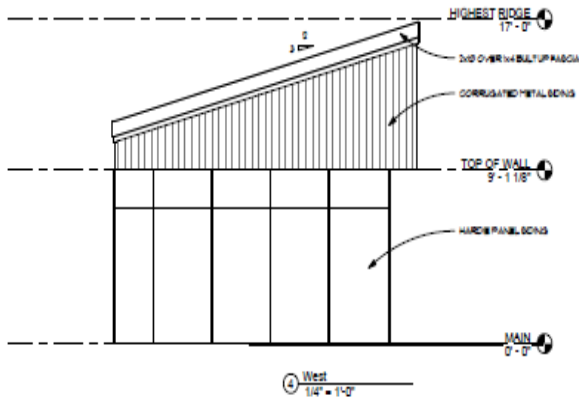
GARAGE ELEVATIONS: NORTH



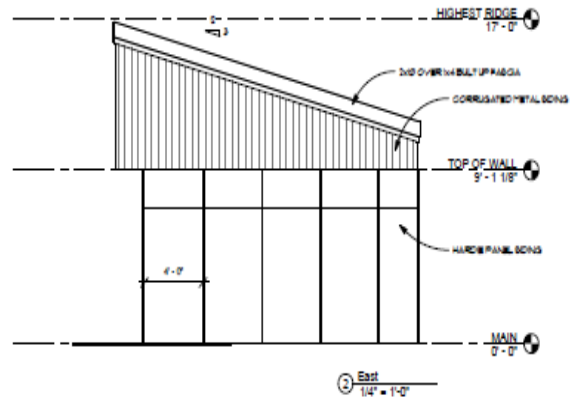
GARAGE ELEVATIONS: SOUTH



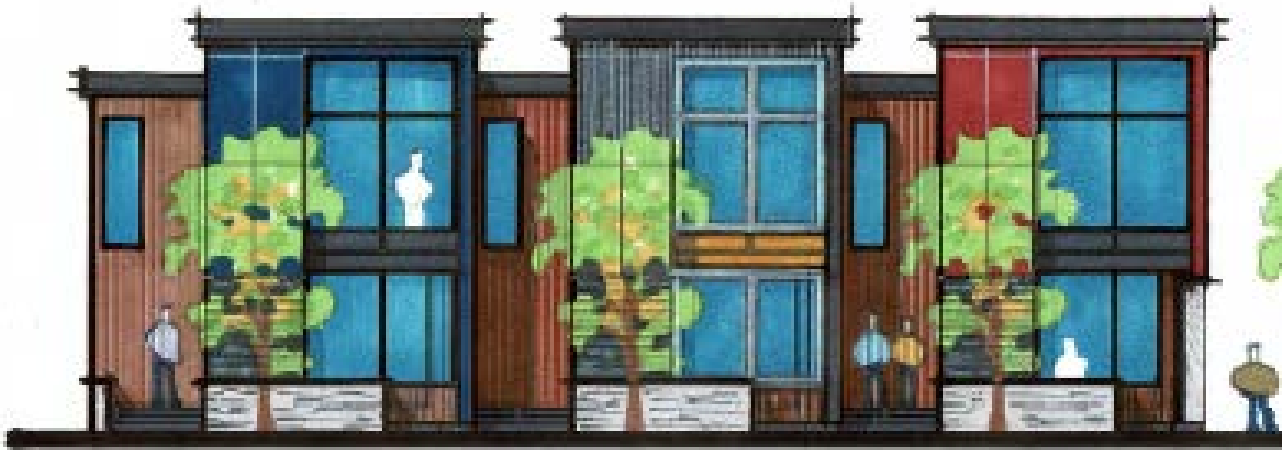
GARAGE ELEVATIONS: WEST



GARAGE ELEVATIONS: EAST



CONCEPTUAL PLANS: SOUTH (3-UNIT BUILDING)



CONCEPTUAL PLANS: NORTH (3-UNIT BUILDING)



CONCEPTUAL PLANS: SOUTH (4-UNIT BUILDING)



EXTERIOR VIEW FROM 4TH AND BIRCH:



EXTERIOR VIEW FROM
4TH AND BIRCH

EXTERIOR VIEW FROM BIRCH AVENUE: (3-UNIT BUILDING)



EXTERIOR VIEW FROM
BIRCH AVENUE

EXTERIOR VIEW FROM 4TH STREET: (4-UNIT BUILDING)



EXTERIOR VIEW FROM
4TH STREET

EXTERIOR VIEW FROM ENTRY/GARAGE UNITS OFF OF ALLEY:



EXTERIOR VIEW FROM
ENTRY/GARAGE UNITS

LANDSCAPE PLAN:



LANDSCAPE PLAN

FINISH MATERIALS 4TH & BIRCH TOWNHOMES



GUTTER:
COMMERCIAL PROFILE MATCH
ROOF COLOR - 6" SQ.



