

## DESIGN REVIEW COMMISSION MEETING

“VIRTUAL”

THURSDAY, JULY 22, 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/92655047073?pwd=WWliTVF1ZVJKaVdlSWM2MXpqWjcrdz09>

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

Meeting ID: 926 5504 7073

Passcode: 208843

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

June 24, 2021

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

1. Applicant: Midtown Ventures, LLC  
Location: 813-823 N. 4<sup>th</sup> Street  
Request: A proposed 3-Story, 23,564 sq.ft. mixed use building in the MO (Midtown Overlay District) that requires Design Review Commission approval.  
(DR-4-21)

### **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  
JUNE 24, 2021  
Virtual Meeting  
12:00 pm**

**COMMISSIONERS PRESENT:**

Jon Ingalls  
Jef Lemmon  
Tom Messina  
Greta Snodgrass  
Michael Pereira  
Phil Ward

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Admin. Assistant

**COMMISSIONERS ABSENT:**

Joshua Gore

**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**

Motion by, Ward seconded by Snodgrass, to approve the minutes for the Design Review Meeting held on May 27, 2021. Motion approved.

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

1.      Applicant:      Government Way Coeur d'Alene Hotel, LLC.  
         Location:      2119 N. Government Way  
         Request:      A proposed 232-Unit Multifamily Development in the C-17 zoning district.  
                                 (DR-2-21)

Tami Stroud, Associate Planner provided the following statements:

- Government Way Coeur d'Alene Hotel, LLC is requesting is requesting a First Meeting with the Design Review Commission for the design of a five-story 232-unit apartment buildings. The property owner has submitted a site plan that shows two (2) proposed multi-family buildings, a club house which includes a rental office and indoor amenities and proposed parking on the subject site.
- The proposed structure will consist of one- and two-bedroom layouts totaling approximately 232 units. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district has an approved R-34 Density Increase Special Use Permit.
- The subject property is currently vacant. It was the former site of the "Wild Waters" water park, built in 2001. It closed its doors in 2010. In 2018, a demolition permit was taken out to clean up the site and remove the existing structures, footings, slab, and remove the remaining water slides. The site has been graded and cleaned up. The property owner has submitted a site plan that shows two (2)

proposed multi-family buildings, a club house which includes a rental office and indoor amenities and proposed parking on the subject site. The applicant will be providing parking for the project consisting of 426 stalls.

- She stated that there are no requested design departures but two conditions

Ms. Stroud concluded her presentation.

Applicants Comments:

Jacob Rivard applicant representative provided the following statements:

- The building is located on an R-34 density increase property which will allow to build 232.5 units.
- He explained that they will provide a midrise product to get density needed for the project.
- He explained that there will be two buildings on the property B on the eastside and A on the westside with each of the buildings that are 3 stories and designed to be stepped back with the courtyard located in the middle to provide more sun as possible. He added that they also did a Solar Study and why they decided to step back the buildings to provide sunlight from the east with more sun coming from the southeast to provide sunlight to the area.
- He stated that each unit will have a balcony to break up the massing.
- He noted the landscape plan showing the two buildings with the courtyard in the center of the buildings with the landscaping plus we will have a spa for the residents open year around with a kitchen area.
- Will provide a park for the residents.
- He stated to the west of the courtyard area will be a park with a variety of games provided such as volleyball provided to use included will be a play area and to the north a small area are three triangle sites that will be outdoor living spaces that will have power for get togethers.
- He noted on the west of the property will be a dog park and to the south of that area will be a sidewalk connecting to nowhere per the request from City Parks and Recreation for a future connect on to the future trail so residents will have an easier way to access the trail rather than going around the building.
- He will have a rental office that will have a kitchen area and on the second floor will be a gym and a business area for residents to use. He noted they will also be providing an onsite bike storage area with each building providing 20 spaces to store a bike with an area to service the bikes.
- Materials used on the buildings will be more natural with blue and lighter gray with accents of wood and brought a sample of what products will be used on the building.
- He noted where the name of the apartment will be located on the building.
- He showed renderings of what the entrance will be looking like to the buildings.
- He went through the Design guidelines:
- Parking will be located on the perimeter of the building.
- Lighting will be a factor that we are still addressing and that will provide in the walking area that will be low level site specific.
- He noted the three areas where trash receptacles will be located with the areas built with brick with an overhang provided over the trash area to protect people using the trash area.
- He explained the entrance of the street not a big presence on the street with a small monument sign located at the entry.
- He commented that there won't be a lot of windows facing the street along Government Way and will be using trees to screen the area facing the freeway.
- He stated the screening of roof top equipment and determine the height of the parapet will be to cover the roof top equipment.

