

DESIGN REVIEW COMMISSION MEETING

In-person/Zoom
Conference Room #6, City Hall
THURSDAY, MARCH 24, 2022
12:00 pm

***ZOOM LOGIN INFORMATION**

THANK YOU FOR JOINING OUR VIRTUAL MEETING. PLEASE FOLLOW THE ZOOM INSTRUCTIONS BELOW TO PARTICIPATE AND MUTE YOUR MICROPHONE/PHONE UPON JOINING

Join by Computer <https://cdaid-org.zoom.us/j/91486560547?pwd=OGJTbIBBLzRKQjZQRzZ1dzFyZVpEQOT09>

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

Meeting ID: 91486560547

Passcode: 309950

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Gore, Snodgrass, Ward

MINUTES: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

February 24, 2022

NEW BUSINESS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

1. Applicant: Bryan & Kathleen Kolb, Revocable Land Trust
Location: 304 Wallace
Request: A proposed 14,644 sq. ft 10-unit apartment complex with enclosed lower level parking in the DON (Downtown Overlay North) zoning district. (DR-2-22)

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.

**DESIGN REVIEW COMMISSION
MINUTES
FEBRUARY 24, 2022
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE
12:00 pm**

COMMISSIONERS PRESENT:

Jon Ingalls
Jef Lemmon
Tom Messina
Greta Snodgrass
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Michael Pereira
Joshua Gore

CALL TO ORDER:

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

MINUTES: *ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

Motion by Ingalls, Seconded by Ward, to approve the minutes for September 23, 2021. Motion approved.

NEW BUSINESS

1. Applicant: Front Row Properties
 Location: 301 Front Street
 Request Front Row Properties, LLC is requesting a meeting with the Design Review Commission for a proposed a mixed-use development of 60 residential condominium units located above five levels of structured parking; two levels below grade and three above grade and retail along Front Ave consisting of food and beverage establishments. The site is located on a 18,912 SF parcel at the NE corner of 3rd St and Front Ave., the former open parking lot and drive-thru teller for US Bank. The US Bank building is located on a separate parcel, north of the alley. The total allowable floor area for our site is 113,472 SF and the total height of the building is 199'-0" consisting of (19) total floors above grade (includes mechanical penthouse)
 (DR-1-22)

Tami Stroud, Associate Planner made the following statements

- A Project Review meeting with staff was held on **September 20, 2021**. During that meeting, staff discussed the proposed project with the property owner and applicant's representative and provided concerns and code requirements that needed to be addressed.
- Staff did an analysis of the mixed-use project based on the code requirements noted in the Basic Development Standards and Downtown Design Guidelines.
- The mixed-use project meets the Basic Development Standards noted in the Downtown Core (DC) zoning district. Staff provided feedback to the applicant's architect addressing each Downtown Core

Design Guideline and providing details to the design team on how they can meet the guidelines where deficiencies were noted in the Project Review meeting staff report provided by Planning staff.

- The applicant has requested a Design Departure for the “No Curb Cut” Guideline within the Downtown Core (DC) zoning district. The Downtown Coeur d’Alene Design Guidelines prohibit new curb cuts along a Pedestrian-Oriented Streets and Vehicular-Oriented Street as noted in the Downtown Design Guidelines unless a Design Departure request is approved.
- The applicant has submitted a Narrative with including the justification for the request and several graphics depicting the proposed entry/exit along 3rd Street utilizing the curb cuts for the project.
- It is expected that the proposed development will have a lower impact on pedestrian traffic than the existing parking lot and bank drive-thru.
- As the traffic study illustrates, the 3rd Street frontage will also have fewer constraints to pedestrian travel than much of downtown Sherman Avenue.
- Although building components will create sight obstructions at the sidewalk, the proposed warning lights will provide a safety benefit by alerting both the pedestrians and the drivers of potential conflicts. In fact, the warning lights proposed at the alley are an improved situation over what is experienced at many alley/sidewalk intersections throughout downtown.
- She stated if approved there are three conditions:
 - The proposed design shall be substantially similar to those submitted with Item DR-1-22.
 - The project shall incorporate the pedestrian safety features as presented in the applicant’s traffic study and as agreed to with the City Engineer.
 - The project shall minimize construction impacts to 3rd Street, Front Avenue, the alley and neighboring properties, and comply with the construction and roadway closure plans agreed to with the Streets & Engineering Department and Fire Department.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Ingalls inquired about the Design Guidelines regarding vehicular vs. pedestrian-oriented streets. He questioned when where the Design Guidelines adopted. Ms. Stroud answered that they were adopted in 2005 and explained prior to 2005 there were no height limits, Design Standards, no bulk/scale just C-34. Commissioner Ingalls commented since that time a lot of things have happened to downtown regarding changes to the roads and remembered when Lakeside didn’t go through to Northwest Boulevard and referenced the entry at One Lakeside goes what isn’t designated as a pedestrian oriented street but so close to the park with many people who walk there and added that he didn’t see Lakeside on the list or Front and suggest that the next time we update the Design Guidelines to include the many changes that has happened since 2005. Ms. Stroud answered that is something staff can look at in the future. Commissioner Ingalls referenced the city parking garage, One Lakeside, Parkside, McEuen etc. and commented spent a lot of time downtown with not a lot of traffic go/coming from these places and inquired during the project review was there any discussion of accidents. Ms. Stroud answered there hasn’t been and why we asked the applicant to provide a traffic study and have the city engineer look at it and explained typically don’t look at it and normally don’t get comments from the city engineer who noted this project would have a less of impact then the previous uses based on the parking study.

Monte Miller provided the following statements:

- He addressed the Design Guidelines for this project. Please click [here](#) for the entire list.
- He stated that they have asked for a Design Departure for two curb cuts on Third Street.

Mr. Miller concluded his presentation.

Commission Comments:

Commissioner Ward complimented the applicant on one of the is most impressive presentations that he has seen.

Public testimony open:

David Denton inquired what time of the year was the traffic study done and how many months did it take to complete. Ms. Stroud answered that the applicant can give you specific dates on when the traffic study was done and typically Design Review doesn't address traffic but in this case because of the deviation we asked the City Engineer to take a closer look. He inquired about boat access during the summer, the right turn out of the building seems decent. He commented that the applicant indicated that there were 120 parking stalls for the residents and will there be any parking stalls inside the building for the commercial residents to use. Chairman Messina explained that the Design Review Commission doesn't address parking and that the applicant can address that question. Ms. Stroud explained in the Downtown Core (DC) when a commercial use is proposed the parking is exempt for that project. Mr. Denton questioned that there are only two commercial properties proposed for the building and he noted that he lives in Parkside and inquired how large is the garbage collection area going to be for this project and where he lives garbage collection is every other day and on the weekend commercial contractors use the bins and is an issue. He questioned if the entry garage doors will remain closed during the day and if the residents will have recognition system to open the doors.

Brad Jordan explained that he has been involved in Coeur d'Alene for a long time and back in 2005 we had no guidelines for the downtown and at that time the economy was hot with concerns about building big buildings so the Urban Renewal agency financed a 45,000 high rise study and doubts any other city has more comprehensive ordinance then what we have with a lot of the characteristics of this building including One Lakeside are the result of that study. He commented that he supports the departure for the curb cuts with a lot of examples downtown and is downtown a lot seeing no conflict with the curb cuts which is need to ingress/egress the garages He added that this building when done will generate business for the community and supports the project.

Craig Bruce inquired where the crane will be located during construction.

Rebuttal:

Monte Miller provided the following statements.

- He stated that we will have two retail spaces that will be a total of 3,000 sq.ft.
- He noted that parking will not be inside for staff it will be only for residents. Chairman Messina inquired how residents will access the garage from the street. Mr. Miller explained each resident will have sensor activated door openers that come in a variety of distances so the resident can pick the distance that works for them
- He noted that garbage collection hasn't been discussed yet for this project.
- He explained that the traffic count was done for the summer months and the maximum that was used was 1,200 pedestrians per day.
- He noted that the crane will be located inside site utilizing the elevator shaft footing to support the crane.

Commissioner Lemmon inquired it looks like the building will be in between Quicksilver questioned what is the distance from your building to Quicksilver. Mr. Miller answered that the distance is about 3'feet varies between 2-3' feet and discovered when the survey was done that the property pins exceed 170' feet by 18' inches and explained property is never a true "square" and will need access to that property for garbage collection. Commissioner Lemmon inquired if this will be blocked off. Mr. Miller stated that is correct.