EXTERIOR RESIDENTIAL SLIDING DOORS:
ANDERSON SERIES '100'/'WESTERN'
DOOR/WDW PRODUCTS OR APPR.
COLOR: 'BLACK' WALL, TYPE 1,3,4
COLOR: 'WHITE' WALL, TYPE 2



WINDOW/DOOR #1 METAL CLAD FRAMES
ANDERSON '100' SERIES,
'WESTERN', OR APPR.
COLOR: BLACK



WINDOW/DOOR #2 METAL CLAD FRAMES:
ANDERSON '100' SERIES,
'WESTERN', OR APPR.
COLOR: WHITE



EXTERIOR HARDWARE:
ADA APPROVED
EMTAK, OR APPR.
COLOR: 'BLACK'



COMMON AREA
PLANTERS/BENCHES/GRILL STATION



FRONT DOOR WITH WINDOWS
FULL GLASS PANEL DOOR/WINDOW
ANDERSON '100' SERIES/'WESTERN'
OR APPR.
'MODERN STYLE', 'BLACK FRAME'



WALL MOUNTED LIGHT FIXTURE:
'BLACK' WITH 'OPAQUE GLASS'
BY 'KICHLER LIGHTING' OR APPR.



FINISH MATERIALS

WALL PANEL #1:
'HARDIE' SMOOTH PANEL SYSTEM WITH
FLASHING GRID SEPERATION BY 'METAL SALES'
COLOR: 'REGAL BLUE' (W35)



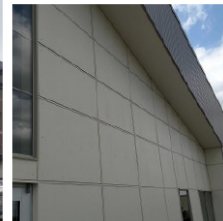
WALL PANEL #3:
HARDIE SMOOTH PANEL SYSTEM WITH FLASHING
GRID SEPERATION BY 'METAL SALES'
COLOR: SLATE GREY (W38)



WALL PANEL #4: HARDIE SMOOTH PANEL WITH
FLASHING GRID SEPERATION BY 'METAL SALES'
COLOR: PARTRIO RED (# 73)



WALL ACCENT PANEL HARDIE: SMOOTH PANEL
BY 'METAL SALES' OR APPR.
COLOR: KINGDOM GOLD 6698



LANDSCAPE/PATIO WALLS:
CONCRETE BOARD FORM
COLOR: 'NATURAL' CONCRETE



WALL PANEL #5:
HORIZONTAL EXTERIOR 'OIL RUBBED' WOOD SIDING
COLOR: 'MINWAX' STAIN : GUNSTOCK 231
OR APPROVED



ROOFING MATERIAL #1:
STANDING SEAM METAL ROOFING -
'METAL SALES' OR APPR.
COLOR: 'DARK GREY'
GUTTERS/FASCIA TO MATCH



WALL PANEL #2:
VERTICAL CORRUGATED METAL
BY 'METAL SALES' OR APPR.
COLOR: LIGHT GREY



WALL SYSTEM #6
BRICK MASONRY
BY 'MUTUAL MATERIALS' OR APPR.
COLOR: 'BLACK'



OWNER OPTION
ORNAMENTAL METAL FENCE
COLOR: BLACK



STAFF EVALUATION

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required Midtown Overlay (MO) Infill Design Guidelines and Standards, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved/approved with conditions, or recommended for an Optional Second Meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-5-21, a request by Tim Wilson, on behalf of Duffy Smock for design review approval of a 7-unit townhome project with a carport structure located at 1103 N. 4th Street., Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be substantially similar to those submitted with Item DR-5-21.

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the Optional Second Meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION:

The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and approve or approve with conditions the proposed project, or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

4TH STREET & BIRCH AVENUE TOWNHOME COMPLEX

1103 N. 4TH Street, Coeur d'Alene, Idaho

PROJECT DESCRIPTION/NARRATIVE

New construction of 7 Unit two-story townhome complex approximately 9,386 SF of living area. This project replaces two poor conditioned commercial buildings which have been demolished. This project consists of one 4-Plex unit along 4th Street and one 3-Plex unit along Birch Avenue with each designed with 2 bedrooms. Complex comes with 7 garage units and 7 additional parking spaces along with a paved courtyard with picnic tables and barbeque area. Project is designed to comply with the Midtown Overlay design guidelines.

ZONING INFORMATION

| | |
|--------------------|---|
| Address: | 1103 N. 4 th Street |
| Parcel: | C61400010010 |
| Legal: | Miracle on 4 th , LT 1 BLK 1 URD LAKE DISTRICT 1997 Section 13 township 50N Range 04W Records of Kootenai County, Idaho. |
| Zoning: | MO (Midtown Overlay) |
| Acres: | .3970 Acres |
| Site Area: | 16,500 S.F. |
| Height Allowed: | 45FT |
| Proposed Height: | 32FT +/- |
| Number of Stories: | 2 Stories |
| Parking Required: | 12 (7 - 2 Bedroom Units – 1.75 space per unit) |
| Parking Provided: | 14 Stalls |

