

## DESIGN REVIEW COMMISSION MEETING

“VIRTUAL”

THURSDAY, AUGUST 26, 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/98033895329?pwd=STZaZEVOaTRuNzRFRzNiakNYbndFUT09>

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

Meeting ID: 980 3389 5329

Passcode: 732725

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

July 22, 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: 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)

### **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  
JULY 22, 2021  
Virtual  
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 Lemon, to approve the minutes for the Design Review Commission Meeting on June 24, 2021. Motion approved.

**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)

Jon asked a question

Tami Stroud, Associate Planner provided the following statements

- 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.
- 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 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:
  - If approved there is one condition.
  - The applicant has a design departure regarding glazing.

Ms. Stroud concluded her presentation.

#### **Commission Comments:**

Commissioner Ingalls commented that he would like clarification on the address for of this project because the graphic is showing 813-823 or is it something greater. Ms. Stroud explained that there are seven lots with one of the buildings to be removed and addressed at 811 that includes the portion that has the eleven parking stalls on the lot. She stated that the addresses were submitted by the applicant and on the application and used to be a reference where the parcels are located. Commissioner Ingalls stated that parking is off the table for us to consider but the scope of the design goes to Roosevelt and if we are looking at the entire lot would we want to consider screening the parking lot. Ms. Stroud stated that the parking lot is already in existence, so if they aren't removing this and spoke with Chris Bosley, City Engineer stating that they may need to make changes to the sidewalks and ramps if those changes. Commissioner Ingalls stated he understands but if the request is for the entire parcel questioned if they would need to come in conformance would we be able to make screening a requirement. Ms. Stroud explained we wouldn't make that a requirement because the parking is already existing.

Commissioner Ingalls stated looking at comparing the design criteria to the proposal noticed the 60% was a departure and looks like they are asking for another design departure on the elevations show a 12:1 roof pitch and in the Midtown Overlay District (MO) it says "The minimum slope of 4:12 and maximum slope of 12:12 must be met" and questioned if that would be a departure. Ms. Stroud stated that is correct. Commissioner Ingalls commented for the record so they are asking for two departures. Ms. Stroud stated you are correct there are two departures.

Jim Boudreau, applicant representative provided the following statements:

- He stated we have been working on this project for a while with ignite cda to purchase the property to move forward and that the project has changed a few times over the years.
- He explained the first floor is on the alley with covered parking and the street side is commercial space which isn't leased but would like food service, coffee shop or retail.
- He commented that they submitted a landscape plan that was distributed and noted one item not addressed is screening of parking and noted on the rendering the are on the map and would include landscaping to provide a screen in front of a 40' open space lot for public use. He added that they would be able to put screening on that parking lot.

- He noted that there will be planter boxes around building with landscaping in the parking lot.
- He stated the junk building will be demolished and be turned into open space
- 

Chairman Messina inquired if the open space can be used for parking. Mr. Bordeau currently some of that parking is being used and remain for the project. Chairman Messina inquired if that area would be screened. Mr. Bordeau stated that is an existing parking lot and isn't part of the screening requirements. Chairman Messina inquired if this could be added as a condition. Mr. Adams inquired if parking is required for the project. Mr. Bourdeau explained that those parking spaces are part of the 37 needed to meet the city requirements however, we have a shared use agreement with the Idaho Youth Ranch for using some of their parking including the lot up on the North parking lot between the new building and Idaho Youth Ranch, so with that we have exceeded our parking requirements. Mr. Adams explained that looking at the project as whole the parking lot would have to come up to code to trigger screening as a condition.

Mr. Bordeau continued his presentation.

- He noted that they will provide a masonry trash enclosure which will be off of the alley and screened.
- He explained that there will be balconies on the apartments that overhang the lower level and all apartments will have down lighting providing lighting around the building with some decorative fixtures on the 4<sup>th</sup> Street side of the building on the ground level of the building
- He noted the screening of roof top equipment and on the roof will be a parapet with all roof top equipment located behind that parapet.
- Parking lot landscape – They have provided a landscaping plan.
- Identity Elements – He stated they are proposing a building sign on the stair tower and noted on the renderings other areas where there will be hanging signs.
- Location of parking – He noted all parking is off of the alley
- He stated they can use the space in front of the building for outdoor seating.
- He added that there won't be any fences next to sidewalks.
- Curbside planning strips - He stated that side of 4<sup>th</sup> Street won't change and we will repaint some of the concrete that will help freshen up the sidewalk but won't be adding additional planting strips.
- Entrances - He explained access would be off of 4<sup>th</sup> Street and noted other entrances on site.
- Sidewalk uses- He stated the building takes up a large portion of the sidewalk and noted where outdoor sitting will be.
- Ground floor windows- He stated this is our first deviation request and on the street level windows those equal 233 sq.ft. with a small window in the stairwell and the overall wall is 703 sq.ft. and the existing window layout only gives us 34.5% and explained would be easy to take these windows and noted on the building where to place extra windows that would be 51.1% He added that we can also add a window in the stairwell and for security reasons wouldn't want to put one there he added if we added that would add another 43 sq.ft. would be 57% so by adding another bay of widows and a large window in the stairwell would get us under. He stated that he would like the commission to consider on the south elevation will never be covered up because of the greenspace in the parking lot.
- He explained the second would be the roof pitch we are at 41 feet to the top of the eave and these are shed roofs designed at a low pitch with steel he added by keeping the building below the 45 feet to not have the height of the building go above 45 feet that would impact the character of the building.
- He explained building materials for the building and roofing materials, aluminum windows and some steal elements He noted on the drawing where the materials will be located

The applicant concluded his presentation.

