

**DESIGN REVIEW COMMISSION AGENDA**  
**COEUR D'ALENE PUBLIC LIBRARY**  
**LOWER LEVEL, COMMUNITY ROOM**  
**702 E. MULLAN**  
**Thursday JULY 28, 2016**  
**12:00 pm**

**12:00 P.M. CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

June 23, 2016

**PUBLIC COMMENTS (non-agenda items):**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**NEW BUSINESS:**

1. Applicant: Monte Miller  
Location: 504 E. Sherman  
Request: Miller/Stauffer Architects on behalf of the Community First Bank are requesting approval for construction of an east side ramp, brick and exposed wood refurbishment, and the addition of horizontal flush steel siding, located at the above-noted address in the Downtown Core (DC) zoning district. **(DR-6-16)**
  
2. Applicant: DLR Properties  
Location: 722 N. 4<sup>th</sup> Street  
Request: DLR Properties is requesting a second meeting with the Design Review Commission for the construction of a 3-story structure to include (8) 1br. Residential units totaling 4,878 sq.ft. The subject property is within the Midtown Overlay District (MO) zoning district. **(DR-3-16)**
  
3. Applicant: CDA Partners Mullan  
Location: 821 E. Mullan Avenue  
Request: CDA Partners is requesting a second meeting with the Design Review Commission for the design and construction of (49) residential units totaling 51,220 sq.ft. The subject property is within the Infill Overlay District DO-E zoning districts. **(DR-4-16)**

**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 meeting 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)769-2240.***



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**DESIGN REVIEW COMMISSION  
MEETING MINUTES  
JUNE 23, 2016  
Old Council Chambers**

**COMMISSIONERS PRESENT:**

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

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Administrative Assistant

**COMMISSIONERS ABSENT:**

None

**CALL TO ORDER:**

Chairman Ives brought the meeting to order at 12:00 p.m.

**APPROVAL OF MINUTES:**

Motion by Ingalls, seconded by Messina, to approve the meeting minutes from May 12, 2016. Motion approved.

**PUBLIC COMMENTS:**

None

**STAFF COMMENTS:**

Ms. Stroud announced that Hilary Anderson, Community Planning Director, is working on code modifications for the Design Review process, and a workshop will be scheduled to review the modifications.

**COMMISSION COMMENTS:**

Chairman Ives went over the rules for the first meeting.

**NEW BUSINESS:**

1. Applicant: Mary Farnsworth, U.S. Forest Service  
Location: 3600 W. Nursery Road  
Request: Mary Farnsworth, representing the U.S. Forest Service, is requesting the Design Review Commission's Early Design Consultation for the construction of a two-story office building totaling +/- 31,268 square feet, and a one-story warehouse building totaling +/- 30,565 square feet. The subject property is within the C-17L (Commercial Limited at 17 units/acre) **(DR-2-16)**

Ms. Stroud provided an overview of the project.

Public comment open:

Mark Shoup, Forest Service applicant, stated that this request is for the construction of a two-story office building and a one-story warehouse building. He explained where the two buildings are proposed on the site plan, and added that they are also providing a trail head on their site.

Ms. Stroud explained a list of items the Design Review Commission may consider during this first meeting.

Commissioner Ingalls stated that he remembers when this request was heard by the Planning Commission a couple years ago, and during the public testimony, many of the residents came forward requesting that they would like a buffer of trees between the building and their property. He stated that the neighborhood had referenced the Hecla Building and if the building can be positioned similarly - with trees surrounding the building, so it can't be seen. He then stated that he would like to see the sidewalks be continued on Kathleen Avenue, the proposed landscaping for the site and street trees, and would like more details about those items.

Chairman Ives stated this will be a great project and a good fit with the neighborhood.

**Motion by Ingalls, seconded by Lemmon, to move to a second meeting for Item DR-2-16. Motion approved.**

2. Applicant: DLR Properties  
Location: 722 N. 4<sup>th</sup> Street  
Request: DLR Properties is requesting the Design Review Commission's Early Design Consultation for the construction of a 3-story structure to include (8) 1br. Residential units totaling 4,478 sq.ft. The subject property is within the Midtown Overlay District (MO) zoning district. **(DR-3-16)**

Ms. Stroud presented a Power Point explaining the project and explained that there is an existing tree that has been on the property for many years on the abutting property to the east, along the property line and is of some concern for the neighbor. After discussing this project with Kate Kosanke, City Urban Forester, she encouraged the applicant to protect the tree roots that extend over the property line and follow best practices.

**Public Comment open:**

Tim Wilson, applicant representative, explained that this is new construction of an approximately 4,878 sq.ft. 8 unit apartment complex consisting of single bedroom layouts developed along 4<sup>th</sup> Street in the Midtown Overlay District. He stated that they will be placing the building closer to 4<sup>th</sup> Street with the home designed similar to the adjacent neighbors. He stated that nothing will happen to the tree.

Commissioner Lemmon stated that from looking at the design of the building, it looks like the front doors will be facing 4<sup>th</sup> street, and questioned if the applicant can explain what these doors will look like.

Mr. Wilson stated that the front doors facing 4<sup>th</sup> Street will be designed to have large glass windows placed in the door, and decks on the front portion of the building.

Commissioner Ingalls stated he is concerned with the massing since this building will be impacting the home to the south and inquired if the applicant intends to setback the building.

Mr. Wilson stated that they have not discussed this, but will have an answer at the next meeting what they intend to do for setbacks.

Commissioner Lemmon Inquired if the applicant has a place where the garbage containers will be placed.

Mr. Wilson explained that the garbage container will be placed on the interior side of the lot in a contained area on the property.

Chairman Ives inquired if there is going to be some type of a vegetative screen between the building and the existing houses.

Mr. Wilson stated that there is an older fence on the property that they intend to use for that purpose.

Commissioner Messina inquired if the applicant intends to provide any additional landscaping to the property.

Mr. Wilson explained to the south of the property, there is an existing landscaping buffer and will work with staff if they feel additional landscaping is required.

Commissioner Lemmon inquired where the mechanical units will be placed and if they will be screened.

Mr. Wilson explained that the mechanical units that they have chosen for this project are smaller and will be screened.

Commissioner Ingalls stated for him the issue is with the scale of the wall and how it fits in with the adjacent building to the south.

Mr. Wilson noted that the drawings looked stretched out but they will take a look at it.

Yvonne Bright inquired how tall the fence will be on the property.

Mr. Chapman stated that they intend to place a 6 foot fence on the property.

Kevin Eskelin is the neighbor to the south and commented that he concurs with Commissioner Ingalls that when this building is constructed, the building will cast a shadow on his home and doesn't fit.

Lynn Schwendal commented that after looking at the pictures of the renderings that the big maple tree looks like it is on the fence line.

Greg Johnson stated that he lives in midtown and belongs to a group "Midtown Matters" who has seen the pictures of this building and that their group is excited to work with the applicant regarding how the design and massing of the building will fit with this area. He stated they feel that this project will be a great addition.

Commissioner Messina asked the applicant to take note of the comments from the midtown group and address their concerns.

Chairman Ives also asked that they look at the massing.

**Motion by Ingalls, seconded by Lemmon, to proceed with a second meeting for Item DR-3-16.  
Motion approved.**

3. Applicant: CDA Partners Mullan  
Location: 821 E. Mullan Avenue

Request: CDA Partners is requesting the Design Review Commission's Early Design Consultation for the design and construction of (52) residential units totaling 55,552 sq.ft. The subject property is within the Infill Overlay District DO-E zoning districts. **(DR-4-16)**

Ms. Stroud gave an overview of the project to include the design and construction of 52 residential units totaling 55,552 sq.ft. The proposed project will be three stories tall and is located along Mullan Avenue between 8<sup>th</sup> and 9<sup>th</sup> Streets. She stated that the applicant has also discussed with staff FAR (Floor Area Ratio) bonuses and approval of the use of Bike lockers to reduce the parking requirements if this is allowed. She stated that Hilary Anderson, Community Planning Director, is seeking input from the Design Review Commission, to make the determination for the request.

Public testimony open:

Brian Glenn, applicant representative, stated that this property has been a problem and if this project is approved, it will be an upgrade to the neighborhood. He explained that they are asking for a reduction in parking that would replace those parking spaces with bike lockers that can be used by people living in the project to store various recreational equipment. He commented that they realize that parking is scarce in this area, but feels they hope to attract are people who go away in the winter and return in the summer. He stated that the existing trees are an important element to this area and when designing the building, intend to keep as many of the existing trees as possible. He commented that he will be meeting with Katie Kosanke, City Urban Forester, to discuss what trees can be removed, and which ones will remain. He addressed parking and stated that they are providing covered parking spaces in the back of the building. He continued that they would like to provide a roof top deck on the corner building and mimic Parkside. He stated that they would also like to have one-way only traffic in the alley.

Commissioner Lemmon inquired where the front of the building is in relation to the sidewalk.

Mr. Glen explained the property line is on the sidewalk.

Commissioner Ingalls inquired if the applicant could estimate the dimensions for the length of the block on Mullan.

Mr. Wilson estimated approximately 300 ft.

Commissioner Ingalls commented that after reviewing the site plan, a concern for him is the bulk and space of the building and is not in favor of giving up additional parking spaces.

Chairman Ives commented from reviewing the site plan and wanted to know what the "little" gray areas are on the site plan.

Mr. Wilson explained those areas are shaded that color to show where the grassy swales will be located.

Commissioner Ingalls stated he feels a walk-through will not eliminate the massing of the wall on the property, and would like them to reconsider the bulk and spacing.

Ms. Stroud stated that the Planning Director met with the applicant to discuss this issue and made the determination that the design of the walk-through could be connected by the roof.

Mr. Wilson explained that they intend to set the building back, so it won't look like a solid wall.

Commissioner Messina commented that's great if the Planning Director feels that is ok, but questioned if the design of a continuous roof will fit within the Design Guidelines.

Chairman Ives stated if there is a conflict with the overlay regulations the DO-E (Downtown Overlay East) regulations come first.

Mr. Wilson stated they will be using different materials on this building to match as many of the residential elements into the design of the building. He stated that they have designed many jogs to the building, so it won't look like one continuous wall.

Mr. Glenn commented that the design of the front of the building was inspired from the design of the Morning Star Lodge in Kellogg.

Commissioner Lemmon stated that he has concerns with the front wall facing Mullan, and would like to see more work done, on reducing the elevation of the wall, so when people are using the Centennial Trail that won't be looking at a massive wall.

Mr. Glenn explained that, because we were restricted to what we were allowed to show at this first meeting, explained that they have a drawing that they will present at the second meeting that will be addressing the questions asked at this first meeting. He feels the connectors are important, because we are intending to put elevators on both ends of the building, so that people accessing the building will not have to walk to the other end to get to an elevator.

Commissioner Lemmon inquired if the mechanical units on the building are intended to be screened.

Mr. Glenn explained that the units are small and that they are sensitive regarding the noise and will provide screening around the units, so they are quiet and cannot be seen.

Chairman Ives inquired if the applicant is proposing to have underground utilities for this project.

Mr. Wilson stated that all the utilities will be underground.

Commissioner Lemmon inquired if staff feels that we should address the parking issue.

Ms. Stroud stated that the Community Planning Director has requested that the commission

Discuss and provide feedback whether they feel it's appropriate to reduce parking in lieu of bicycle accommodations (bike lockers) for eight parking spaces, so she can make a determination on the request.

Commissioner Ingalls stated that he is not in favor of replacing parking spaces with bike lockers.

Commissioner Lemmon inquired how many parking stalls would be eliminated.

Mr. Wilson stated that they want to eliminate eight stalls, which is a 15% reduction to the number of required off-street parking spaces for developments.

Ms. Stroud explained that the number of stalls to be eliminated is based on the number of units in the project.