DEVELOPMENT PROGRAM

| | | |
|--------------------|------------------------------|-----------|
| Building Size/Use: | 3 Plex Townhome: | 3,510 SF |
| | 4 Plex Townhome: | 5,876 SF |
| | Garage: | 1,680 SF |
| | Total SF: | 11,066 SF |
| Construction Type: | 5/B | |
| Building Criteria: | Seismic Design Category: | C |
| | International Building Code: | 2018 |

F.A.R. (base-Residential): 1 times parcel size: 16,500 SF
F.A.R. (max.-Residential): 2 times parcel sized: 33,000 SF

Site Size: LOT 1 16,500 SF

Building Size: Residential: 9,386 SF
Provided: Garage: 1,680 SF*
Total Building 11,066 SF

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

F.A.R. Bonuses: Base: 1.0
Total F.A.R. proposed 1.0

Lot Size: 16,500 SF x 1.0= 16,500 SF ALLOWED F.A.R.
9,386 SF PROVIDED F.A.R.

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: SEPTEMBER 23, 2021
SUBJECT: DR-6-21: REQUEST FOR THE FIRST MEETING WITH THE DESIGN
REVIEW COMMISSION FOR A PROPOSED FOUR-STORY MIXED-USE
BUILDING IN THE C-17 COMMERCIAL DISTRICT

LOCATION: A 1.39 ACRES LOCATED AT 1579 W RIVERSTONE DRIVE

APPLICANT/OWNER:
John Stone Living Trust / Eat Ten LLC
2187 N Main Street
Coeur d'Alene, ID 83814

ARCHITECT:
Architects West Inc.
210 E Lakeside Avenue
Coeur d'Alene, ID 83814

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting.

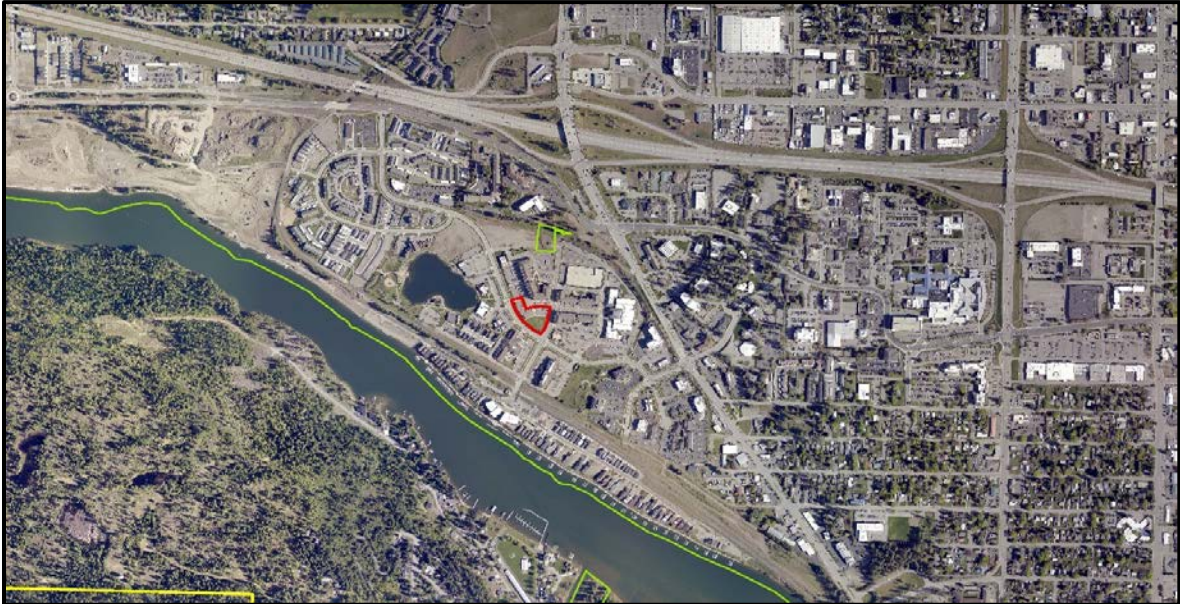
DECISION POINT: Joey Toews with Architects West Inc. on behalf of John Stone Living Trust/Eat Ten LLC is requesting a First Meeting with the Design Review Commission for a mixed use 4 story structure with 8,009 square feet of commercial space located on the first floor and 15 residential unit with a total of 53,082 square feet in the building. The condominium units will be comprised of two and three-bedroom layouts. The mixed use building also includes a subterranean parking garage on the subject site. The subject property is in the C-17 (Commercial) zoning district, and must adhere to the C-17/C-17L Commercial Design Guidelines and Standards.

