

DESIGN REVIEW COMMISSION AGENDA

**OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN
Thursday February 27th, 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:

February 13, 2014

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

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 a second meeting with the Design Review Commission 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, February 13th 2014**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman

Heather Bowlby

Tom Messina

Jef Lemmon

Rick Green, Alternate Commissioner

COMMISSIONERS ABSENT

Mike Patano

Rich McKernan

Mike Dodge

Steve Johnson, Alternate Commissioner

STAFF MEMBERS PRESENT

Tami Stroud, Planner

Sarah Nord, Administrative Support

APPLICANTS

Richard Colburn AIA, Vice President, h2a Architects

John Young, President, Polin & Young Construction

Brian Cravens, Store Manager, CDA Big R

Stacy Kloth, Loss Prevention, CDA Big R

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 December 12th 2013 meeting and make a motion to approve or deny.

Motion to approve by Lemmon, seconded by Ives to approve.

The motion carried unanimously.

PUBLIC, COMMISSION, & STAFF COMMENT:

Ives introduced new alternate commissioner, Rick Green to the Design Review Commission. Green gave a brief personal history of his working career.

NEW BUSINESS:

DR-1-14 – 170 E. Kathleen Ave. / Schmidt Investments of Idaho, LLC – Request for the Design Review Commission’s early design consultation for a proposed 50,000 SF addition to an existing building in the Commercial (C-17) zoning district.

Chairman Ives moved on to the agenda item, the request for an early design consultation for the Big R Store at 170 E. Kathleen. Planner Stroud gave a brief description of the location of the property and the project proposal, a 50,000 square foot addition to the south of the existing store. She noted that the applicants plan to abandon the private street Hackwith Avenue, and that they have two requested design departures: Entrance Visible from Street, and Windows facing street.

She also mentioned that the vacant lot they are planning on using for the expansion abuts an R-12 PUD neighborhood which would require the applicant to buffer.

The applicant, Richard Colburn, provided a more detailed project description, including elevation and

generalized massing. He briefly explained how they plan to break up the massing with a variety of materials and possibly raised metal panels as well as incorporating glass to allow light in, in order to make the main entry a focal point. He also referenced the overall site plan which included parking, landscaping as well as the proposed abandonment of the private street.

Commissioner Messina asked about the private road and if they are planning on building over it. The applicant explained that they are planning on building over it, and have been working with the engineering department to relocate the water line.

Commissioner Lemmon asked if the patio area in front on the site plan will have a trellis or any other coverage. The applicant explained that it will not be covered, but around the right of the new entry they are considering having a few covered areas to help tie the two buildings together. He also mentioned their intention to replace the green metal roof.

John Young with Polin & Young Construction, referenced the site plan and showed the commission the streets that approach the current and proposed building, Kathleen Avenue, Government Way, 2nd Street, Hackwith Avenue, and Ingrid Way. He noted that the end of Hackwith would not be abandoned and that they plan to use that as part of the entrance from Government Way.

Colburn then addressed the proposed design departures, explaining that based on the orientation of the building they are asking for those two in particular; BUILDING DESIGN: Entrance Visible from Street, Intent: To have commercial activities visible from streets and BUILDING DESIGN: Windows Facing Street, Intent: To have commercial activities visible from streets.

Colburn explained more about the proposed breakup of the façade and color, as well as a possible rock veneer and wainscoting.

Commissioner Bowly asked about the effect the addition would have on the abutting residential properties. Young explained that they plan to buffer the area between those properties with landscaping and swales, and that the separation between the addition and those properties would be about 200 feet. He also explained that they plan to have extensive landscaping along 2nd Street so as not to look like the back of Costco.

Commissioner Messina asked Planner Stroud about the landscaping requirements. Planner Stroud discussed the code requirements for buffering when abutting a residential zoning district and the applicants explained the proposed landscaping and their plans to work with the Design Review Commission to make sure they provide what is necessary.

Messina suggested they consider adding more landscaping than what is required in order to soften the overall look of the proposed addition.

Commissioner Lemmon added that it may be beneficial for the applicants to choose attractive materials to break up the façade as trees might not adequately do the job.

Commissioner Messina asked about proposed lighting for the project. The applicants addressed that issue by explaining that they are planning on using high efficiency LED lighting in the parking lot with low sky impact and are planning on being energy and neighborhood conscious.