Commissioner Ward inquired about the blank wall and pointed out that could have some art on the front of that wall and inquired if that wall is in front of parking area and if that wall wasn't their cars would be exposed.

Mr. Miller stated that is correct. Commissioner Ward noted on Front Street you will have retail or food service but noticed there were bar stools along the sidewalk so will be sitting facing the restaurant rather than outside sitting facing the lake. Mr. Miller stated there could be outdoor sitting and commented that space hasn't been designed yet but would like to see food service. Chairman Messina inquired if there is a food service on the lower level where will the vents mechanical equipment be stored. Ms. Stroud explained when we don't have tenant space not determined yet and that the applicant would need a project review where they would get from staff the recommendations for that type of equipment. Mr. Miller explained that all equipment would be located inside.

Public testimony closed.

Discussion:

Commissioner Ingalls stated this is an outstanding presentation and how Mr. Miller addressed all the Design Guidelines including the deviation for the curb cuts based on previous testimony. He stated that the City Engineer provided comments that support this project and it seems that we are managing these buildings fine. He stated that he supports this project and doesn't see the need for a second meeting.

Commissioner Lemmon commented that this is a great project and likes the way the queuing area is designed and likes the idea on the blank wall to put some art work and great project.

Commissioner Ward commented this is a nice design and will support this request.

Motion by Ingalls, seconded by Lemon , to approve Item DR-1-22. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Snodgrass	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 5-0 vote.

ADJOURNMENT:

Motion by Ward, seconded by Lemmon to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:36 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: MARCH 24, 2022
SUBJECT: DR-2-22: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED TEN UNIT APARTMENT COMPLEX WITH ENCLOSED LOWER-LEVEL PARKING IN THE DOWNTOWN OVERLAY NORTH (DO-N) DISTRICT AND DC (DOWNTOWN CORE) ZONING DISTRICT

LOCATION: A .13 ACRE PARCEL (5,488.56 SF) LOCATED AT 304 E. WALLACE AVENUE

APPLICANT / OWNER:
Bryan & Kathleen Kolb -
Revocable Land Trust
2103 Harrison Avenue NW, STE 2-635
Olympia, WA 98502

ARCHITECT:
Tim Wilson.
Momentum Architecture, Inc.
112 Hazel Avenue, STE A
Coeur d'Alene, ID 83814

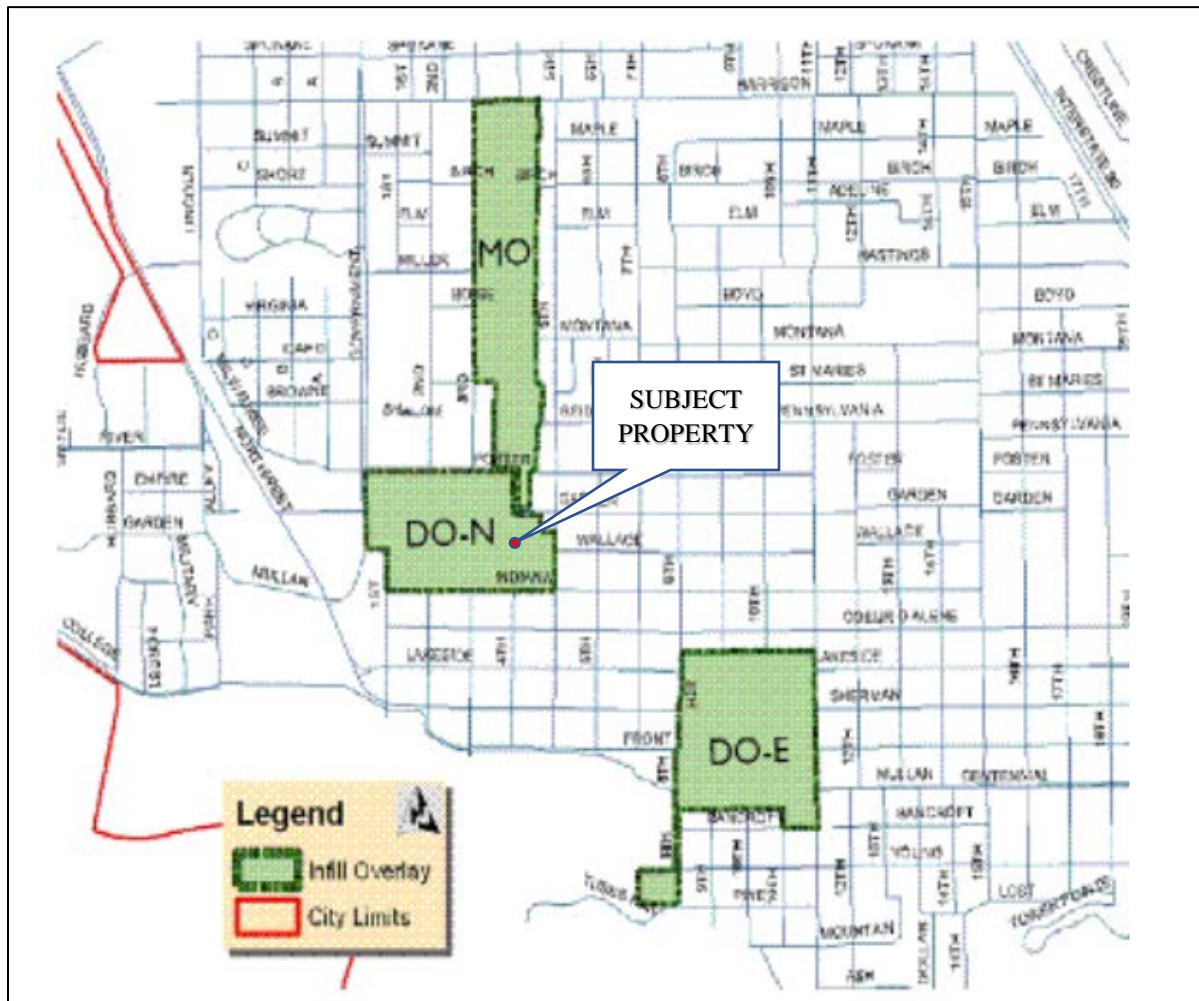
ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting.

DECISION POINT: Tim Wilson, Momentum Architecture, on behalf of Bryan and Kathy Kolb – Revocable Trust, is requesting a First Meeting with the Design Review Commission for a proposed ten (10) unit apartment complex with enclosed lower-level parking. Entrance into the parking garage will be located along Wallace Avenue and tenants will exit onto the alley to the south. The apartment units will be comprised of eight one-bedroom layouts and two studio units. Eight parking stalls will be provided in the lower-level parking garage and two stalls will to be paid In lieu of per Code Section 17.05.727 which allows for a Fee in Lieu of Parking. The subject property is in the Downtown Overlay North District (DO-N) with the Downtown Core (DC) zoning district as the underlying zoning. The project must adhere to the DO- N Design Guidelines and Standards.

GENERAL INFORMATION: 17.09.320

A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community. In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance.

DISTRICT BOUNDARIES:



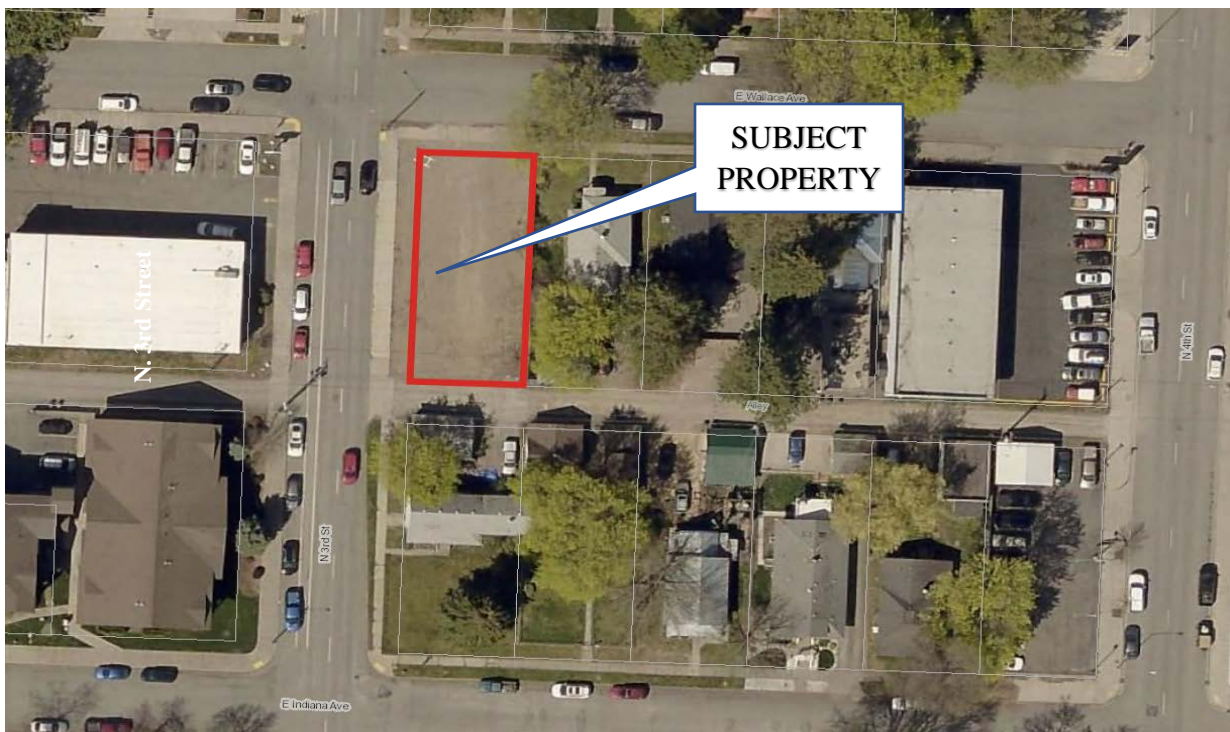
Downtown Overlay; Northside (DO-N):

The boundaries of the DO-N district are as depicted in subsection C of this section. The intent of this district is to create a transition between the downtown core and purely residential areas to the north. Infill development is encouraged, including urban housing (e.g., townhouses, courtyard housing) with a height limit that is compatible with lower scaled development. However, it is intended that development within the district consists of sufficient density to warrant the provision of parking below grade. Moreover, a limited array of goods and services is appropriate to serve the neighborhood. Traffic calming measures would be applied and there would be an emphasis on preserving existing large trees and providing new ones.

PROPERTY LOCATION MAP:



AERIAL PHOTO:



PROJECT ANALYSIS:

The site is located a 5,488 SF parcel at the SE corner of 3rd Street and Wallace Avenue at 304 E. Wallace Ave. The subject property is currently vacant, and was a former auto sales lot with a +/- 400 SF office building for auto sales which was demolished in 2019. The applicant is proposing a ten (10) unit apartment complex with enclosed lower-level parking. Entrance into the parking garage will be located along Wallace Avenue and tenants will exit onto the alley to the south. The apartment units will be comprised of eight (8) one-bedroom layouts and two (2) studio units. Eight (8) parking stalls will be provided in the lower-level parking garage and two (2) stalls will to be paid In lieu of per Code Section 17.05.727 which allows for a Fee in Lieu of Parking. The maximum height allowed in the Midtown Overlay District is 45' is the maximum height.

The proposed project is located in the Downtown Overlay North– (DO-N) district with the Downtown Core (DC) zoning district as the underlying zoning. And must adhere to the Infill Overlay North Design Guidelines and Standards.

- **PROPOSED BUILDING AREA:** (excluding floors dedicated to parking, elevators, staircases, mechanical spaces and basement)

10 APARTMENT UNITS:	10,037 SF
GARAGE:	4,607 SF

TOTAL BUILDING SF:	14,644 SF
--------------------	-----------

(Building Total Area, includes space applied to parking, mechanical spaces, elevator & stair shafts, common area)

BACKGROUND:

A Project Review meeting with staff was held on **July 29, 2021**. During the meeting, staff discussed the proposed project with the property owner and applicant's representative and provided code requirements pertaining to the Downtown Overlay North District (DO-N) and items that needed to be addressed.

- Tim Wilson with Momentum Architecture addressed the items noted in the Project Review meeting staff report and provided the required updates for staff for review to meet the Infill Overlay North (DO-N)) Guidelines and Standards.

On **February 9, 2022** staff met with Tim Wilson, for the Initial Meeting with staff to review the DRC application submittal. Staff discussed the below items in order to schedule the First meeting with the Design Review Commission.

- A. Guidelines that apply to the proposed development,
- B. Any FAR Bonuses to be requested, and
- C. Requested Design Departures.

Applicant's Narrative:

3rd STREET & WALLACE AVENUE RESIDENTIAL COMPLEX

304 E. Wallace Avenue, Coeur d'Alene, Idaho

PROJECT DESCRIPTION/NARRATIVE

New construction of 10 Unit four-story apartment complex approximately 14,644 SF of building area. This project replaces one poor conditioned small commercial building which have been demolished and vacant parking lot. This project consists of ten one-bedroom/studio apartment units along 3rd Street and Wallace Avenue. Complex comes with lower level garage parking including 8 undercover parking spaces. Project is designed to comply with the DT Overlay North design guidelines.

ZONING INFORMATION

Address:	304 E. Wallace Avenue
Parcel:	C-1800-024-001-0
Legal:	CDA & KINGS Addition, LT 1 BLK 24 URD LAKE DISTRICT 1997 Section 13 Township 50N Range 04W Records of Kootenai County, Idaho.
Zoning:	DON (Downtown Overlay North)/DC
Acres:	.13 Acres
Site Area:	5,488.56 S.F.
Height Allowed:	45FT
Proposed Height:	45FT
Number of Stories:	4 Stories
Parking Required:	10 (10 - 1 Bedroom-Studio Units – 1.00 space per unit)
Parking Provided:	8 Stalls on-site – 2 additional stalls to be in lieu of fee. 10 Total provided.

DEVELOPMENT PROGRAM

Building Size/Use:	3 story APT:	10,037 SF
	Garage:	4,607 SF
	Total SF:	14,644 SF
Construction Type:	5/B	
Building Criteria:	Seismic Design Category:	C
	International Building Code:	2018

Momentum Architecture, Inc.

REQUESTED F.A.R. DEVELOPMENT BONUSES: (Minor Amenities)

F.A.R. (base-Residential):	1 times parcel size:	5,489 SF
F.A.R. (max.-Residential):	2 times parcel sized:	10,978 SF
Site Size:	LOT 1	5,489 SF
Building Size:	Residential:	8,227 SF
	Common areas:	1,678 SF*
Provided:	Garage:	4,607 SF*
	Total Building	14,667 SF

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

F.A.R. Bonuses:	Base:	1.0
	With Bonus:	.5
	Total F.A.R. proposed	1.5

F.A.R. CALC's: 5,489 SF x 1.5 = 8,233.5 SF ALLOWED F.A.R.
8,227 SF PROVIDED F.A.R.

Development Bonuses proposed/requested:

Minor Amenities:


1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrance side along Wallace Avenue and 3rd Street. Special paving – 'stamped concrete/pavers' provided at building entrances and driveway approaches from right-of-way to the building facade.

1d. Alley Enhancements: Pedestrian-scaled lighting, secondary building entrance provided along alley. Special paving – 'stamped concrete/pavers' provided at secondary building entrance and alley driveway approach from right-of-way to the building facade.


1e. Upgraded Materials of Building: CMU split face block masonry provided along entire lower level at each side of structure.

1a. Additional Streetscape Features:	.2
1d. Alley Enhancements:	.2
1e. Upgraded Materials of Building:	.2
Total potential bonus points:	.6
Total bonus points requested:	.5


F.A.R. BONUSES PROPOSED FOR THE PROJECT:




'SPLIT FACE' CMU
BASE MATERIAL
INTEGRAL COLOR: SANDSTONE




PARKING AREA:
OPEN GRATE W/ 'ART PANELS'
W/ METAL BASE




EXTERIOR CONCEPT




DRIVEWAYS - ENTRY WALKWAYS:
PAVERS-STAMPED CONC.
COLOR: 'WASHED GREY'



**DOWNWARD FACING
PEDESTRIAN LIGHTING
IN WALL ALONG 3RD STREET
AND ALLEY**



**PEDESTRIAN
WALKWAY LIGHTING,
ALONG SIDEWALK AND BENCH
SEAT ALONG WALLACE AVE.**




**BENCH SEATING
ALONG WALLACE AVE.**

Third & Wallace Residential Complex
Coeur d'Alene, Idaho

**NOTE: REFER TO LANDSCAPE PLAN,
F.A.R. SUMMARY FOR BONUSES

F.A.R. BONUSES


MOMENTUM
 ARCHITECTURE

© Copyright 2022 Momentum Architecture, Inc.