GENERAL INFORMATION: 17.09.320

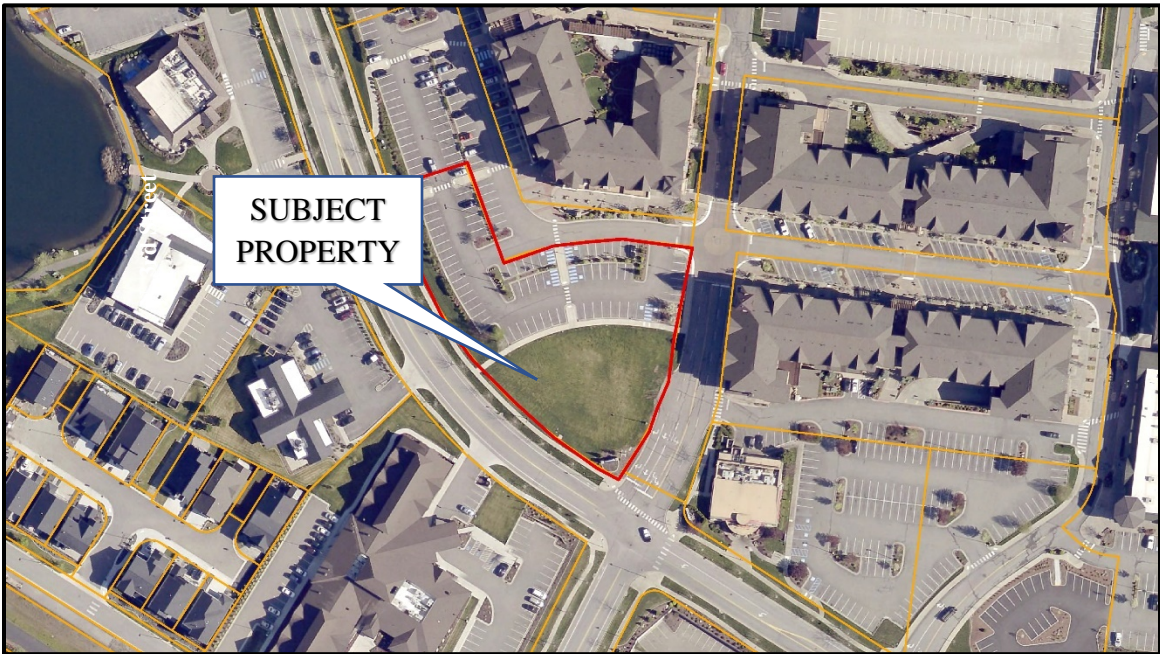
A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community.

In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance.

PROPERTY LOCATION MAP:



AERIAL PHOTO:



BIRDSEYE AERIAL PHOTO:



PROJECT ANALYSIS:

The subject property is located at 1579 W. Riverstone Drive next to the mixed-use buildings along Main Street and across the street from the Red Robin restaurant. The property consists of 1.39 acres. The applicant is proposing a total of 15 residential units with 8,009 square feet of commercial space located on the first floor with a total of 53,082 square feet in the building. The condominium units will be comprised of two and three-bedroom layouts. The mixed use building also includes a subterranean parking garage on the subject site. In addition, they are also proposing additional surface parking as described in more detail below. The project, as proposed, would require 30 parking spaces for the 15 residential units and approximately 25 parking spaces for the commercial uses based on 1/300 square feet.

- **PROPOSED BUILDING AREA:** (excluding floor dedicated to parking, elevators, staircases, mechanical spaces and basement)

15 RESIDENTIAL UNITS: 3,920 SF
COMMERCIAL SPACE: 8,009 SF

TOTAL BUILDING SF: 53,082 SF

Staff discussed the project with the property owner and applicant’s representative on **July 7th, 2021** for the required Initial Meeting with staff. During the meeting staff reviewed the C-17/C-17L Guidelines and Standards and discussed:

- A. Guidelines that apply to the proposed development,
- B. Any FAR Bonuses to be requested, and
- C. Requested Design Departures.

SITE PHOTO - 1: View along Beebe Blvd looking southwest toward the subject property



SITE PHOTO - 2: View from north part of subject property looking south.



SITE PHOTO - 3: View from Riverstone Drive on the south part of subject property looking northeast.



SITE PHOTO - 4: View from west part of subject property looking east.



SITE PHOTO - 5: View from center of subject property looking north.



SITE PHOTO - 6: Photo of the nearby mixed-use development in Riverstone.



SITE PHOTO - 7: On Beebe Blvd looking north to the nearby mixed-use development in Riverstone.