### **Commission Comments:**

Commissioner Ingalls commented that he is disappointed that in the narrative it didn't mention that there was an additional departure. Mr. Bordeau apologized that some of this was done in haste in order to give staff something to show and later staff brought it to his attention of things that were missing. Commissioner Ingalls stated that the roof pitch is a concern and noted in previous testimony was mentioned a landscape plan submitted that wasn't in our packet. He added that he would like to see a copy of the landscape plan and an explanation of how the 11 parking spaces that are being disputed if they will be included in the project and how they will meet the design criteria.

Commissioner Ward concurred with Commissioner Ingalls and commented after looking at the overall site that this particular district caters to pedestrian use where people will be walking half the time. He questioned since there is a parking dispute between the owner and other parties noticed on the parking agreement that the city is part of that agreement and inquired if we do any improvement is the city liable. Mr. Adams stated no.

Megan O'Dowd commented that she represents Tom and Teresa Capone who have an ongoing dispute and active litigation involving the parcel on the corner of 811 including the parking. She described the scope of the project and questioned if this was properly noticed and looking at the application it lists the property as 811, 813 and 823 with no details mentioned on 811 with comments heard that parcel needs to be advertised and, on the application, describing the intent of the work. She stated that ignite cda is involved and stated the parcel 811 N. 4<sup>th</sup> Street is not part of their development project. She stated that she would caution on proceeding with that and that 811 N. 4<sup>th</sup> isn't part of the project.

Rebuttal:

Mr. Bordeau provided the following comments:

- He stated the stairwell on the end of the building we will look at which would cause it to be redesigned.
- He stated that the building works well and the space on the ground floor could become two spaces and some separation and doubts that the entire façade would be wrapped in glass.
- He commented screening for the parking lot located at 811 and we could take care of that and provide screening that is acceptable to the city.
- He addressed the comment that this was not on the application and explained that there isn't active construction on that parcel with the demo starting on 813 and stated that we aren't being dishonest and that piece of land isn't being impacted by this project.
- He stated we are agreeable to address any deficiencies and would be open to conditions.

Commissioner Lemmon commented he doesn't like the orientation of the building that is missing the intent of the vision for Midtown is to have walk up shops. He suggested that they turn the building and get it onto 4<sup>th</sup> Street. Mr. Bordeau explained that we have been working with ignite on the greenspace to create a "pocket park" and would be able to screen that parking lot, do some landscaping or barriers so it doesn't look like a large parking lot.

Chairman Messina stated that he concurs with Commissioner Lemmon but likes the project for midtown. He agrees with the orientation of the building and questioned if the orientation of the building could be changed with the parking facing the alley and questioned if there is an alternative design and agrees with the proposed roof pitch is fine but would like to see a landscaping plan and the reason for the treatment of not having enough glass in the stairwell and understands eliminating the glass for security.

Mr. Bordeau stated there has been various design versions of this building and this is the one the owner, ignite cda and out team agree this the best plan for the property. Chairman Messina questioned if the building can be turned. Mr. Bordeau explained that he can show different versions of the building but would be comfortable having the owner explain why this design was preferred.

**Motion by Ward , seconded by Ingalls , for Item DR-4-21 for a second meeting. Motion approved the commission requested that the applicant provide at the second meeting the following: Background on the orientation of the building, and asking for two departures that include windows and glazing, roof pitch, landscaping plan.**

**ADJOURNMENT:**

Motion by Lemmon, seconded by Ingall, to adjourn the meeting.

The meeting was adjourned at 1:13 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



**DESIGN REVIEW COMMISSION  
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER  
DATE: AUGUST 26, 2021  
SUBJECT: DR-4-21: REQUEST FOR THE SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A MIXED-USE PROJECT (*COMPRISED OF A COMMERCIAL/MULTIFAMILY APARTMENT BUILDING*)