The applicant concluded his presentation.

### Commission Comments:

Commissioner Lemon commented that the project looks nice and questioned how the carports will be designed. Mr. Rivard stated that carports are a big deal and would prefer not having carports but residents will like it and will be designed similar to carports located to the north of town and if the commission wants could put something together to show the design of the carports. Commissioner Lemon would like to see a design since there will be the first thing you seeing when coming into the property.

Commissioner Ward stated what is the space between the building for the courtyard distance. Mr. Rivard would estimate the distance be 200 feet.

Commissioner Ward stated the concept is great approved and a year ago a hotel was approved on this on site and how will traffic will be handled coming onto Government Way. Ms. Stroud explained that the proposal went to the Planning Commission on March 9<sup>th</sup> and that City Engineer Chris Bosley provided comments during that project and stated that the ITD manual stated that "A 232 project would generate 81 a.m./102 p.m. peak trips a day and that the impact will be delayed with a slight delay turning left onto Government Way will have the compacity to accommodate the proposed development and that Homestead Avenue should not be used for residents by allowing right turn only out of the development. Mr. Rivard added that we will be providing a painted sign on the ground for left/right turn only with a physical sign located on the property with one lane/in and out with no parking allowed on the drive isle. He noted on the map where there will be visitor parking.

Commissioner Ward noted the gates and how will they operate. Mr. Rivard stated each resident will have access and when residents have visitors, we will have a keypad located on an island by the entrance for visitors to get in. Commissioner Ward stated is concerned looking at the building and don't want this building to look like an institution and like the amenities and inquired if the balconies are added are recessed. Mr. Rivard explained that the balconies are going out.

Commissioner Messina asked what is the height of the hotel compared to this project. Mr. Rivard stated the hotel is four- story with this project the buildings are stepped going from three to four story.

Commissioner Ingalls stated this is a great looking project with elevations that are flat and the renderings showing a face middle and top are good. He applauds efforts for the Solar study for the pool and cautioned that we get off track and that the design criteria and the guidelines are for generic Commercial Guidelines not strict versus the Infill Guidelines and should be focusing on those and not be "overreaching" taking about security gates, traffic flow etc. He stated that he is pleased with the amount of parking provided with enough parking onsite to not to have to park in the neighborhood. He stated this is a great project and would have been comfortable approving this project without a second meeting but would like to see the carports.

Ms. Stroud explained if it is the wish of the Commission to see the carports will have to have a second meeting so the applicant can bring those drawings back at the next Design Review Commission meeting on July 22<sup>nd</sup>.

Commissioner Lemon would be open to the second meeting and inquired if staff was aware of another way so we don't have to have a second meeting.

Commissioner Ward stated that he would disagree with a second meeting to see the carports and that he trusts staff to make that decision. Commissioner Ingalls stated what if they aren't nice looking which comeback to the Design Guidelines that doesn't address the design of carports and don't want to hold up the project for a month. Mr. Rivard explained that the residents will see the carports but from the road will be hidden by trees that will be provided around the carports to provide screening.

Jef stated not see from the street and not concerned but don't want to hold up on the

The Commission decided after a brief discussion to forgo a second meeting.

**Motion by Lemon , seconded by Ingalls, to approve Item DR-2-21. Motion approved.**

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Snodgrass	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a vote.