Commissioner Lemmon stated that he could go either way, and stated that we do live in North Idaho with the majority of bikes goes away in the winter.

Mr. Glenn explained that he hopes the majority of tenants will be going away in the winter with maybe

a few left. He stated that this project will be seasonal.

Commissioner Ingalls stated this area struggles with parking. He loves the bikes but this doesn't solve the parking. He feels this is a unique site with parking lanes.

Chairman Ives inquired if Commissioner Ingalls would do a compromise of four instead of eight.

Commissioner Ingalls stated that he would not be in favor of eliminating half the parking stalls, because it goes against the Design Guidelines.

Commissioner Periera stated that he could go either way. He concurs with Commissioner Ingalls that parking is a concern in this area.

Mr. Glenn stated that he feels a lot of people who live in these units will be a "snowbird" and feels that the elimination of eight parking spaces will not make a difference. He commented that the parking lot will be big enough to accommodate the people living in the units.

Commissioner Mckernan stated he feels that he would agree to three parking stalls removed, but not eliminating eight. He also agrees that parking is critical in this area.

Commissioner Lemmon stated that he could agree to eliminate four and not eight because parking is critical in this area.

Chairman Ives summarized the discussion from the commission regarding the 15% reduction of parking that the commission would like to see a compromise between the applicant and the city.

Mr. Glenn stated that he would like to have more input on the roof connectors, so he can come back with what the commission wants.

Chairman Ives stated he would like to see something done with the roof lines that included some design enhancements

Commissioner Ingalls disagrees that the use of the roof connectors splits the buildings and all that is seen is a big wall. He appreciates the efforts from the applicant on this project, but feels more discussion is needed before this is approved.

Public testimony open.

Joe Morris, President of the East Mullan Home Owners Association, explained the history of how this group was formed and because of different types of projects designated for this area worked with the city to come up with Design Standards, specifically designed for this area, which is now known as the Downtown Overlay East (DO-E). He commented that his group has reviewed the plans for this project and suggested a few items for the commission to consider before they make a decision and they are: Height limits limited to 35 feet, bulk and spacing, a break in the buildings every 100 feet, reduce congestion in the alley, and don't allow deviations for the bike lockers.

Ken Snyder stated that he lives behind this property and has concerns with the parking in the alley and hopes the air conditioning units will be screened and, don't give up valuable parking spaces for bike lockers.

Rita Snyder stated that this property is surrounded on all sides with single family homes and for people living in this area, the only place to park is on the street and feels giving up parking spaces for a bike locker should not be allowed.

John Kelly stated that he is the founder of Bike CDA and applauds the developer for giving up parking stalls for a bike locker. He stated that Mullan Avenue is a major arterial for the biking community and feels by eliminating a few parking stalls will attract people from the biking community which will be a positive for this area.

Al Fields stated that he lives in the neighborhood and is restoring a 111 year old house. He commented that he is concerned about the mass of the building and is not looking forward to having a big building next to his property. He also stated that he doesn't approve of the bike locker.

Lisa Stratton stated that she has lived in this area for eight years and enjoys how quiet this area is. She concurs that parking is an issue, and inquired if the applicant could design parking underground to not eliminate the extra parking spaces for this project.

Dean Morra feels that by having the alley one-way will be a disaster if the developer won't widen the alley for the additional traffic. He stated that he is a sunbather and has a six-foot fence in the back of his property to allow him the privacy of sunbathing and feels with the height of this building next to his property, his privacy will be violated.

Commissioner Ingalls stated that this project has a many positives; however, massing is an issue and does not agree to give up parking spaces as parking is scarce in this area.

Motion by Ingalls, seconded by Gore, to proceed with a second meeting. Motion approved.

4. Applicant: Cory Trapp  
Location: 710 Mullan Avenue, City Hall  
Request: Minor Alterations/Façade Improvements (**DR-5-16**)

Cory Trapp stated that he has been hired by the city to do a remodel and addition to the existing city hall. The remodel will reorganize the various departmental offices and remodel the former city council chambers allowing the Criminal Legal staff to move onsite and to accommodate future growth in the various departments. Additionally, the current Customer Service Center will be enhanced and streamlined to accommodate a one-stop shopping concept. He stated that in city hall, they have an elevator that is not ADA compliant and a new entry will be on the lower level with the remodel that will provide a redesign of the existing elevator and provide a one-way entrance into city hall with increased security.

Ms. Stroud explained that because this is a minor alteration, it only requires one meeting. She stated that the design for the remodel has not been approved by the city council.

Commissioner Gore agrees to the concept of the main entrance at the lower level.

Mr. Trapp stated having one entry into city hall will help with security.

Commissioner Gore inquired how staff parking would be impacted with the lower level main entry.

Mr. Trapp commented there has always been confusion regarding the front entry location and with relocating it to the lower-level; parking will also be directed to the lower level parking lot.

**Motion by Lemmon, seconded by Gore, to forgo a second meeting. Motion approved.**

**Motion by Lemmon, seconded by Ingalls, to adjourn the meeting. Motion approved unanimously.**

The meeting was adjourned at 2:34 p.m.

Prepared by Shana Stuhlmiller, Administrative Assistant

DRAFT

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

FROM: TAMI STROUD, PLANNER  
DATE: JULY 28, 2016  
SUBJECT: DR-6-16: REQUEST FOR AN APPROVAL FOR A "MINOR ALTERATION" TO THE COMMUNITY FIRST BANK, (DC) DOWNTOWN CORE ZONING DESIGNATION

LOCATION: 504 EAST SHERMAN AVENUE

**APPLICANT/OWNER:**  
Community First Bank  
504 East Sherman Avenue  
Coeur d'Alene, ID 83814

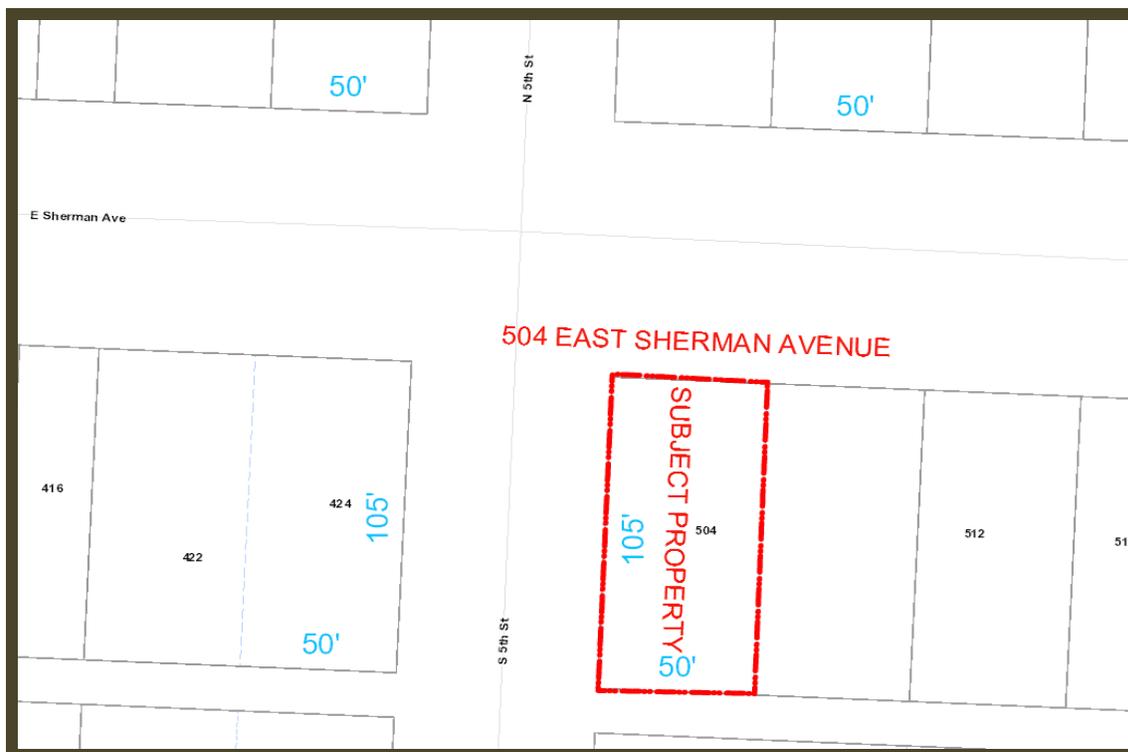
**ARCHITECT:**  
Miller/Stauffer Architects  
601 Front Avenue, Suite 201  
Coeur d'Alene, ID 83814

**ACTION:** The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant and may suggest changes or recommendations to the proposed project.

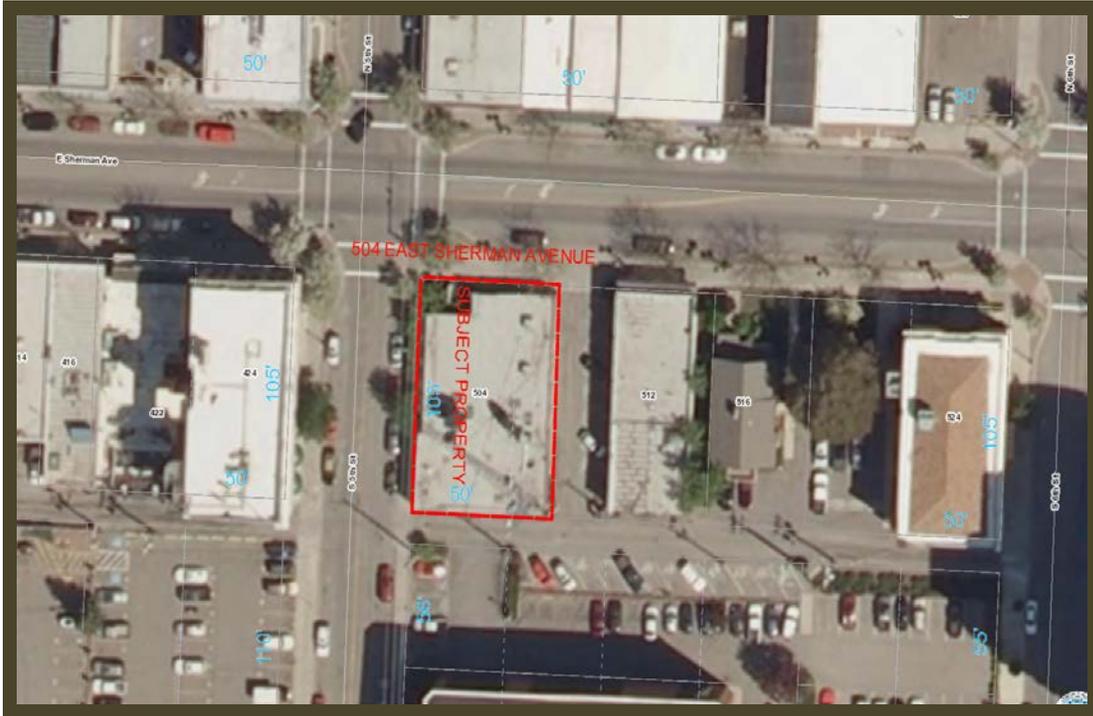
**DECISION POINT:**

Miller/Stauffer Architects on behalf of the Community First Bank are requesting approval for construction of an east side ramp, brick and exposed wood refurbishment, and the addition of horizontal flush steel siding, located at the above-noted address in the Downtown Core (DC) zoning district.