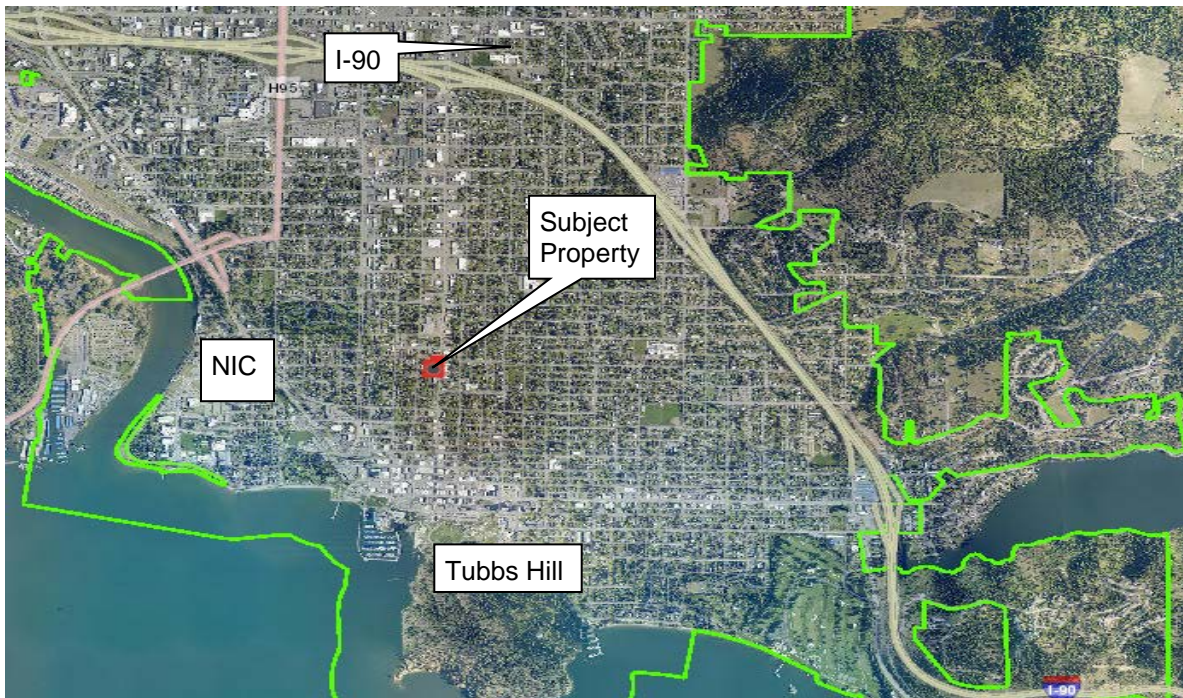
LOCATION: NORTH 4<sup>TH</sup> STREET: WEST SIDE OF N. 4<sup>TH</sup> STREET & NORTH OF ROOSEVELT AVENUE AND LEGALLY DESCRIBED AS RUSSELLS ADD TO CDA, SOUTHERN 10 FEET OF LOT 6, LOTS 7-10, AND NORTHERN 4.5 FEET OF LOT 11, BLOCK 6 URD LAKE DISTRICT 1997.

**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

**DECISION POINT:** 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.

**AREA MAP:**



**ACTION:** The Commission may provide direction to the Applicant, to rectify aspects of the design, to bring it more into compliance with the design guidelines. The DRC may render a decision during the Second Meeting to approve, approve with conditions, or deny the design.

#### **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.

#### **BACKGROUND INFORMATION:**

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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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.



**PROJECT BOUNDARY:**



## EXISTING CONDITIONS SITE PHOTOS:

**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.



**NEIGHBORHOOD AND SITE VIEWS:**

**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.



## PROJECT ANALYSIS:

Staff has included the updated narrative, graphics and additional details requested by the Commission for their review during the Optional Second Meeting.

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 4<sup>th</sup> 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. The first phase of the project is on approximately 25,160 square feet (.57 acre). 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
LEVEL 3 APARTMENTS	7,687 SF
<hr/>	
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.

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



08/13/2021

### **Project Narrative**

Midtown Mixed-Use project is a 3 story (plus basement level storage), 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. Ultimately the development removes two existing CMU buildings that are outdated and under-utilized and replaces them with two new buildings, of which this is Phase I.

This Phase I 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.

The F.A.R. is .77. This is within the allowable F.A.R. per the midtown overlay design standards.

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 applicant's narrative is continued on the next page...***

The project design as proposed meets all City of Coeur d'Alene and Midtown Overlay design standards EXCEPT the roof pitch, for which we are requesting a deviation:

As per the MO design guidelines, a 4:12 roof pitch is the minimum allowable pitch for any roof within this district.

We believe that in this particular situation, a 4:12 roof pitch would not only be detrimental to the project and its aesthetics, it would also have a negative effect on the surrounding neighborhood. Our proposed design has standing seam metal roofing on a 1:12 roof pitch on the shed roof portions, which that lower roof pitch keeps our building within the prescribed building height for the Midtown Overlay District. This building will be the tallest building in the area, and our belief is that the lower roof pitch also helps to minimize the visual impact of this project and keep in scale with the overall intent of the MO District. The lower roof pitch also minimizes the amount of blank wall above the 3<sup>rd</sup> story windows and doors, which is preferable aesthetically.

We believe that this design meets the intent of the MO District design guidelines and is a thoughtful approach to integrating a new 3 story building into the existing neighborhood.

### **DESIGN DEPARTURE REQUESTED:**

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.

### **Applicant's Design Departure request:**

The project design as proposed meets all City of Coeur d'Alene and Midtown Overlay design standards EXCEPT the roof pitch, for which we are requesting a deviation:

As per the MO design guidelines, a 4:12 roof pitch is the minimum allowable pitch for any roof within this district.