Staff Evaluation:

Hilary Anderson, Community Planning Director has reviewed and recommended approval of the applicant's F.A.R. request and have determined that they meet the required amenities under each of the requested development bonuses.

Minor Amenities: Additional Streetscape Features (0.2); Alley Enhancements (0.2); and Upgraded materials of Building (0.2). The project qualifies for a total allowable F.A.R of 1.6.

SITE PHOTO - 1: View along Wallace Avenue looking south at the subject the property:



SITE PHOTO - 2: View looking east across 3rd Street toward the subject the property:



SITE PHOTO - 3: View looking north along the alley abutting the subject property:



SITE PHOTO - 4: View looking west from the center of the subject property at the commercial and multi-family uses on the west side of 3rd Street.



SITE PHOTO - 5: View from the subject property looking north at the residential uses along 3rd /Wallace.



SITE PHOTO - 6: Looking east along 3rd Street/Wallace Avenue with the subject property on the right.



SITE PHOTO - 7: View looking south near the intersection of 3rd/Wallace at the commercial business.



The Design Review Commission may consider discussing the following 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

DESIGN DEPARTURES:

None.

DOWNTOWN OVERLAY NORTH (DO-N) DESIGN GUIDELINES AND STANDARDS:

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Width and Spacing of Curb Cuts
- 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
- Massing: Base/middle/top
- Treatment of Blank Walls
- Accessory Buildings
- Integration of Signs with Architecture
- Creative/Individuality of Signs
- Setbacks Adjacent to Single Family
- Minimum/Maximum Setbacks

APPLICANT'S DESIGN GUIDELINES WORKSHEET: Downtown Overlay North (DO-N)

The applicant has provided a response and additional details on how the project has met the required Downtown Overlay North (DO-N) Guidelines and Development Regulations as noted in the applicant's Design Guideline worksheet below.

- General Landscaping: Landscaping to meet City of CDA standards. New street trees/landscape areas being Added. Refer to Landscape Plan for concept design.
- Screening of Parking Lots: Parking area is internal and will be accessed one way from Wallace through to the Alley. The Parking area will be provided with landscaping around perimeter.
- Screening of Trash/Service Areas: A trash enclosure is provided within the parking structure and will be accessed along the alley.
- Lighting Intensity: Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. All site lighting fixtures will be downward facing with shields. **NO** flashing lights nor up-lighting will be used.

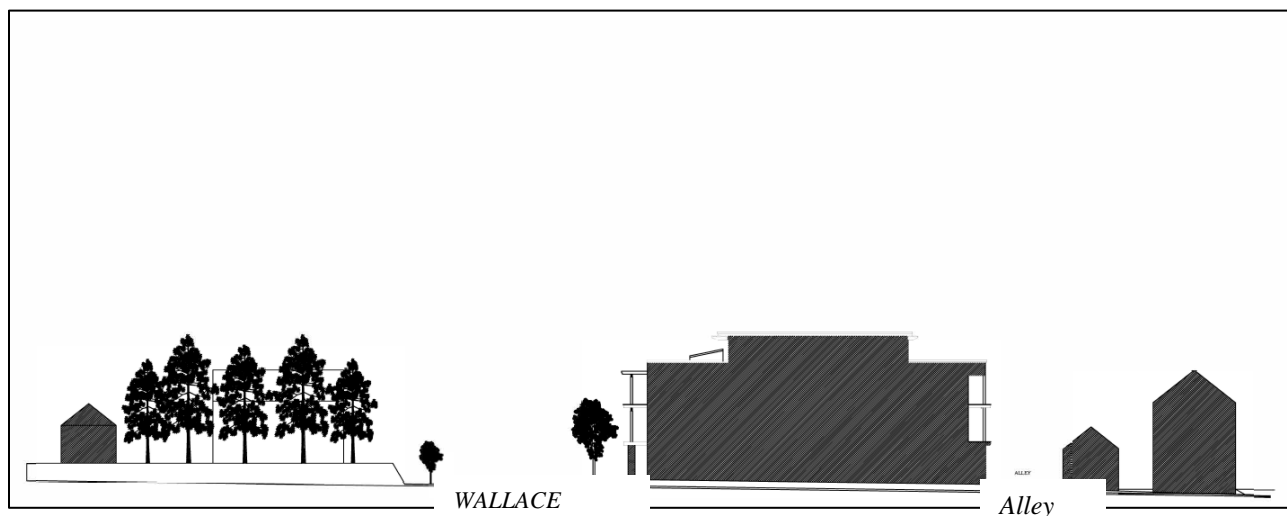
APPLICANT'S DESIGN GUIDELINES WORKSHEET: (continued)

- Screening of Rooftop Mechanical Equipment: There will NOT be Rooftop Mechanical equipment installed.
- Width and Spacing of Curb Cuts: A 12FT Wide Curb Cut will be provided along Wallace Ave. Sidewalk pattern and material will be continuous and connect to existing sidewalks.
- Parking Lot Landscape: Parking Lot landscaping around internal parking structure to meet City of CDA standards, including parking lot trees. Refer to Landscape Plan for concept design.
- Location of Parking: Parking area is internal and will be accessed one way from Wallace through to the Alley.
- Grand Scale Trees: NA
- Identity Elements: Identity elements include seasonal landscape, street trees, accent trees and garden planting strips meeting City of CDA standards. Refer to the exterior rendering views and Landscape Plan.
- Fences Next to Sidewalks: NA
- Walls Next to Sidewalks: NA
- Curbside Planting Strips: Sidewalks along 3rd Street are existing and along Wallace will be improved. Continuous planting strips are provided on both sides of sidewalk along 3rd Street and Wallace Avenue. 3rd Street existing sidewalk is adjacent to street. Landscape areas are provided adjacent to the sidewalks. Refer to Landscape Plan submitted.
- Unique Historic Features: Existing Lot is vacant. New project signage will be fitting with the style of the building. Refer to exterior rendering views.
- Entrances: The primary residential & pedestrian entrance is accessed from Wallace Avenue. A Sidewalk is provided to the entrance. The entry door is recessed (Group A) and provided with cover above for protection from the elements designed with CMU Masonry (Group C). The entrance door is provided with a sidelight flanking the door (Group B). The entry has an adjacent landscaping area. Refer to exterior rendering views.
- Orientation to the Street: Pedestrian accessed through Wallace Avenue entrance. A Sidewalk is provided to the entrance. The entry door is recessed and provided with cover above for protection from the elements designed with CMU Masonry. The entrance door is provided with a sidelight flanking the door.
- Massing: Base/middle/top
- Base: Wall panels are CMU Masonry with Artistic panel openings along 3rd street, refer to rendering.
- Middle: Wall panels are material mix of wood, metal, Hardie-wall and Masonry with a variety of color to be aesthetically pleasing.
- Top: Built up 12" DBL Step Cornice/Fascia provided at TOP. Standing Seam Metal Roofing provided at sloped areas.

