

DESIGN REVIEW COMMISSION MEETING

“VIRTUAL”

THURSDAY, SEPTEMBER 24, 2020

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/9768893968?>

Join by Phone (Toll Free): 888-475-4499 or 877-853-5257

Meeting ID: 976 2889 3968

Password: 319842

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

February 27, 2020

ELECTIONS:

Chair and Vice Chair

NEW BUSINESS:

1. Applicant: Dave Rucker
Location: 200 N. 4th Street
Request: Restoration construction of an approximate 7,287 S.F. existing retail/restaurant areas which had major fire damage plus a proposed new addition approximate 7,622 S.F. of second story 8-unit apartment housing above renovated main floor area. Parking area to be provided with new 1,744 S.F. Carport. This project is in the DC (Downtown Core) district.
(DR-1-20)

ADJOURNMENT/CONTINUATION:

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

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

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

COMMISSIONERS PRESENT:

George Ives, Chairman
Joshua Gore
Jef Lemmon
Tom Messina

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Michael Pereira
Phil Ward
Jon Ingalls

CALL TO ORDER:

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

MINUTES:

Motion by Messina, seconded by Lemmon, to approve the minutes from the Design Review Meeting scheduled on November 21, 2019.

COMMISSION COMMENTS:

STAFF COMMENTS:

Ms. Stroud announced that staff is taking forward the Design Review code amendment to Planning Commission at the next meeting for the Planning Commission on March 10th.

PUBLIC COMMENTS:

None.

NEW BUSINESS

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

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

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Ms. Stroud provided the following statements:

- On September 5, 2019, The Design Review Commission held an Early Design Consultation with Glacier 1940 Riverstone for a Five (5) Story 79-unit apartment building in the C-17 (Commercial) zone.
- The DRC motioned to have a second meeting with the applicant. The applicant requested a delay in scheduling the Second meeting until they could research material options and make additional changes to the elevations for the multi-family structure prior to the Second meeting.
- The applicant has modified the design, reducing the number of units to 62, rather than 79, and reducing the height to a four (4) story structure rather than five (5) stories. Glacier 1940 Riverstone has submitted the required information for the Second meeting with the DRC.
- The gross area of the four-story structure is approximately 66,425 square feet, which sits above the +/- 18,255 square foot underground parking garage. The applicant will be providing parking for the project consisting of 41 stalls in the parking garage below the first level, 22 carport stalls, and 47 surface stalls which include 6 accessible stalls, providing a total of 110 parking stalls; which is 10 stalls above the code requirement.
- The proposed structure is allowed a maximum height of 63 feet in accordance with the approved Special Use Permit for the apartment building. The proposed building height for the structure is 61'-6" tall. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.
- The applicant has requested no Design Departures

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

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

The applicant submitted the site plan and the landscaping plan, elevations of the building and colored renderings of the building.

Ms. Stroud concluded her presentation.

Commission Comments:

Ryan Nipp, applicant representative provided the following statements:

- He thanked the commission for their time.
- He stated that with this project they comply with all the design guidelines and objectives with no design departures.
- He stated in the first meeting the Design Review Commission requested 3 items to be brought back at the next meeting which is a carport design, provide a landscaping plan and exterior samples which will be provided today.
- He explained that there was a lapse between the first meeting and now and in that time looked at the design of the building and reduced the building from 5 stories to 4 stories. With a unit count change from 79 to 62. He stated the reason for the change was economic and cost prohibited.
- He explained by reducing the building will allow for a better parking lot design and the way it flows.
- He showed various renderings of the building with how the building looks as reduced.
- He noted on the site plan where the carports will be located and that the design will match the building and add a pleasing element to the project. He stated that the columns on the carport will be wrapped in cultured stone which the design on the columns will tie into the design of the building. He stated their goal is to have one covered parking stall per unit and the rest will be surface parking.
- He described the landscaping design which will create a "grand boulevard" feel into our main entrance which will allow us to have a lot of grass and trees to form a boulevard design that will be more efficient parking design from doing this.
- The goal stated in the first meeting was to have a lot of landscaping and generous lawn and grass on the south end of the building next to the Riverstone pond so now with the current landscaping plan will be seeing more of that.
- We will be providing many more trees to create a great canopy with a lot of plant material around the building plus other areas.
- He provided a board showing the materials that will be used on the building. He added that they are trying to match the stacked stone that is seen on the other buildings in Riverstone.
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Mr. Nipp concluded his presentation.

Chairman Ives inquired if the trees will match the existing trees in the area. Mr. Nipp stated that we will be required to work with the approved tree list provided by staff and will look at the other landscaping ideas in the area such as Anthony's.

Commissioner Messina inquired what type of lighting will be used for the carport, parking lot and what will be the type of lighting used for the backside of the building facing the pond. Mr. Eixenberger explained that all parking lot lighting can't spill onto the neighbors and will be using required by staff which is low-level site specific. We have not yet determined the type of lighting that will be used for the project.

Commissioner Messina inquired what is the depth from the back of the building to the grassy area parallel to the pond. Mr. Eixenberger answered that the distance is about 40-50 feet to the pond.