**ADJOURNMENT:**

Motion by Ward, seconded by Lemon to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:03 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



**DESIGN REVIEW COMMISSION  
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER  
DATE: JULY 22, 2021  
SUBJECT: DR-4-21: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A MIXED-USE PROJECT (COMPRISED OF A COMMERCIAL/MULTIFAMILY APARTMENT BUILDING)

LOCATION: 813-823 N. 4<sup>TH</sup> STREET: WEST SIDE OF N. 4<sup>TH</sup> STREET NORTH OF ROOSEVELT AVENUE

**APPLICANT/OWNER**

Midtown Ventures, LLC.  
John Beutler  
1836 Northwest Blvd. .  
Coeur d'Alene, ID 83814

**ARCHITECT:**

Eric Hedlund Design, LLC  
Jim Boudreau  
754 N. 4<sup>th</sup> Street  
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:** Jim Boudreau on behalf of Midtown Ventures, LLC is requesting a First Meeting with the Design Review Commission for a mixed use project, 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.

**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 813-823 N. 4<sup>th</sup> Street, on the west side of 4<sup>th</sup> Street, north of Roosevelt Avenue and south of Boise Avenue. The Midtown mixed-use project is a 3 story (plus basement level), commercial/multifamily apartment building proposed for the Midtown Overlay District. The project site is a 1.16-acre site (50,529 s.f.) with seven (7) underlying lots that encompass the project site. There are two (2) existing CMU buildings that will be removed for the proposed mixed use project. 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 in addition to 11 current spaces on the south side of the property. The 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
LEVEL 3 APARTMENTS	7,687 SF
 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.

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. Any FAR Bonuses to be requested, and
- C. Requested Design Departures.



**Site Photos:** View of a portion of the subject property from 4<sup>th</sup> Street looking northwest at one of the existing structures remaining on site (formerly Junk).



**Site Photos:** View of a portion of the subject property from 4<sup>th</sup> Street looking south from the most northern portion of the site at the other existing structure on the site (formerly Paris Flea Market).



**Site Photos:** Looking southwest across 4<sup>th</sup> Street at the commercial properties from the northeast corner of 4<sup>th</sup>/Montana Street.



**Site Photos:** View looking north from Roosevelt Avenue toward subject property with the alley on the left.





## ***Applicant's Narrative:***



06/01/2021

### **Project Narrative**

Midtown Mixed-Use project is a 3 story (plus basement level), commercial/multi-family apartment building proposed for midtown Coeur d'Alene, as part of the Midtown Overlay District. The developer currently owns one of the parcels and has negotiated the purchase of the remaining properties from [ignite cda](#).

The overall development removes two existing CMU buildings that are outdated and under-utilized. The new work will include 3,920 s.f. of new commercial building on street level, plus two stories (7,687 s.f. per floor) of apartments above. Covered on-site parking for the building residents is provided on the street level, accessed from the alley. The project also creates a 4,479 s.f public green space on the site, accessible from the sidewalk on 4<sup>th</sup> Street or the alley, with adjacent parking and through-block pedestrian access. The on-site parking creates 26 new parking spaces to support the project which is in addition to the 11 current spaces on the south side of the property.

The project parcel is located between 3<sup>rd</sup> and 4<sup>th</sup> Streets (East/West) and Boise Avenue and Roosevelt Avenue (North/South). The primary view of the building will occur on 4<sup>th</sup> Street as the one-way traffic drives north past the property. The upper floor apartments will enjoy views in all directions as most of the neighboring properties are 1 or 2 story structures. This project also bridges the neighboring residential uses to the West with the commercial uses to the South, East and North by integrating both uses on one site.

The exterior design of the building 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 variety of materials is used to create visual interest while breaking up any of the larger planes so as to fit into the surrounding neighborhood. While this building is taller than the surrounding area, the density is within the City's standards and the height is allowed per zoning code.

The project design as proposed meets all City of Coeur d'Alene design standards and does not require any variances or other exceptions.

**NEIGHBORHOOD AND SITE VIEWS ARE ON THE FOLLOWING PAGES:**

**Site Photos:** *Looking south at Capone's restaurant from the intersection of 4<sup>th</sup>/Roosevelt Avenue*



**Site Photos:** *View looking southeast from the subject property along 4<sup>th</sup> Street.*





**Site Photos:** *View from subject property looking east across 4<sup>th</sup> Street at commercial uses.*



**Site Photos:** *View looking northeast along 4<sup>th</sup> Street with the subject property on the left.*



**Site Photos:** View looking southeast from the north portion of the property at the nearby commercial uses along the east side of 4<sup>th</sup> Street.