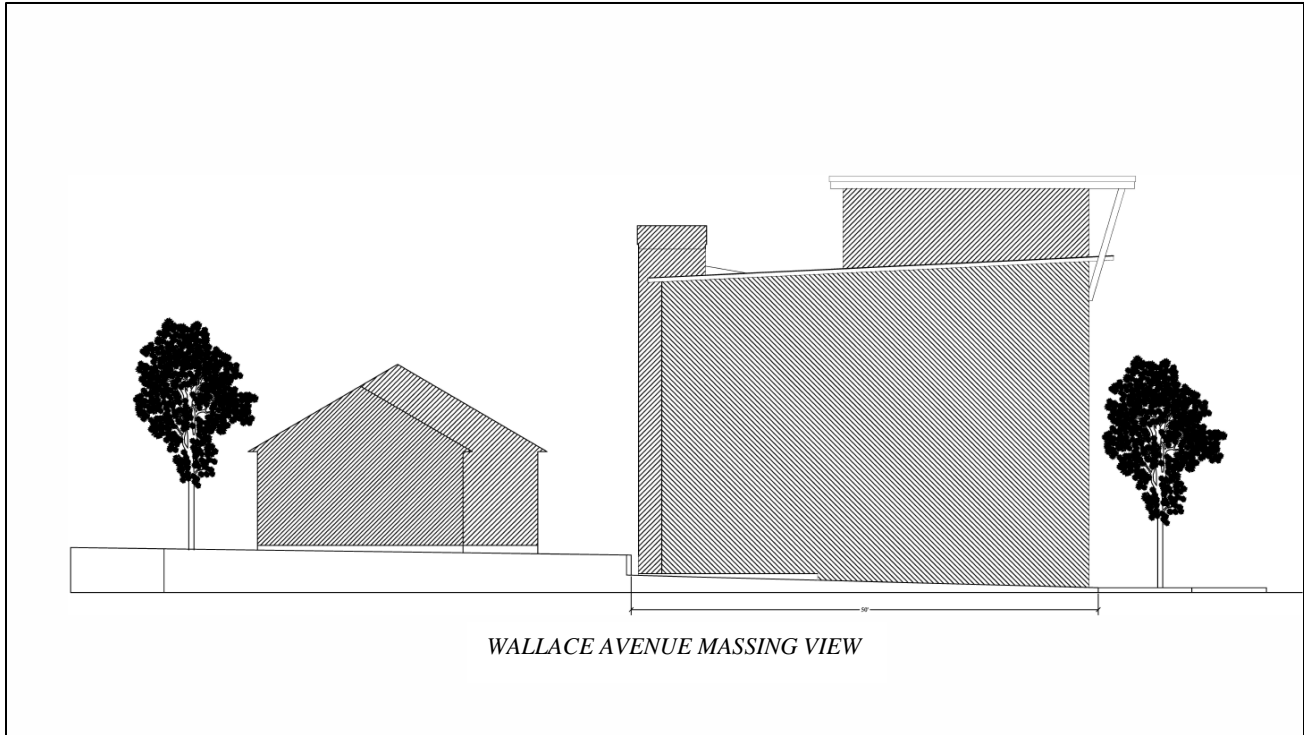
APPLICANT'S DESIGN GUIDELINES WORKSHEET: (continued)

- Treatment of Blank Walls: Wall panels are CMU Masonry with Artistic panel openings along 3rd street.
- Accessory Buildings: NA
- Integration of Signs with Architecture New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.
- Creativity/Individuality of Signs New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.
- Setbacks Adjacent to Single Family: Primary structure is set at 3'6" from the east property line. The elevator and stairway bump out is 1' from the east property line. Refer to site plan diagram. Setbacks have been discussed and reviewed with planning & building departments.
- Sidewalk Uses: Sidewalk will be a pedestrian walkway. Sidewalks along 3rd Street existing and along Wallace will be improved. Refer to Landscape plan for Street trees and planting areas.
- Maximum Setback: Zoning setback is 0-20FT along 3rd Street and 10-20FT along Wallace Avenue. Project setback provided at 1FT along 3rd Street and 10FT along Wallace Avenue. Setbacks have been discussed and reviewed with planning & building departments.
- Ground Floor Windows: Store front system along Wallace Avenue. Artistic panel openings along 3rd street lower-level parking structure area.

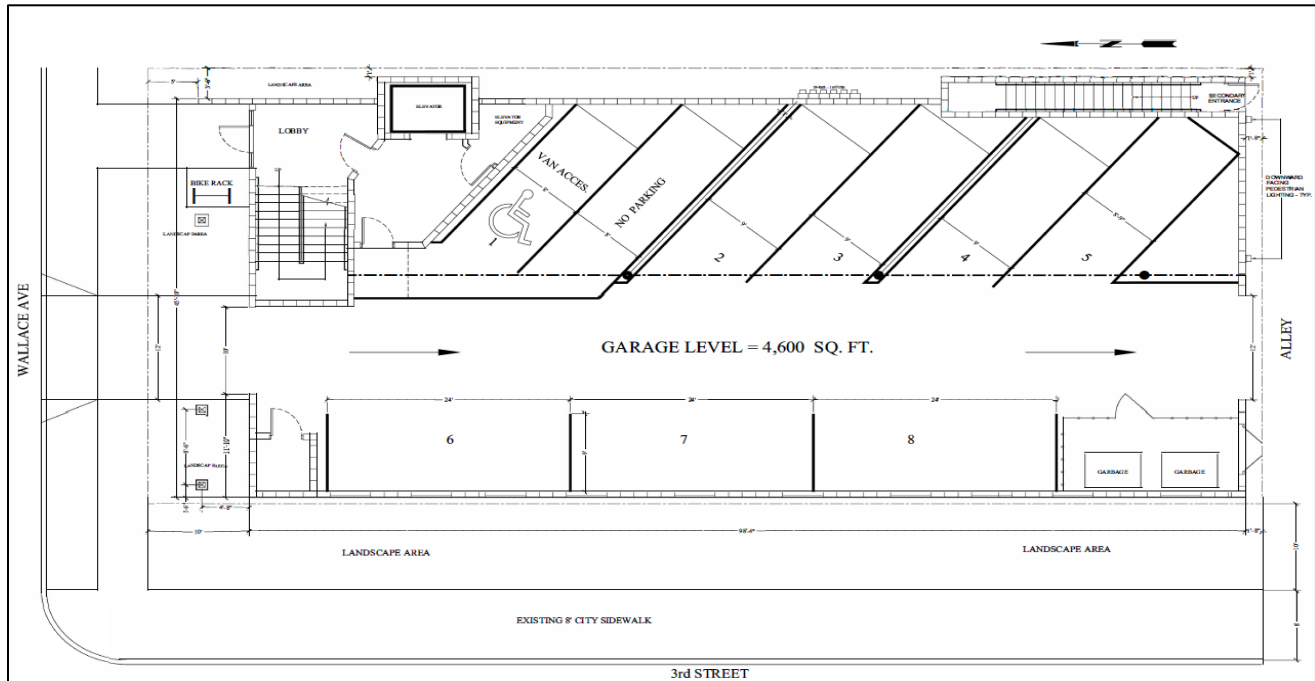
MASSING:



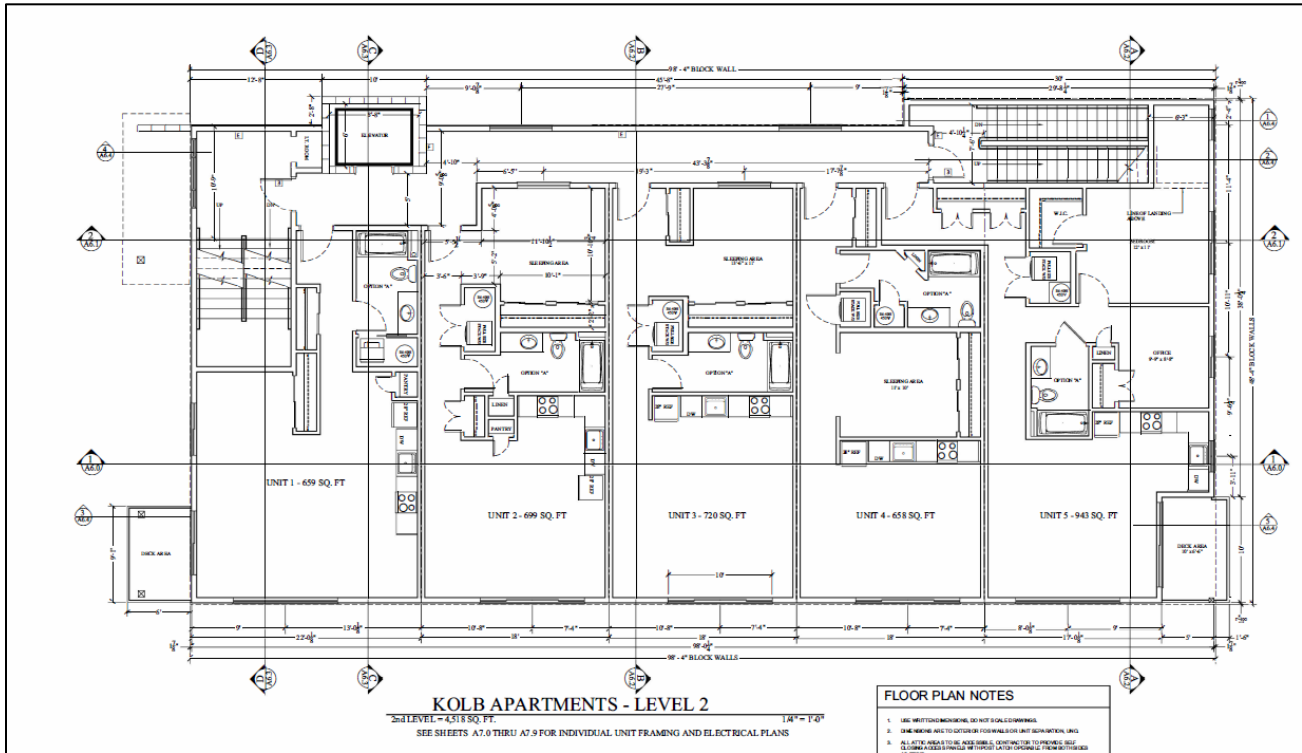
MASSING:



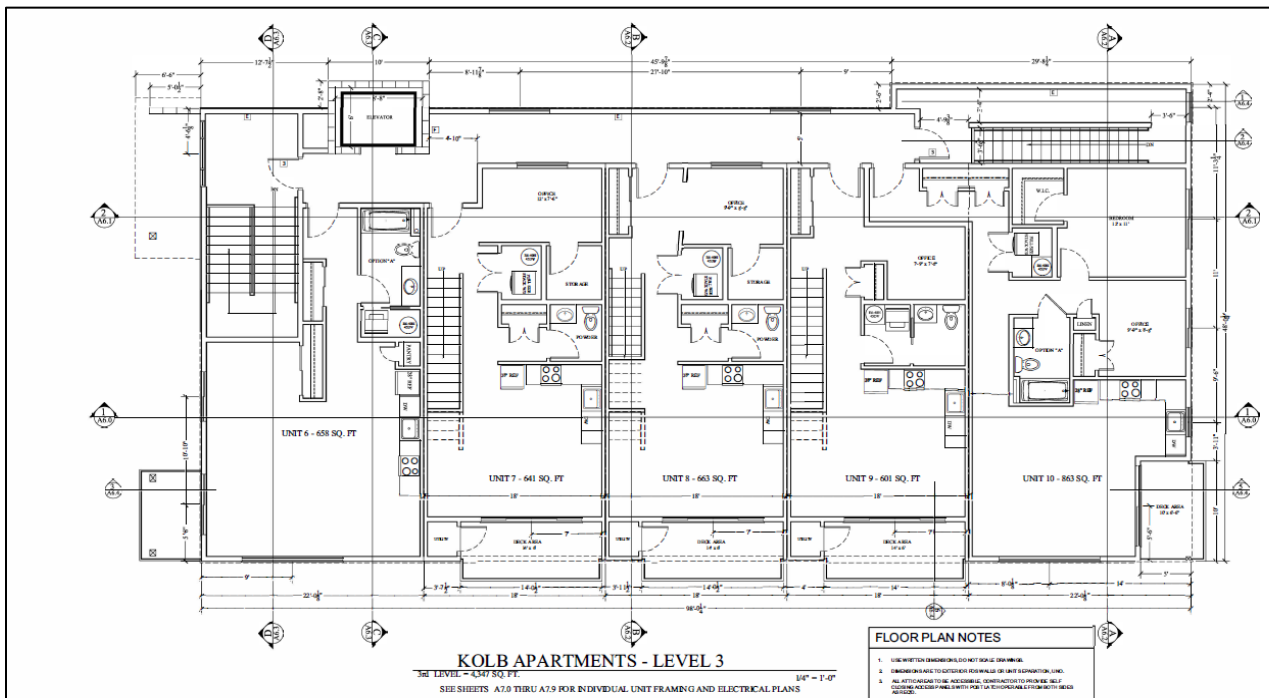
SITE PLAN: GARAGE LEVEL



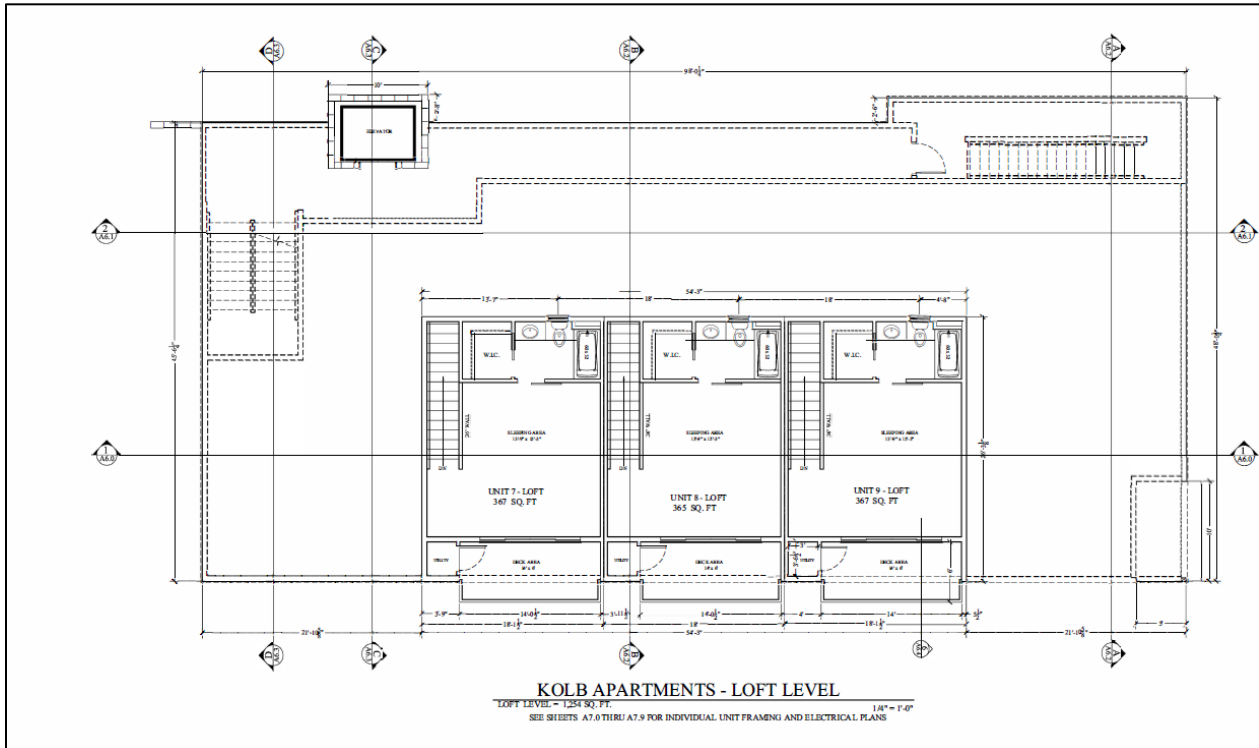
FLOOR PLANS: LEVEL 2



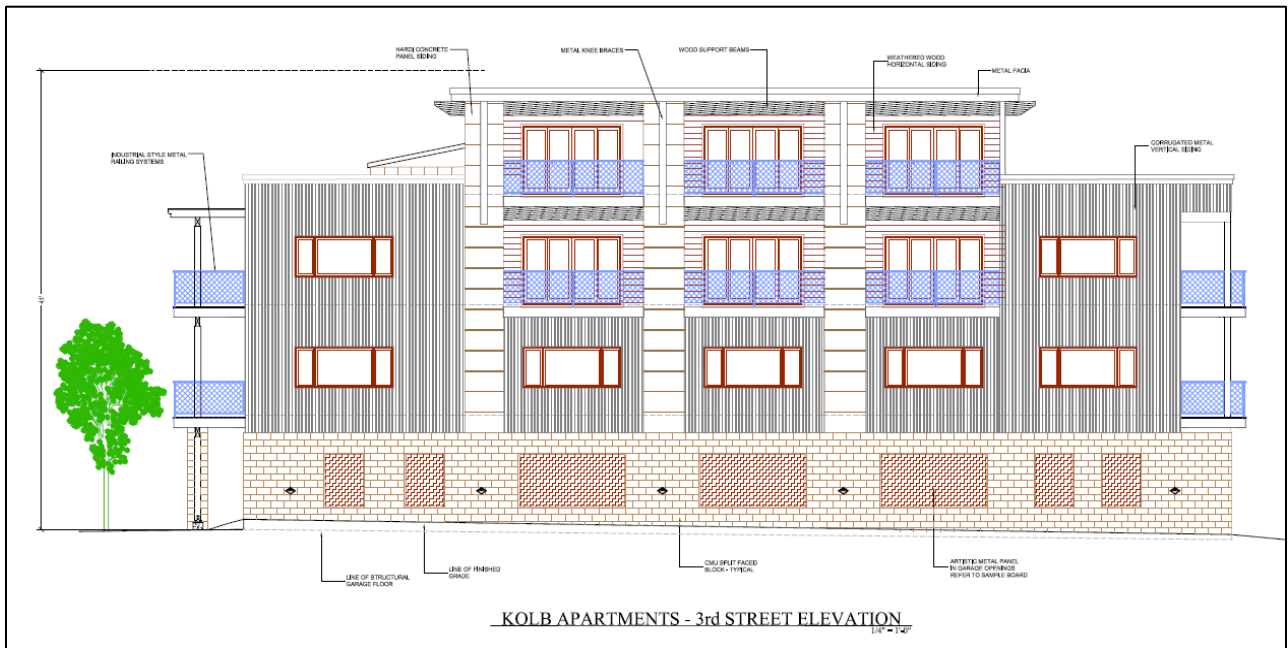
FLOOR PLANS: LEVEL 3



FLOOR PLANS: LOFT LEVEL



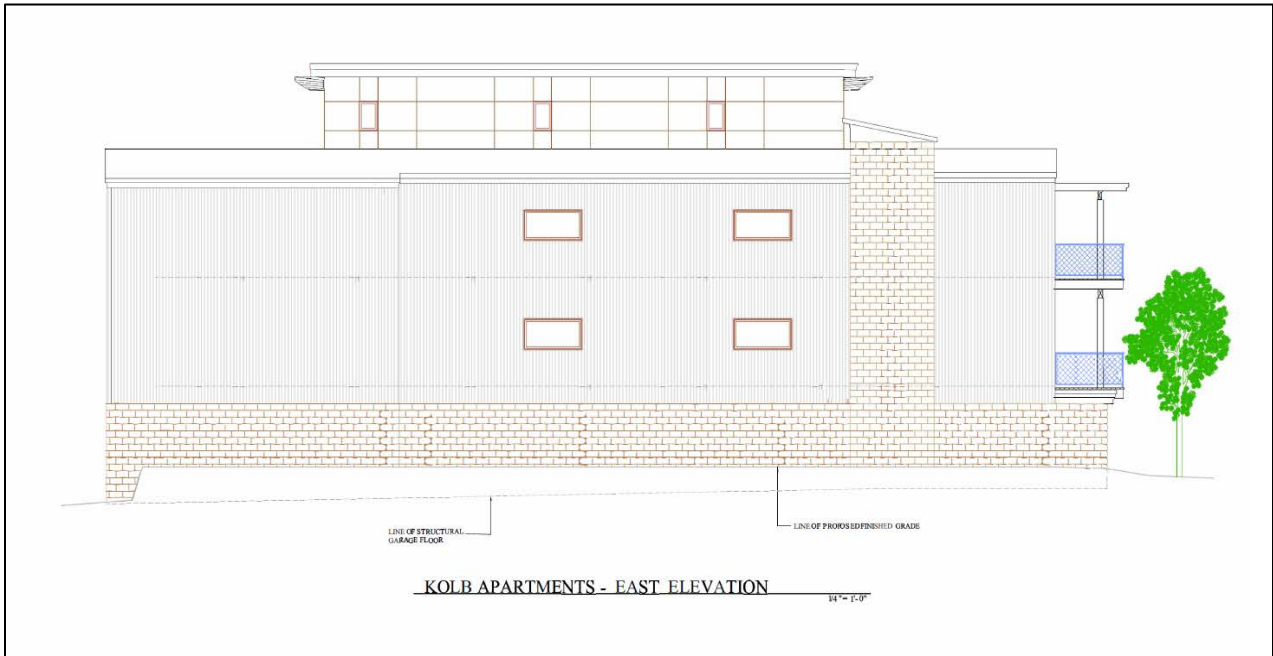
