

DESIGN REVIEW COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
Thursday MARCH 16, 2017
12:00 pm

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Ingalls, Dodge, Lemmon, Messina, Pereira, Gore, Green

APPROVAL OF MINUTES:

February 16, 2017

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Hudson Way LLC
Location: East of Winco Foods and north of Appleway Avenue
Request: Hudson Way LLC, is requesting a second meeting with the Design Review Commission for the design and construction of (4) three-story apartment buildings and (1) single story community building. The subject property is within the C-17 (Commercial at 17 units/acre) **(DR-1-17)**

2. Applicant: Miller Stauffer Architects on behalf of KRB Investments
Location: 727 Front Avenue
Request: Miller Stauffer Architects on behalf of KRB Investments is requesting Design Review Commission's Early Design Consultation for the design of a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).
(DR-2-17)

3. Review of the Municipal Code Roles and Responsibility - Staff

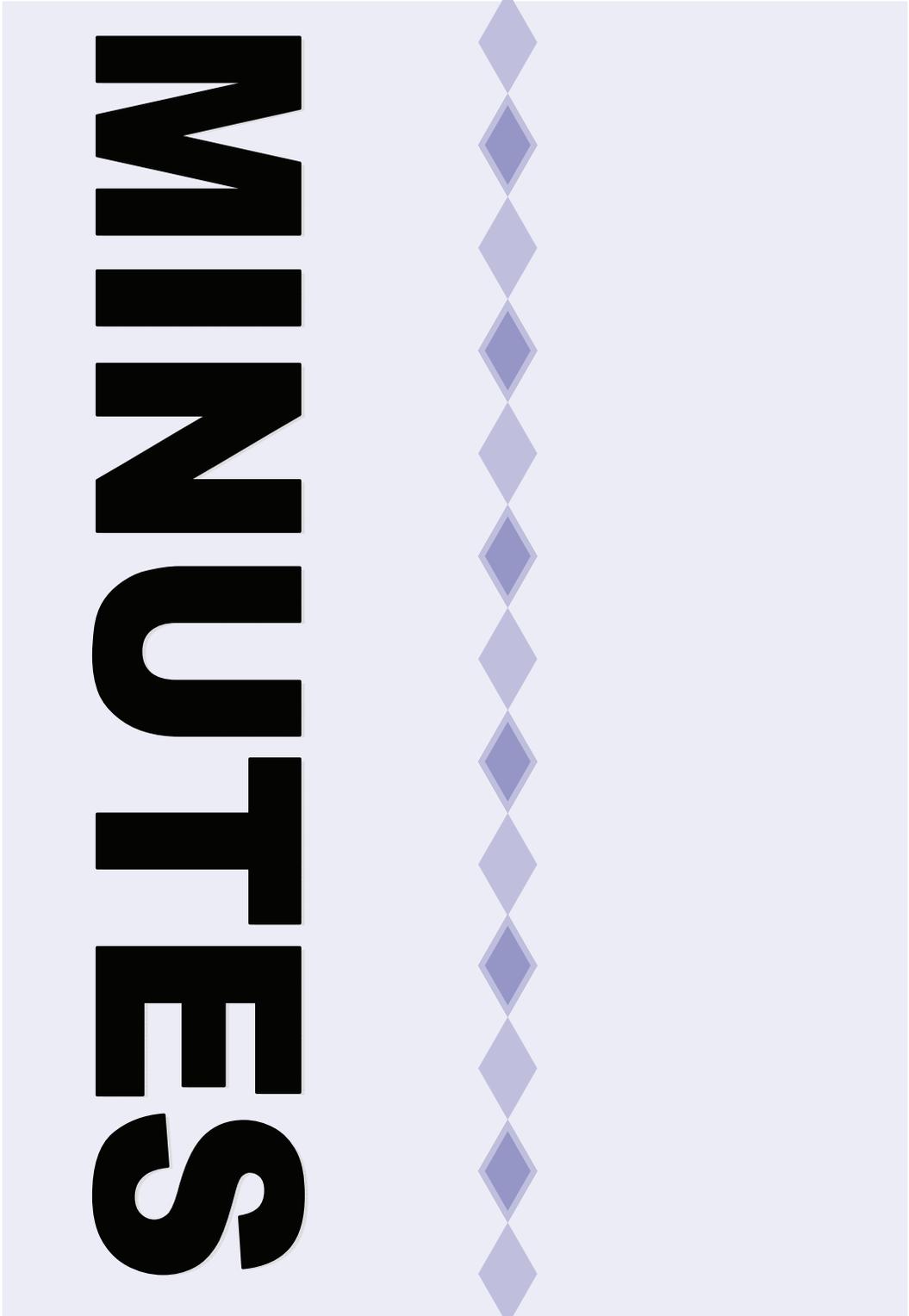
ADJOURNMENT/CONTINUATION:

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

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



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES
FEBRUARY 16, 2017
OLD COUNCIL CHAMBERS
710 E. MULLAN AVENUE**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Mike Dodge
Jef Lemmon
Tom Messina
Rick Green
Michael Pereira, (Alternate)
Joshua Gore, (Alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Dodge, seconded by Ingalls, to approve the minutes of the Design Review Commission meeting on September 22, 2016. Motion approved.

COMMISSION COMMENTS:

Chairman Ives announced Rich Mckernan has resigned and stated that he has served on the commission a number of years and will be missed.

STAFF COMMENTS:

- Tami Stroud, Planner, announced that Commissioner's Messina and Green's terms will expire this May and explained if they would like to be considered for reappointment, to let staff know.
- Staff will be sending out a survey to the group regarding Design Review Procedures.
- We received another Design Review application at 727 Front Street that is scheduled for public hearing on Thursday, March 23rd. She explained that this is a unique property where some of the building will be in the East Overlay District and the other side is in the Downtown Core (DC).

Commissioner Messina stated that in the future he would appreciate updates from staff more frequently when they are aware of what's going on.

Chairman Ives asked if a project is affected by two zoning districts, which zoning district takes precedence.

Planner Stroud commented that she will have to do some research on that question and bring the answer back at the next meeting.

PUBLIC COMMENTS:

None.

NEW BUSINESS:

1. Applicant: Hudson Way, LLC
Location: PO Box 1478, Hayden, ID 83835
Request: ZBA Architecture on behalf of Hudson Way, LLC is requesting an Early Design Consultation with the Design Review Commission for the design of four (4) three-story apartment buildings and one (1) single story community building. The subject property is within the C-17 (Commercial at 17 units/acre) **(DR-1-17)**.

Tami Stroud, Planner, presented the staff report and explained that Hudson Way, LLC is requesting the Design Review Commission's early design consultation for the design and construction of (4) three-story residential buildings.

- A total of 85 living units will be constructed.
- The site will have surface parking, carports, sidewalks, trash enclosures, landscaping and a play area.
- Showed a photo of the site. The proposed project will be located on a +/- 5 acre site.
- The site is an interior lot and has the required frontage along Appleway Avenue.
- The developer is in the process of completing a 3-lot Short Subdivision and a Vacation for a portion of the City's existing surplus right-of-way along Appleway.
- The property is currently vacant and is within the C-17 (Commercial at 17 units/acre zoning District).
- No design departures.
- Additional considerations from staff: Consider possible connections to WinCo to the west, Lowe's to the east, and Hudson Park Apartments to the north. Placement and screening of A/C units on exterior wall.

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

- Orientation
- Massing
- Relationships to existing sites and structures
- Surrounding streets and sidewalks
- How the building is seen from a distance
- Requested design departures
- Ms. Stroud concluded her presentation and asked if the commission had any questions

There were no questions for staff.