**SITE MAP:**



**AERIAL 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.

**A. PROJECT ANALYSIS**

The proposed project is located in the Downtown Core (DC) zoning district. The applicant is requesting approval of a façade improvement which is considered as a “Minor Improvement” to the existing entry located at 510 East Sherman Avenue. The Community First Bank is proposing a refurbished drive-up teller window on the east side of the building, a new ramp on the east side of the building to provide access from leased space, refurbished brick/wood exterior – to include the addition of steel siding panels. The proposed drive-up canopy will match the proposed aesthetic changes. Removal of the existing monument sign is proposed, to be replaced with illuminated sign letters mounted on a west facing wood louvered sign screen.

The “Minor Alteration” will include the following:

- Horizontal flush steel siding on the existing north/east portions of the north elevations.
- Refurbished drive-up teller window on the east side of the building.
- New ramp on the east side of the building to provide access from leased space.
- Refurbished brick/wood exterior.
- Matching drive-up canopy.

- Removal of existing monument sign.
- Illuminated sign letters mounted on a west facing wood louvered sign screen

➤ **The only proposed change to the exterior finish is the horizontal flush steel siding that will cover the existing brick columns along the east and a portion of north elevations.**

The applicant's project information has been included in your packet.

**Evaluation:**

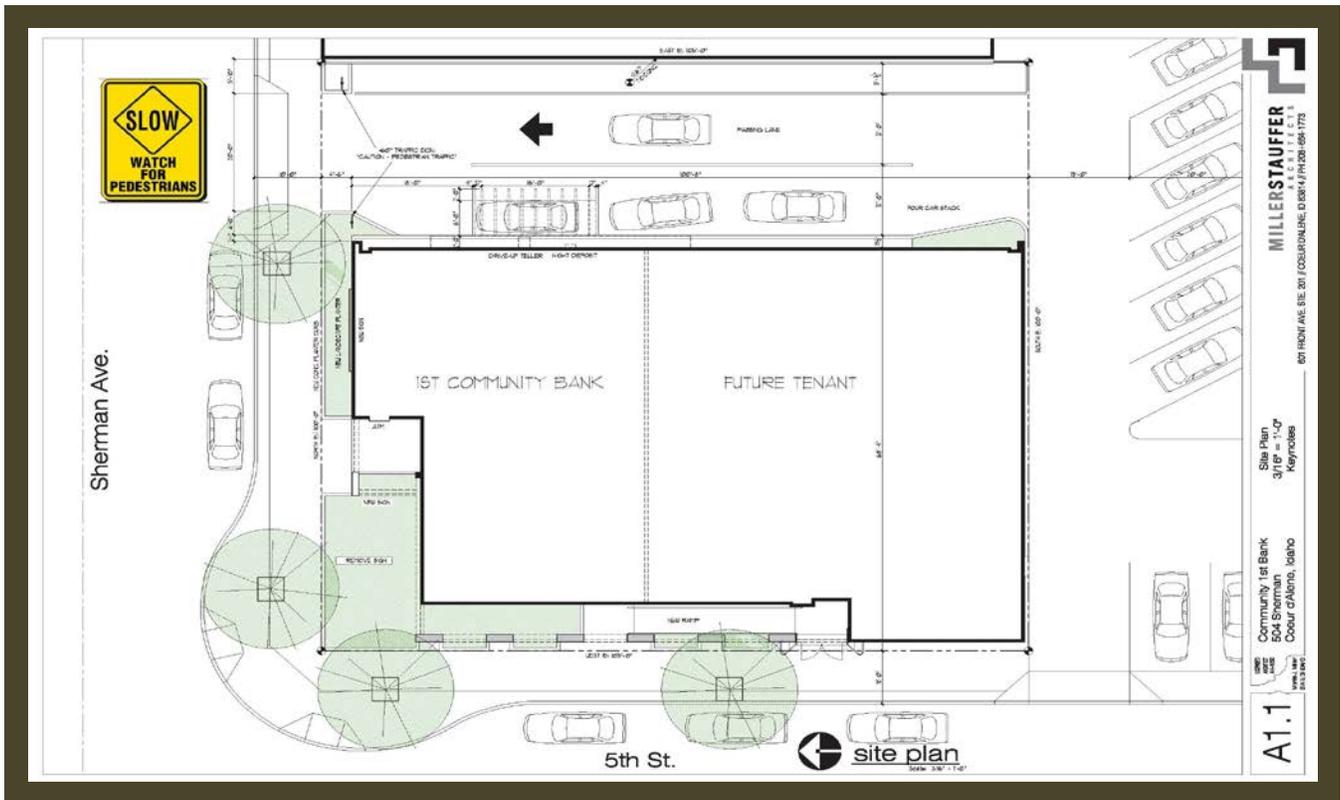
The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

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

**B. REQUESTED DESIGN DEPARTURES:**

NONE

**C. SITE PLAN:**



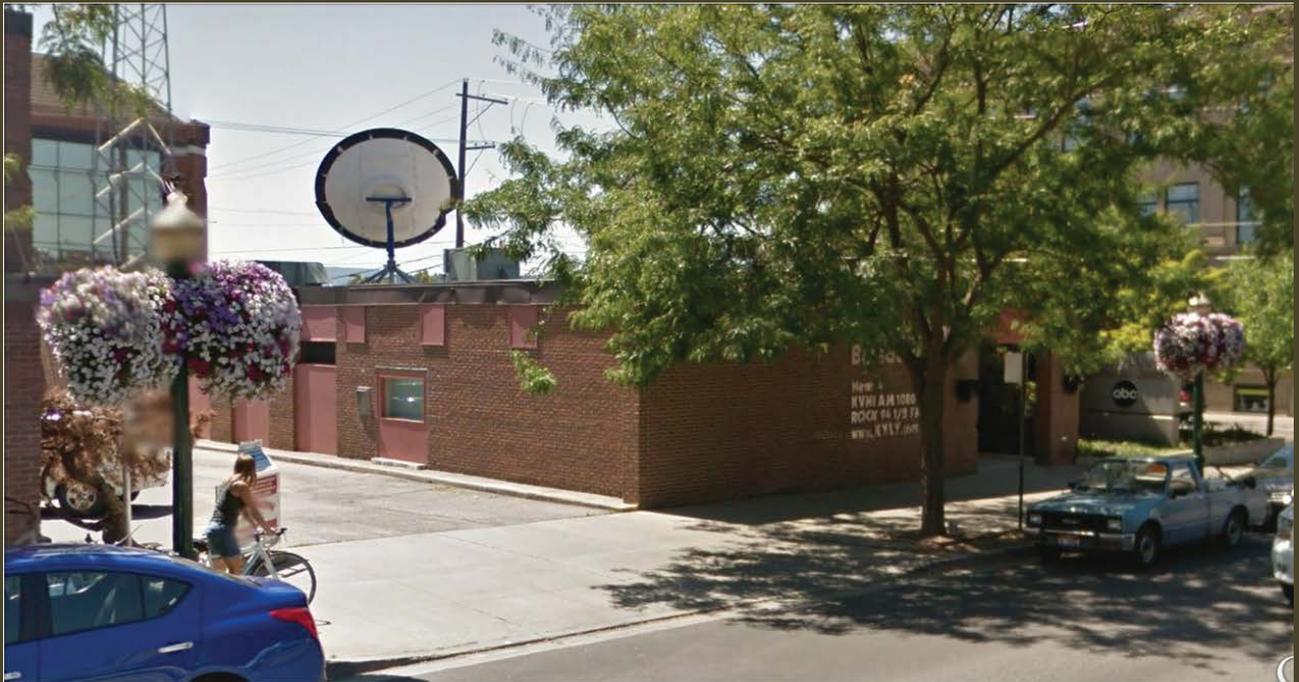
**EXISTING ENTRANCE VIEWS:**



main entrance, roof antennas  
existing monument sign

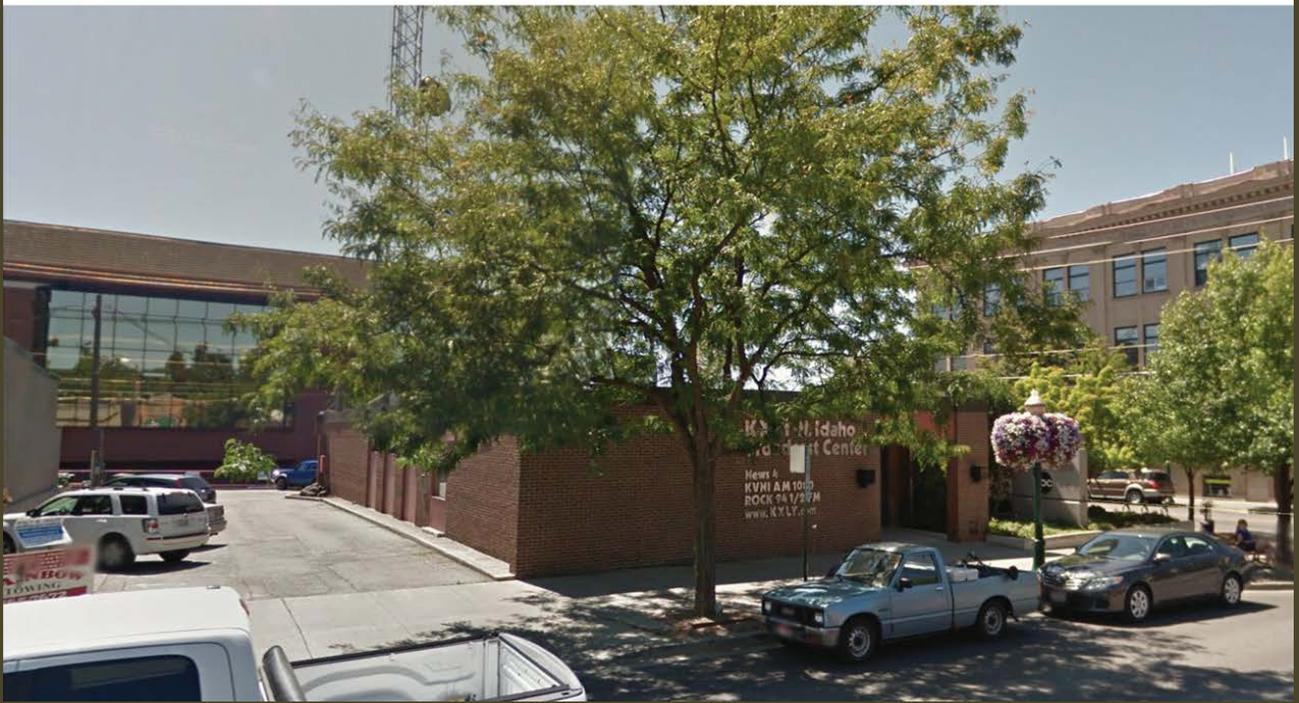


**EXISTING DRIVE-UP AND ANTENNA VIEWS:**



existing drive-up teller window

existing roof antennas



PROPOSED ENTRANCE VIEWS:



monument sign & roof antennas removed, new signs, corten steel siding & drive-up canopy



**PROPOSED MINOR ALTERATIONS:**



washed and repointed brick, sandblasted wood beams, corten steel parapet cap and siding, LED alcove lighting and new signage



➤ **Design guidelines for consideration are as follows:**

- *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*
- *Gateway*
- *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*

**ACTION:** A Minor Alteration only requires one meeting with the DRC. The Commission may provide direction to the applicant to rectify aspects of the design to bring it more into compliance with the Downtown Core Design Guidelines. The Design Review commission may approve, approve with conditions or deny the design.



**APPLICANT'S  
NARRATIVE**



June 30, 2016

**RE: Community First Bank  
504 E Sherman Ave  
Design Review - Minor Alteration  
Proposed Project Summary**

Community First Bank has purchased the building located on the SE corner of 5th & Sherman Ave. The building was originally built and used as a bank, complete with drive up teller for many years. More recently the building has been used by radio stations; KVNI & KXLY for broadcasting and administrative functions.