Applicant's Narrative:

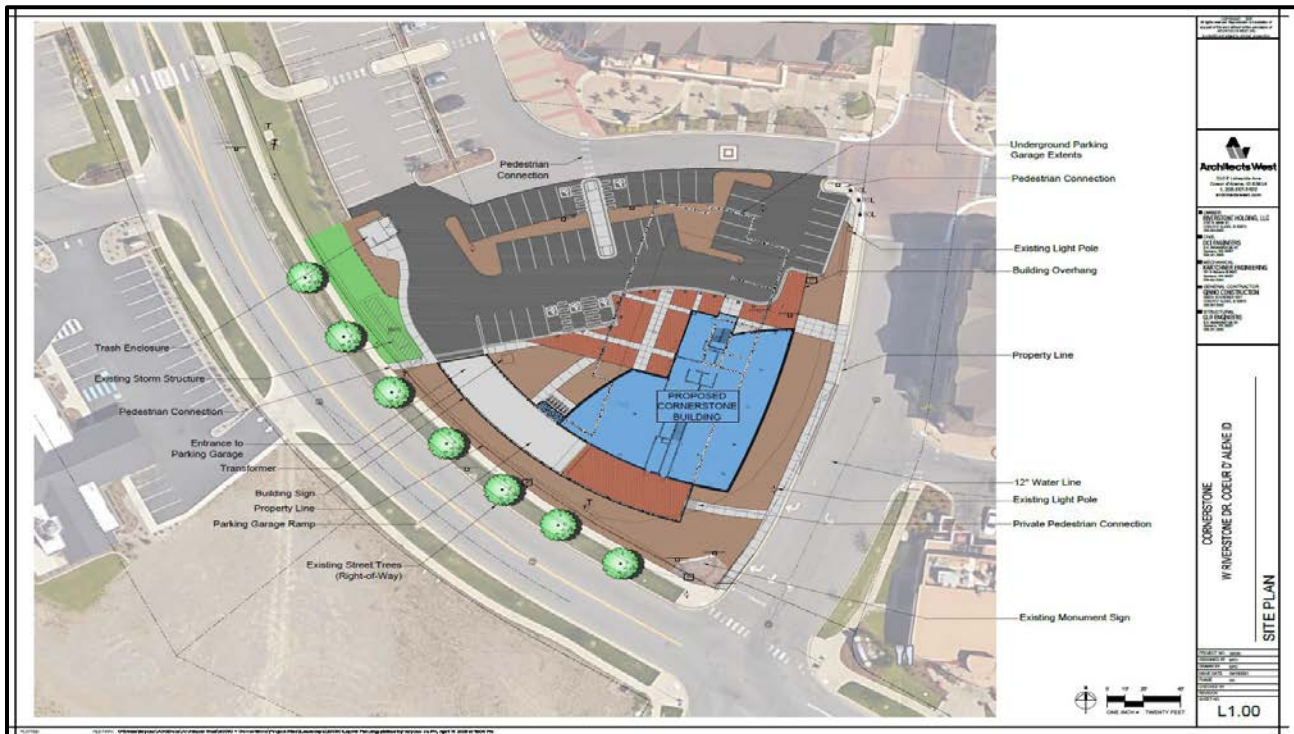
CornerStone Design Review – Written Narrative

CornerStone will be a new mixed-use building located in the center of the Riverstone Campus. The building will feature an underground parking garage, a ground floor with 8,000sf of commercial space, two ground level exterior pedestrian plazas (one public and one private) and three upper floors containing (15) condominiums total.

This building went through an exhaustive design process and was the result of winning a design competition. Everything from sun, views, relationship to the site, connection to the surrounding context, character, aesthetics, mass, outdoor space and so on were studied extensively to create the ultimate form you see in the renderings and drawings. Working with the atypical triangular site was a challenge that ultimately led to something truly unique and iconic, that will easily be one of the most revered buildings in Coeur d'Alene. There is no other building like it in town. It's form, materials, curved walls and expansive sweeping balconies will be a very welcome addition to the Riverstone Campus and the City as a whole.

This project complies with all zoning regulations, the City's comprehensive plan, commercial design guidelines, Riverstone design guidelines and CC&R, with the exception of the slight height increase being requested via the special use permit, and the design departures discussed in a separate document.

SITE PLAN:



DESIGN DEPARTURES:

The applicant has requested a Design Departure for “Entrance Visible from Street”. The C-17/C-17L Commercial Guidelines and Standards require a prominent entry located where they can be seen from the street per the below guideline, unless a Design Departure request is approved. The applicant’s representative has submitted renderings of the entry from several viewpoints. The applicant has also submitted a justification for the design departure request in their narrative and design departure worksheet on pages located on 10 and 11 of the staff report.

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

ENTRY VIEW FROM PARKING LOT:



ENTRY VIEW FROM PARKING LOT:



MAIN ENTRY VIEW FROM RIVERSTONE DRIVE:



Applicant's Design Departure Request:

Design Departure Being Requested – Main Entry Visible from Street

This item isn't exactly a design departure, but we wanted to clarify it as it is kind of in the gray area. Due to the unorthodox triangular shape of the site, and the fact that the building is approached from the pedestrian plaza and off-street parking lot, the main entrance doesn't exactly face the street, although it can be seen from Riverstone Drive as you are approaching the building from the northwest. The way the building and site are laid out, it wouldn't make sense to have the main entrance facing the street. That would require people to park and then walk around the building to get to the main entry. The parking lot was existing and to the north of the site, so it is more important that the main entry faces the parking lot and pedestrian plaza where people will actually be approaching the building from. The main entry is strategically placed to face the parking lot, existing Riverstone businesses, pedestrian plaza, and the Riverstone pond, which is the focal point of the campus.