Chairman Ives asked how far from the south edge of their property is the residential neighborhood. The applicants answered that it is almost 200 feet.

Planner Stroud, referencing city code, stated that “where the side abuts a residential district, there shall be a planting strip at least ten feet in width containing evergreen trees along the area bordering the two districts” and gives specifics of what kind of trees should be planted.

The applicants reiterated that they plan to incorporate a grassy area with a lot of landscaping, possibly hardscapes and pathways to create a park atmosphere. There has also been discussion of putting in a dog park.

Commissioner Lemmon asked if the applicants have planned on doing anything with the north side of the building. Colburn explained that on the north side, garden center, they plan to tear out the walls and add a glass sunroof and glass walls to allow for an open feel.

Commissioner Lemmon also asked about the hay storage called out on the site plan. They gave a brief description of some materials they are considering, tying in with the rest of the building, but have not developed much for it yet.

Commissioner Bowlby asked about access to and from the hay storage with a horse trailer and the difficulties that might arise. The applicants said they had not considered that and will sit down and discuss that issue.

Chairman Ives asked if any member of the public present would like to comment.

Elizabeth Gibbons, 221 Acorn, spoke about noise issues, specifically the trucks accessing the loading dock. Her main concern was that the trucks have enough area to get off 2nd Street to access the loading docks.

The applicant stated that the new loading docks are almost three times wider, and with the revised configuration they would have wider turning radiuses. They also stated they are moving the loading dock approximately 400 feet south.

Commissioner Messina suggested that the comments by the Elizabeth Gibbons along with the landscaping buffering along 2nd Street be addressed at the second meeting.

The commission agreed to proceed to the second meeting for DR-1-14, and tentatively scheduled that meeting for Thursday, February 27th, 2014 at 12pm in the Old Council Chambers at City Hall.

ADJOURNMENT:

Motion by Bowlby, seconded by Messina to adjourn the meeting; Motion approved unanimously. The meeting was adjourned at 12:45 P.M.

Prepared by Sarah Nord, Administrative Support

**DESIGN REVIEW COMMISSION
STAFF REPORT**

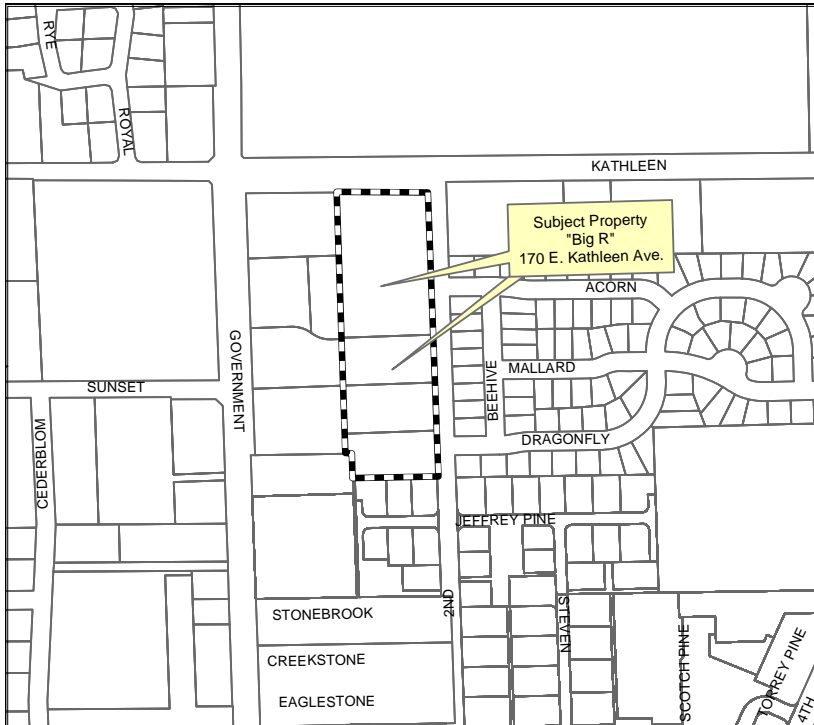
FROM: TAMI STROUD, PLANNER
DATE: FEBRUARY 27th, 2014
SUBJECT: DR-1-14: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED 50,000SF ADDITION TO THE EXISTING BIG R STORE
LOCATION: 170 E. KATHLEEN AVENUE

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 a second meeting with the Design Review Commission 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.