Community First Bank plans to open a branch bank and occupy 2,250 SF (front northern section) of the 5,750 SF building and plans to lease the remaining 3,500 SF southern section, space planned for possible bank expansion. The bank will include a walk-up ATM on Sherman Ave and refurbished drive-up teller window on the east side of the building.

Proposed building changes will include a new ramp on the east side of the building under the existing roof overhang providing accessibility to the leased space. The back 4'-0" section of 6'-0" wide planters will be removed to provide space for the new ramp. The remaining 2'-0" section of planters adjacent the 5th St sidewalk will remain providing a landscaped buffer between ramp and sidewalk.

The existing brick will be patched and repointed, acid washed and sealed. The existing wood decking over glu-lam beam roof structure will be sandblasted, stained and sealed removing decades of stains and paints. The only proposed change to the exterior finish is the proposed horizontal flush steel siding that will cover the existing brick columns along the east and a portion of north elevations. The existing 18" tall steel parapet cap establishes the 18" panel widths of the new corten steel siding panels. The new drive-up canopy will match the same steel and wood finishes.

The large monument sign that currently resides in the middle of the north side planter blocking north building views will be removed and replaced with illuminated sign letters mounted on a west facing, wood louvered sign screen.

Respectfully Submitted,

Monte J. Miller, AIA

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**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-6-16  
RECORD OF DECISION**

**A. INTRODUCTION:**

Miller/Stauffer Architects on behalf of the Community First Bank are requesting approval for construction of an east side ramp, brick and exposed wood refurbishment, and the addition of horizontal flush steel siding, located at the above-noted address in the Downtown Core (DC) zoning district.

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The meeting with the applicant was held on July 28, 2016.
  - a. Testimony was received from:

**C. GUIDELINES THAT HAVE AND HAVE NOT BEEN MET: (Circle the correct response - 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 façade improvement.**

- *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*

**D. DESIGN DEPARTURES:**

None.

**D. FINAL DECISION:**

The Design Review Commission, pursuant to the aforementioned, finds that the request for construction of an east side ramp, brick and exposed wood refurbishment, and the addition of horizontal flush steel siding, located at the above-noted address in the Downtown Core (DC) zoning district as requested by Miller /Stauffer Architects on behalf of the Community First Bank is approved/denied.

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

**ROLL CALL:**

Commissioner Ingalls	Voted
Commissioner Dodge	Voted
Commissioner Lemmon	Voted
Commissioner McKernan	Voted
Commissioner Messina	Voted
Commissioner Green	Voted
Commissioner Pereira	Voted (Alternate)
Commissioner Gore	Voted (Alternate)

Motion to approve carried.

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CHAIRMAN GEORGE IVES

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 208-769-2274.

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: JULY 28, 2016  
SUBJECT: DR-3-16: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR EIGHT (8) 1-BEDROOM LOFT UNITS WITH TEN (10) PARKING STALLS IN THE MIDTOWN OVERLAY INFILL DISTRICT

LOCATION: 722 NORTH 4<sup>TH</sup> STREET

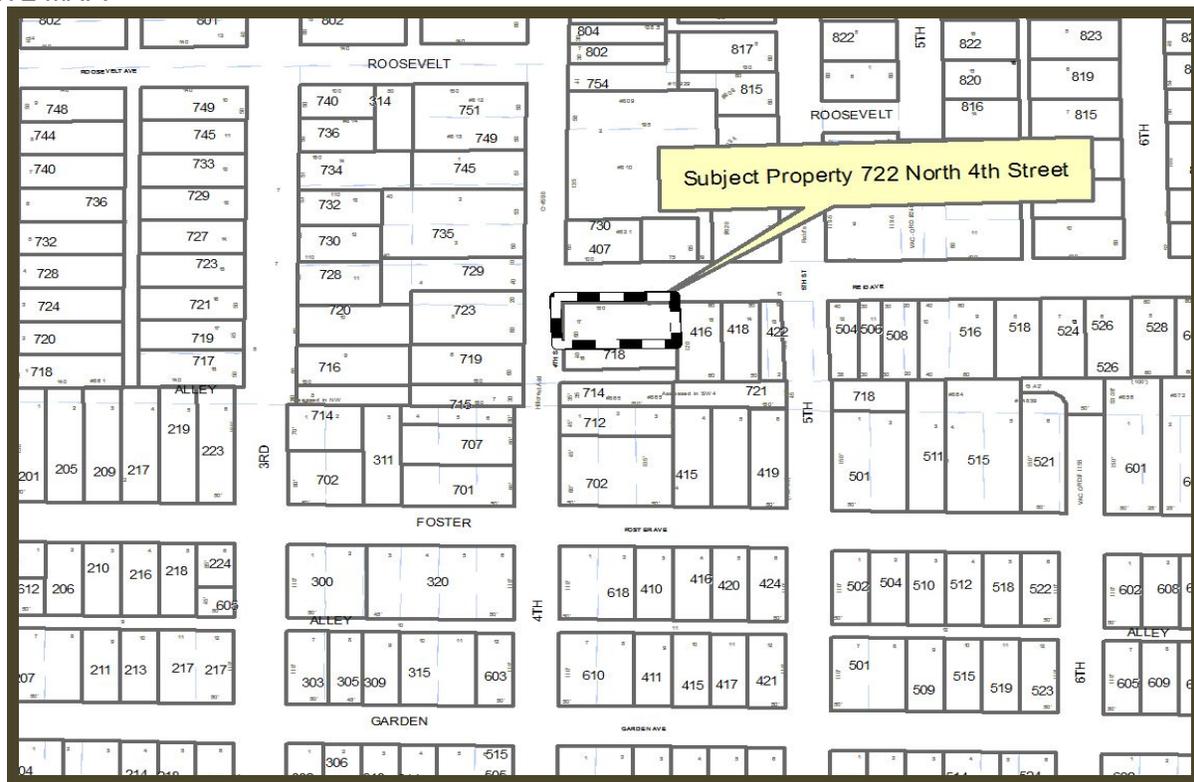
**APPLICANT/OWNER:**  
DLR Properties  
206 Indiana Avenue  
Coeur d'Alene, ID 83814

**ARCHITECT:**  
Momentum Architecture – Tim Wilson/Contact  
1412 Hazel Avenue, Studio B  
Coeur d'Alene, ID 83814

**DECISION POINT:** Tim Wilson on behalf of DLR Properties is requesting a second meeting with the Design Review Commission, for a 3-story structure with (8) 1-bedroom units. This would replace the existing single family dwelling and garage structure on the site. The property is currently zoned R-12 and is within the Midtown Overlay (MO).

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Midtown Overlay (MO) Design Guidelines. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the design guidelines.

**SITE MAP:**

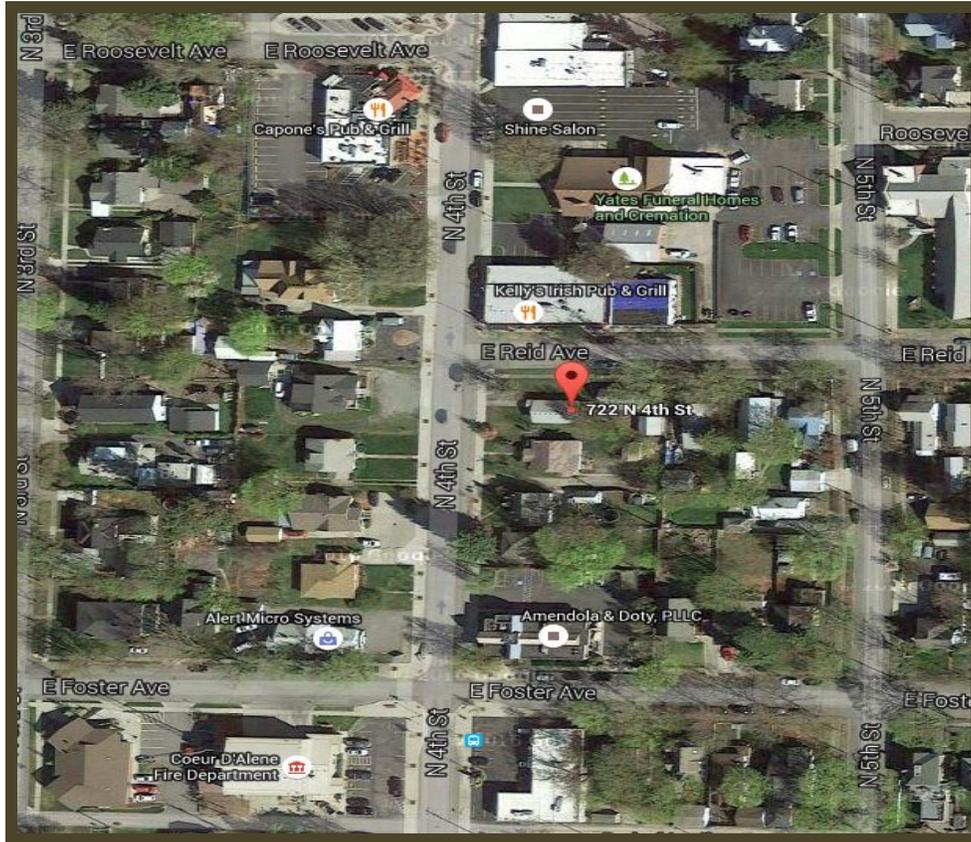


**GENERAL INFORMATION:**

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.

**A. AERIAL VIEW:**



**B. PROJECT ANALYSIS**

The property is located at 722 4<sup>th</sup> Street and is on the southeast corner of 4<sup>th</sup> Street and Reid Avenue. The property is legally described as Lot 17, Block 13, Reid's Addition to Coeur d'Alene, according to the plat thereof, filed in Book A of Plats at pages (s) 141, records of Kootenai County, Idaho.

DLR Properties is requesting a Second Meeting with the Design Review Commission for a 3-story (front portion) that transitions to 2-stories on the (rear portion) of the structure. There will be eight (8) 1-bedroom units. This would replace the existing single family dwelling unit and garage structures on the site. The property is currently zoned R-12 and is within the Midtown Overlay (MO) district. The applicant has provided ten (10) parking stalls for the proposed units, which will be located to the rear of the structure. All units will be accessed from the entrance off of Reid Avenue.

The applicant's project information has been included in your packet.

**On June 23, 2016, the Design Review Commission met with the applicant and asked that they provide additional information with regard to the below items:**

- Massing and impact on neighbor to the south;
- Service and trash area;
- Vegetative parking lot screening where the parking lot abuts the street; and,
- Demonstrate how the design fits into the area.

The Applicant has submitted updated information for the proposal. To address the impact to the south and east of the property, the rear portion of the proposed apartment complex transitions to 2-stories, rather than the original proposal of 3-stories. The third story loft and patio have been removed, and the roof was decreased 4'-5' in height on the rear portion of the structure, which is less than originally proposed. The updated site plan also shows a proposed 5' tall fence along the south and east property boundaries. The service/trash areas are located on the interior side of the proposed parking lot and will be enclosed and screened.

The applicant has also provided a graphic depicting the setback adjacent to the existing single-family dwelling unit, on the south side of the subject property. A perspective rendering is also included in the staff report. Brick veneer will be applied to the lower portion of the façade facing 4<sup>th</sup> Street - in response to a neighborhood meeting. Several trees have been added and are noted on the site plan between the subject property and the neighbor to the south.

**C. REQUESTED DESIGN DEPARTURES:**

None.