**Site Photos:** View from the north portion of the subject property looking northeast at intersection of 4<sup>th</sup>/Montana Avenue.





**Site Photos:** View looking north at the Idaho Youth Ranch Thrift Store which abuts the property to the north.



**Site Photos:** View looking northwest from the alley between 3<sup>rd</sup>/4<sup>th</sup> Streets looking at the neighboring properties.



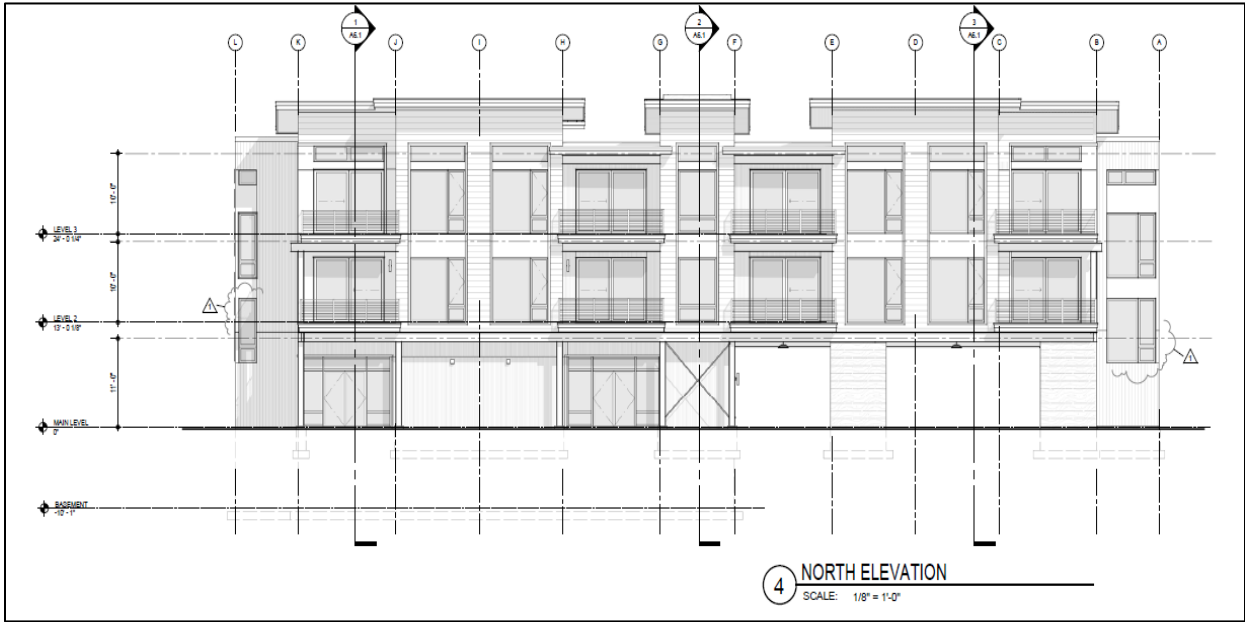
## **DESIGN DEPARTURES:**

NONE REQUESTED

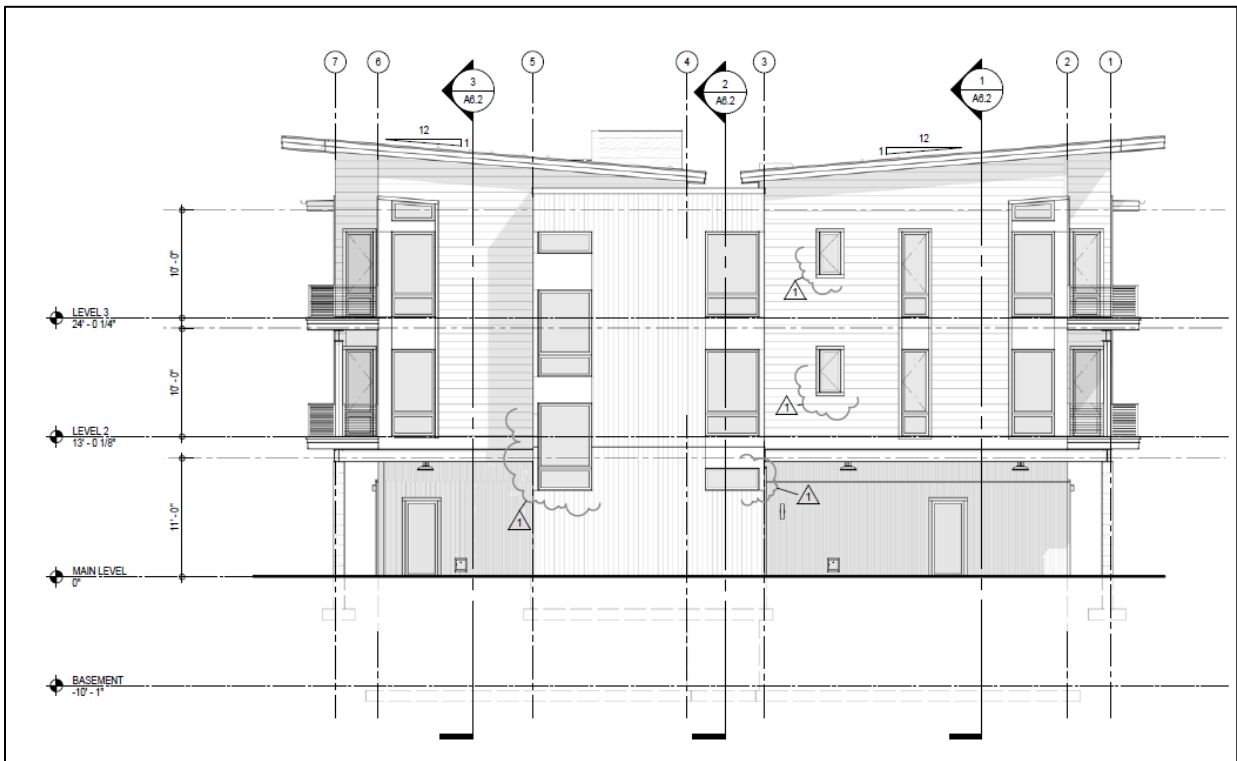
## **Midtown Overlay (MO) Standards and Guidelines:**