Commissioner Lemmon inquired from the site plan looks like there is a connecting path. Mr. Eixenberger explained that the path shown is for emergency access only.

Commissioner Messina inquired if a sidewalk will be provided on the street. Mr. Eixenberger explained that there is an existing sidewalk to the park.

Commissioner Messina inquired if gates will be used. Mr. Nipp explained that gates will not be used but want to ensure the resident's safety and will not be using gates.

Ms. Stroud explained unless this request is a Planned Unit Development (PUD) a gate is not allowed and would need to be requested.

Mr. Nipp stated that in previous discussions a gate was mentioned to block people from going into the building and might provide for security a minimum 3-foot gate.

Chairman Ives stated that he likes the "park like" feel that they are trying to provide.

Commissioner Lemmon inquired if this will be a TPO roof with metal or is the whole thing metal.

Mr. Eixenberger explained the product will be used on the roof is-TPO.

Motion by Lemmon, seconded by Gore, to approve Item DR-2-19 Motion approved.

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by a vote.

ADJOURNMENT:

Motion by Lemon, seconded by Gore, Motion approved.

The meeting was adjourned at 12:32 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: SEPTEMBER 24, 2020
SUBJECT: DR-1-20: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A RENOVATION AND SECOND STORY ADDITION TO AN EXISTING BUILDING

LOCATION: 202 N. 4th STREET: EAST SIDE OF 4TH STREET AND NORTH OF LAKESIDE AVE.

APPLICANT/OWNER

David L. Rucker
PO Box 3270
Coeur d'Alene, ID 83816

ARCHITECT:

Momentum Architecture, Tim Wilson
112 Hazel Avenue, Studio B
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: Dave Rucker is requesting a First Meeting with the Design Review Commission for the renovation and second story addition of an existing structure. The subject property is in the DC (Downtown Core) zoning district, and must adhere to the Downtown Design Guidelines.

A. SITE MAP:



B. AERIAL PHOTO:



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.

C. PROJECT ANALYSIS:

The subject property is located at 200 N. 4th Street, which is on the east side of 4th street and Lakeside Avenue. In January, of 2020, the existing retail//restaurant building sustained extensive fire damage to the approximately 7,282 S.F. structure. All tenants were vacated. The applicant would like to restore the damaged structure and is proposing a second story addition of approximately 7,622 SF, to include eight (8) apartment units above the renovated main floor area. The residential units will include one- and two-bedroom layouts. A parking area will be provided to the rear of the structure and include a new 1,744 S.F. carport. The overall height of the structure will be +/- 37'.

The renovation will allow for the applicant to restore the original masonry façade/retail spaces and add second-story residential units.

The subject property is located within the Downtown Core (DC) zoning district. Any new project, or alteration within the Downtown Core, south of the midblock of Lakeside/Coeur d'Alene requires Design Review Commission review and is subject to the Downtown Design Guidelines.

City staff met with the applicant's representative on September 10th, 2020, for the required Initial Meeting with staff. At the meeting staff reviewed the Downtown Guidelines and discussed:

- A. Which guidelines applied to the proposed development; and
- B. Screening of Parking Lots and requirements associated with the screening.

SUBJECT PROPERTY TREET VIEW: View of existing structure at the intersection of Lakeside and 4th Street.



Applicant's Narrative:

4TH STREET RENOVATION RETAIL & APARTMENT COMPLEX

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

PROJECT DESCRIPTION/NARRATIVE

Restoration Construction of an approx. 7,287 S.F. existing retail/restaurant areas which had major fire damage this past January causing ALL existing tenants to close and vacate property. Also included is proposed New Addition approx. 7,622 S.F. of second story 8 Unit Apartment Housing above renovated main floor area. Residential units to consist of single and two bedroom layouts. Parking area to be provided with new 1,744 S.F. Carport. Project is being developed along 4th Street in the Downtown Core District. Design to restore the original masonry facade/retail spaces and new residential units to blend with the neighboring residential and eclectic commercial uses.

ZONING INFORMATION

Address:	200 N. 4 th Street
Parcel:	OOJ-007-A
Legal:	Lots 7, 8 and 9, Block J, The Town of Coeur d'Alene and King's Addition, according to the plat thereof, filed in Book C of Deed at of Plats at page(s) 144, Records of Kootenai County, Idaho.
Zoning:	DC (Downtown Core)
Acres:	.378 Acres
Site Area:	16,500 S.F.
Height Allowed:	60'
Proposed Height:	37' +/-
Number of Stories:	2 Stories
Parking Required:	8 (6- 1 Bedroom Units - 1 space per unit) (2- 2 Bedroom Units - 1 space per unit)
Parking Provided:	21 Stalls (includes 1 HCAP)

DEVELOPMENT PROGRAM

Building Size/Use:	Main Floor: 7,287 S.F. Existing/Renovated Retail
	Upper Floor: 7,622 S.F. New Residential APTS
	Carport: 1,774 S.F. (U) Vehicle Storage
Construction Type:	5-B
Building Criteria:	Seismic Design Category: C
	International Building Code: 2015

Momentum Architecture, Inc.