**D. SITE PHOTO:**

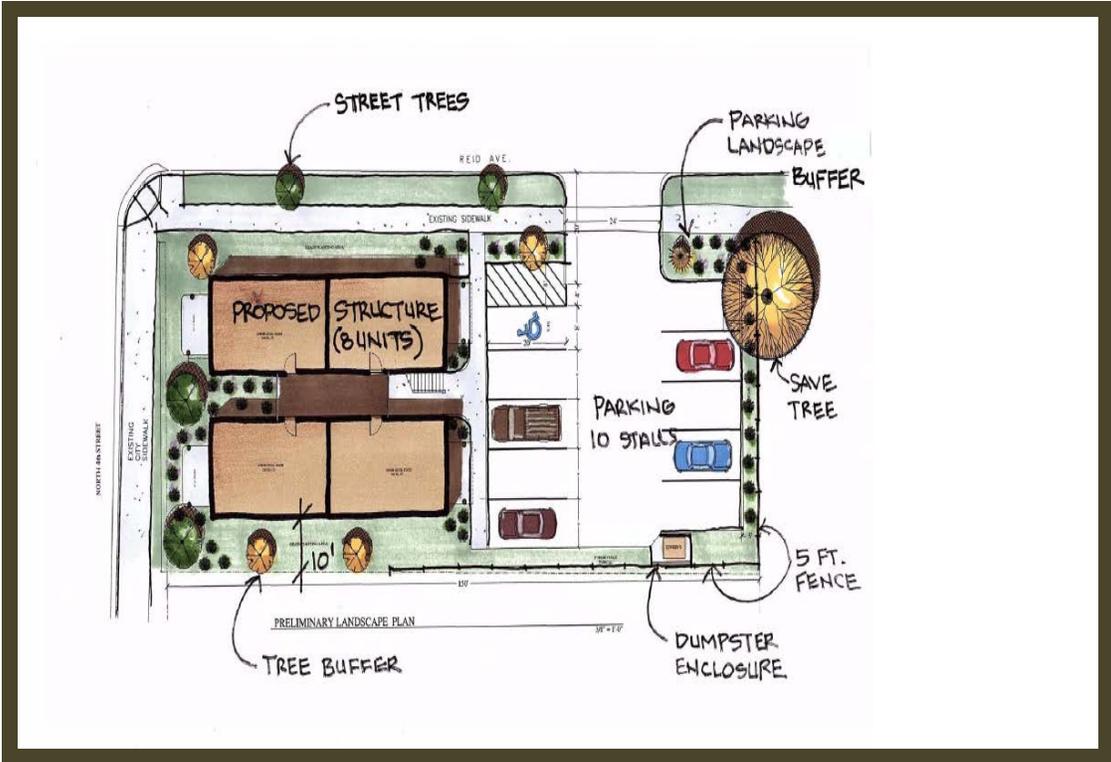
**VIEW FROM 4TH STREET LOOKING EAST AT SUBJECT PROPERTY**



Corner View of 4<sup>th</sup> Street & Reid Avenue Looking Southeast at Subject Property:

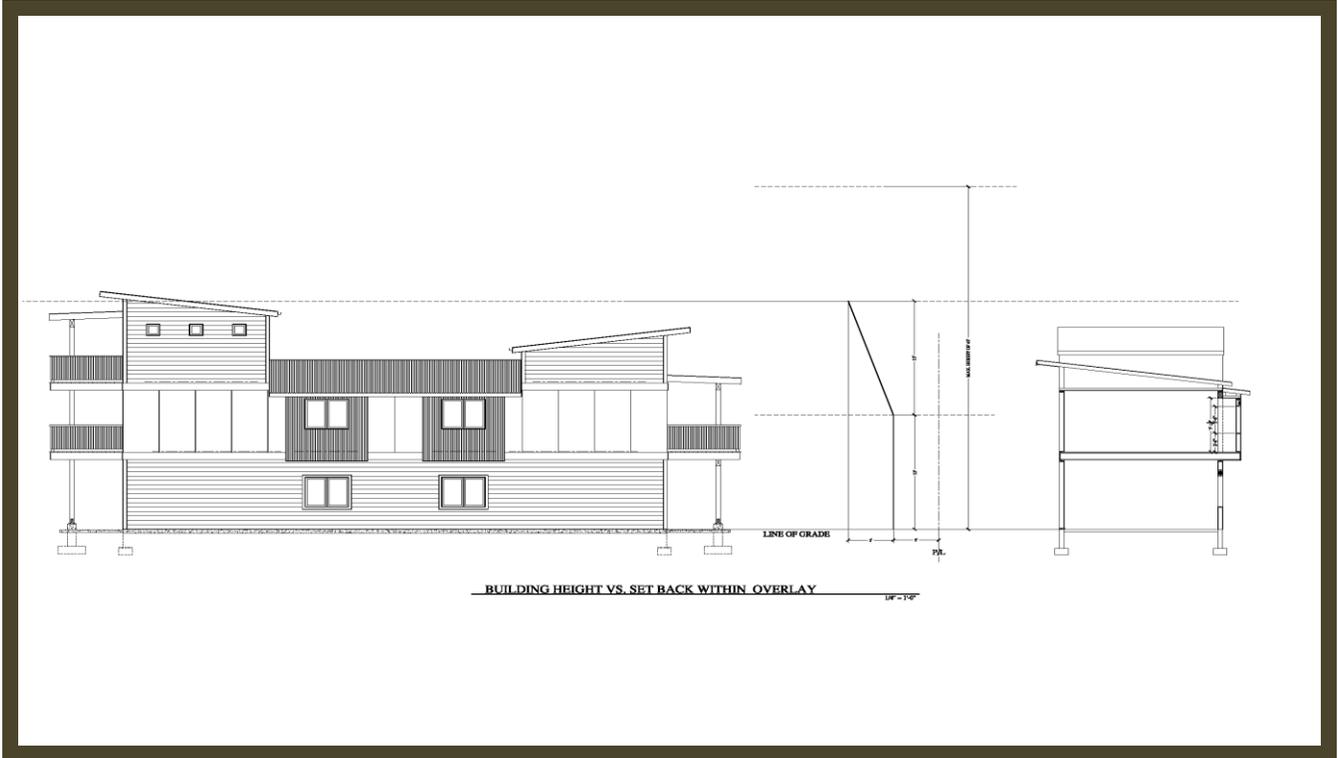


4TH STREET LOFTS SITE PLAN / LANDSCAPE DRAWINGS:





4TH STREET LOFTS BUILDING HEIGHT VS. SET BACK DRAWING:



4TH STREET LOFTS CONCEPTUAL DRAWING:



**EXTERIOR MATERIALS STUDY:**

EXTERIOR MATERIALS STUDY



4TH STREET COLOR STUDY



COLOR CONCEPT STUDY



BRICK/WDW TREATMENT  
NORTH ON REID



NEIGHBORING VIEW  
UP 4TH STREET



PANORAMIC VIEW - N. 4TH STREET



NEIGHBORING VIEW UP  
4TH STREET

**4th Street Lofts Concept**  
Coeur d'Alene, Idaho



© Copyright 2015 Momentum Architecture, Inc.

**FINISH MATERIALS:**

FINISH MATERIALS  
**4th STREET LOFTS**  
722 N. 4TH STREET, COEUR D'ALENE



'HARDIE' LAP 1  
'MOUNTAIN SAGE',  
OR APPROVED



'HARDIE' LAP 2  
'COUNTRY LANE RED',  
OR APPROVED



ROOFING MATERIAL/  
ACCENT SIDING  
CORRUGATED GALVANIZED  
METAL



EXT. WINDOW SYSTEM:  
METAL STOREFRONT SYSTEM  
COLOR: 'BLACK' OR APPR.



'HARDIE' LAP 3  
'WOODSTOCK BROWN',  
OR APPROVED.



'HARDIE' PANEL:  
'FESTIVAL YELLOW' BY GLIDDEN,  
OR APPROVED



VENEER BRICK  
COLOR: 'BRANDY WINE',  
OR APPROVED



4TH STREET LOFTS  
722 N. 4TH STREET, COEUR D'ALENE, IDAHO  
COURT REPORT

1 OF 1

## 4TH STREET LOFTS 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).

**Design standards and guidelines for consideration are as follows:**

### **MO**

- 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

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

**ACTION: ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Infill Overlay District (MO). The Commission may provide direction to the Applicant to rectify aspects of the design to bring it more into compliance with the design guidelines.

**During the final meeting with Design Review Commission, discussion includes:**

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

The last step will be the third and final meeting with the Design Review Commission. The Design Review Commission may suggest changes or recommendations to the Applicant prior to the third meeting before rendering a decision to approve, approve with conditions, or deny the design. The DRC also has the option to waive the final meeting and render a decision during the second meeting.



**APPLICANT'S  
NARRATIVE**

# 4<sup>TH</sup> STREET LOFT APARTMENT COMPLEX

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Coeur d'Alene, Idaho

## PROJECT DESCRIPTION

New construction of an approx. 4,878 S.F. 8 Unit Apartment Complex consisting of single bedroom layouts developed along 4<sup>th</sup> Street in the Midtown Overlay District. This facility will replace two dilapidated single family residences and garage structure currently located on the parcel. Design to blend with the neighboring residential and eclectic commercial uses.

## ZONING INFORMATION

Address: 722 N. 4<sup>th</sup> Street

Parcel: C75600130170

Legal: Lot 17, Block 13, Reid's Addition to Coeur d'Alene, according to the plat thereof, filed in Book A of Plats at page(s) 141, Records of Kootenai County, Idaho.

Zoning: MO (Midtown Overlay)

Acres: .2066 Acres  
Area: 9,000 S.F.

F.A.R. (base): 1.0 times parcel size: 9,000 S.F.  
F.A.R. (max.): 3.0 times parcel size: 27,000 S.F.

Height Allowed: 45'  
Proposed Height: 32' +-

Number of Stories: 3 Stories

Parking Required: 8 (1 Bedroom Units - 1 space per unit)  
Parking Provided: 10 Stalls (includes 1 HCAP)

## DEVELOPMENT PROGRAM

Building Size: Residential: 4,478 S.F.

Building Use: Apartments - New

Occupant Load: Residential: 4,878 S.F./200 S.F./occ.) 24 total occ.

Construction Type: 5-B

Building Criteria: Seismic Design Category: C  
International Building Code: 2012

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**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-3-16  
RECORD OF DECISION**

**A. INTRODUCTION:**

Tim Wilson on behalf of DLR Properties is requesting a second and final meeting with the Design Review Commission, for a 3-story structure with (8) 1-bedroom units. This would replace the existing single family dwelling and garage structure on the site. The property is currently zoned R-12 and is within the Midtown Overlay (MO).