WEST ELEVATIONS:



ALLEY & NORTH ELEVATIONS:

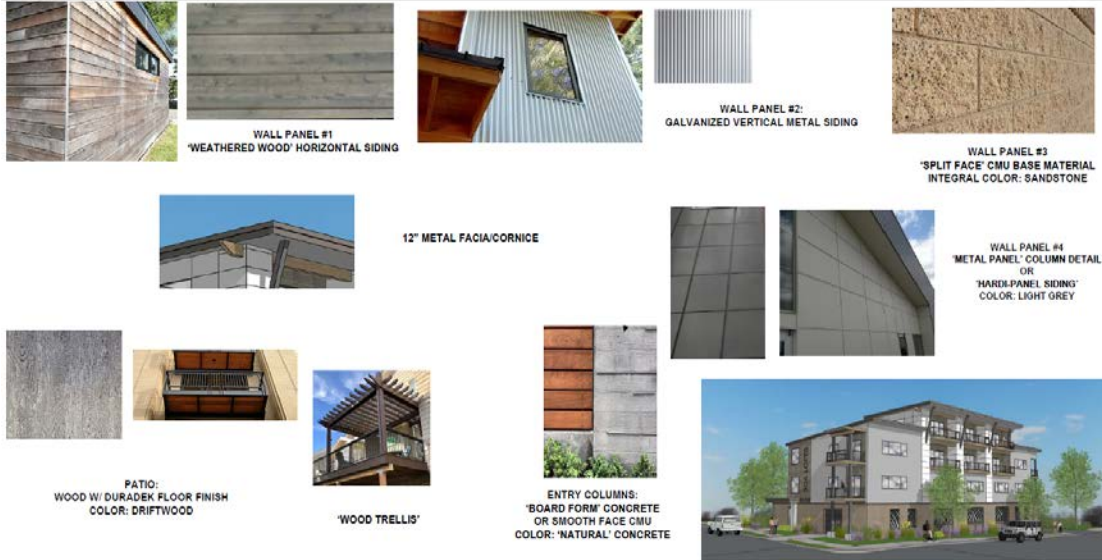


EAST ELEVATION:



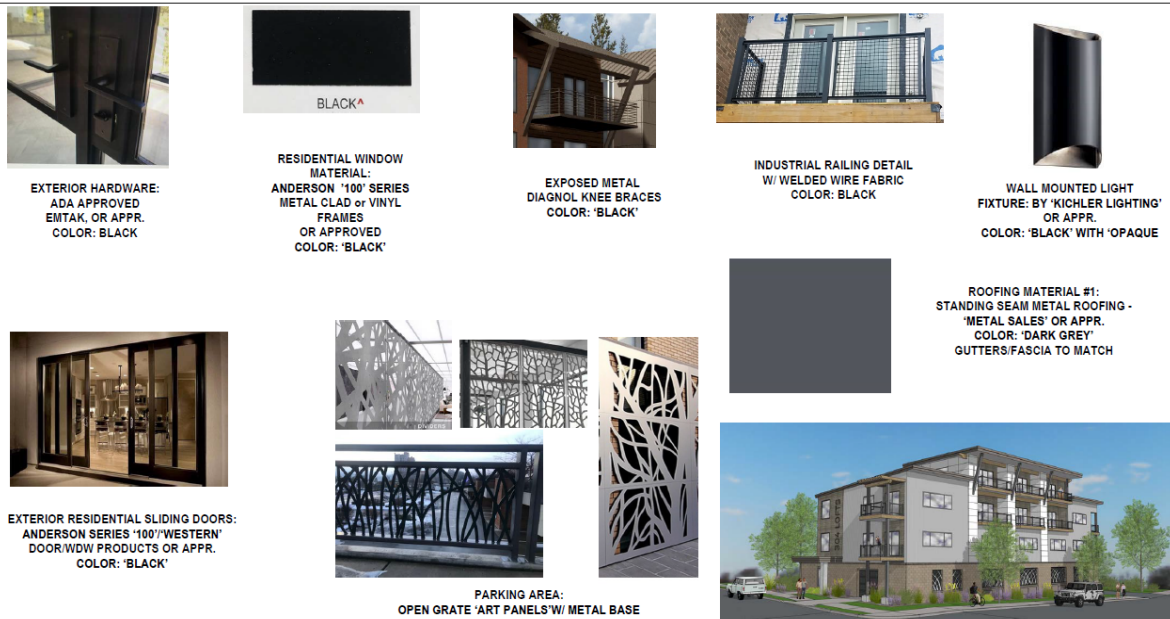
EXTERIOR MATERIALS:

FINISH MATERIALS 3rd and Wallace Residential Complex 304 E. Wallace Avenue, Coeur d'Alene, Idaho