SITE PHOTOS: VIEW OF THE SUBJECT PROPERTY LOOKING EAST.



SITE PHOTOS: STREET VIEW LOOKING NORTH AT THE SUBJECT PROPERTY.



SITE PHOTOS: LOOKING NORTH FROM LAKESIDE AVE. AT INTERIOR OF SITE.



STREET VIEW: LOOKING NORTHWEST ALONG LAKESIDE AT INTERIOR OF SITE.



SITE PHOTO: LOOKING NORTHEAST AT THE BUILDING FAÇADE OF THE SUBJECT PROPERTY.



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

- Orientation; and
- Massing; and
- Relationships to existing sites and structures; and
- Surrounding streets and sidewalks; and
- How the building is seen from a distance; and
- Requested design departures

REQUESTED DESIGN DEPARTURES:

None.

NEIGHBORHOOD AND SITE VIEWS:



Property to South



Property to South West



Property to West



Property to North West



Property to South East



Adjacent Parking Lot to South



Property to East



Property to North of Parking Lot

NEIGHBORING PHOTOS

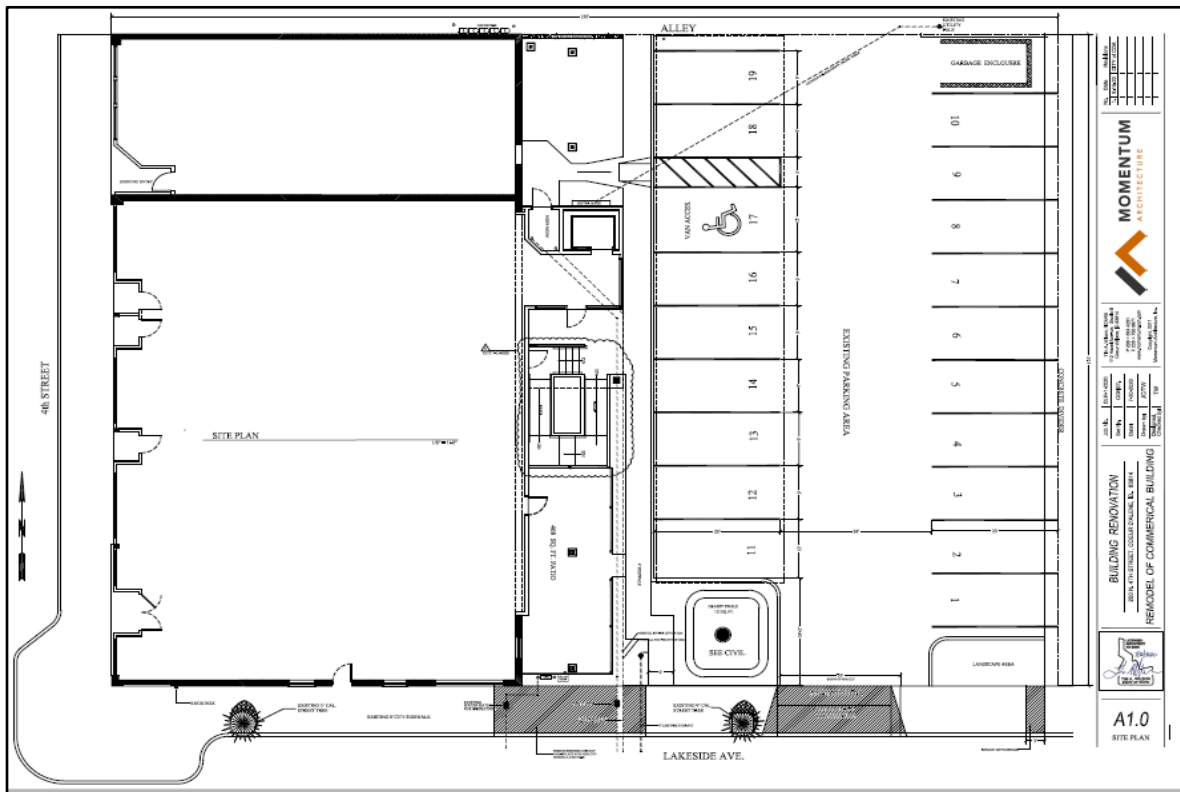
BULK AND SCALE:



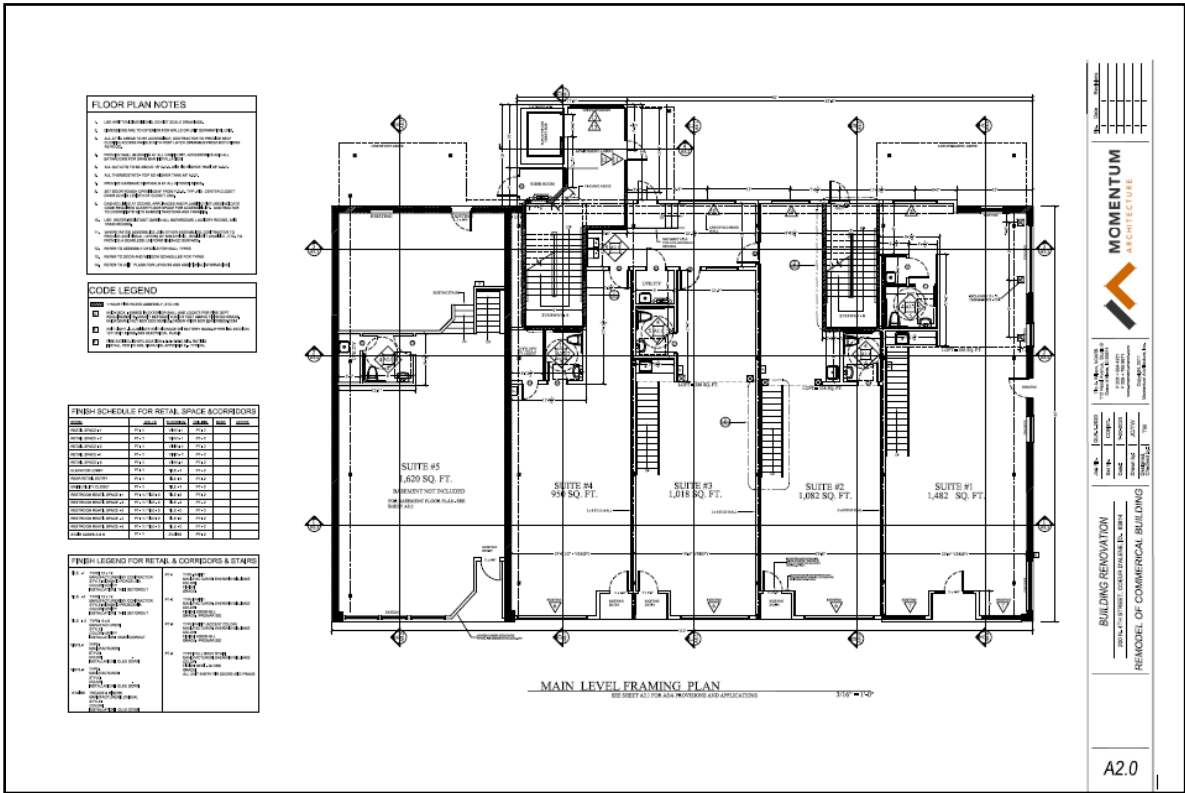
Downtown Design Guidelines for consideration are as follows:

- Screening of Parking Lots
- Parking Lot Landscaping
- Sidewalk Uses
- Screening of Trash/Service Areas
- Lighting Intensity
- 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 – relating new construction to context
- Integration of Signs with Architecture
- Creativity/Individuality Of Signs

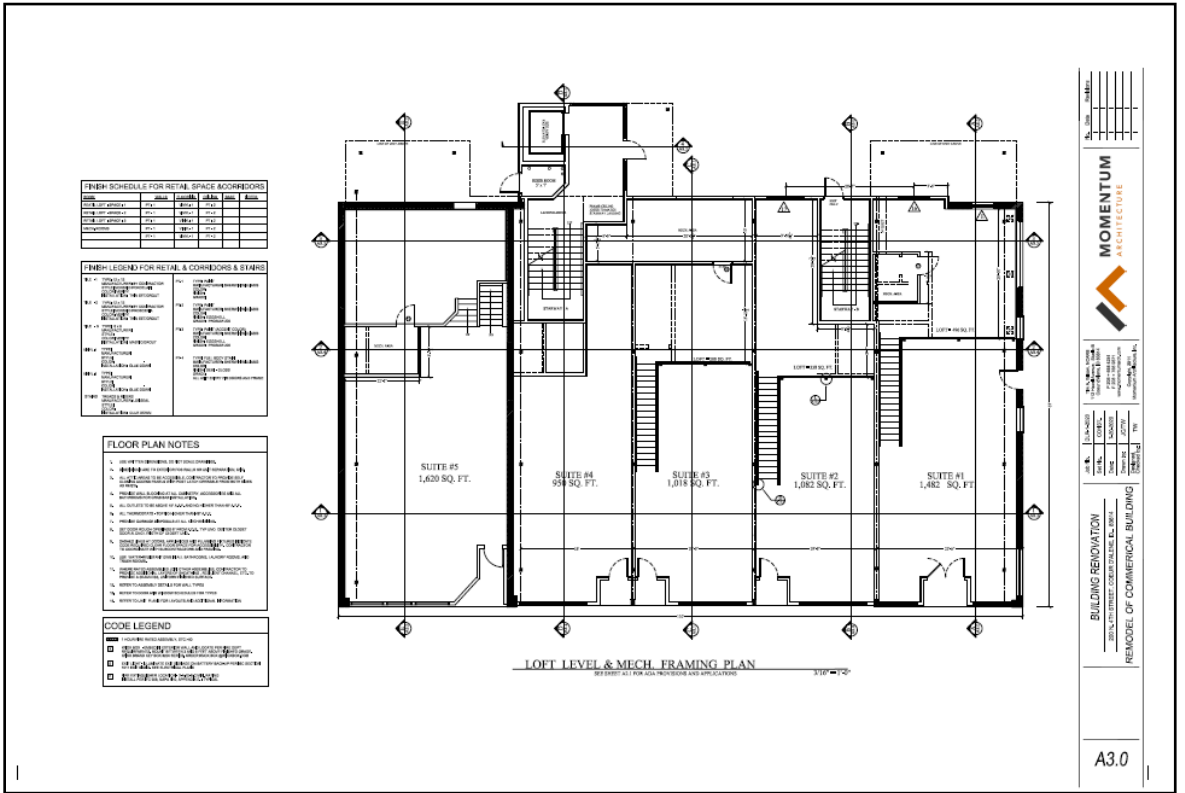
SITE PLAN:



MAINLEVEL:



LOFT LEVEL:



FINISH SCHEDULE FOR RETAIL SPACE & CORRIDORS

ITEM	FINISH	UNIT	AREA	QTY	UNIT	AREA	QTY
1.01	CEILING	UNIT 1	CEILING	100	UNIT 2	CEILING	100
1.02	FLOOR	UNIT 1	FLOOR	100	UNIT 2	FLOOR	100
1.03	WALL	UNIT 1	WALL	100	UNIT 2	WALL	100
1.04	DOOR	UNIT 1	DOOR	100	UNIT 2	DOOR	100
1.05	WINDOW	UNIT 1	WINDOW	100	UNIT 2	WINDOW	100
1.06	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.07	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.08	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.09	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100
1.10	PAINT	UNIT 1	PAINT	100	UNIT 2	PAINT	100
1.11	GLASS	UNIT 1	GLASS	100	UNIT 2	GLASS	100
1.12	IRONING	UNIT 1	IRONING	100	UNIT 2	IRONING	100
1.13	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.14	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.15	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.16	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100
1.17	PAINT	UNIT 1	PAINT	100	UNIT 2	PAINT	100
1.18	GLASS	UNIT 1	GLASS	100	UNIT 2	GLASS	100
1.19	IRONING	UNIT 1	IRONING	100	UNIT 2	IRONING	100
1.20	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.21	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.22	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.23	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100
1.24	PAINT	UNIT 1	PAINT	100	UNIT 2	PAINT	100
1.25	GLASS	UNIT 1	GLASS	100	UNIT 2	GLASS	100
1.26	IRONING	UNIT 1	IRONING	100	UNIT 2	IRONING	100
1.27	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.28	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.29	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.30	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100
1.31	PAINT	UNIT 1	PAINT	100	UNIT 2	PAINT	100
1.32	GLASS	UNIT 1	GLASS	100	UNIT 2	GLASS	100
1.33	IRONING	UNIT 1	IRONING	100	UNIT 2	IRONING	100
1.34	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.35	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.36	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.37	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100
1.38	PAINT	UNIT 1	PAINT	100	UNIT 2	PAINT	100
1.39	GLASS	UNIT 1	GLASS	100	UNIT 2	GLASS	100
1.40	IRONING	UNIT 1	IRONING	100	UNIT 2	IRONING	100
1.41	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.42	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.43	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.44	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100
1.45	PAINT	UNIT 1	PAINT	100	UNIT 2	PAINT	100
1.46	GLASS	UNIT 1	GLASS	100	UNIT 2	GLASS	100
1.47	IRONING	UNIT 1	IRONING	100	UNIT 2	IRONING	100
1.48	STAIR	UNIT 1	STAIR	100	UNIT 2	STAIR	100
1.49	ELEVATOR	UNIT 1	ELEVATOR	100	UNIT 2	ELEVATOR	100
1.50	TOILET	UNIT 1	TOILET	100	UNIT 2	TOILET	100
1.51	MECHANICAL	UNIT 1	MECHANICAL	100	UNIT 2	MECHANICAL	100

4TH STREET ELEVATION

LAKESIDE AVE. ELEVATION

DRAWING NOTATION KEY	
SYMBOL KEY	
1	EXISTING BUILDING FOOTING
2	EXISTING BUILDING FOUNDATION
3	EXISTING BUILDING WALL
4	EXISTING BUILDING ROOF
5	EXISTING BUILDING FLOOR
6	EXISTING BUILDING CEILING
7	EXISTING BUILDING DOOR
8	EXISTING BUILDING WINDOW
9	EXISTING BUILDING BALCONY
10	EXISTING BUILDING PORCH
11	EXISTING BUILDING STAIR
12	EXISTING BUILDING ELEVATOR
13	EXISTING BUILDING MECHANICAL
14	EXISTING BUILDING ELECTRICAL
15	EXISTING BUILDING PLUMBING
16	EXISTING BUILDING GAS
17	EXISTING BUILDING TEL
18	EXISTING BUILDING DATA
19	EXISTING BUILDING FIRE
20	EXISTING BUILDING OTHER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