Public Testimony open.

Sara Brede, applicant representative, provided the following statements:

- Walkways are accessible from all buildings.
- Parking will be located on the outside of the building.
- Parking lot landscaping will be designed similar to Riverstone and Hudson Way Apartments.
- Lighting will be low-level, site specific, pointed down and not towards the sky.
- Trash dumpsters will have concrete screens.
- No rooftop equipment. Entrance will be visible from street.
- Treatment of blank walls. Bumping in and out.

- Considerations connecting to WinCo: there is a problem with slopes and the architect stated the only way it would work would be by using a staircase and would have to talk to Building to see if a staircase would be considered.
- To the east of Lowes is a pipeline and will design the building so that doesn't encroach on that property.
- Hudson Way parks to the north and low part will have drainage swale.
- She stated that the ac units will be located behind screening and in the past had some success painting them to match the building color.
- Ms. Brede concluded her presentation and asked if the commission had any questions.

COMMISSION COMMENTS:

Chairman Ives inquired if the applicant could elaborate more about the use of stairs to be used as a connection to other buildings and WinCo.

Ms. Brede would like to provide stairs and talk of a ramp was discussed but because of the slope of the property, that was not considered.

Ms. Stroud explained that a connection to the buildings is a consideration and not a requirement for the project.

Chairman Ives inquired if there will be connecting drive aisles so cars can go from one parking lot to another.

Ms. Brede stated that the parking lots will not be connected. They don't want the additional traffic.

Commissioner Dodge inquired if these apartments will look like the other ones on site and feels if they are, questioned why we are having this meeting. He feels that maybe this could have been resolved at staff level and stated this is a waste of time for the commission.

Commissioner Ingalls concurs and added that this is residential project in a commercial zone. .

Commissioner Dodge commented that he wished that the applicant could show the pictures of the final project and be able to make a decision on the project today.

Ms. Stroud explained that per code we have to have a second meeting and if the commission feels they can make a decision, they can waive the third meeting.

Chairman Ives feels that the wishes of the commission is that the applicant come with additional materials required at the third meeting so if the commission wishes they can make the final decision at the second meeting.

The commission concurred.

Tye Brows, Yellowstone Pipeline, commented that he has concerns with their property located on the South East corner and concerned with the area intended for the community center and the parking associated with that facility.

Ms. Brede asked where the pipeline is located and feels that the building on the plans are about 90 feet away from that area, but will check to make sure. She stated she would be available to talk after the meeting.

Motion by Ingalls, seconded by Dodge, to approve Item DR-1-17 to a second meeting. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Dodge	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Green	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by a 7-0 vote.

ADJOURNMENT

Motion by Dodge, seconded by Pereira to adjourn the meeting. Motion approved.

The meeting was adjourned at 12:30 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant.



PUBLIC HEARINGS

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

DATE: MARCH 16, 2017

SUBJECT: DR-1-17: REQUEST FOR A SECOND AND FINAL MEETING WITH THE DESIGN REVIEW COMMISSION FOR FOUR (4) THREE-STORY RESIDENTIAL APARTMENT BUILDINGS, AND ONE SINGLE-STORY COMMUNITY BUILDING.

LOCATION: EAST OF WINCO FOODS AND NORTH OF APPLEWAY AVENUE.

APPLICANT/ARCHITECT:
ZBA Architecture, Sarah Brede
421 W. Riverside, Ste. 860
Spokane, WA 99201

OWNER:
Hudson Way, LLC
PO Box 1478
Hayden, ID 83835

DECISION POINT:

Hudson Way, LLC is requesting a second and final meeting with the Design Review Commission for the design of four (4) three-story residential buildings. A total of 85 living units will be constructed. The site will have surface parking, carports, sidewalks, trash enclosures, landscaping and a play area. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project as a condition of approval.

SITE MAP:



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.

PROJECT ANALYSIS:

The applicant is requesting the Design Review Commission's approval for the design of four (4) three-story residential buildings, and a community building. There will be a total of 85-living units on the subject property.

The proposed project will be located on a +/- 5 acre site. The site is an interior lot and has the required frontage along Appleway Avenue. The developer is also in the process of completing a 3-lot Short Subdivision and a Vacation for a portion of the City's existing surplus right-of-way along Appleway. The DRC process will not be impacted by the above-noted processes that are currently underway. The property is currently vacant and is within the C-17 (Commercial at 17 units/acre) zoning district. The project is subject to the C-17/C-17L Commercial Design Guidelines.

During the Design Review Commission meeting held on February 16, 2017, the DRC discussed the following with the applicant's representative:

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

Following a brief discussion, the Commission made a motion to waive the Second meeting and requested the applicant provide the information required and combine the second and Final meeting.

The Design Review Commission requested the applicant provide the following information Final meeting:

Refined site plan and elevations; and large scale drawings of entry, street level façade, site amenities; and samples of materials and colors; and finished perspective rendering(s).

DESIGN DEPARTURES:

No design departures requested.



421 W. RIVERSIDE
SUITE 860
SPOKANE, WA 99201
ZBAARCHITECTURE.COM
t. 509.456.8236

HUDSON WAY APARTMENTS

Coeur d'Alene, Idaho

Hudson Way is an 85 unit apartment complex for families. It is located on five acres just east of Winco Foods on Appleway, and south of the existing Hudson Park apartments. Access will be off of W Appleway Drive.

There will be four, three-story apartment buildings and one single story community building. The site will have surface parking, carports, sidewalks, trash enclosures, landscaping, and a play area.

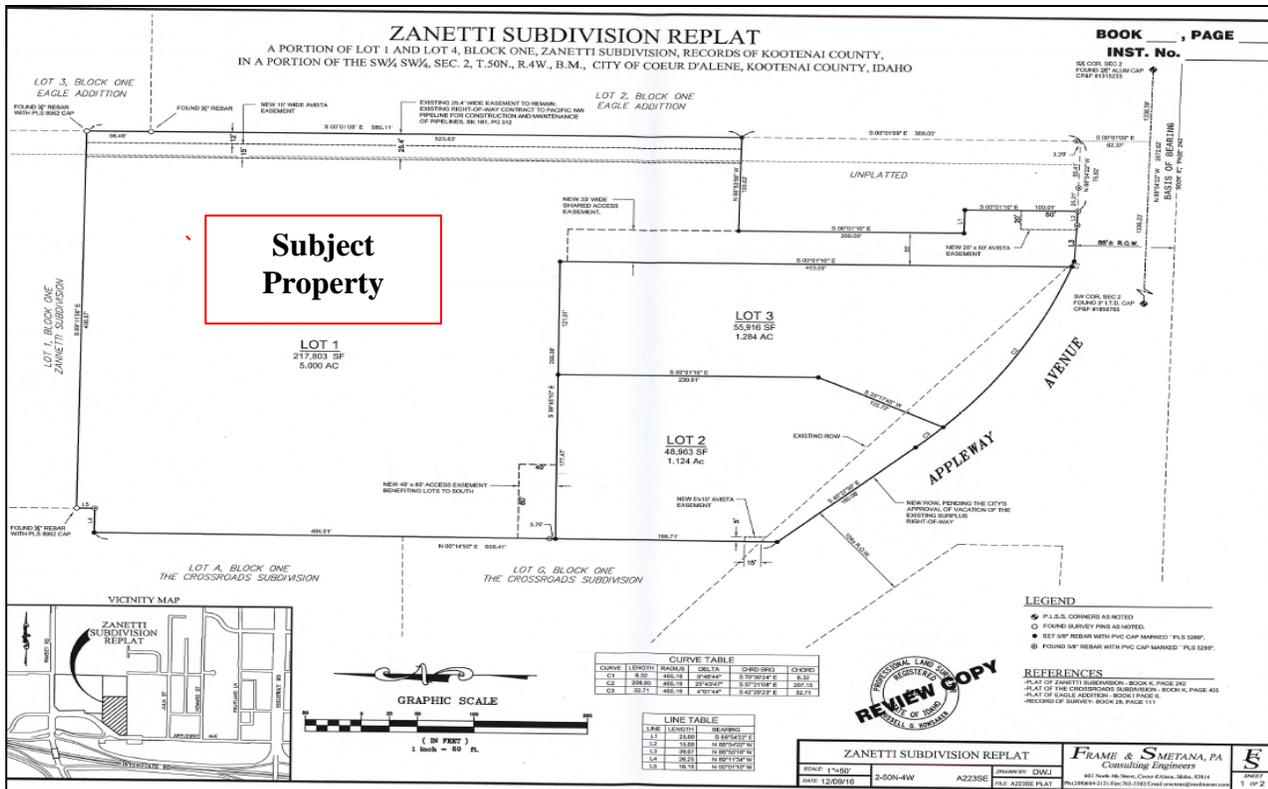
SITE PHOTO: Looking North at the Subject Property with Hudson Park Apartments in the Background.