APPLICANT'S DESIGN DEPARTURES REQUEST: (CONTINUED)

DESIGN DEPARTURES: Main Entry Facing Street

1. The requested departure does meet the intent statements relating to applicable development standards and design guidelines.
 - a. **Due to the unorthodox triangular shape of the site, in combination with the fact that the parking lot already existed to the north of the site, away from Riverstone Drive, it would not have made sense to put the main entry facing the street. If we did that you would've had to park and then walk around the building to get to the main entrance. Instead, we put the main entry facing the parking lot and new pedestrian plaza where people will be entering the building from. With that said, the main entry is still visible from Riverstone Drive if you're approaching from the northwest.**
2. The departure will not have a detrimental effect on nearby properties or the city as a whole.
 - a. **This design departure actually helps the nearby properties as it puts our main entrance oriented towards the same parking lot and pedestrian plaza shared by the existing businesses and connects with the existing accessible walkway connecting our project with the existing Riverstone businesses.**
3. The project's building 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.
 - a. **This building went through an extensive design process, creating a truly unique and iconic building. The orientation of the building and entry in relation to the existing buildings, sun angles, views, etc. was all studied heavily to come up with the final design. The form alone is unlike anything else in the city. High quality materials are used throughout.**
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole.
 - a. **Lots of thought and planning went into every aspect of the building. I think that becomes apparent by studying the form, orientation on the site, and how the building responds to many adjacent factors both on the site and in the surrounding context. The main entry connects directly with the pond, which is the centerpiece of the Riverstone Campus. The new pedestrian plaza sits right between the main entry and the pond.**
5. The project must be consistent with the comprehensive plan and any applicable plan. (Ord. 3328 §8, 2008: Ord. 3192 §10, 2004)
 - a. **This project is consistent with, and in our opinion exceeds, the City's comprehensive plan standards.**

Evaluation:

The Design Review Commission will need to make a determination on the Design Departure request for the "Prominent Entrance" requirement and if it meets the intent of the Commercial Design Guideline.

C-17/CI-17L Commercial Design Guidelines and Standards

- *Curb Cuts*
- *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*
- Roof Edge
- Width and Spacing of Curb Cuts
- Massing: Base/middle/top
- Accessory Buildings
- Setbacks Adjacent to Single Family

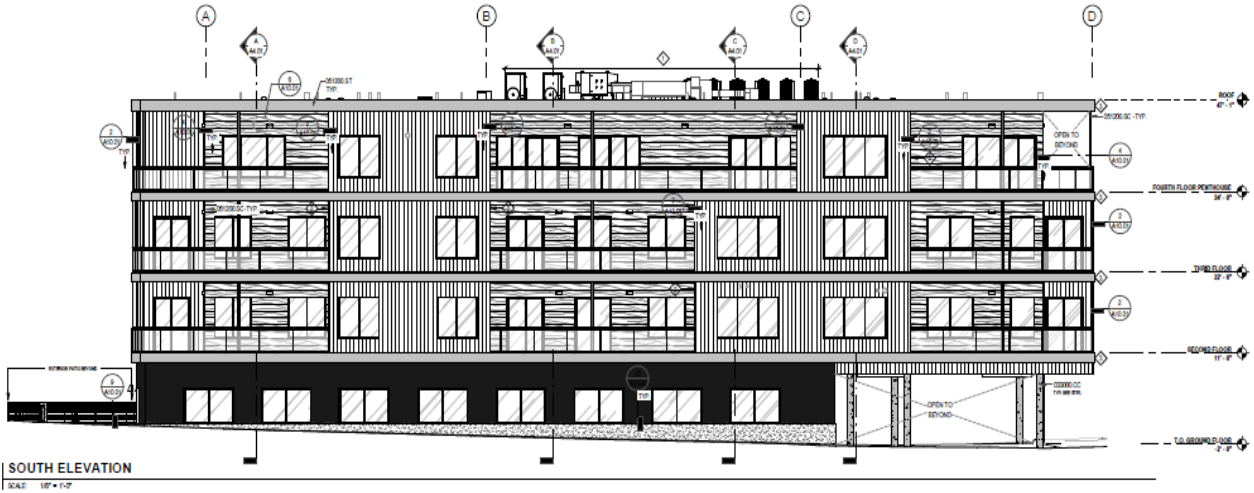
The applicant's representative has provided additional details on how the project has met the required C-17/C-17L Commercial Design Guidelines and Standards as noted on the Design Guideline worksheet below.

DESIGN GUIDELINES WORKSHEET FOR: C-17

- *Curb Cuts*
No new curb cuts will be made.
- *Sidewalks Along Street Frontages*
Existing sidewalk along W Riverstone Drive are to remain, new sidewalk at N Beebe Blvd. to be installed.
- *Street Trees*
Existing street trees along W Riverstone Drive are to remain, new street trees at N Beebe Blvd. to be provided.
- Grand Scale Trees.
Not applicable, required street trees already exist along Riverstone Drive.