EXTERIOR MATERIALS:

FINISH MATERIALS 3RD AND Wallace Residential Complex 304 E. Wallace Avenue, Coeur d'Alene, Idaho



RENDERING: VIEW LOOKING SOUTHEAST



RENDERING: VIEW LOOKING EAST



RENDERING: VIEW LOOKING NORTHEAST



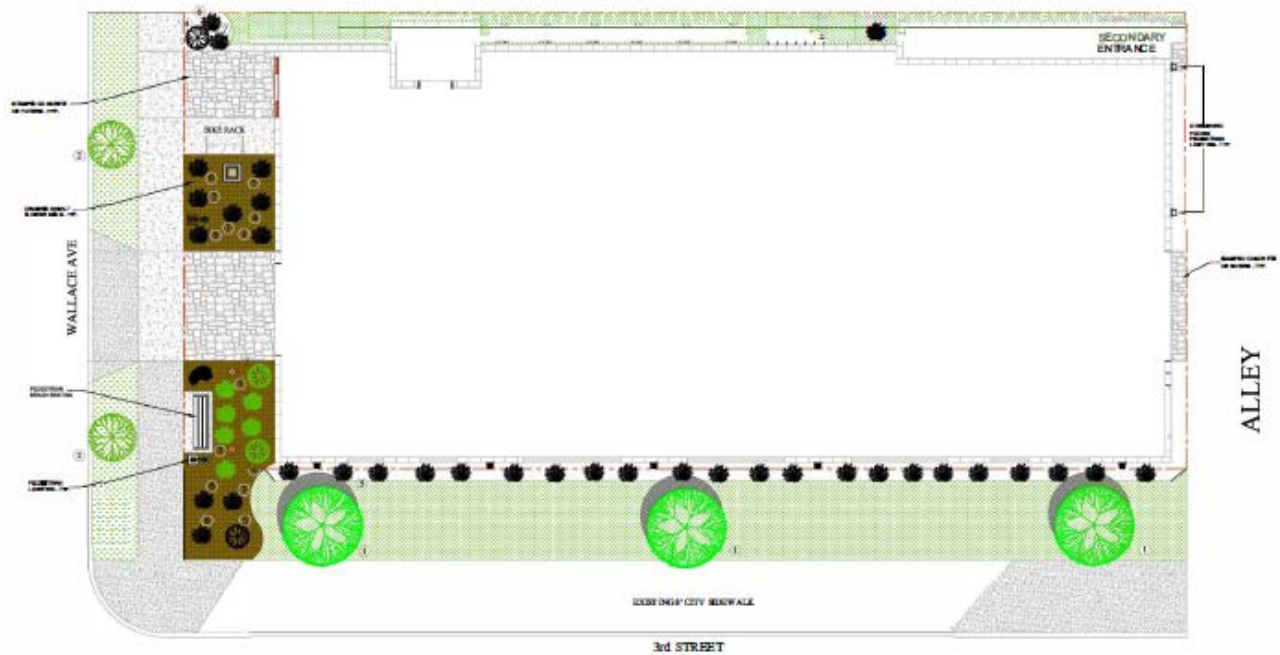
RENDERING: VIEW LOOKING SOUTHEAST



RENDERING: VIEW LOOKING SOUTHWEST



LANDSCAPE PLAN:



KOLB APARTMENTS - LANDSCAPE PLAN

1/8" = 1'-0"

STAFF EVALUATION

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required Downtown Overlay North Guidelines and Standards, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved/approved with conditions, or recommended for an Optional Second Meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-2-22, a request by Tim Wilson, Momentum Architecture, on behalf of Bryan and Kathy Kolb – Revocable Trust, requesting a First Meeting with the Design Review Commission for a Ten (10) unit apartment complex with enclosed lower-level parking located at 304 E. Wallace Avenue, Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be substantially similar to those submitted with Item DR-2-22.

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the Optional Second Meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION:

The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and approve or approve with conditions the proposed project, or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

DR-2-22

The Design Review Commission hereby orders that Item DR-2-22, Momentum Architecture, on behalf of Bryan and Kathleen Kolb, Revocable Land Trust for a proposed 10-unit apartment complex with enclosed lower-level parking located at 304 E. Wallace Avenue in the Downtown Overlay North is **Approved/Approved with conditions or requires an Optional Second Meeting.**

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be substantially similar to those submitted with Item DR-1-22.

Below are the applicant's completed Design Guidelines:

- General Landscaping: Landscaping to meet City of CDA standards. New street trees/landscape areas being ADDED. Refer to Landscape Plan for concept design.
- Screening of Parking Lots: Parking area is internal and will be accessed one way from Wallace through to the Alley. The Parking area will be provided with landscaping around perimeter.
- Screening of Trash/Service Areas: A trash enclosure is provided within the parking structure and will be accessed along the alley.
- Lighting Intensity: Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. All site lighting fixtures will be downward facing with shields. **NO** flashing lights nor up-lighting will be used.
- Screening of Rooftop Mechanical Equipment: There will NOT be Rooftop Mechanical equipment installed.
- Width and Spacing of Curb Cuts: A 12FT Wide Curb Cut will be provided along Wallace Ave. Sidewalk pattern and material will be continuous and connect to existing sidewalks.
- Parking Lot Landscape: Parking Lot landscaping around internal parking structure to meet City of CDA standards, including parking lot trees. Refer to Landscape Plan for concept design.
- Location of Parking: Parking area is internal and will be accessed one way from Wallace through to the Alley.

- **Grand Scale Trees:** NA
- **Identity Elements:** Identity elements include seasonal landscape, street trees, accent trees and garden planting strips meeting City of CDA standards. Refer to the exterior rendering views and Landscape Plan.
- **Fences Next to Sidewalks:** NA
- **Walls Next to Sidewalks:** NA
- **Curbside Planting Strips:** Sidewalks along 3rd Street are existing and along Wallace will be improved. Continuous planting strips are provided on both sides of sidewalk along 3rd Street and Wallace Avenue. 3rd Street existing sidewalk is adjacent to street. Landscape areas are provided adjacent to the sidewalks. Refer to Landscape Plan submitted.
- **Unique Historic Features:** Existing Lot is vacant. New project signage will be fitting with the style of the building. Refer to exterior rendering views.
- **Entrances:** The primary residential & pedestrian entrance is accessed from Wallace Avenue. A Sidewalk is provided to the entrance. The entry door is recessed (Group A) and provided with cover above for protection from the elements designed with CMU Masonry (Group C). The entrance door is provided with a sidelight flanking the door (Group B). The entry has an adjacent landscaping area. Refer to exterior rendering views.
- **Orientation to the Street:** Pedestrian accessed through Wallace Avenue entrance. A Sidewalk is provided to the entrance. The entry door is recessed and provided with cover above for protection from the elements designed with CMU Masonry. The entrance door is provided with a sidelight flanking the door.
- **Massing:** Base/middle/top
- **Base:** Wall panels are CMU Masonry with Artistic panel openings along 3rd street, refer to rendering.
- **Middle:** Wall panels are material mix of wood, metal, Hardie-wall and Masonry with a variety of color to be aesthetically pleasing.
- **Top:** Built up 12" DBL Step Cornice/Fascia provided at TOP. Standing Seam Metal Roofing provided at sloped areas.
- **Treatment of Blank Walls:** Wall panels are CMU Masonry with Artistic panel openings along 3rd street.
- **Accessory Buildings:** NA
- **Integration of Signs with Architecture** New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.
- **Creativity/Individuality of Signs** New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.

- **Setbacks Adjacent to Single Family:** Primary structure is set at 3'6" from the east property line. The elevator and stairway bump out is 1' from the east property line. Refer to site plan diagram. Setbacks have been discussed and reviewed with planning & building departments.
- **Sidewalk Uses:** Sidewalk will be a pedestrian walkway. Sidewalks along 3rd Street existing and along Wallace will be improved. Refer to Landscape plan for Street trees and planting areas.
- **Maximum Setback:** Zoning setback is 0-20FT along 3rd Street and 10-20FT along Wallace Avenue. Project setback provided at 1FT along 3rd Street and 10FT along Wallace Avenue. Setbacks have been discussed and reviewed with planning & building departments.
- **Ground Floor Windows:** Store front system along Wallace Avenue. Artistic panel openings along 3rd street lower-level parking structure area.

B. DESIGN DEPARTURES: NONE