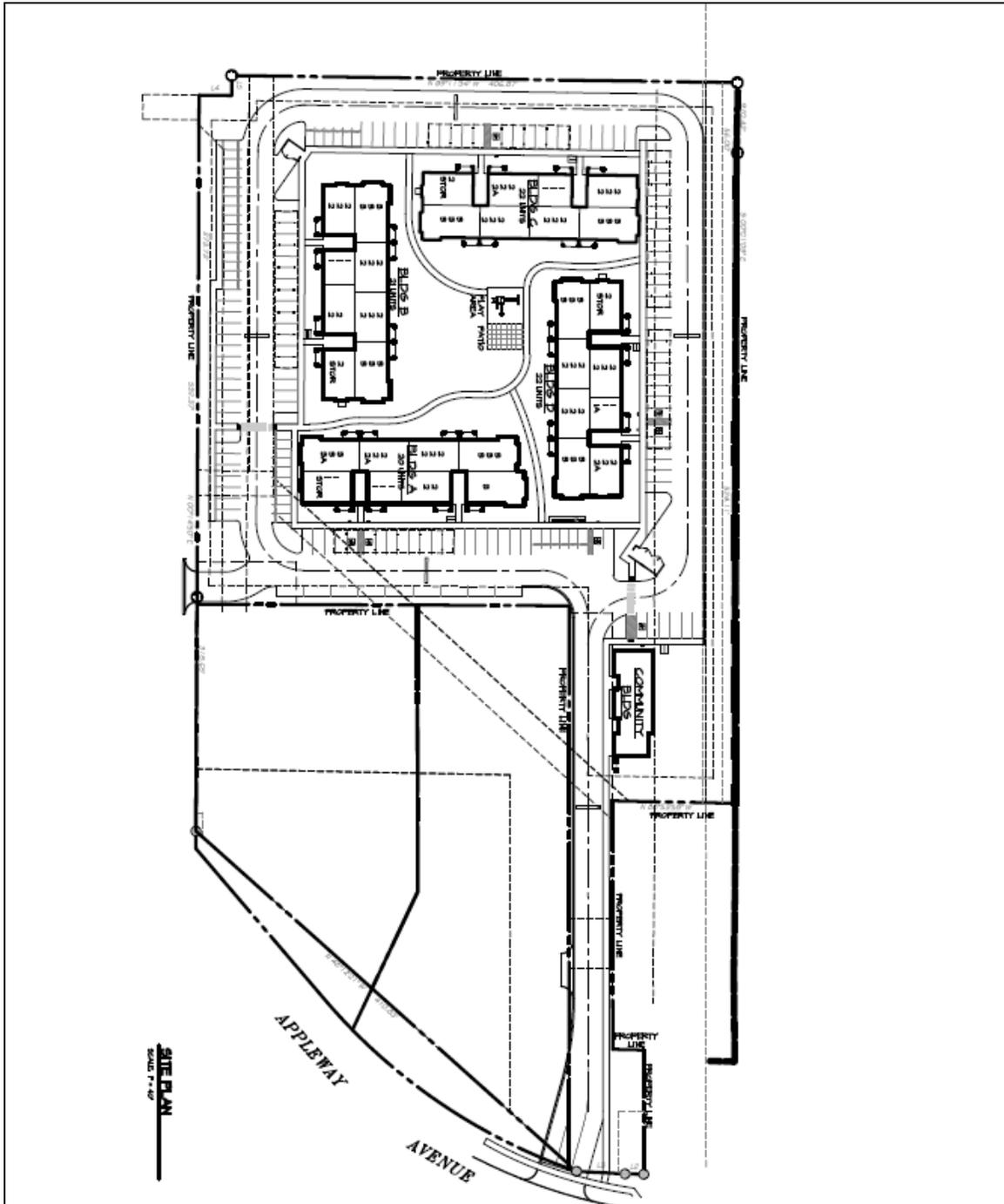
SITE PHOTO: Looking East at the Subject Property from the Winco Parking Lot



PROPOSED 3-LOT SHORT SUBDIVISION CURRENTLY IN PROCESS:



PROPOSED SITE PLAN:



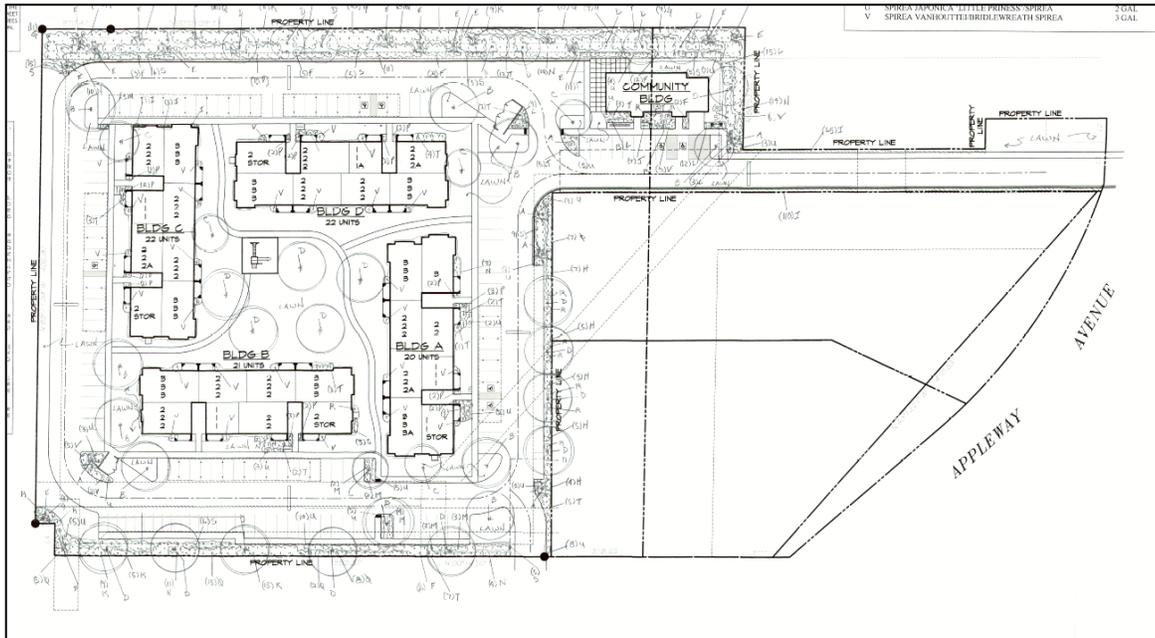
SAMPLE RENDERING:



SAMPLE ELEVATION:



PROPOSED LANDSCAPE PLAN:



C-17/C-17L Commercial Design Guidelines

- ~~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 (NOTE: Glazing is not possible due to the proposed residential use)~~
- Treatment of Blank Walls

Additional considerations:

- Consider possible connections to Winco to the west, Lowe's to the east, and Hudson Park Apartments to the north
- Placement and screening of A/C units on exterior walls

ACTION: The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Commercial Guidelines and Standards required in the Commercial (C-17) zoning district. 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 Design Review Commission may suggest changes or recommendations to the Applicant and render a decision to approve, approve with conditions, or deny the design.