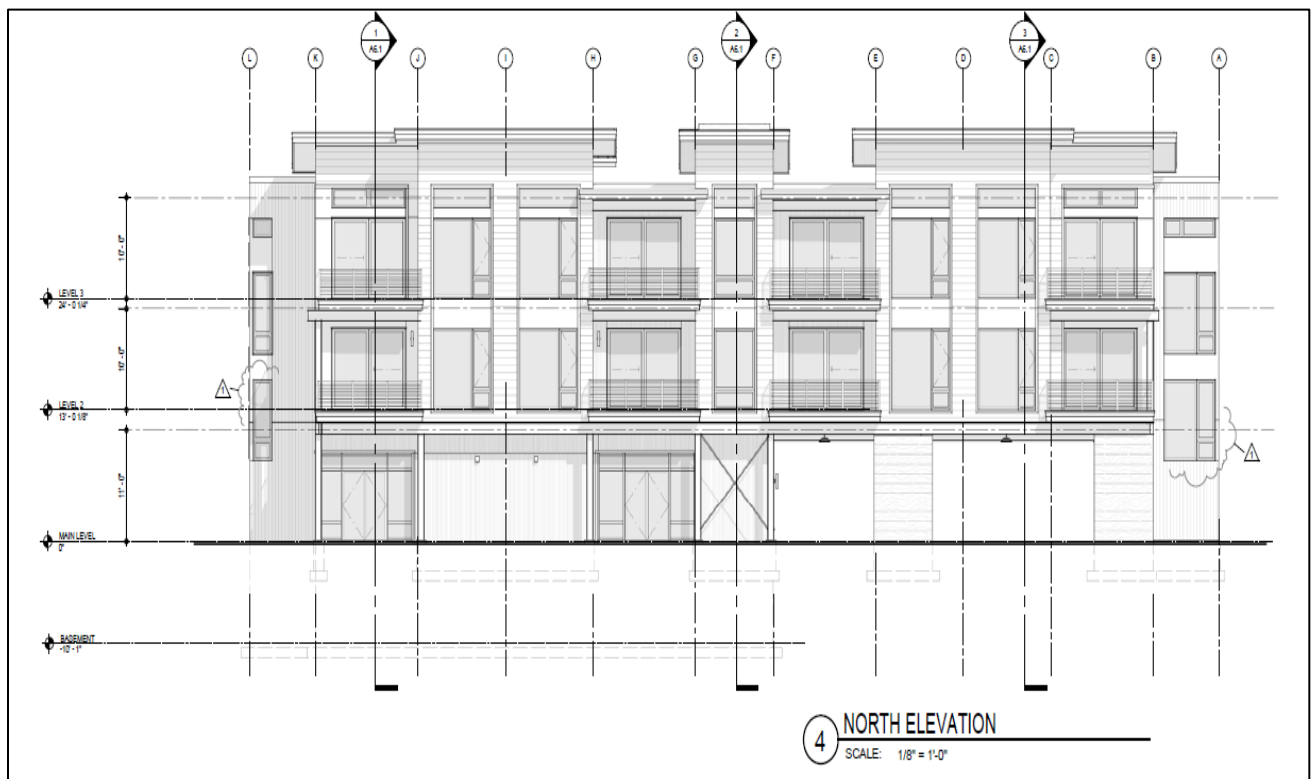
**Applicant's Design Departure request: (continued)**

We believe that in this particular situation, a 4:12 roof pitch would not only be detrimental to the project and its aesthetics, it would also have a negative effect on the surrounding neighborhood. Our proposed design has standing seam metal roofing on a 1:12 roof pitch on the shed roof portions, which that lower roof pitch keeps our building within the prescribed building height for the Midtown Overlay District. This building will be the tallest building in the area, and our belief is that the lower roof pitch also helps to minimize the visual impact of this project and keep in scale with the overall intent of the MO District. The lower roof pitch also minimizes the amount of blank wall above the 3<sup>rd</sup> story windows and doors, which is preferable aesthetically.

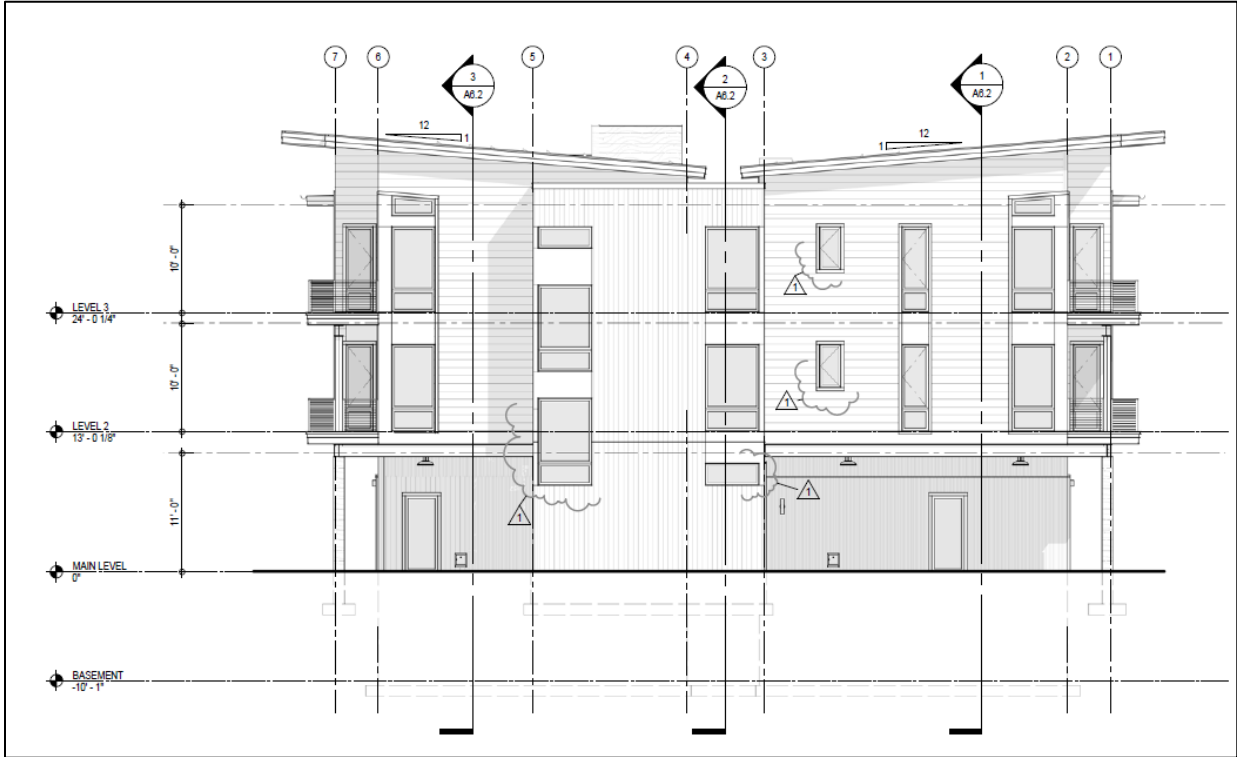
We believe that this design meets the intent of the MO District design guidelines and is a thoughtful approach to integrating a new 3 story building into the existing neighborhood.