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The first meeting with the applicant was held on June 23, 2016.
  - a. Comments were received from:

**Tim Wilson on behalf of DLR Properties, Joe Chapman, Brian Glenn, members of the public and the Design Review Commission:**

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

2. The second and final meeting with the applicant was held on July 28, 2016.
  - a. Comments were received from:

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.**

- 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

- Integration of Signs with Architecture
- Creative/Individuality of Signs

**D. DESIGN DEPARTURES:**

**None.**

**PROPOSED CONDITIONS:**

**None.**

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

**ROLL CALL:**

Commissioner Dodge	Voted
Commissioner Ingalls	Voted
Commissioner Lemmon	Voted
Commissioner Green	Voted
Commissioner McKernan	Voted
Commissioner Messina	Voted
Alternate Commissioner Pereira	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:** JULY 28, 2016  
**SUBJECT:** DR-4-16: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A 49-UNIT RESIDENTIAL DEVELOPMENT LOCATED WITHIN THE DO-E INFILL OVERLAY DISTRICT

**LOCATION:** 821 EAST MULLAN AVENUE

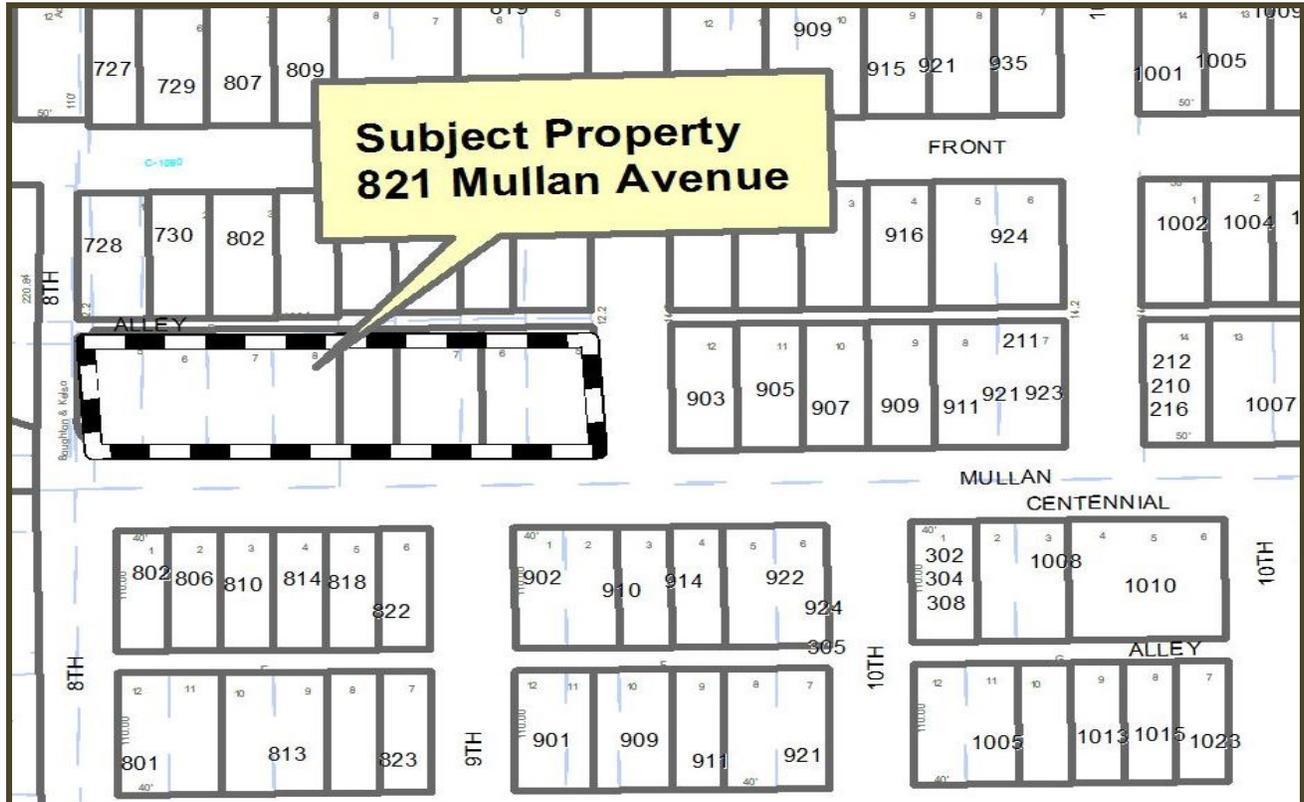
**APPLICANT/OWNER**  
CDA Partners Mullan  
140 Cherry Street, #201  
Hamilton, MT 59840

**ARCHITECT:**  
Momentum Architecture  
112 Hazel Avenue, Suite B  
Coeur d'Alene, ID 83814

**SITE MAP:** Tim Wilson on behalf of Coeur d'Alene Partners Mullan is requesting a second meeting with the Design Review Commission, for a 49-unit residential development. This would replace the Shady Pines apartment complex located on the site. The property is currently within the Downtown Overlay – Eastside District (DO-E) Infill District.

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Downtown Overlay – Eastside District (DO-E) Design Guidelines. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the design guidelines.

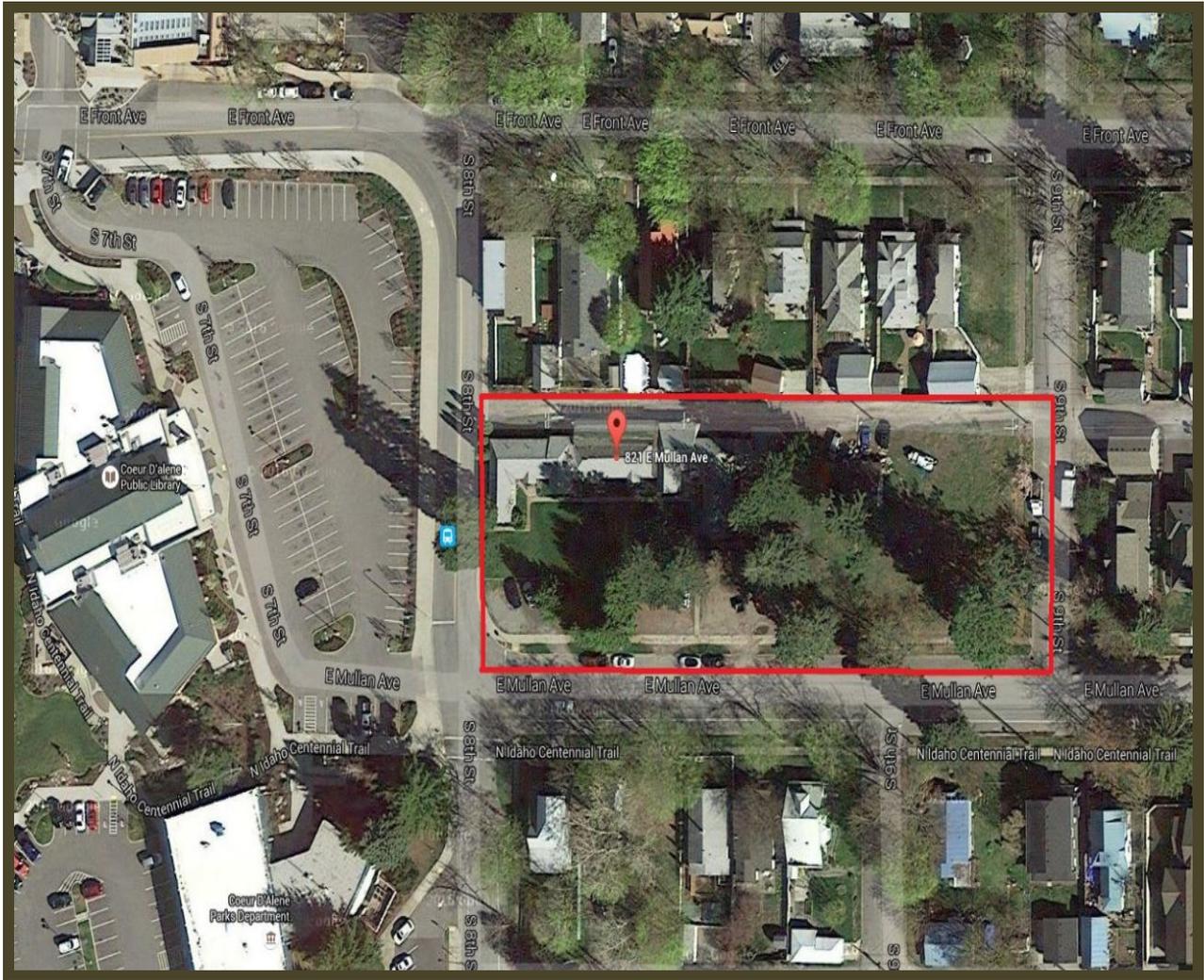
**SITE MAP:**



**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.

**A. AERIAL VIEWS:**



**B. PROJECT ANALYSIS**

The applicant is requesting a Second Meeting with the Design Review Commission for the construction of a residential building in the Downtown Overlay-Eastside (DO-E) Infill District. The property is 1.022 acres located between 8<sup>th</sup> and 9<sup>th</sup> Streets along Mullan Avenue. The original proposal was for 52 residential units. The applicant has reduced the number to 49 units and a total of 51,220 square feet. The proposed access is to the rear of the two-way public alley. The parking will be located to the rear of the proposed residential units.

The applicant is required to provide 62 parking stalls, however; they have requested a parking reduction for the provision of bike lockers in lieu of 4 parking stalls. If the parking reduction is granted, the project would include 58 parking stalls. Should the reduction for parking be denied, the applicant will need to provide all of the required parking.

The applicant's Project Summary is included below:

## MOMENTUM

ARCHITECTURE, Inc.

112 Hazel Avenue, Studio B ~ Coeur d'Alene, ID 83814 : Ph. 208+664 4251 : Fax 208+765 9671

June 12th, 2016 Revised 7.14.16

Ms. Hilary Anderson  
Community Planning Director  
City of Coeur d'Alene – City Hall  
Coeur d'Alene, ID 83814

Dear Hilary,

On behalf of the Owners Group – 'CDA Partners Mullan' we are requesting a variance to the Eastside Overlay District zoned parking requirement for the proposed 821 E. Mullan Avenue Apartments Facility which currently is in the Design Review Process. The project proposed consists of 49 units and the zoned parking criteria requires 61.75 stalls for its overall unit count. In an effort to maintain a consistent residential look at all three streetscapes (8th Street, Mullan Ave., and 9<sup>th</sup> Street) we have designed a U shaped facility with a screened from street-view parking area consisting of 58 stalls including 15 compact stalls which is accessed from the alley as discussed with your department. We propose an interior secured area providing a minimum of 24 Bike Lockers for residents use in lieu of the 4 parking stalls shy of the zoned parking count (refer to picture attached for concept and site plan submitted for Design review). The site will also be provided with the minimum City required Exterior Bike stalls. This facility will encourage strong bicycle traffic/pedestrian uses due to its close proximity to downtown area and services. We request your approval to allow this substitution.

Thank you for your consideration. Please call if you have any questions

Sincerely,



Tim A. Wilson, NCARB  
Principal Architect/Owner  
Momentum Architecture, Inc.  
[timw@momentumarch.com](mailto:timw@momentumarch.com)

cc: Brian Glenn

---

Momentum Architecture, Inc.

**On June 23, 2016, the Design Review Commission met with the applicant and asked that they provide additional information with regard to the below items:**

- Bulk and space of the building;
- Massing of the wall; and the connectors won't eliminate the concern;
- Concerns with the front wall facing Mullan Avenue. Consider reducing the elevation of that wall so when people are on Centennial Trail they are not looking at a wall;
- Provide additional information about the A/C units. Location and how they will be screened;
- Consider looking at the roof lines that include some design enhancements.

The Applicant has submitted updated renderings for the proposal.

**C. REQUESTED DESIGN DEPARTURES:**

The applicant has requested two design departures for "The Lake Apartment project".

➤ **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.

The applicant has proposed a "flat roof" on the west and east corner buildings of the project as seen on the updated conceptual plans. The applicant stated in his request that the addition of the "flat roofs" on the corner buildings is to break up the overall sloped roof appearance and provide a commercial-looking design element blending with the nearby commercial facilities.

The applicant has provided additional information in his letter addressed to the Community Planning Director, requesting a Design Departure for the guideline as noted above for "Roof Pitch" included in the packet.

➤ **Bulk and Spacing:**

**Intent:**

To retain the scale of buildings in the neighborhood.

**Standards:**

The maximum horizontal dimension of a building facing a street should be no more than 100 feet.

A minimum 15 foot separation should be maintained between buildings that face the street.

The applicant has designed the proposed structure to include "Building Connectors" at the second floor level between the three major buildings. The areas are designed to provide an internal pedestrian and accessible path between the buildings common areas, and the individual units. The applicant has stated that the three buildings meet the 100' length guideline for "Bulk and Spacing" and are separated by 29.5' at the west wing and 42.5' at the east wing. The connectors are set back from the street and placed at the rear side of the structure near the parking lot. This design is in response to the DRC feedback to break up the building. The public will be able to see under and over the connectors. They are designed primarily with glass to also see through the connectors. The intent of the connector is to provide a sense of separation.