FINDINGS



**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER DR-1-17
RECORD OF DECISION**

A. INTRODUCTION:

Hudson Way, LLC is requesting a second and final meeting with the Design Review Commission for the design of four (4) three-story residential buildings. A total of 85 living units will be constructed. The site will have surface parking, carports, sidewalks, trash enclosures, landscaping and a play area. The subject property is in the C-17 (Commercial at 17units/acre).

B. SUMMARY OF EVIDENCE RECEIVED:

1. The first meeting with the applicant was held on February 16, 2017.
 - a. Comments were received from:

Sara Brede, Applicant representative, members of the public and the Design Review Commission:

Motion by Ingalls, seconded by Dodge, to move to the second meeting. The motion passed unanimously.

2. The second meeting with the applicant was held on March 16, 2016.
 - a. Comments were received from:

Sara Brede, Applicant representative, members of the public and the Design Review Commission:

MOTION by, seconded by, to not require a third meeting, and approve the design as submitted.

C. GUIDELINES THAT HAVE BEEN MET: (*Write N/A for Not Applicable – add comments if necessary*)

DESIGN GUIDELINES:

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.

- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*
- *Entrance Visible from Street*
- *Treatment of Blank Walls*

D. DESIGN DEPARTURES:

None.

PROPOSED CONDITIONS

None.

Motion by , seconded by, to approve the foregoing Record of Decision.

ROLL CALL:

Commissioner Dodge	Voted
Commissioner Lemmon	Voted
Commissioner Messina	Voted
Commissioner Ingalls	Voted
Commissioner Green	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Gore	Voted

CHAIRMAN GEORGE IVES

STATE OF IDAHO)

) ss.

County of Kootenai)

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the _____ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for _____

Residing at _____

My Commission expires: _____

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However, such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

RIGHT OF APPEAL

FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.

COMPLIANCE WITH APPROVED PLAN

ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: MARCH 16, 2017
SUBJECT: DR-2-17: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A 7-STORY CONDOMINIUM PROJECT.

LOCATION: 727 Front Avenue

APPLICANT/ARCHITECT:
Monte Miller- Miller Stauffer Architects
601 E. Front Avenue, Suite 201
Coeur d'Alene, ID 83814

OWNER:
KRB Investments
3893 N. Schreiber Way
Coeur d'Alene, ID 83835

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 as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

DECISION POINT: Miller Stauffer Architects on behalf of KRB Investments is requesting Design Review Commission's Early Design Consultation for the design of a seven (7) story luxury condominium project with subterranean parking. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).

A. SITE MAP:



B. AERIAL VIEWS:



C. SITE MAP:



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.

D. PROJECT ANALYSIS

The applicant is requesting the Design Review Commission's early design consultation for a condominium project with twelve residential living units, two per floor and an activity center on with 7th floor. In addition, a proposed subterranean parking structure will be provided. A screened trash enclosure located inside the structure, landscape buffer and enhanced front entrance incorporating a trellis covered courtyard are also proposed. The proposed height for the portion of the building within the DO-E district is 25 feet with an inverted 4:12 pitched, mansard roof. The overall height of the portion of the building within the DC district is 85 ft.

The subject properties are split by two zoning districts. The parcel to the west is within the Downtown Core (DC) zoning district and the property to the east falls within the Infill Overlay East boundary with an underlying R-17 zoning district. The seven story (7) condominium itself is proposed in the Downtown Core (DC) zoning district. The main entrance to the condominium, a portion of a residential unit, the elevator and subterranean parking will be located on the property in the DO-E Infill district.

Applicant's Narrative:**727 Front Narrative**

727 Front is a luxury condominium complex comprising of twelve residential living units, two per floor x six floors, situated at the southeast corner of Coeur d'Alene's Central Business District.

Ironically the property is split between Zoning Districts DC and DO-E with a surrounding context that includes Coeur d'Alene's Public Library, neighboring mixed-use 15 story McEuen Terrace to the west, the new (12) unit apartment complex across the alley to the north and adjacent single-family residences to the east. Some of the site design features encouraged by the city zoning consist of: hidden parking within a subterranean parking structure, screened trash enclosure due to its location inside the structure, a landscape buffer yard separates the lot to the east, and an enhanced front entrance incorporates a trellis covered courtyard.

To continue, the building itself integrates massing with a distinct top and sloped roofs. In the middle of the building these volumes change from the top and base with west side balconies, windows on all four sides and a terra cotta color complimenting the adjacent downtown brick colors. The base of the building is finished with a board-formed decorative concrete and integrated stepped planters leading up to a landscaped entry plaza. A sculptural steel trellis and inverted "pitched" roof identify the main entry. Residents access the structured parking from either the north side of the site from the alley or from the south via Front Avenue. All exterior lighting will be low level, down lighting.

Finally, the overall height of the portion of the building within the DO-E district is 25ft with an inverted 4:12 pitched, mansard roof. The overall height of the portion of the building within the DC district is 85ft. both of which comply with the zoning requirements.

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. REQUESTED DESIGN DEPARTURES:

None.