**UPDATED ELEVATIONS:**

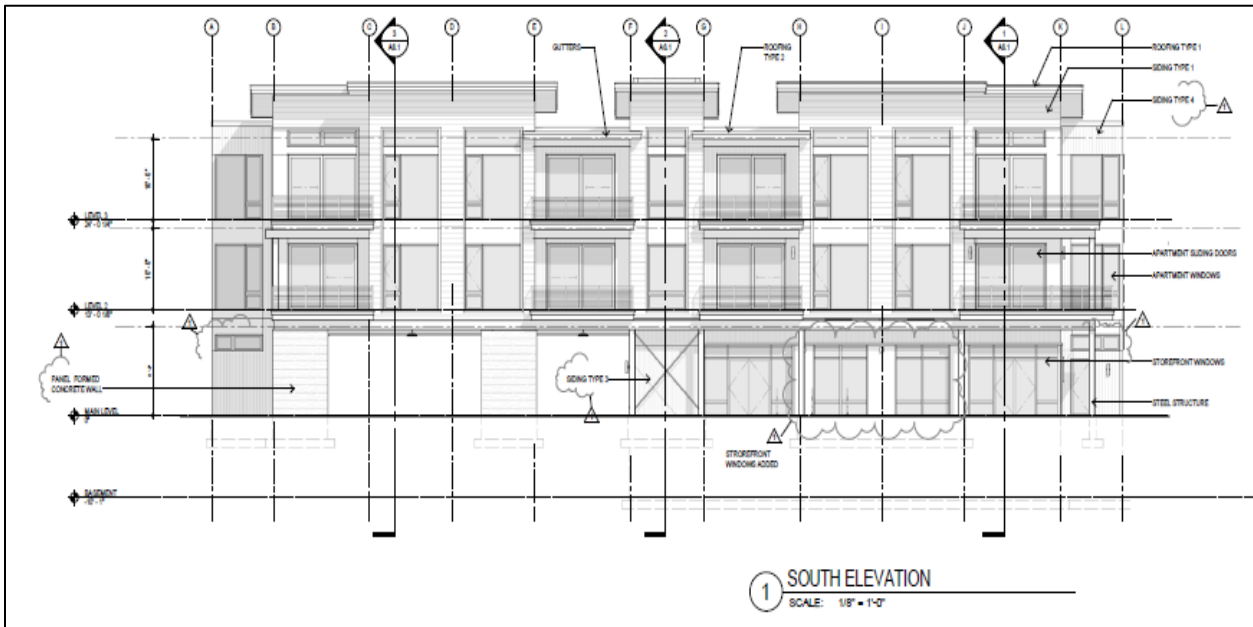
**North Elevations:**



# West Elevation:



# South Elevation:

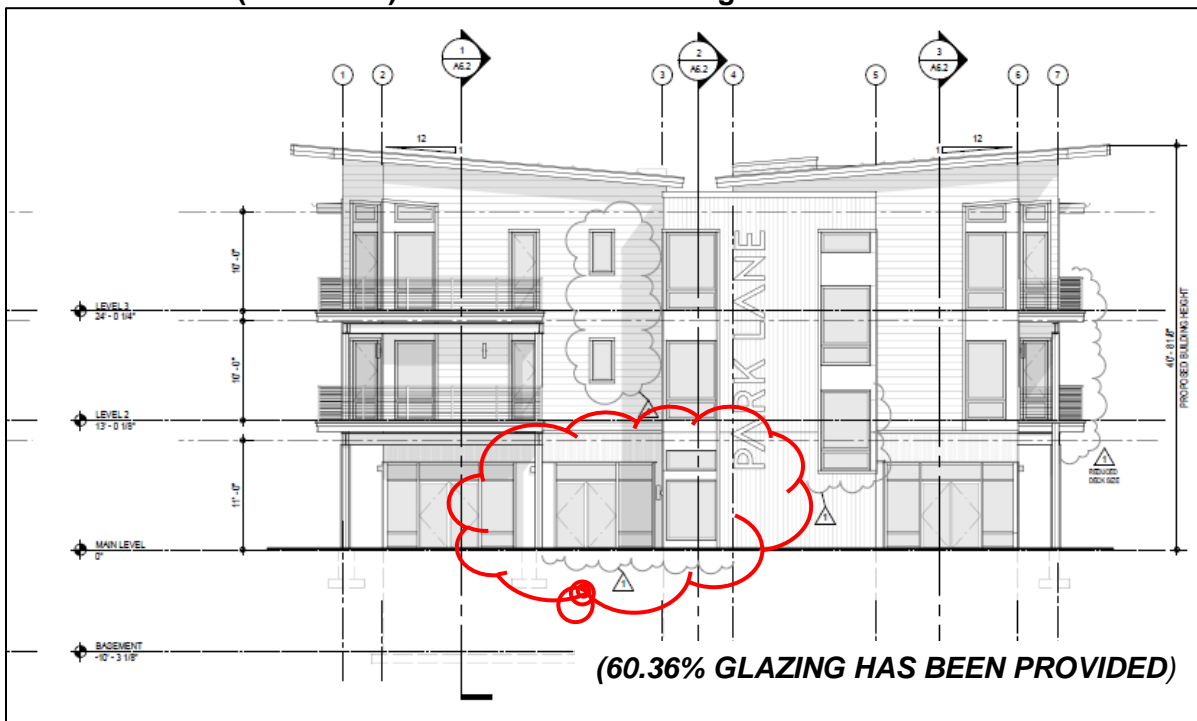




**East Elevation – (OLD) Not Meeting Glazing Requirement:**



**East Elevation – (UPDATED) With Additional Glazing:**



**UPDATED RENDERINGS:**

**Birds Eye From 4<sup>th</sup> Street**



**Southeast View**



**Northeast View**



**Southwest View**

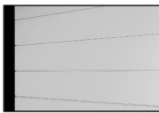


# Northwest View



## 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



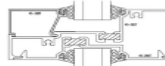
**ROOFING TYPE 1**  
METAL SIDES  
16", 24 GA. IMAGE II  
COLOR: "MIDNIGHT BRONZE"



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



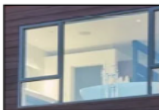
**STEEL STRUCTURE**  
MATTE BLACK FINISH



