

DESIGN REVIEW COMMISSION AGENDA

**OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN
Thursday February 13th, 2014
12:00 pm**

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Dodge, McKernan, Bowlby, Messina, Patano, Lemmon, Johnson, Green

APPROVAL OF MINUTES:

December 12th 2013

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

1. Introduce and welcome Rick Green as a newly appointed alternate commissioner to the Design Review Commission

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Schmidt Investments of Idaho, LLC
Location: "Big R" store located at 170 E. Kathleen Avenue
Request: Schmidt Investments of Idaho, LLC is requesting the Design Review Commission's early design consultation for a proposed 50,000 SF addition to an existing retail building in the Commercial (C-17) zoning district. (DR-1-14)

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 hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the meeting. For more information, contact the Planning Department at (208)292-5773.

**DESIGN REVIEW COMMISSION
MINUTES
Thursday, December 12th 2013**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman

Mike Patano

Mike Dodge

Rich McKernan

Jef Lemmon

Steve Johnson, Alternate Commissioner

COMMISSIONERS ABSENT

Heather Bowlby

Tom Messina

STAFF MEMBERS PRESENT

Tami Stroud, Planner

Sarah Nord, Administrative Support

APPLICANTS

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:00 with roll call.

APPROVAL OF MINUTES:

Ives asked the commission to review the minutes from the January 17th meeting.

Motion to approve by Patano, seconded by Dodge to approve.

The motion carried unanimously.

PUBLIC, COMMISSION, & STAFF COMMENT:

Ives introduced new commissioner, Jef Lemmon and alternate commissioner, Steve Johnson to the Design Review Commission. The new commissioners introduced themselves as well as the other commissioners and city staff present.

Planner Stroud mentioned that there is an item that might come before the design review commission in the near future on 6th and Sherman for a façade improvement.

NEW BUSINESS:

DR-2-12 – 201 North 1st Street E. Sherman Ave. / One Lakeside, LLC – Request for a one-year extension of an approved design of a mixed use building in the Downtown Core (DC) zoning district.

Chairman Ives moved on to the agenda item, the request for a one-year extension for DR-2-12.

He asked if any of the commissioners had comments or questions.

Commissioner Patano moved to approve the request, seconded by Commissioner Dodge.

The motion passed unanimously.

Chairman Ives asked if there was any other business to discuss. Commissioner Patano stated that he noticed the project on 6th and Sherman had already begun work. Planner Stroud stated that she has already spoken to the applicants letting them know that they will have to go through the Design Review process, and that she will mention it to them again.

ADJOURNMENT:

Motion by Patano, seconded by McKernan to adjourn the meeting; Motion approved unanimously. The Meeting was adjourned at 12:07 P.M.

Prepared by Sarah Nord, Administrative Support

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: FEBRUARY 13th, 2014
SUBJECT: DR-1-14: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED 50,000SF ADDITION TO THE EXISTING BIG R STORE
LOCATION: 170 E. KATHLEEN AVENUE

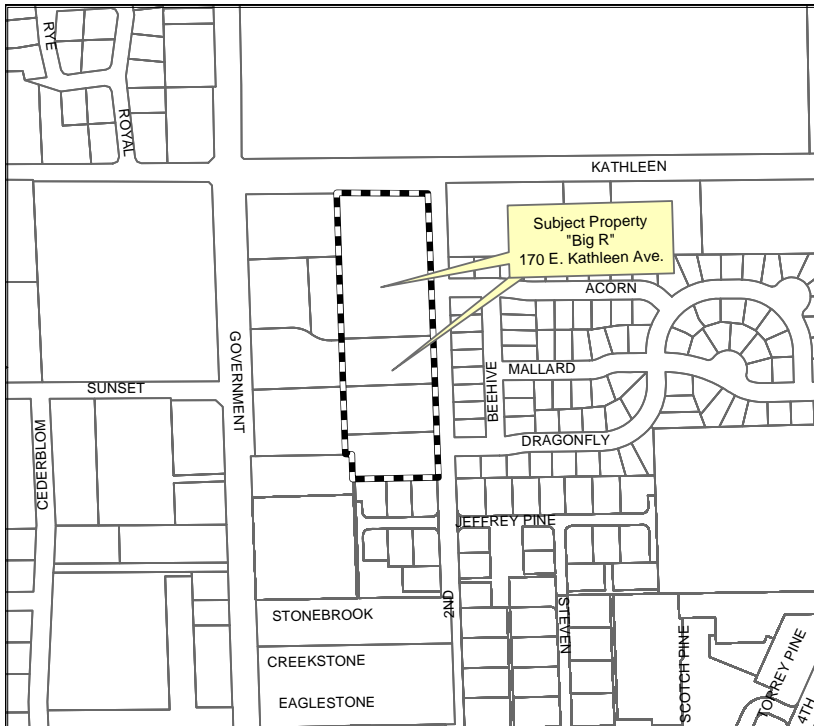
APPLICANT/OWNER:
Schmidt Investments of Idaho, LLC
1614 Country Club Lane
Spencer, ID 52301