F. SITE PHOTOS: VIEW FROM FRONT AVENUE:

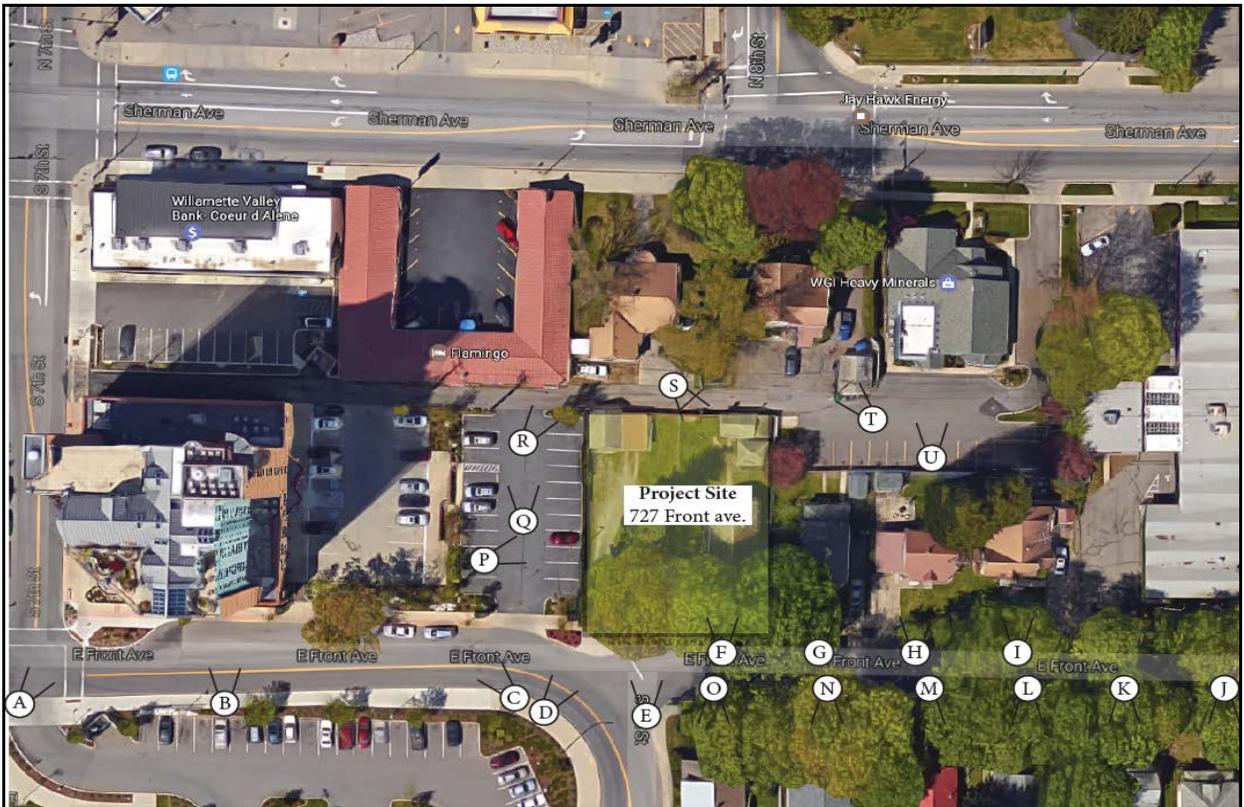
SUBJECT PROPERTY:



SUBJECT PROPERTY:



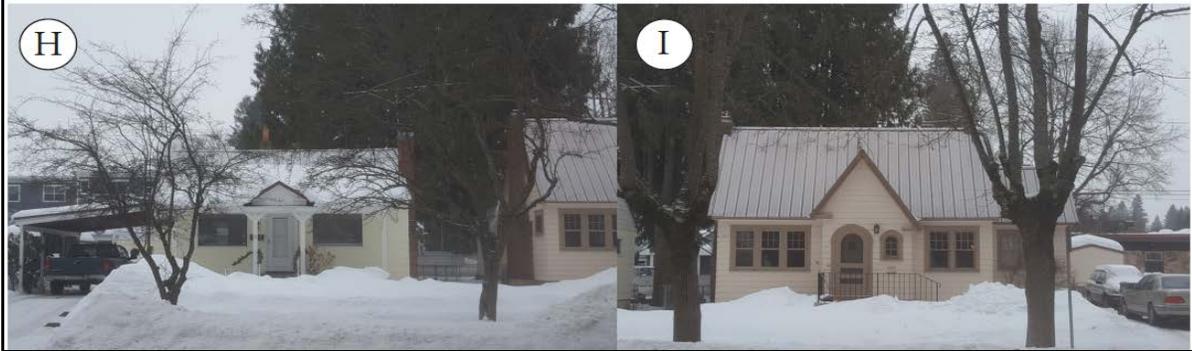
NEIGHBORHOOD AND SITE VIEWS:



NEIGHBORHOOD AND SITE VIEWS CONTINUED:



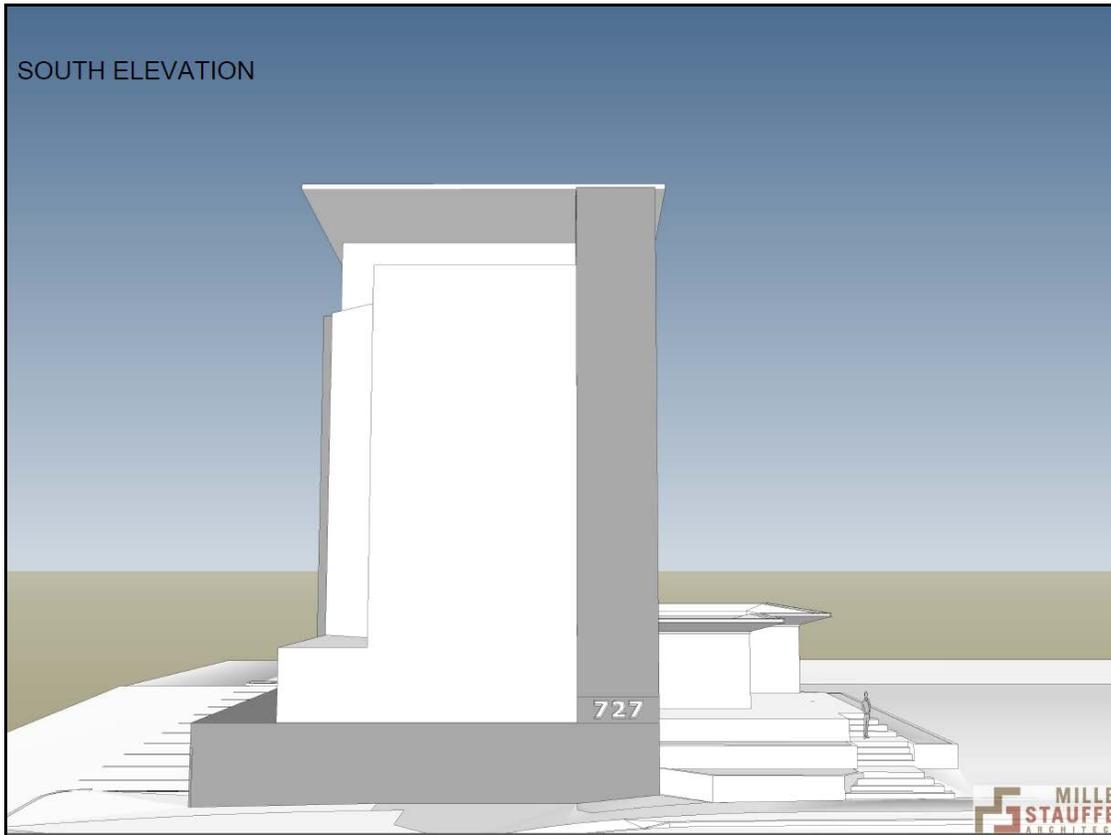
NEIGHBORHOOD AND SITE VIEWS CONTINUED:



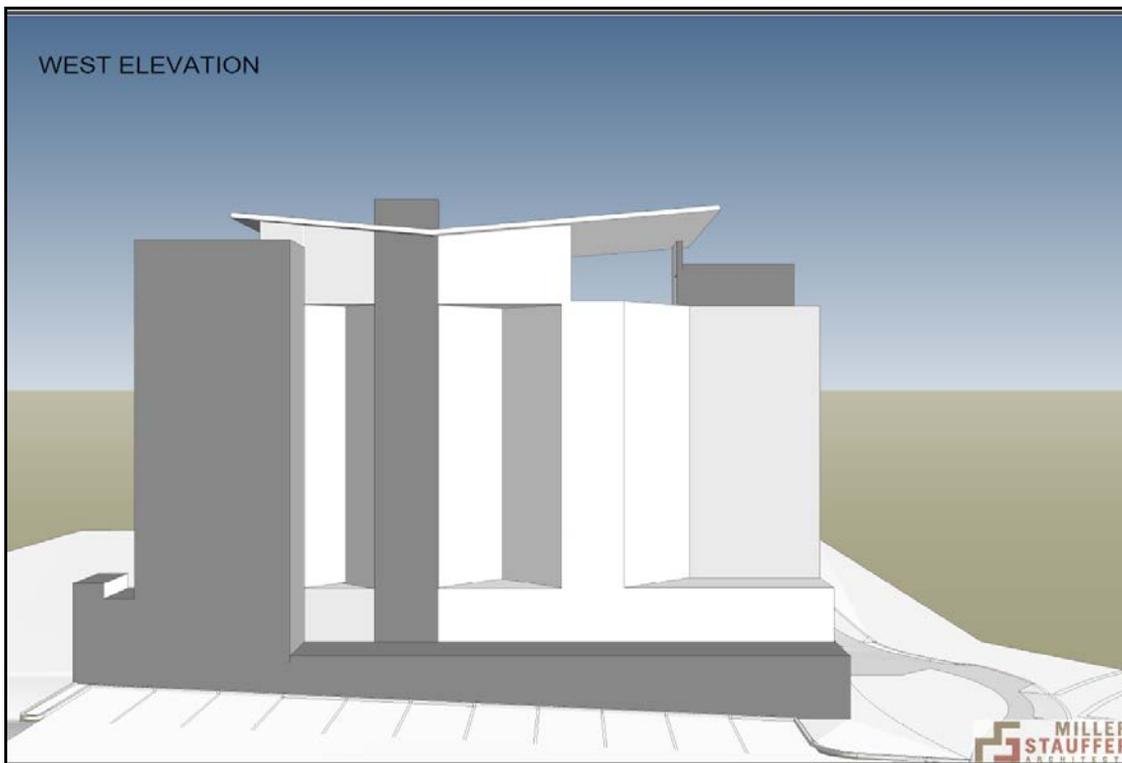
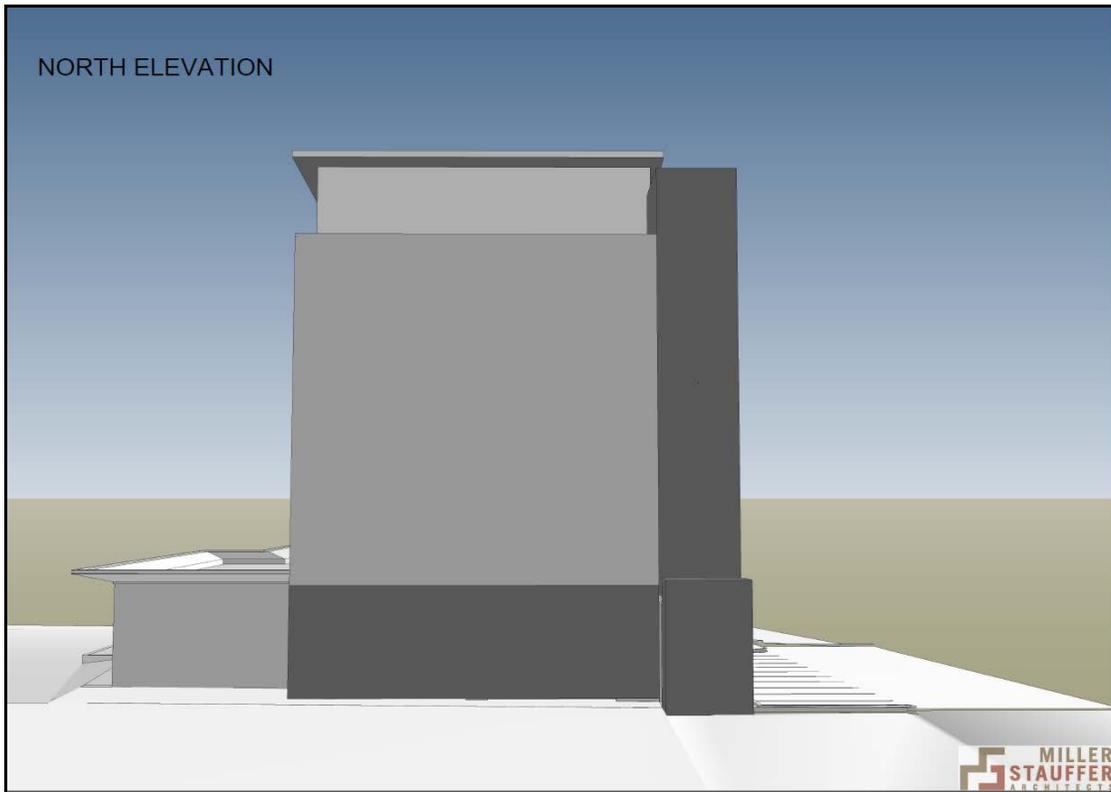
NEIGHBORHOOD AND SITE VIEWS CONTINUED:



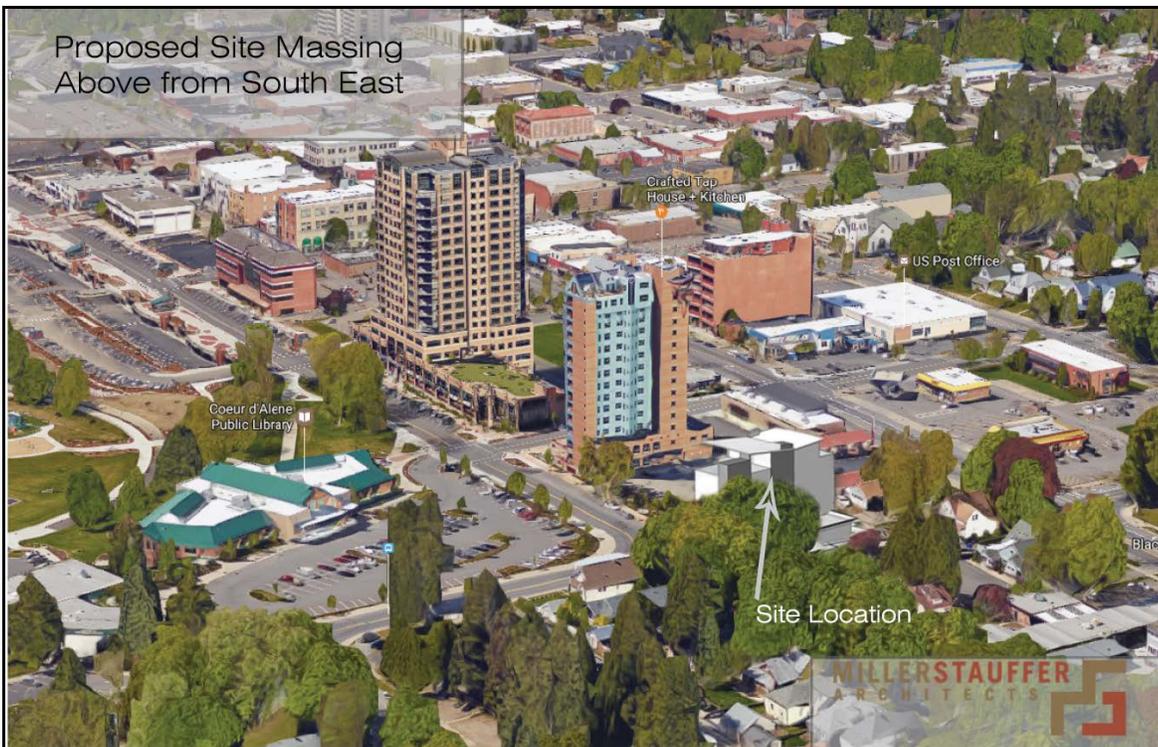
ELEVATION AND GENERALIZED MASSING:



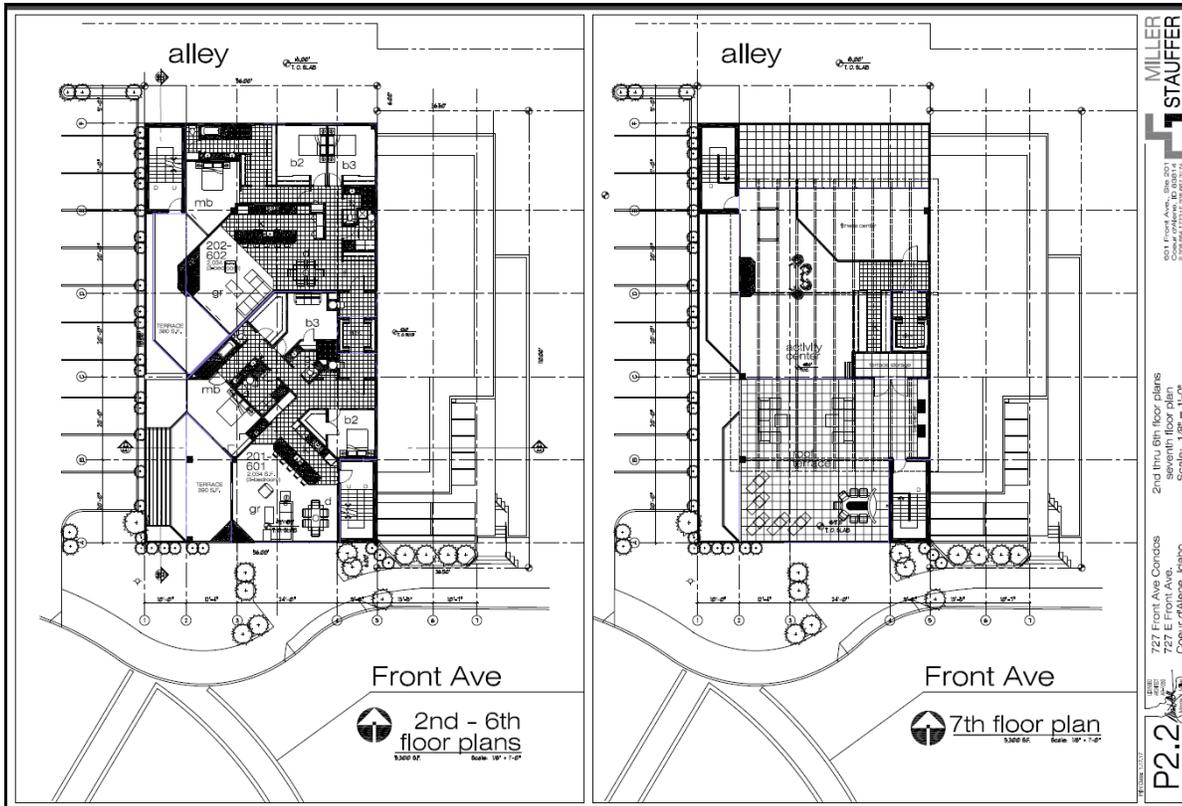
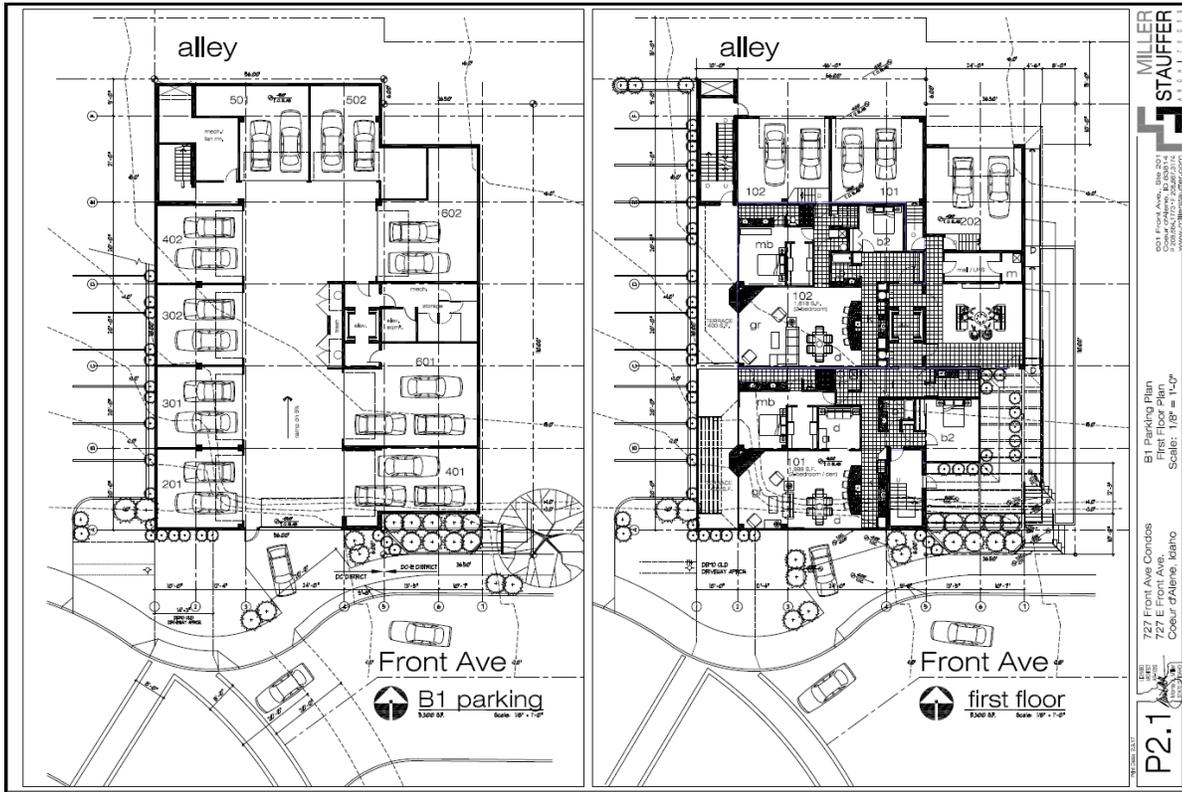
ELEVATION AND GENERALIZED MASSING CONTINUED:



SITE MASSING:



OVERALL SITE PLAN:



Downtown Core Design guidelines for consideration are as follows:
(Bold font below indicates guideline unique to that district)

- *Location of Parking*
- *Screening of Parking Lots*
- *Parking Lot Landscaping*
- **Sidewalk Uses**
- *Width And Spacing of Curb Cuts*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- **Gateways**
- **Maximum Setback**
- *Orientation To The Street*
- *Entrances*
- **Massing**
- **Ground Level Details**
- **Ground Floor Windows**
- **Weather Protection**
- *Treatment of Blank Walls*
- **Screening of Parking Structures**
- **Roof Edge**
- *Screening Of Rooftop Mechanical Equipment*
- *Unique Historic Features Integration of Signs with Architecture*
- *Creativity/Individuality Of Signs*

Downtown Overlay- East Design guidelines for consideration are as follows:
(Bold font below indicates guideline unique to that district)

DO-E

- *General Landscaping*
- *Screening of Parking Lots*
- *Screening of Trash/Service Areas*
- *Lighting Intensity*
- *Screening of Rooftop Mechanical Equipment*
- *Curb Cuts: Width and Spacing*
- *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*
- *Creative/Individuality of Signs*

17.09.325: 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 final 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 DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

727 Front Narrative

727 Front is a luxury condominium complex comprising of twelve residential living units, two per floor x six floors, situated at the southeast corner of Coeur d'Alene's Central Business District.