- 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

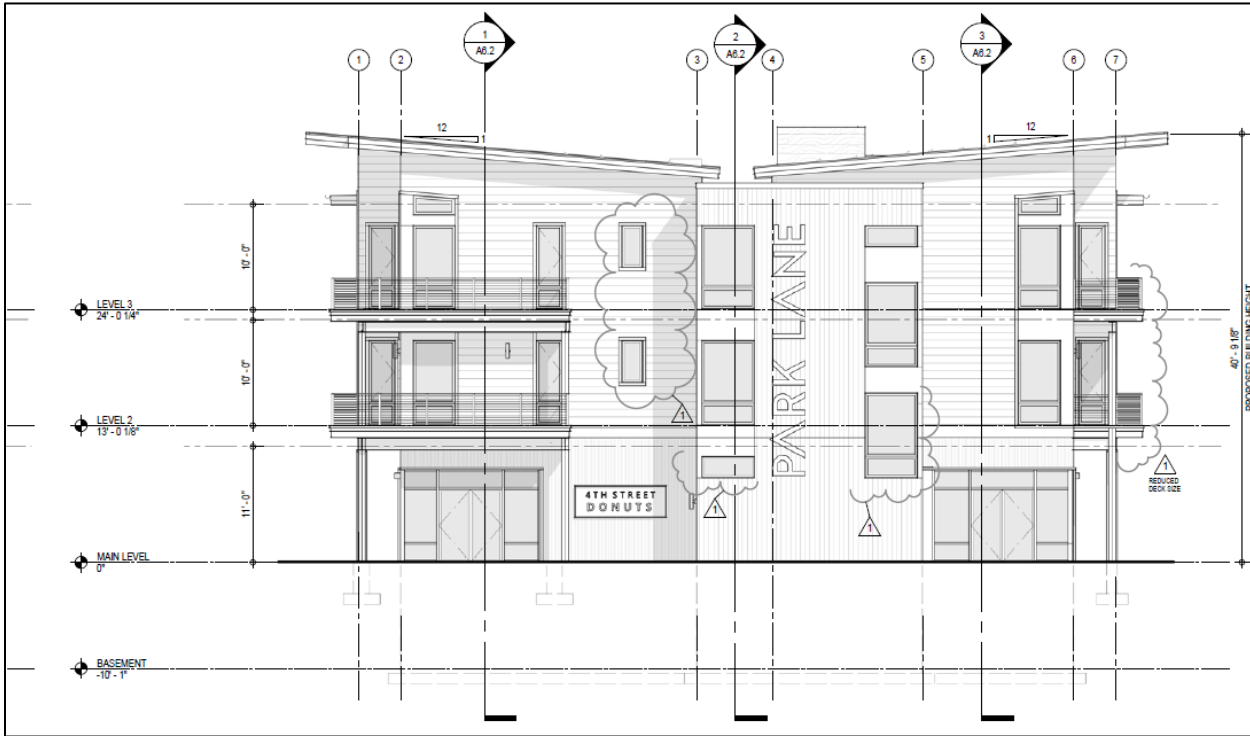
# **NORTH ELEVATIONS:**



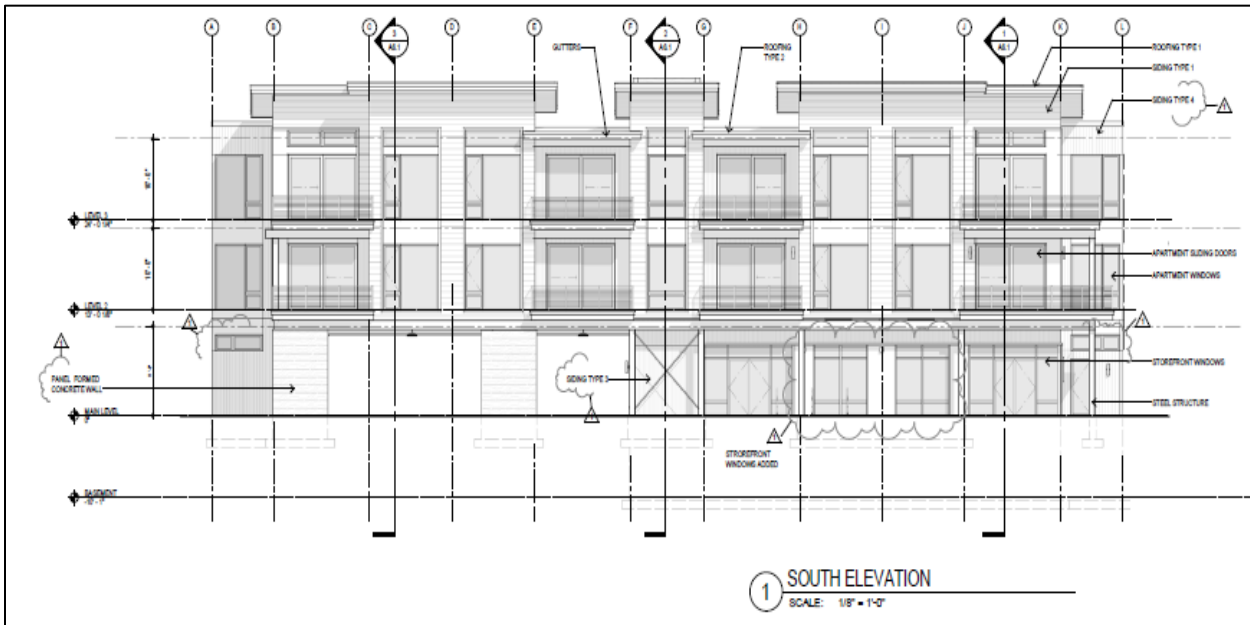
# **EAST ELEVATION:**



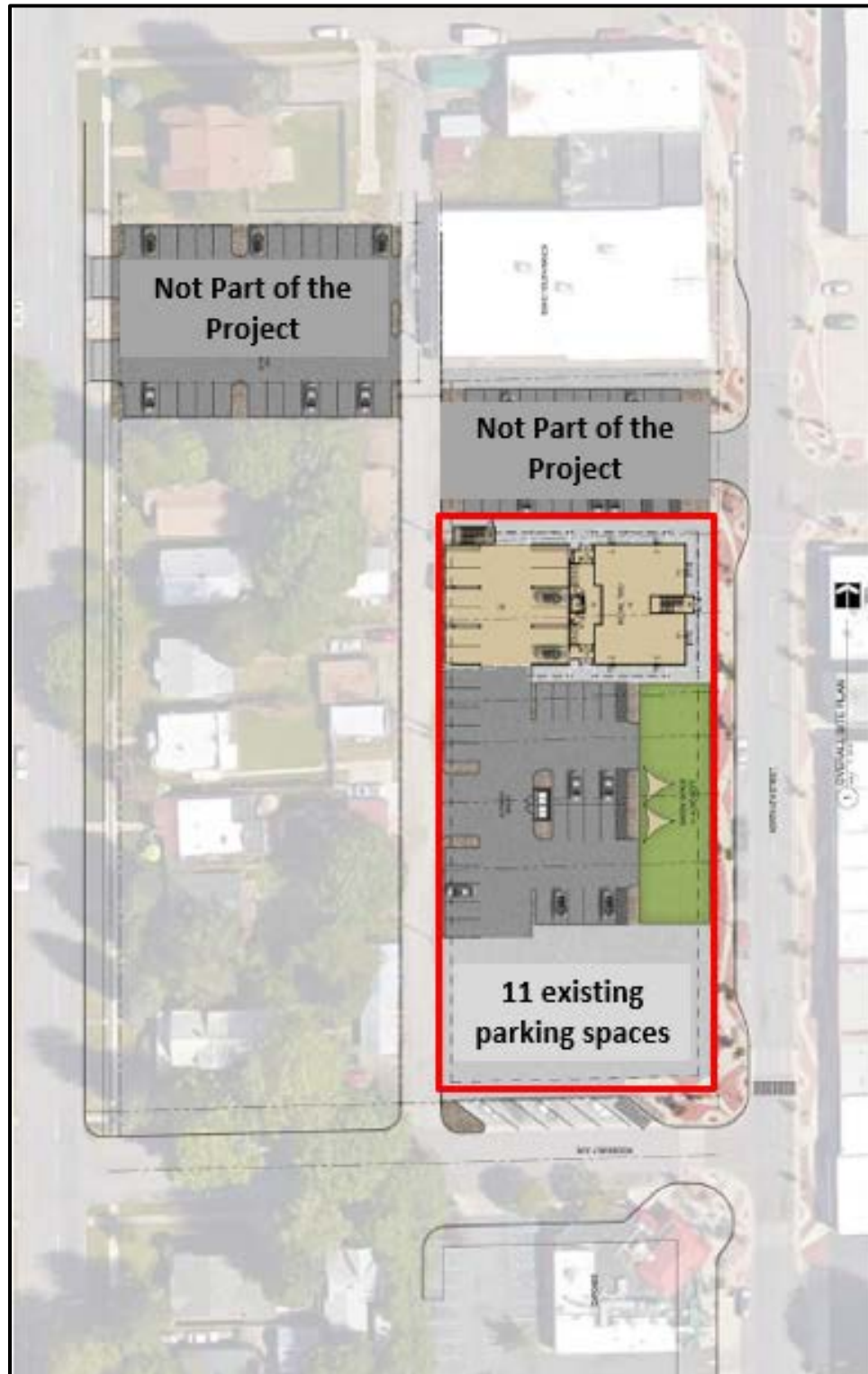
**WEST ELEVATION:**



**SOUTH ELEVATION:**



**COLORED SITE PLAN:**





**RENDERINGS: BIRDS EYE FROM 4<sup>TH</sup> STREET**



BIRD'S EYE FROM 4TH STREET

**RENDERINGS: SOUTHEAST VIEW**





**RENDERINGS: NORTHEAST VIEW**



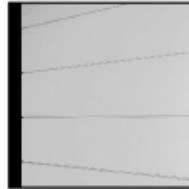
NORTHEAST VIEW

**RENDERINGS: SOUTHWEST VIEW**



**MIDTOWN MIXED USE EXTERIOR FINISHES:**

**EXTERIOR MATERIALS**



**SIDING TYPE 1**  
HARDIE ASPYRE  
COLLECTION ARTISAN  
SHIPLAP SIDING W/ 9"  
EXPOSURE  
PAINT COLOR: TBD



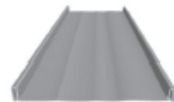
**SIDING TYPE 2**  
CUSTOM BILT  
WS-100 FLAT PANEL  
CONCEALED FASTENED  
FLUSH REVEAL  
COLOR: "MIDNIGHT BRONZE"