**STOREFRONT WINDOWS**  
MARLIN WINDOWS  
SYSTEM 457  
COLOR: BLACK



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



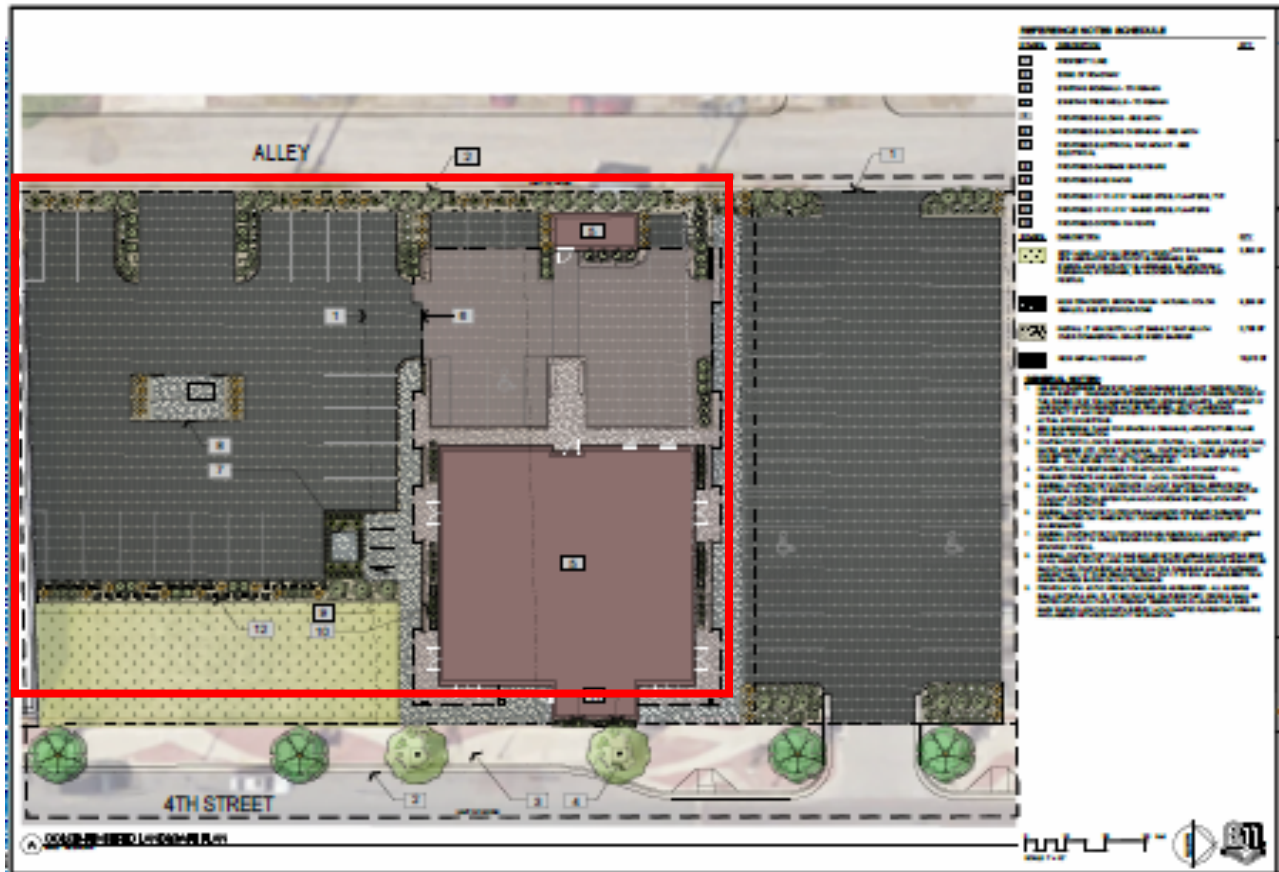
**APARTMENT WINDOWS**  
MARLIN WINDOWS  
1500 SERIES  
COLOR: BLACK



**APARTMENT SLIDING DOORS**  
MARLIN WINDOWS  
4000 SERIES  
COLOR: BLACK



**COLORED LANDSCAPE PLAN:**



The below image is an example of screening material that may be used to separate the green space from the parking lot and vegetative buffer. The applicant has updated the landscape plan and included a four foot tall fin fence along with landscape materials to buffer the parking area from the grassy area.

**Proposed Fin Fence:**

*(EXAMPLE OF PARKING LOT SCREENING)*



## EVALUATION:

### 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 below:**

- General Landscaping – See L1.0 – General landscaping is being provided by inclusion of green space, planters adjacent to building, screen planting on border between green space and parking area, and preserve/protect existing street trees.
- Screening of Parking Lots – See L1.0 – Screening is provided via landscaping materials and a steel “fin fence”.
- Screening of Trash/Service Areas – See L1.0 – CMU enclosure provided for trash and service areas.
- Lighting Intensity – See renderings – Lighting is generally down light (recessed cans and downward output wall sconces with cutoff).
- Screening of Rooftop Mechanical Equipment – See renderings
- Parking Lot Landscape – See L1.0 – Landscaping provided at new parking lot on alley side of project.
- Location of Parking – See L1.0 – accessed from alley, new parking is located away from the street and partially under the building. All parking has “screening” via landscaping and “fin fence”.
- Grand Scale Trees – No “grand scale trees” – however, existing street trees to remain.



- Identity Elements – See renderings
- Fences Next to Sidewalks – N/A
- Walls Next to Sidewalks – See renderings - stairwell only
- Curbside Planting Strips – N/A – street frontage
- Unique Historic Features – N/A
- Entrances – See renderings – storefront glazing at all street level entrances, w/ balconies/canopies; recesses; clerestory and sidelight glazing; ornamental light fixtures; ornamental building name; planters with flowers; fixed seating.
- Orientation to the Street – Building is perpendicular to street, but we do meet storefront glazing requirements (60%) plus we have storefront on 3 elevations closest to the street.
- Treatment of Blank Walls – Signage/graphics/windows, plus varied exterior finishes to break up any blank walls.