MOMENTUM
ARCHITECTURE

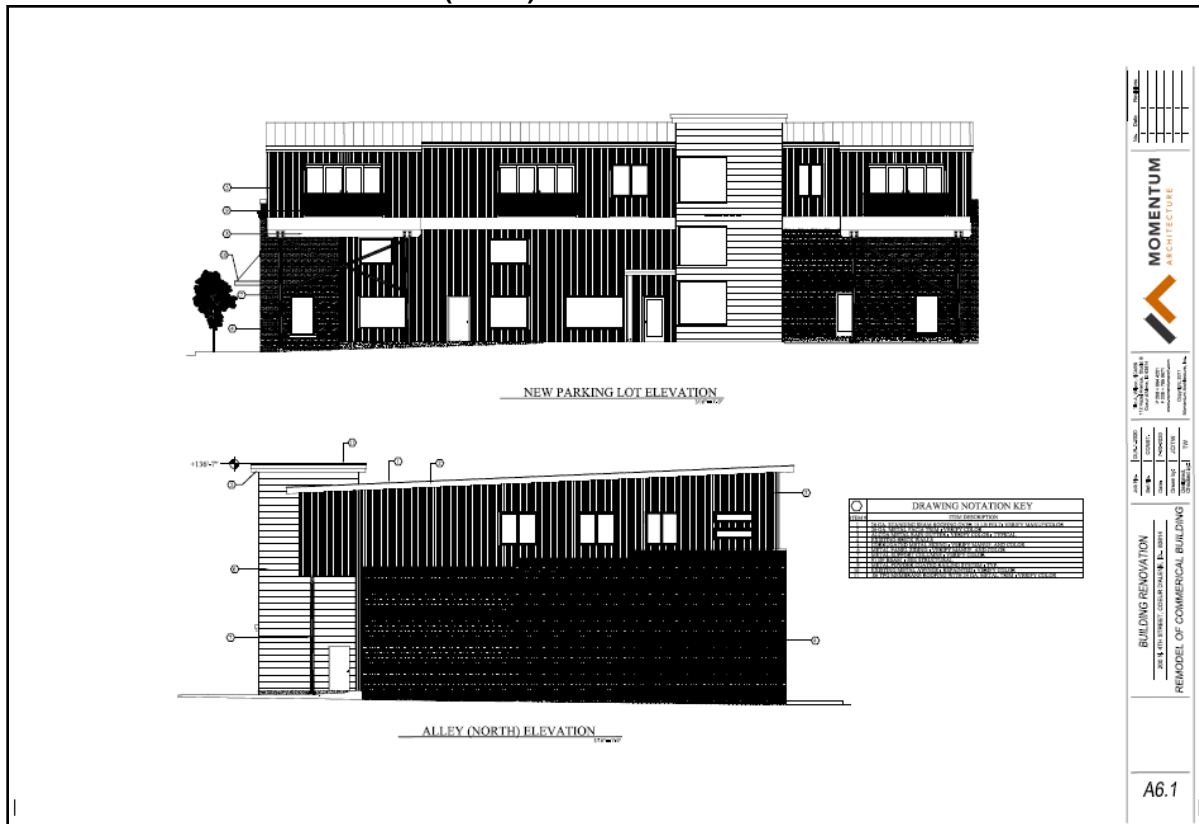
1000 N. 10TH ST. SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.MOMENTUMARCH.COM

PROJECT NO. 1000
DATE: 10/10/10
DRAWN BY: JLM
CHECKED BY: JLM
APPROVED BY: JLM

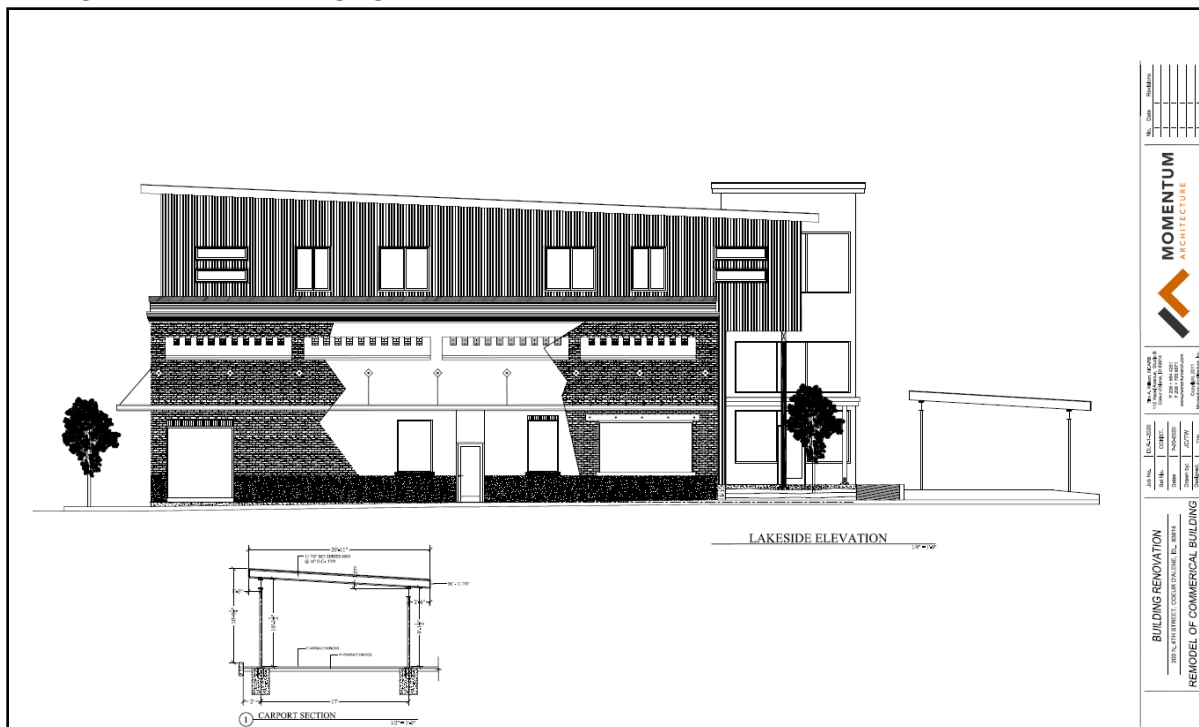
BUILDING RENOVATION
300 E. 10TH STREET, DENVER, CO 80202
REMODEL OF COMMERCIAL BUILDING