Ironically the property is split between Zoning Districts DC and DO-E with a surrounding context that includes Coeur d'Alene's Public Library, neighboring mixed-use 15 story McEuen Terrace to the west, the new (12) unit apartment complex across the alley to the north and adjacent single-family residences to the east.

Some of the site design features encouraged by the city zoning consist of: hidden parking within a subterranean parking structure, screened trash enclosure due to its location inside the structure, a landscape buffer yard separates the lot to the east, and an enhanced front entrance incorporates a trellis covered courtyard.

To continue, the building itself integrates massing with a distinct top and sloped roofs. In the middle of the building these volumes change from the top and base with west side balconies, windows on all four sides and a terra cotta color complimenting the adjacent downtown brick colors. The base of the building is finished with a board-formed decorative concrete and integrated stepped planters leading up to a landscaped entry plaza. A sculptural steel trellis and inverted "pitched" roof identify the main entry. Residents access the structured parking from either the north side of the site from the alley or from the south via Front Avenue. All exterior lighting will be low level, down lighting.

Finally, the overall height of the portion of the building within the DO-E district is 25ft with an inverted 4:12 pitched, mansard roof. The overall height of the portion of the building within the DC district is 85ft. both of which comply with the zoning requirements.

727 Front Ave Condos
Downtown Core Lot
Proposed Floor Areas

Level	Use	Sq. ft.
P1 (Below Grade Parking)	Parking	5156 Sq. ft.
L1 (Main Level)	Condos	4439 Sq. ft.
L2 (Level 2)	Condos	4235 Sq. ft.
L3 (Level 3)	Condos	4235 Sq. ft.
L4 (Level 4)	Condos	4235 Sq. ft.
L5 (Level 5)	Condos	4235 Sq. ft.
L6 (Level 6)	Condos	4235 Sq. ft.
L7 (Level 7)	Activity Center	1923 Sq. ft.
	Total	32693 Sq. ft.

Note: Square Foot Areas exclude Mechanical, Stairs, and Elevators

Note: Square Foot Areas are only areas on DC Lot

Note: Square Foot Areas are measured to exterior wall line

Floor Area Calculation

Downtown Core Lot	6160.00 Sq. ft.
Basic Multiplier	4.00
Sub Total	24640.00 Sq. ft.

Bonuses

	Proposed Area	Multiplier	Bonus Area
Structured Parking	966	0.5	483 Sq. ft.
Below Grade Parking	5156	1	5156 Sq. ft.
Public Art	\$25,000.00	10	2500.00 Sq. ft.
Health Club	961	2	1922 Sq. ft.
Canopy	144	4	576 Sq. ft.
	Total		10637 Sq. ft.

Summary

Downtown Core Basic Allowable	24640.00 Sq. ft.
Bonus Allowable	10637.00 Sq. ft.
Total	35277.00 Sq. ft.
Proposed Floor Area	32693.00 Sq. ft.
Overage / Shortage	2584.00 Sq. ft. Under Allowable

727 Front Ave Condos
Downtown Overlay Eastside Lot
Proposed Floor Areas

Level	Use	Sq. ft.
P1 (Below Grade Parking		1349 Sq. ft.
L1 (Main Level Condos		926 Sq. ft.
Total		2275 Sq. ft.

Note: Square Foot Areas exclude Mechanical, Stairs, and Elevators

Note: Square Foot Areas are only areas on DC Lot

Note: Square Foot Areas are measured to exterior wall line

Floor Area Calculation

DO-E Lot Area	4014.00 Sq. ft.
Basic Multiplier	0.50
Sub Total	2007.00 Sq. ft.

		Bonuses Multiplier	
Minor Amenities			
Alley Enhancements		0.2	
Streetscape Enhancements		0.2	
Major Amenities			
Exterior Public Space		0.5	
Thru Block Connection		0.5	
Below Grade Parking		0.5	
Total		1.9	
Maximum Allowed		0.5	
Bonus Increase		2007	
Total			0 Sq. ft.

Summary

DO-E Basic Allowable	2007.00 Sq. ft.
Bonus Allowable	2007.00 Sq. ft.
Total Allowable	4014.00 Sq. ft.
Proposed Floor Area	2275.00 Sq. ft.
Overage / Shortage	1739.00 Sq. ft. Under Allowable

Chapter 2.98

DESIGN REVIEW COMMISSION

2.98.010: ESTABLISHED:

There is established a design review commission. (Ord. 3328 §2, 2008)

2.98.020: MEMBERSHIP; TERMS; VACANCIES; COMPENSATION:

- A. The design review commission of the city shall consist of seven (7) members. The members shall be appointed by the mayor and confirmed by the city council. The commission membership shall be made up of:
1. Two (2) members of the planning commission;
 2. One person who resides within any of the districts under the purview of the design review commission;
 3. One resident of Coeur d'Alene;
 4. One registered architect licensed in the state of Idaho;
 5. One person licensed in building or site design (i.e., landscape architecture);
 6. One person employed in the real estate or development industry.

In addition, there shall be at least two (2) "standing alternates", possessing any of the attributes above, who are available in the event that one of the regular members is absent or is recused from the review process due to a conflict of interest.

The term of office for each member shall be for four (4) years or until his successor is appointed and qualified. The terms shall be staggered so that no more than three (3) terms shall expire on May 1, every two (2) years.

- B. Vacancies occurring otherwise than through the expiration of terms shall be filled by the mayor and confirmed by the city council and members may, in like manner, be removed.

C. Members of the commission shall be selected without respect to political affiliations and shall serve without compensation. (Ord. 3328 §3, 2008)

2.98.030: DUTIES AND AUTHORITY OF COMMISSION:

It shall be the duty of the design review commission:

A. To protect property rights and values;

B. To enhance the built environment, make reports, hold public meetings/hearings and perform all other duties as may be prescribed by the Idaho Code and this code;

C. To review development proposals as required by this code; and

D. To provide recommendations to the city council on issues that the city council may refer to the commission.

Commission members shall comply with all city policies, procedures, and regulations. (Ord. 3328 §4, 2008)

2.98.040: COOPERATION WITH CITY PLANNING COMMISSION:

The design review commission is granted full authority to cooperate with and/or to join with the city planning commission in setting up or establishing such coordinating commission or overall commission as the two (2) commissions may determine. (Ord. 3328 §5, 2008)

2.98.050: QUORUM AND MEETINGS:

- A. Quorum Requirement: A quorum of four (4) members, which may include one or more of the "standing alternates", is required to render any decision.

- B. Meeting Schedule: The commission shall have a standing meeting twice a month, but meetings may be canceled if there is no subject matter to discuss.

- C. Conduct Of Meetings: For any given project in any given meeting, the commission shall strive to maintain meetings that are expeditious and orderly, with an objective of conducting its review of any individual project within ninety (90) minutes, including both presentation by the applicant and public comment. The chair of the commission is empowered to keep the meeting progressing expeditiously, including cutting off debate, determining appropriate comments by either the applicant or the public, and ensuring that all direction from the commission is arrived at collectively, rather than from individual members. (Ord. 3537, 2016)