- Integration of Signs with Architecture – See renderings, signage is oriented to street and integrated with building.
- Creativity/Individuality of Signs – See renderings – building sign will be integrated with building, signage opportunities will be available to commercial tenants at street level. See examples of possible signage styles.
- Sidewalk Uses – street level retail/food service tenants will have the opportunity for seating/display on sidewalk and adjacent paved areas. Benches will be provided for public use.
- Maximum Setback – N/A
- Ground Floor Windows – See renderings/elevations. Ground floor windows are provided at the ratio prescribed (60% of ground floor street facing walls). Some of these storefront windows may become display windows depending on actual commercial tenants that move in.
- Ground Level Details – See renderings. The details on the ground level is consistent with design guidelines: canopies/balconies above; pedestrian scale signs for commercial tenants; seasonal planters.
- Roof Edge – See renderings – Shed roofs have a generous overhang and are capped with a contrasting fascia. Parapet walls are capped with a similar contrasting fascia, creating a variety of conditions on the building.
- Width and Spacing of Curb Cuts – See Site Plan. There is one existing curb cut on the north end of the site (parking lot) that will remain. The only other vehicular access to the site is on the alley side.

- Massing: Base/middle/top – See renderings. Base is primarily commercial with mainly storefront glazing; middle is heavy with balconies, windows and sliding glass doors; top is deep shed roofs and parapet walls.
- Accessory Buildings – N/A
- Setbacks Adjacent To Single Family – See Site Plan – single family residences are across alley to the west.

### **Design Departure Review:**

Section 17.07.940 of the Design Guidelines state that the guidelines allow for some flexibility in application, providing that the intent of the Code is met. The Applicant has requested the above-noted Design Departure. In order for the DRC to approve a design departure, they must find that:

1. The requested departure meets the intent statements relating to applicable development standards and design guidelines.
2. The departure will not have a detrimental effect on nearby properties or the City as a whole.
3. 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.
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole.
5. The project must be consistent with the Comprehensive Plan and any applicable plan. (Ord. 3328 §8, 2008; Ord. 3192 §10, 2004).