The applicant has provided additional information in his letter addressed to the Community Planning Director, requesting a Design Departure for the guideline as noted above for "Bulk and Spacing", included in the packet.

**D. REQUESTED F.A.R. DESIGN BONUSES (Minor Amenities):**

BASE: 0.5  
 Streetscape Features: 0.2  
 Upgraded Building Materials: 0.2  
 Preservation of Grand Scale Tree: 0.2  
 Alley Enhancements: 0.2

In addition to the above-requested bonuses, the applicant is also asking the Community Planning Director for an approval of the use of Bike Lockers, or “Bicyclist Accommodations” in lieu of parking for a portion of the project. (See below code section).

*17.44.200 E. Bicyclist Accommodations: The planning director may authorize a fifteen percent (15%) reduction in the number of required off street parking spaces for developments or uses that make special provision to accommodate bicyclists. Examples of accommodations include enclosed bicycle lockers, employee shower facilities and dressing areas for employees. A reduction in parking may not be granted merely for providing outdoor bicycle parking spaces. (Ord. 3403, 2011)*

<u>UNITS BY BEDROOM SIZE</u>		<u>SQ. FT PER UNIT</u>
STUDIO	4	442-504 SQ FT
1 BEDROOM	31	562-745 SQ FT
2 BEDROOM	11	774-971 SQ FT
3 BEDROOM	3	1,382-1,581 SQ FT
<u>COMMON AREA CORRIDORS &amp; ELEVATOR</u>		
<b>TOTAL BUILDING</b>	<b>49 UNITS</b>	<b>51,220 SQ FT</b>

**USAGE INFORMATION**

**CONCEPT PROPOSED BIKE LOCKERS**



**Evaluation:**

The Community Planning Director will make a determination for the applicant's request for a parking reduction of 4 spaces, in lieu of proposed bicycle accommodations (bike lockers). The Community Planning Director will review the input from the DRC's last meeting with regard to the request, and make the final determination.

**E. NEIGHBORHOOD CONTEXT:**

**PROPERTY VIEW FROM 8<sup>TH</sup> STREET & MULLAN AVENUE LOOKING NORTH**





# NORTH ELEVATION- EAST



# EAST ELEVATION







- Curbside Planting Strips
- Unique Historic Features
- Entrances
- Orientation to the Street
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs

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

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Infill Overlay District (DO-E). The Commission may provide direction to the Applicant to rectify aspects of the design to bring it more into compliance with the design guidelines.

**During the final meeting with Design Review Commission, discussion includes:**

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

The last step will be the third and final meeting with the Design Review Commission. The Design Review Commission may suggest changes or recommendations to the Applicant prior to the third meeting before rendering a decision to approve, approve with conditions, or deny the design. The DRC also has the option to waive the final meeting and render a decision during the second meeting.



**APPLICANT'S  
NARRATIVE**

# MOMENTUM

ARCHITECTURE, Inc.

---

112 Hazel Avenue, Studio B ~ Coeur d'Alene, ID 83814 : Ph. 208+664 4251 : Fax 208+765 9671

July 20th, 2016

Ms. Hilary Anderson  
Community Planning Director  
City of Coeur d'Alene – City Hall  
Coeur d'Alene, ID 83814

Dear Hilary,

On behalf of the Owners Group – 'CDA Partners Mullan' we are requesting three design departures from the Eastside Overlay District guidelines for the proposed 821 E. Mullan Avenue Apartments Facility which currently is in the Design Review Process. They are as follows:

1. Reduced parking stalls via: ADDED Bike Lockers per letter submitted to you 7/14/16.
2. We have designed 'Flat Roofs' in lieu of the sloped roof guideline at the west and east end corners of the project. This is proposed to provide a break to the overall sloped roof appearance and provide a commercial design element blending with the nearby commercial development facilities. The majority of the project is designed with several sloped rooflines throughout. The 'Flat Roof' areas are to provide rooftop access for common areas for the residents including outdoor patio seating/BBQ areas/views of the lake and be provided with several softened landscape beds. The look is designed to provide a transition feel blending residential/commercial elements which this neighborhood has both of. The roofline at these corner locations is provided with a parapet profile which acts as a guardrail for residents and also provides screening for the several air conditioner units provided for the facility. Refer to the drawings/renderings and concept diagram for visual representation.
3. We have designed 'Building Connectors' at the second floor level between the three major mass building components. This is a departure to the 'Building Bulk and Spacing' guideline. The 'Connectors' are designed to provide a vital internal pedestrian and Accessible path between the buildings common areas (ie: roof top patio's/children's area/exercise room and the internal bike locker/kayak storage/mailroom areas) and the individual residential units. The 3 buildings meet the 100 feet length guideline and are separated by the distances of 29.5' at the west wing and 42.5' at the east wing. The 'Connectors' are set back from the street and placed at the rear side near the parking area. We have dropped the roofline of the 'Connectors' at the request of the DRC to provide a visual break of

the overall roofline of the structures. The Public will be able to see under and over the 'Connectors'. They are also designed primarily with glass to see through the 'Connectors'. The concept of 'seeing through' these walkways provides a strong sense of building separation. Several jogs to the building facade have been provided to break up the bulk/mass of the building. Refer to the drawings/renderings for visual representation.

We feel these items enhance the overall project and do not provide a negative impact on the neighborhood or comprehensive plan.

Thank you for your consideration. Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tim A. Wilson". The signature is written in a cursive style and is flanked by horizontal lines extending to the left and right.

Tim A. Wilson, NCARB  
*Principal Architect/Owner*  
Momentum Architecture, Inc.  
[timw@momentumarch.com](mailto:timw@momentumarch.com)

cc: Brian Glenn

# 'THE LAKE' APARTMENT COMPLEX Revised 7.14.16

821 E. Mullan Avenue, Coeur d'Alene, Idaho

## PROJECT DESCRIPTION

New construction of an approx. 51,220 S.F. 49 Unit Apartment Complex developed along Mullan Avenue in the Downtown Overlay - Eastside District. This facility will replace the existing dilapidated 'Shady Pines' apartment complex currently located on the property. Design to blend with the neighboring residential and eclectic-modern commercial uses.

## ZONING INFORMATION

Address:	821 E. Mullan Avenue		
Legal:	Refer to Title Report attachment		
Zoning:	DO-E (Downtown Overlay - Eastside)		
Acres:	1.0229 Acres		
Area:	44,557.52 S.F.		
F.A.R. (base):	.5 times parcel size:	22,279 S.F.	
F.A.R. (max.):	1.6 times parcel size:	71,292 S.F.	
Height Allowed:	35' Residential, 38' Commercial		
Proposed Height:	35' +-		
Number of Stories:	3 Stories		
Parking Required:	Studio:	4 units x 1:	4 Stalls
	1 Bdrm:	31 units x 1:	31 Stalls
	2 Bdrm:	11 units x 1.75:	19.25 Stalls
	3 Bdrm:	3 units x 2.5:	7.5 Stalls
	Total Required:		61.75 Stalls
Parking Provided:	58 Stalls (includes 2 HCAP, 1 being Van Accessible) (Note: Refer to letter to Planning Director requesting parking variance since providing minimum of 24 interior bike storage lockers)		

# 'THE LAKE' APARTMENT COMPLEX

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821 E. Mullan Avenue, Coeur d'Alene, Idaho

## DEVELOPMENT PROGRAM

Building Size:	Residential:	37,192 S.F.
	Common Area:	3,895 S.F.*
	Corridors/Elevators:	10,428 S.F.*
	<u>Total Building:</u>	<u>51,515 S.F.</u>

\*areas not included in the F.A.R. calculations

F.A.R. Bonuses:	Base:	.5
	Streetscape Features:	.2
	Upgraded Building Materials:	.2
	Preservation of Grand	
	Scale Trees:	.2
	Alley Enhancements:	.2
	<u>Bike Lockers:</u>	<u>(?)</u>
Total F.A.R. proposed:	1.3	

Lot Size: 44,557.52 S.F. x 1.3 = 57,925 S.F. allowed

Building Use: Apartments – New

Occupancy: Residential:

Occupant Load:	Residential:	37,192 S.F./200 S.F./occ.:	186 occ.
	Common Areas:	3,895 S.F./100 S.F./occ.:	39 occ.
	<u>Total Occ.Load:</u>		<u>225 occ.</u>

Construction Type: 5-B

Building Criteria: Seismic Design Category: C  
International Building Code: 2012

# 'THE LAKE' APARTMENT COMPLEX

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**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-4-16  
RECORD OF DECISION**

**A. INTRODUCTION:**

Tim Wilson on behalf of Coeur d'Alene Partners Mullan is requesting a second meeting with the Design Review Commission, for a 49-unit residential development. This would replace the Shady Pines apartment complex located on the site. The property is currently within the Downtown Overlay – Eastside District (DO-E) Infill District.

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The first meeting with the applicant was held on June 23, 2016.
  - a. Comments were received from:

**Tim Wilson on behalf of DLR Properties, Brian Glenn, members of the public and the Design Review Commission:**

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

2. The second and final meeting with the applicant was held on July 28, 2016.
  - a. Comments were received from:

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.**

- 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

- Integration of Signs with Architecture
- Creative/Individuality of Signs

**D. DESIGN DEPARTURES:**

➤ **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.

➤ **Bulk and Spacing:**

**Intent:**

To retain the scale of buildings in the neighborhood.

**Standards:**

The maximum horizontal dimension of a building facing a street should be no more than 100 feet.

A minimum 15 foot separation should be maintained between buildings that face the street.

**PROPOSED CONDITIONS:**

**None.**

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

**ROLL CALL:**

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

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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.**



WRITTEN COMMENTS

FOR

DR-4-16

To: George Ives, Chairman Design Review Commission, in care of Hilary Director Anderson, Planning

Dear Sir:

July 26, 2016

We are alarmed at the scope and size of the project proposed on the grounds of the dilapidated Shady Pines Apartments property. We reside on the corner of Mullan and 9<sup>th</sup>, making us the nearest neighbor to the east. Our house has been standing on this corner for 109 years and we fear this project, as is, will disrupt this neighborhood that was established around 1905. Although, we are one of the closest neighbors to the property, the impact of this gargantuan complex will impact the character of the whole area. Gone will be the residential tranquility and the quiet enjoyment of resident's property for several blocks around.

We are not asking for a halt to the project, but for design modifications that preserve the character and density of our residential neighborhood. New homes have been built since the East Infill initiative was begun and these homes have adhered to standards that enhance the character and beauty of the neighborhood. This project, as it is, contrasts the nature of its surroundings. Also, the magnitude of density is a bit beyond its near neighbors.

Just down Mullan Avenue, the Ice House complex blends into the local neighborhood giving the feeling of individual one family homes. We would like to see design modifications more along this line and away from the sheer mass and bulk of the proposed complex.

Lastly, we would not like to see a variance for required parking spaces. Accommodation for bicycles is a noble cause, however, we live in a climate that makes a bicycle impractical half the year for many people. Let the bike lockers remain if other space can be found, but maintain the parking space requirement. The neighborhood already acts as overflow parking for downtown and McEuen Park.

We thank you for your consideration of our concerns and we hope you will preserve the quaint and nostalgic feel of historic Coeur d' Alene.