ARCHITECT:
H2A Architects, Richard Colburn
420 Indiana Avenue, Suite 100
Coeur d'Alene, ID 83814

DECISION POINT:
Schmidt Investments of Idaho, LLC is requesting the Design Review Commission's early design consultation for the design and construction of a one-story 50,000 SF addition to an existing retail building in the Commercial (C-17) zoning district.

GENERAL INFORMATION:
17.09.320: A.
Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

A. SITE MAP:



B. AERIAL VIEW:



C. SITE PHOTOS: VIEW FROM KATHLEEN AVENUE



SITE PHOTOS: VIEW FROM 2ND STREET OF VACANT LOT LOOKING NORTH TO BIG R



SITE PHOTOS: VIEW FROM 2ND STREET OF VACANT LOT LOOKING SOUTH OF BIG R



SITE PHOTOS: RESIDENTIAL ABUTTMENT



D. PROJECT ANALYSIS

The applicant is requesting the Design Review Commission's early design consultation for the design of a single story 50,000 SF addition to an existing retail building in the Commercial (C-17) zoning district.

The subject property is more commonly known as "Big R" and is located near the southwest corner of Kathleen Avenue and 2nd Street. The proposed addition is south of the existing building retail store. The building has frontage along Kathleen Avenue and Second Street. Sidewalks currently exist on Kathleen Avenue and Second Street. The applicant is proposing a +/-50,000 SF addition to an existing retail building. Surface parking will be expanded to west of the existing/new building. The project also includes pedestrian walkways and abandonment of Hackwith Avenue, the existing private road directly south of the existing store.

Evaluation:

The Design Review Commission may consider discussing the following during the initial 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

E. DESIGN DEPARTURES:

The applicant has requested two design departures for the guidelines addressing Entrance Visible from Street and Windows Facing Street:

BUILDING DESIGN: Entrance Visible from Street

Intent: To have commercial activities visible from streets.

1. The new entry is oriented the same as the existing entry, towards Ingrid Way. 2nd Street faces the back of a neighboring residential area and would not provide a visually prominent entrance since it has little or no pedestrian traffic and no accommodation for vehicle parking.

BUILDING DESIGN: Windows Facing Street

Intent: To have commercial activities visible from streets.

2. The east side of the building, facing 2nd Street shall have high clerestory windows in lieu of lower requirements to allow for display / shelving areas inside the new store. Street level windows would provide little or no benefit due to minimal pedestrian traffic and vehicle parking.

Evaluation:

Each design guideline must be met by the proposed development. However, the design guidelines are intended to provide some flexibility in application provided that the basic intent of the guidelines is met.

In order to approve a design departure, it must be found that:

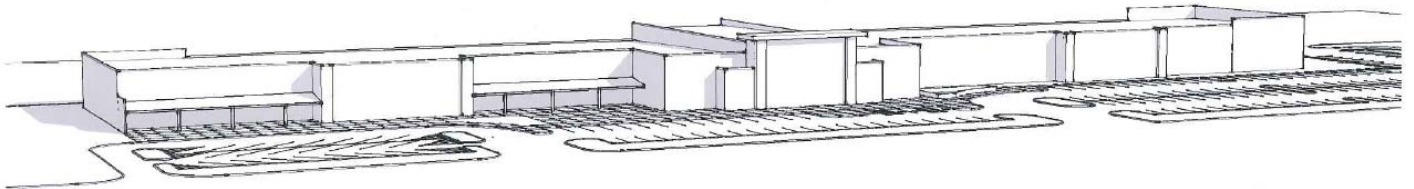
1. The project must be consistent with the comprehensive plan and any applicable plan;
2. The requested departure meets the intent of statements relating to applicable development standards and design guidelines;
3. The departure will not have a detrimental effect on nearby properties or the city as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

Commercial design guidelines for consideration are as follows:

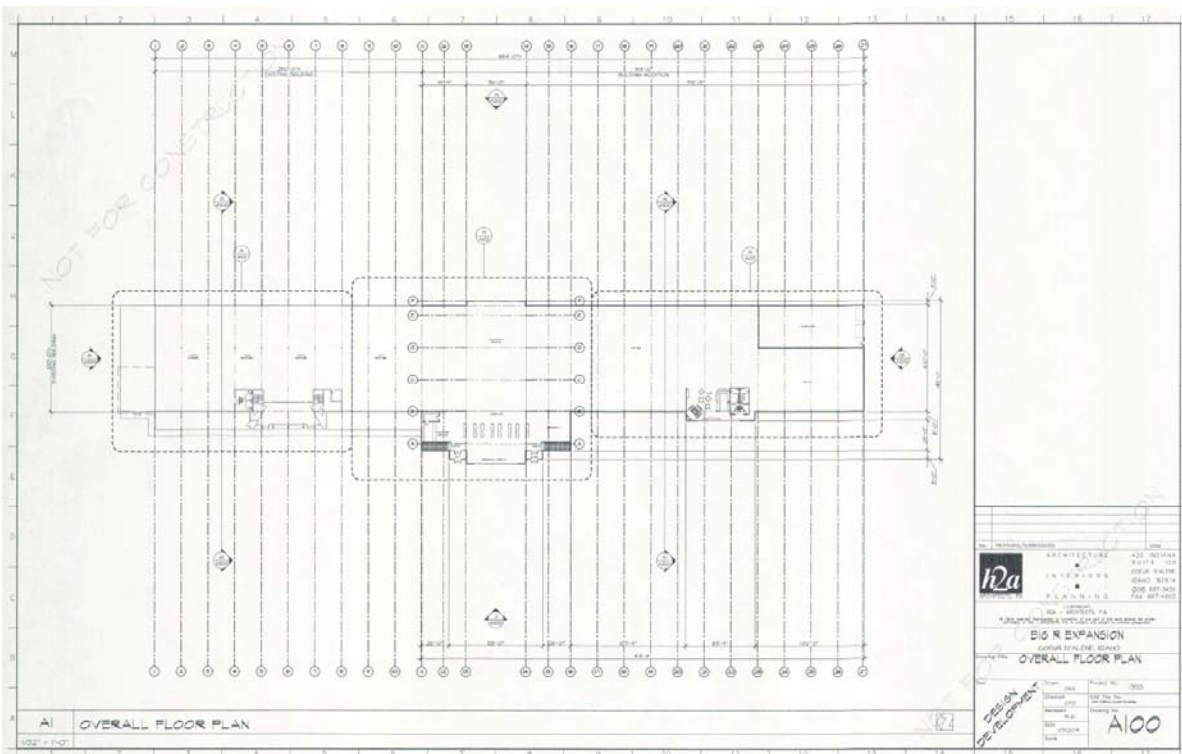
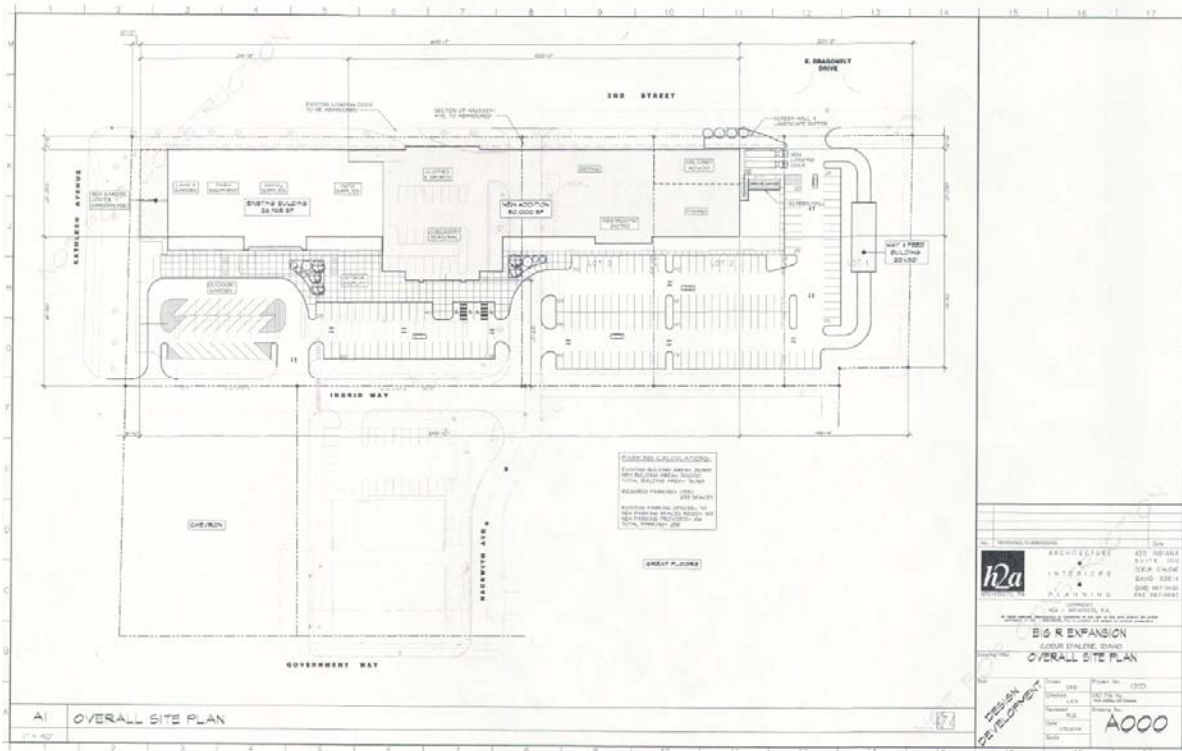
- *Curb Cuts: Width and Spacing*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- *Grand Scale Trees*
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*

- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*

ELEVATION AND GENERALIZED MASSING:



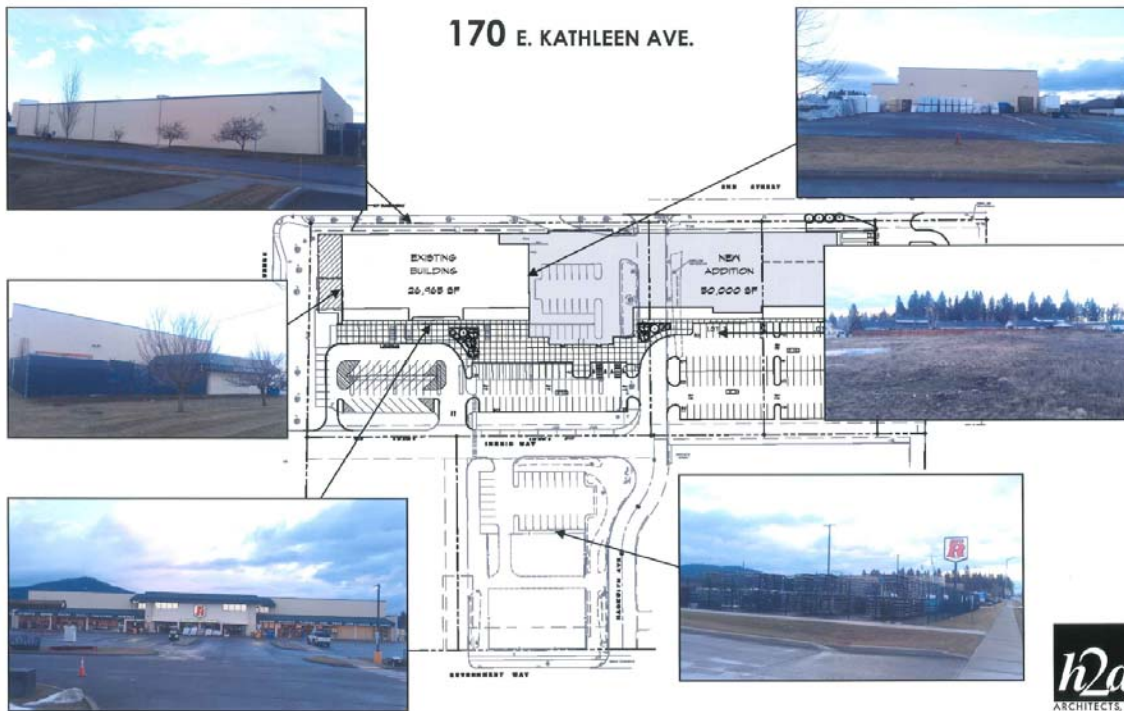
OVERALL SITE PLAN:



NEARBY BUILDINGS:



VIEWS OF SITE:



During the second meeting with Design Review Commission, discussion includes:

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and
Elevations of the conceptual design for all sides of the proposal; and
Perspective sketches (but not finished renderings); and
A conceptual model is strongly suggested (this can be a computer model)

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