### **STAFF EVALUATION:**

The applicant's representative has provided the updated information requested by staff and the DRC as noted on page 2 of the staff report. 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) District, 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 denied. 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 described as RUSSELLS ADD TO CDA, southern 10 feet of Lot 6, Lots 7-10, and northern 4.5 feet of Lot 11, Block 6, URD Lake District 1997, Coeur d'Alene, Idaho is approved/approved with conditions or denied.

## **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 Commission may provide direction to the Applicant, to rectify aspects of the design, to bring it more into compliance with the design guidelines. The DRC may render a decision during the Second Meeting to approve, approve with conditions, or deny the design.



08/13/2021

## **Project Narrative**

Midtown Mixed-Use project is a 3 story (plus basement level storage), 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.

Ultimately the 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.

The F.A.R. is .77. This is within the allowable F.A.R. per the midtown overlay design standards.

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 and Midtown Overlay design standards EXCEPT the roof pitch, for which we are requesting a deviation:

As per the MO design guidelines, a 4:12 roof pitch is the minimum allowable pitch for any roof within this district.

We believe that in this particular situation, a 4:12 roof pitch would not only be detrimental to the project and its aesthetics, it would also have a negative effect on the surrounding neighborhood. Our proposed design has standing seam metal roofing on a 1:12 roof pitch on the shed roof portions, which that lower roof pitch keeps our building within the prescribed building height for the Midtown Overlay District. This building will be the tallest building in the area, and our belief is that the lower roof pitch also helps to minimize the visual impact of this project and keep in scale with the overall intent of the MO District. The lower roof pitch also minimizes the amount of blank wall above the 3<sup>rd</sup> story windows and doors, which is preferable aesthetically.

We believe that this design meets the intent of the MO District design guidelines and is a thoughtful approach to integrating a new 3 story building into the existing neighborhood.

- General Landscaping – See L1.0 – General landscaping is being provided by inclusion of green space, planters adjacent to building, screen planting on border between green space and parking area, and preserve/protect existing street trees.
- Screening of Parking Lots – See L1.0 – Screening is provided via landscaping materials and a steel “fin fence”.
- Screening of Trash/Service Areas – See L1.0 – CMU enclosure provided for trash and service areas.
- Lighting Intensity – See renderings – Lighting is generally down light (recessed cans and downward output wall sconces with cutoff).
- Screening of Rooftop Mechanical Equipment – See renderings
- Parking Lot Landscape – See L1.0 – Landscaping provided at new parking lot on alley side of project.
- Location of Parking – See L1.0 – accessed from alley, new parking is located away from the street and partially under the building. All parking has “screening” via landscaping and “fin fence”.
- Grand Scale Trees – No “grand scale trees” – however, existing street trees to remain.
- Identity Elements – See renderings
- Fences Next to Sidewalks – N/A
- Walls Next to Sidewalks – See renderings - stairwell only
- Curbside Planting Strips – N/A – street frontage
- Unique Historic Features – N/A
- Entrances – See renderings – storefront glazing at all street level entrances, w/ balconies/canopies; recesses; clerestory and sidelight glazing; ornamental light fixtures; ornamental building name; planters with flowers; fixed seating.
- Orientation to the Street – Building is perpendicular to street, but we do meet storefront glazing requirements (60%) plus we have storefront on 3 elevations closest to the street.
- Treatment of Blank Walls – Signage/graphics/windows, plus varied exterior finishes to break up any blank walls.
- Integration of Signs with Architecture – See renderings, signage is oriented to street and integrated with building.
- Creativity/Individuality of Signs – See renderings – building sign will be integrated with building, signage opportunities will be available to commercial tenants at street level. See examples of possible signage styles.
- Sidewalk Uses – street level retail/food service tenants will have the opportunity for seating/display on sidewalk and adjacent paved areas. Benches will be provided for public use.

- Maximum Setback – N/A
- Ground Floor Windows – See renderings/elevations. Ground floor windows are provided at the ratio prescribed (60% of ground floor street facing walls). Some of these storefront windows may become display windows depending on actual commercial tenants that move in.
- Ground Level Details – See renderings. The details on the ground level is consistent with design guidelines: canopies/balconies above; pedestrian scale signs for commercial tenants; seasonal planters.
- Roof Edge – See renderings – Shed roofs have a generous overhang and are capped with a contrasting fascia. Parapet walls are capped with a similar contrasting fascia, creating a variety of conditions on the building.
- Width and Spacing of Curb Cuts – See Site Plan. There is one existing curb cut on the north end of the site (parking lot) that will remain. The only other vehicular access to the site is on the alley side.
- Massing: Base/middle/top – See renderings. Base is primarily commercial with mainly storefront glazing; middle is heavy with balconies, windows and sliding glass doors; top is deep shed roofs and parapet walls.
- Accessory Buildings – N/A
- Setbacks Adjacent To Single Family – See Site Plan – single family residences are across alley to the west.



**Existing Neighborhood Conditions Photos**



Camera 1-1



Camera 2-3



Camera 2-1



Camera 2-4



Camera 2-2



Camera 3-1





Camera 3-2



Camera 4-1



Camera 3-3



Camera 5-1



Camera 3-4



Camera 5-2





Camera 5-3



Camera 6-1



Camera 5-4



Camera 6-2



Camera 5-5



Camera 6-3



Camera 6-4



Camera 6-5