A. SITE MAP:



B. AERIAL VIEW:



C. SITE PHOTOS: VIEW FROM KATHLEEN AVENUE



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



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



SITE PHOTOS: RESIDENTIAL ABUTMENT



D. PROJECT ANALYSIS

On February 13, 2014, the applicants met with the Design Review Commission for the design of a single story 50,000 SF expansion on an existing retail building in the Commercial (C-17) zoning district. **The Design Review Commission provided the following feedback for the applicant to consider:**

- Screening and landscaping, specifically for south side where the site abuts the residential zone; and
- Provide an example of the proposed materials to break up the façade facing 2nd street;
- Provide additional landscaping to soften up the proposed addition.

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.

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

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

Evaluation:

The applicant has submitted an updated site plan showing landscaped areas, parking, loading dock and access. The site plan shows the proposed landscaping, specifically to the south of the building where the site

abuts a residential zone and provides for the required 10' buffer between the south side of the building and the residential zone. The site plan also provides street trees along the Second street frontage and notes the required landscaping proposed for the parking lot serving the retail use.

E. DESIGN DEPARTURES:

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

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.

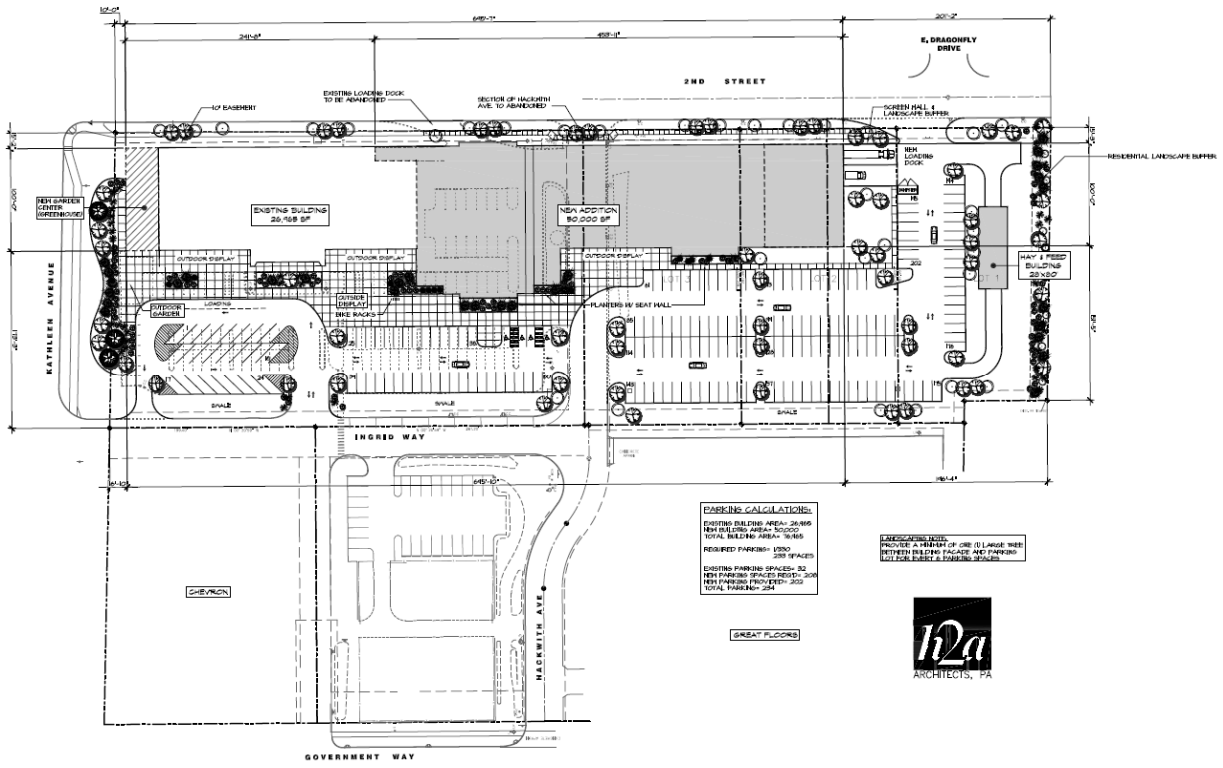
In order to approve a design departure, it must be found that:

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*

SITE PLAN:



RENDERING:



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 third meeting.