**SIDING TYPE 3**  
CUSTOM BILT  
26 GA. 2 2/3" CORRUGATED PANEL  
COLOR: "ZINC GRAY"



**SIDING TYPE 4**  
MONTANA TIMBER PRODUCTS  
1X6 VERTICAL SHIPLAP SIDING  
CEDAR W/ SMOOTH TEXTURE  
COLOR: AQUAFIR SHALE



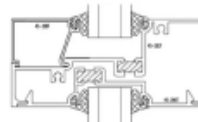
**ROOFING TYPE 1**  
METAL SALES  
16", 24 GA. IMAGE II  
COLOR: "MIDNIGHT BRONZE"



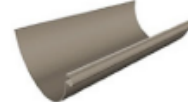
**ROOFING TYPE 2**  
SURE-WELD  
60 MIL REINFORCED  
TPO MEMBRANE  
COLOR: GRAY



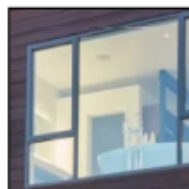
**STEEL STRUCTURE**  
MATTE BLACK FINISH



**STOREFRONT WINDOWS**  
MARLIN WINDOWS  
SYSTEM 45T  
COLOR: BLACK



**GUTTERS/ RAIN LEADERS**  
CUSTOM BILT  
6" 1/2 ROUND GUTTERS  
ROUND DOWNSPOUTS  
COLOR: "MIDNIGHT BRONZE"



**APARTMENT WINDOWS**  
MARLIN WINDOWS  
1505 SERIES  
COLOR: BLACK



**APARTMENT SLIDING DOORS**  
MARLIN WINDOWS  
4500 SERIES  
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 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-4-21, a request by Jim Boudreau, on behalf of Midtown Ventures, LLC for design review approval of a commercial/multifamily building with commercial space on the street level, plus two (2) stories of apartments above located at 813-823 N. 4<sup>th</sup> 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-4-21.

### **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.



06/01/2021

### **Project Narrative**

Midtown Mixed-Use project is a 3 story (plus basement level), commercial/multi-family apartment building proposed for midtown Coeur d'Alene, as part of the Midtown Overlay District. The developer currently owns one of the parcels and has negotiated the purchase of the remaining properties from [ignite cda](#).

The overall development removes two existing CMU buildings that are outdated and under-utilized. The new work will include 3,920 s.f. of new commercial building on street level, plus two stories (7,687 s.f. per floor) of apartments above. Covered on-site parking for the building residents is provided on the street level, accessed from the alley. The project also creates a 4,479 s.f public green space on the site, accessible from the sidewalk on 4<sup>th</sup> Street or the alley, with adjacent parking and through-block pedestrian access. The on-site parking creates 26 new parking spaces to support the project which is in addition to the 11 current spaces on the south side of the property.

The project parcel is located between 3<sup>rd</sup> and 4<sup>th</sup> Streets (East/West) and Boise Avenue and Roosevelt Avenue (North/South). The primary view of the building will occur on 4<sup>th</sup> Street as the one-way traffic drives north past the property. The upper floor apartments will enjoy views in all directions as most of the neighboring properties are 1 or 2 story structures. This project also bridges the neighboring residential uses to the West with the commercial uses to the South, East and North by integrating both uses on one site.

The exterior design of the building 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 variety of materials is used to create visual interest while breaking up any of the larger planes so as to fit into the surrounding neighborhood. While this building is taller than the surrounding area, the density is within the City's standards and the height is allowed per zoning code.

The project design as proposed meets all City of Coeur d'Alene design standards and does not require any variances or other exceptions.