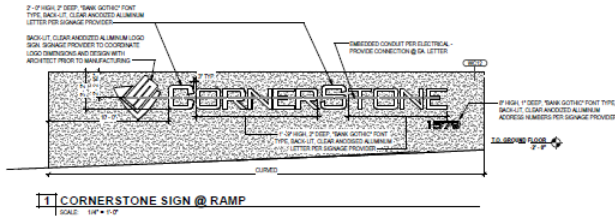
- *Walkways*
Distinct paving & landscaping is provided leading from existing and new sidewalks, and parking lot to main building entrance. New sidewalks will connect the project to the adjacent Riverstone campus and City streets.
- *Residential/Parking Lot Screening*
All residential parking is provided in a below-grade parking lot. Parking on site is separated from the sidewalk & street by planting strips. City required landscaping and buffers have been provided.
- *Parking Lot Landscaping*
Sufficient landscaping is provided throughout parking lot.
- *Lighting*
No lighting spillover to adjacent properties will be produced. Lighting has been analyzed by the electrical engineer to meet city requirements.
- *Screening of Service and Trash Areas*
Screened masonry trash enclosure with gates in parking lot & basement-level trash room are provided.
- *Screening of Rooftop Equipment*
Rooftop mechanical equipment is not visible from nearby streets & residential areas. – A mechanical equipment line of sight diagram was submitted to city staff.
- *Entrance Visible from Street*
Prominent building signage and entrance is visible from W. Riverstone Drive (see provided design departure comments.)
- *Windows Facing Street*
All three sides of the building have copious amounts of large storefront windows at ground level. This building is at the 2018 IECC code max of 30% glazing.
- *Treatment of Blank Walls*
There are no large areas of blank walls on this project.

BUILDING ELEVATIONS: SOUTH

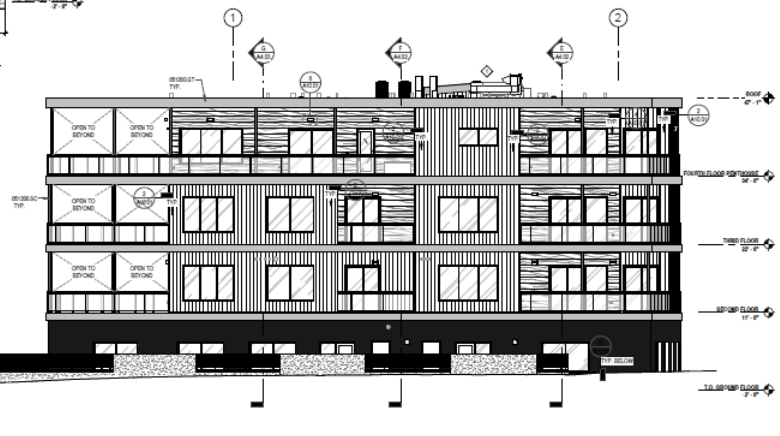


2" HIGH 1/2" DEEP "SANS GOTHIC" FONT

WEST ELEVATION:



WEST ELEVATION

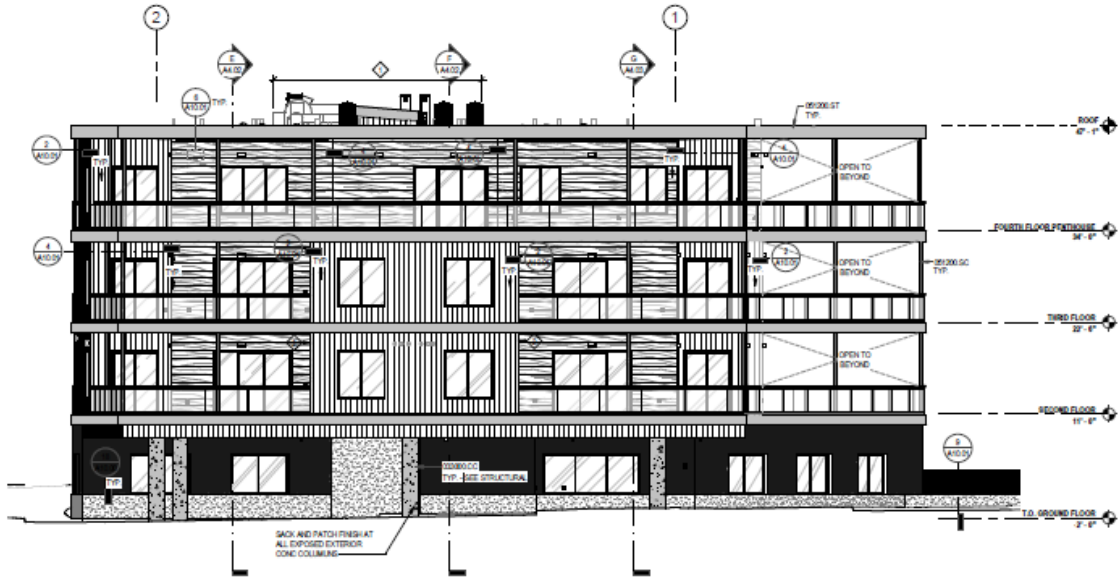


NORTH ELEVATION:



NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION:



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

CONCEPTUAL PLANS: VIEW FROM BEEBE DRIVE TOWARD PARKING LOT



CONCEPTUAL PLANS: VIEW FROM MONUMENT SIGN



VIEW FROM PARKING LOT:



VIEW FROM PARKING LOT

VIEW FROM RIVERSTONE DRIVE:



VIEW FROM RIVERSTONE DRIVE

VIEW AT GARAGE EXIST STAIR:



3D NORTHEAST ELEVATIONS:



3D SOUTHEAST ELEVATIONS:

SOUTHEAST ELEVATION FROM CORNER OF RIVERSTONE & BEEBE



3D EAST ELEVATIONS:

EAST ELEVATION FROM BEEBE ST



3D RENDERING WITH PROPOSED LANDSCAPING: LOOKING NORTHWEST



3D RENDERING WITH PROPOSED LANDSCAPING: LOOKING EAST



EXTERIOR MATERIALS:

MATERIAL PALETTE



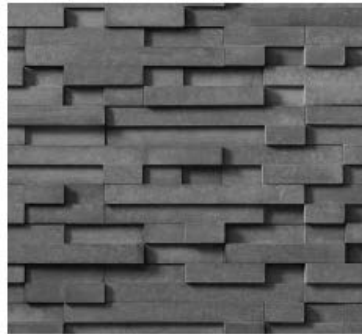
**WOOD AND METAL SIDING
AT RESIDENTIAL UNITS**



**GLASS BALCONY
RAILINGS**



**ALUMINUM STOREFRONT
EXTERIOR DOORS AND
WINDOWS**



**STONE VENEER
AND SMOOTH
FINISH CONCRETE**



FINISH MATERIALS

STAFF EVALUATION

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required C-17/C-17L Commercial Guidelines and Standards, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved/approved with conditions, or recommended for an Optional Second Meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-6-21, a request by Joey Toews with Architects West Inc. on behalf of John Stone Living Trust/Eat Ten LLC for design review approval of a mixed use 4 story structure with 8,009 square feet of commercial space located on the first floor and 15 residential unit with a total of 53,082 square feet in the building located at 1579 W. Riverstone Drive, Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be substantially similar to those submitted with Item DR-6-21.

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with

conditions or deny a design following the Optional Second Meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION:

The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and approve or approve with conditions the proposed project, or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

CornerStone Design Review – Written Narrative

CornerStone will be a new mixed-use building located in the center of the Riverstone Campus. The building will feature an underground parking garage, a ground floor with 8,000sf of commercial space, two ground level exterior pedestrian plazas (one public and one private) and three upper floors containing (15) condominiums total.

This building went through an exhaustive design process and was the result of winning a design competition. Everything from sun, views, relationship to the site, connection to the surrounding context, character, aesthetics, mass, outdoor space and so on were studied extensively to create the ultimate form you see in the renderings and drawings. Working with the atypical triangular site was a challenge that ultimately led to something truly unique and iconic, that will easily be one of the most revered buildings in Coeur d'Alene. There is no other building like it in town. It's form, materials, curved walls and expansive sweeping balconies will be a very welcome addition to the Riverstone Campus and the City as a whole.

This project complies with all zoning regulations, the City's comprehensive plan, commercial design guidelines, Riverstone design guidelines and CC&R, with the exception of the slight height increase being requested via the special use permit, and the design departures discussed in a separate document.

Design Departures Being Requested

The first design departure we are requesting is to not screen the mechanical units on top of the roof. This is for a few reasons. For one, we're already pursuing a slight height increase through the special use permit, and not having the mechanical screen walls on the roof will help to reduce the visual height impact of the building. Second, the building is tall enough and we've strategically placed the mechanical equipment towards the center of the roof, so the mechanical units will rarely, if ever, be visible from the ground, unless you are very far away from the building and at a higher elevation. In addition, the new Timber building did not screen their mechanical equipment, which is in a similar situation to our building, and it is tall enough that the mechanical equipment can't be seen from the ground.

The second item isn't really a design departure, but we wanted to clarify it as it is kind of in the gray area. Due to the unorthodox triangular shape of the site, and the fact that the building is approached from the pedestrian plaza and off-street parking lot, the main entrance doesn't exactly face the street, although it can be seen from Riverstone Ave as you are approaching the building from the northwest. The way the building and site are laid out, it wouldn't make sense to have the main entrance mainly facing the street, and it is more important that it faces the parking lot and pedestrian plaza where people will actually be approaching the building from.