  
Bill & Heidi Thompson

903 E Mullan Avenue, Coeur d' Alene, Idaho

## STUHMILLER, SHANA

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**Subject:** FW: ATTN: George Ives RE: Shady Pines Project

**From:** Lisa Stratton [<mailto:lisasstratton@gmail.com>]  
**Sent:** Tuesday, July 26, 2016 4:11 PM  
**To:** ANDERSON, HILARY  
**Subject:** Fwd: ATTN: George Ives RE: Shady Pines Project

----- Forwarded message -----

**From:** Lisa Stratton <[lisasstratton@gmail.com](mailto:lisasstratton@gmail.com)>  
**Date:** Tue, Jul 26, 2016 at 4:00 PM  
**Subject:** ATTN: George Ives RE: Shady Pines Project  
**To:** [HADERSON@cdaid.org](mailto:HADERSON@cdaid.org), [tstroud@cdaid.org](mailto:tstroud@cdaid.org)

George Ives,

I am writing in regards to the Shady Pines Project, (SPP) on East Mullan ave.

As a residents at 730 East Front Avenue, we are very concerned with some issues regarding this project.

First and foremost would be the total loss of privacy for those whom reside on Front Ave. and streets close by. The alleyway plan would be very intrusive to say the least. Such a large amount of traffic would not only bring constant dust, noise and accidents (We've already had someone drive through our fence and damage our shed), but the parking lot alone would have constant slamming car doors and trunks, loud voices, loitering and probably drinking until all hours. The alley is NOT A STREET, it is for access to residential homes within reason, not apartments with such a large number of vehicles. it is our thought that the parking should be UNDERGROUND, so not to add to the already terrible parking situation surrounding the area. Yes, this would be expensive, but this should NOT be the concern of current residents. The current parking lot for the SPP is already obsolete, (per the exemption), There will not be enough parking spots provided for prospective tenants. How could this have been allowed? The parking problem would be forced onto Front Ave., which is already congested with traffic and people parking and walking downtown for work, a day of leisure, the library, the park, etc. This is completely inappropriate, unfair, intrusive and the exemption should never have been allowed.

We have been told by several Realtors that this project will substantially lower the value of our homes. How do we swallow that fact? The developer makes money, but we, as homeowners lose all around.

As residents, we are not responsible for making sure the developer makes money. This project is ONLY about making money. The current project needs to be dissected and changed, as not to ruin the living environment for currently established residents.

Residents of the SPP's surrounding area live there because of the peaceful nature of the area, in addition to it's conveniences. We should not have to tolerate a builder's idea to make money at the expense of the neighborhood.

We are all for a project to improve the area, but within the boundaries of proper planning laws, regulations and the integrity of the current neighborhood, with NO exemptions for the builder.

As residents, we would like an exemption for all alley fencing to a height maximum 8', as to hide the SPP, if approved. The fencing should be uniform PVC and include gates for garages and trash. The fencing should be installed at the expense of the builder. Also, there needs to be a "beautification" of the alleyway, with trees and shrubs so residents won't have a view of just "apartments".

If SPP is approved, added to the rental agreements for SPP tenants, should be a stipulation that "no resident shall move in or out by truck between the hours of 10:pm through 8:am". "NO LOITERING" signs should be posted in the parking lot as well.

When we built our home six years ago, we were forced to have a telephone pole put inside our back yard. We would like an exemption to have it removed by the builder, if the SPP gets approved.

At this point, the City should allow current residents to install driveways to homes if needed at the expense of the builder. Additionally, Front Avenue and East Mullan should be residents only parking for a two block radius, thus forcing cars into the new parking structure by the park, which will generate more money for the city. This subject has been raised before and very is necessary and fair given the current parking problems.

We sincerely appreciate your time and effort regarding these matters.

Sincerely,

Mark and Lisa Stratton

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Lisa Stratton

## STUHMILLER, SHANA

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**Subject:** FW: The Lake Apartments

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**From:** mary jo brooks [<mailto:brookskty@yahoo.com>]

**Sent:** Tuesday, July 26, 2016 4:34 PM

**To:** STROUD, TAMI

**Subject:** The Lake Apartments

My name is Opal Hammrich and I have lived at 902 Mullan Avenue for 50plus years. I look at the block of the Shady Pines every day and am in favor of seeing improvements there. However, I have some concerns about the proposed project. I understand that it will be large and tall and with limited parking. My concerns are the following:

1: I would not like to see a solid building on this property as it does not seem to fit into the neighborhood. Ideally, I would have liked to see cottages there. However, if apartments are going to be built, please follow the design recommendations of providing view corridors at least every 100 feet.

2: I am concerned about the height. Since the property already is bermed up, it concerns me that it may end up taller than 35 feet, which seems too tall already.

3: I am also concerned about the parking. I do not drive any more but have family that visit and am afraid that the spillover of parking will surround my house and take up all available parking. Also concerned for the neighbors on Front Street, who will have to put up with traffic going up and down the alley.

Thank you for your time. Please add my name to the list of neighbors who have concerns about the size and bulk of this project.

Sincerely,  
Opal Hammrich

## STUHMILLER, SHANA

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**To:** STROUD, TAMI  
**Subject:** RE: The Lake Apartments

Hello

My name is Mary Jo Brooks and I live at 901 Bancroft Avenue, about 1/2 block from the proposed apartments at the Shady Pines site. I have lived here about 25 years and have watched the sad state that the property is in. I am looking forward to having something done with the block but am concerned with the proposal and would like to urge Design review to uphold the standards for this area as well as make recommendations regarding the size, height, bulk and lack of view corridors. All the neighbors want to see something here that will fit in with the neighborhood, rather than detract from it. Please help us with this by, at the very least, upholding existing design standards.

Thank You  
Mary Jo Brooks

## STUHMILLER, SHANA

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**To:** STROUD, TAMI  
**Subject:** RE: Comments on Lake Apartment Complex agenda item on July 28 meeting of the Design Review Commission

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**From:** STROUD, TAMI  
**Sent:** Wednesday, July 27, 2016 12:01 PM  
**To:** ANDERSON, HILARY; STUHMILLER, SHANA  
**Subject:** FW: Comments on Lake Apartment Complex agenda item on July 28 meeting of the Design Review Commission

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**From:** JOE MORRIS [<mailto:joemorris@prodigy.net>]  
**Sent:** Wednesday, July 27, 2016 11:33 AM  
**To:** STROUD, TAMI  
**Subject:** Comments on Lake Apartment Complex agenda item on July 28 meeting of the Design Review Commission

To: George Ives, Chairman Design Review Commission  
Re. Lake Apartment agenda item of July 28th meeting of DRC  
From: Joe Morris, President of the East Mullan Historic Neighborhood Association

These comments are based on my current understanding of the project design. Representatives of our association did meet with people from the Planning Department and the Project Manager to express our concern so some changes may have occurred.

The Infill purpose is to allow development that occurs in a manner that would encourage infill development while protecting the surrounding neighborhood. In addition the DRC must determine how the project meets all design standards that apply to this project. The intent of the design review process is to meet the goals of the City (comp plan, 2030 planning process) and the applicant as well as address the concerns of the people who live and own property in close proximity to the project.

As designed this project does not comply with the Roof Pitch and the Bulk and Spacing standards. Other neighborhood concerns relate to the high amount of traffic that will utilize the alley, the spillover of parking to the surrounding neighborhood, the disruption during construction, the manner in which the 35 foot height limit is applied and the removal of 26 of the 27 this on this property.

What the neighborhood asks of the Design Review Commission is protect the surrounding neighborhood, hear our concerns and ensure that this project complies with all of the design standards that are applicable. Those who live near this project hope to not loose the quiet enjoyment of their home and property.

To: George Ives, Chairman Design Review Commission

Re: The Lake Apartment Proposal

From: Lynn Morris

Date: July 27, 2016

I'm writing in regards to the Lake Apartment proposed for the Shady Pine property located in the East Infill.

Design Standards for this area were adopted many years ago. Our neighborhood association, the East Mullan Historic District Neighborhood Association were very involved in this process since we wanted these standards to be as sensitive to our residential area as possible. Even though these design standards can still be invasive to the enjoyment of our property, we would like to see that none of these standards are compromised.

Specifically: 1) the height limit should be limited to 35 feet and sensitive to the berming issue 2) The pitched roof requirement needs to be strictly observed. The proposed corner section with the flat roof should not be allowed. 3) The standard that recommends a break between buildings every 100 feet need to be observed. This is a massive structure and needs to be softened. The proposed connectors between buildings should be as unobtrusive as possible. The proposal is asking for the connectors to allow for movement between buildings so the residents don't have to go up and down stairs and to avoid the weather. A 24 foot wide walkway is not needed for this. Eight feet will suffice. 4) The parking standard doesn't allow for all of the vehicles that will be used by the residents of the 49 units. Allowing for a reduction in parking spaces should not be allowed. The streets surrounding this proposed development are already over used because of its proximity to downtown and the many events taking place, making this a very difficult situation for the current residents. Perhaps something can be done for a few of these streets surrounding this development. Also, the use of the existing alley for all of the traffic to the development's parking lot creates a problem for the residents who's property is adjacent to this alley. This will be very detrimental to the quiet enjoyment of the residents' property.

In closing, I remember when I was an alternate on the Design Review Commission during workshops and meetings with Mark Henshaw. He was a consultant that advised the commission numerous times. One of his comments was that just because a developer wanted a certain design, if it didn't follow the recommended or required design standards, the commission didn't need to allow a variance. And to remember that the purpose of the overlay regulations is to establish infill overlay districts in a manner that encourages development while protecting the surrounding neighborhoods, and to be sensitive to the visual character of the neighborhoods.

Please enter my comments into the Design Review Commission records for this proposed project.

Respectfully submitted, Lynn Morris

813 Bancroft Ave.  
Coeur d'Alene, ID 84814  
July 27, 2016

Mr. George Ives, Chairman Design Review Commission  
City of Coeur d'Alene  
710 Mullan Ave.  
Coeur d'Alene, ID

RE: Design Review of Lake Apartments Proposal  
DR Packet: 6-23-16

Dear Mr. Ives and Commissioners:

Though I attended the first meeting on this proposal, I am unable to attend the July 28, 2016 meeting. As I have some concerns about the design of this project, I am writing to express these concerns and ask that my comments be entered into the records of the Commission.

I own two properties that are directly affected by the design of this project. The properties are located at: 818 E. Mullan Ave. and 813 E. Bancroft Ave.

My comments are regarding the height and roof design of the project, the mass of the project, and the parking design of the project:

1. It is my understanding that there is a 35 foot height limit with a pitched roof requirement in this area. While I understand that there is some discretion involved in the grade determination, the height LIMIT above grade is 35 feet with a pitched roof, period. We worked hard with the City to clarify this issue as it was necessary to maintain the residential and historical quality of the East Mullan Neighborhood. Please honor this hard work and agreement. Also, the flat deck roofs at the ends of the structure cannot be allowed. Cornices are not a pitch.
2. The mass of the proposed structure is immense in contrast with the neighboring properties. The facade needs to be broken in a fashion that is in keeping with the character of the neighboring properties, i.e.: a visual north-south access at regular intervals (at least two) which allow full visual access through the entire mass from grade to sky. A first story "peek-a-boo look" to the parking lot is not acceptable
3. The parking situation in the neighborhood is already critical for the residents. The parking impact of current governmental, commercial, and event entities, has become a serious issue. Personally, we property owners on the south side of Mullan Ave. have already had street parking appropriated for the creation of the bike trail. The property at 802 E. Mullan Ave.

even lost ALL street parking by the subsequent creation of the 8<sup>th</sup> Ave. bike trail. The City has a parking formula in place. No variances should be allowed, particularly in such a highly impacted area. Please apply the same formula to which EVERYONE must adhere.

I will also say that I have a great interest in a change occurring to the current use of the property. I encourage the developers and designers to strive for the financial and aesthetic success of this venture. I simply would like adherence, in spirit and performance, to the important parameters that have been created with great effort, by the City and the property owners.

Thank you for your consideration in this matter.

Yours truly,

Robert C. Goetze  
rgoetze@roadrunner.com  
208-691-2345