A6.0

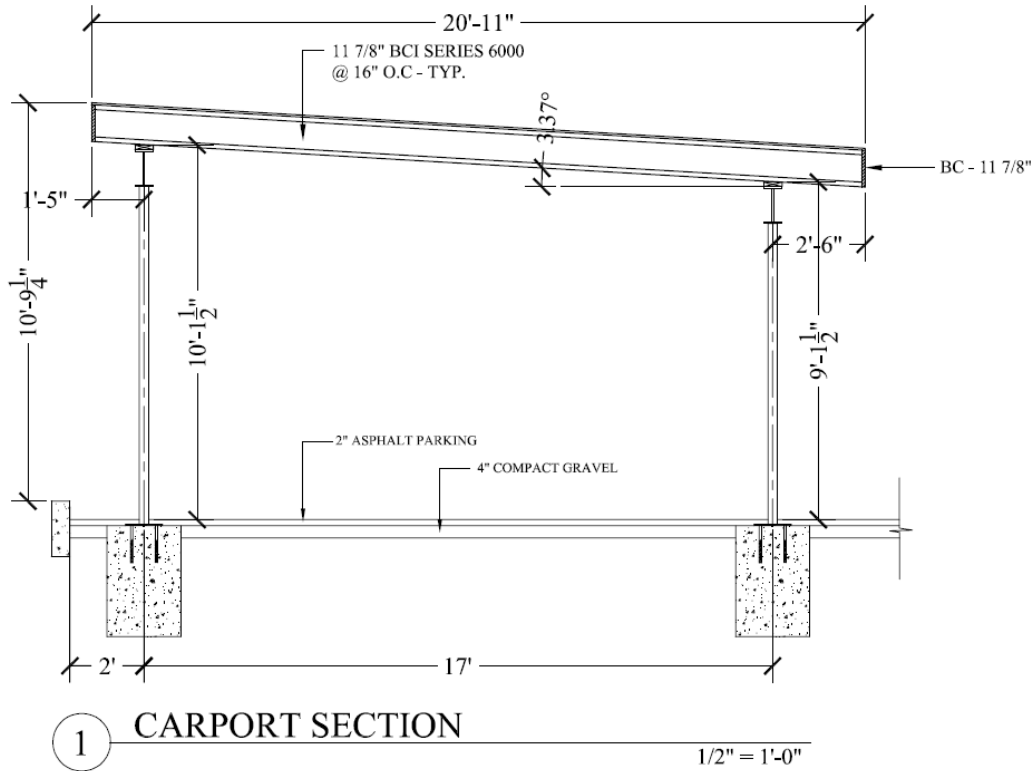
NEW PARKING LOT ELEVATIONS (REAR) - ALLEY ELEVATION:



LAKESIDE AVE. ELEVATIONS:



CARPORT DIAGRAM:



MATERIAL BOARD

FINISH MATERIALS 4th STREET RENOVATION 200 N. 4TH STREET, COEUR D'ALENE



VERTICAL METAL 1
'NEW WAVE' - CORRUGATED
COLOR: 'DARK GREY' OR APPROVED



VERTICAL METAL 2
'NEW WAVE' - CORRUGATED
COLOR: 'BRICK RED' OR APPROVED



HORIZONTAL METAL PANEL
'HR-36 PROFILE' HEAVY GAGE
COLOR: 'REGAL BLUE' OR APPROVED



NEW PARKING LOT ELEVATION



EXISTING VENEER BRICK
COLOR: 'CLASSIC RED'



EXT. WINDOW SYSTEM:
METAL STOREFRONT SYSTEM
COLOR: 'BLACK' OR APPR.

EXTERIOR VIEWS: LOOKING NORTHEAST



EXTERIOR VIEW: LOOKING NORTH FROM LAKESIDE AVENUE



EXTERIOR VIEWS: LOOKING NORTHWEST FROM 4TH STREET



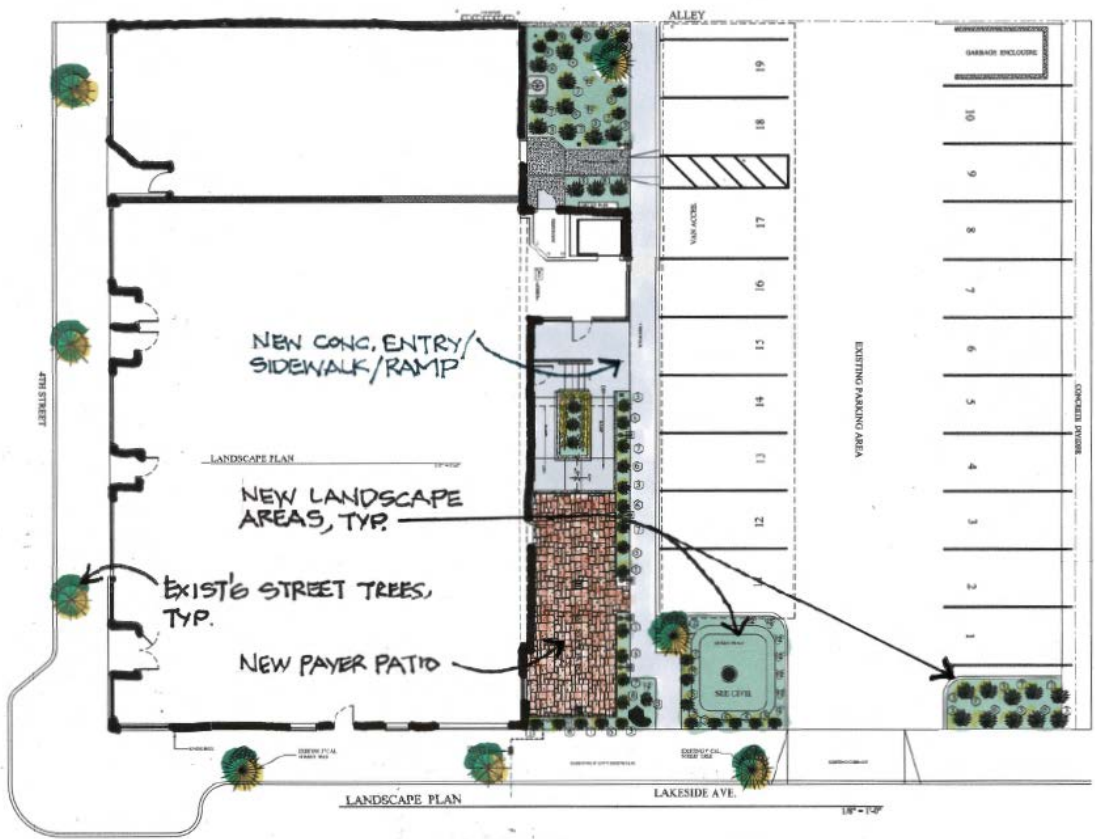
EXTERIOR VIEWS: LOOKING WEST FROM NEW PARKING AREA WITH CARPORT



EXTERIOR VIEWS: LOOKING NORTH FROM LAKESIDE AVENUE



COLORED LANDSCAPE PLAN:



D. 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 Downtown Core, Design Guidelines, 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-1-20, a request by Dave Rucker for design review approval for a renovation and second story addition of residential apartments for the property located at 200 N 4th Street, Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.

PROPOSED CONDITION (if approved):

The proposed design shall be substantially similar to those submitted with Item DR-1-20.

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/approve with conditions** the proposed project or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

4TH STREET RENOVATION RETAIL & APARTMENT COMPLEX

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

PROJECT DESCRIPTION/NARRATIVE

Restoration Construction of an approx. 7,287 S.F. existing retail/restaurant areas which had major fire damage this past January causing ALL existing tenants to close and vacate property. Also included is proposed New Addition approx. 7,622 S.F. of second story 8 Unit Apartment Housing above renovated main floor area. Residential units to consist of single and two bedroom layouts. Parking area to be provided with new 1,744 S.F. Carport. Project is being developed along 4th Street in the Downtown Core District. Design to restore the original masonry facade/retail spaces and new residential units to blend with the neighboring residential and eclectic commercial uses.

ZONING INFORMATION

Address:	200 N. 4 th Street
Parcel:	OOJ-OO7-A
Legal:	Lots 7, 8 and 9, Block J, The Town of Coeur d'Alene and King's Addition, according to the plat thereof, filed in Book C of Deed at of Plats at page(s) 144, Records of Kootenai County, Idaho.
Zoning:	DC (Downtown Core)
Acres:	.378 Acres
Site Area:	16,500 S.F.
Height Allowed:	60'
Proposed Height:	37' +/-
Number of Stories:	2 Stories
Parking Required:	8 (6- 1 Bedroom Units - 1 space per unit) (2- 2 Bedroom Units - 1 space per unit)
Parking Provided:	21 Stalls (includes 1 HCAP)

DEVELOPMENT PROGRAM

Building Size/Use:	Main Floor: 7,287 S.F. Existing/Renovated Retail
	Upper Floor: 7,622 S.F. New Residential APTS
	Carport: 1,774 S.F. (U) Vehicle Storage
Construction Type:	5-B
Building Criteria:	Seismic Design Category: C
	International Building Code: 2015