

DESIGN REVIEW COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
Thursday AUGUST 25, 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:

July 28, 2016

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: DLR Properties
Location: 722 N. 4th Street
Request: DLR Properties is requesting a third and final 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)**

ADJOURNMENT/CONTINUATION:

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

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



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**DESIGN REVIEW COMMISSION
MINUTES
JULY 28, 2016
LIBRARY COMMUNITY ROOM
702 FRONT AVENUE**

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, Admin. Assistant
Hilary Anderson, Community Planning Director (12:20)
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Rick Green
Rich McKernan

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Ingalls, seconded by Lemmon, to approve the minutes of the Design Review meeting on June 23, 2016. Motion approved.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

None.

PUBLIC COMMENTS:

None.

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)**.

Tami Stroud, Planner presented the staff report and answered questions from the Commission.

There were no questions for staff.

Public testimony open.

Dick Stauffer, Applicant representative, stated he would be brief and described the changes that will be made to the building. He explained that the existing building is a brick building with some metal. He stated that the proposed changes will include a new ramp on the east side of the building under the existing roof overhang. The existing brick will be patched, acid washed, and sealed. He explained 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. He commented that the roof has been removed and will be replaced. He feels that when done, this will be a much needed improvement to the existing building and asked if the Commission had any questions.

Commissioner Lemmon inquired if the large monument sign will be replaced.

Mr. Stauffer explained that the monument sign will be replaced with illuminated sign letters mounted on a west facing wood louvered sign screen. He stated that a rendering is provided showing how the sign will look on the building.

Chairman Ives inquired if this is in compliance with lighting code.

Mr. Stauffer commented that with the back light application, the lighting is retained by the building and not illuminated to the surrounding properties.

Public testimony closed.

Discussion:

Commissioner Ingalls feels that the changes proposed to the existing building will be a great improvement to this building.

Motion by Ingalls, seconded by Gore, to approve Item. Motion approved.

ROLL CALL:

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

Motion to approve carried by a vote.

2. Applicant: DLR Properties
Location: 722 N. 4th 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) 1-bedroom Residential units totaling 4,478 sq. ft. The subject property is within the Midtown Overlay District (MO) zoning district. **(DR-3-16)**.

Tami Stroud, Planner presented the staff report and answered questions from the Commission. She stated that on June 23, 2016 the Design Review Commission met with the applicant and asked for additional information regarding the following 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 not requested any Design Departures. She stated in the staff report the applicant has submitted updated information for the proposal dealing with 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. She stated 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 applicant has also included an updated site plan that 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.

Ms. Stroud indicated that a packet handout explains what items should be discussed at the Second Meeting.

Commissioner Ingalls stated the pivotal issue for him involves the setback for the building. Looking at the house at 718 4th Street, he is concerned if a 10-foot setback will make a difference for this home, and not the backyard.

Ms. Stroud commented that the applicant stated it meets the requirement, and referenced the Design Guideline where the language states "should", but has to make the intent. She stated the Applicant is here to further discuss how the building is setback on the property.

Commissioner Lemmon stated the building is set back 5 feet, and then a setback with a 10-foot buffer on that side.

Commissioner Ingalls referenced the guidelines when abutting a side yard of a single family residence that a minimum of 5 feet should be maintained. He is not convinced that the applicant has met this requirement.

Ms. Stroud stated that the applicant can address that setback guideline with his presentation.

Public testimony open.

Tim Wilson, applicant representative, stated that staff made a great presentation. Glad to be back. For the massing and impact to the neighbor on the south, we tried to draw the picture, and then added an angle with a dashed line across the top showing 95% of the building. This is below the required height, except on the corner front section of the building facing 4th Street front part of that structure goes above that dash line. The requirement is for a 5-foot setback and we provided a 10-foot setback. On the back of the building we intended to have three stories, but after meeting with the neighborhood decided to reduce that, in order to soften the look of the building to the east and the south.

Joe Chapman, DLR explained that the part of the building that extends above the dash line on the diagram shows the required height is only 1 foot 7 inches above that dash line. We feel a 10-foot buffer is very generous considering the design of the building.

Mr. Wilson stated that the dashline on the drawing is really how tall the building can be. To the neighbors on the south we are proposing trees as a buffer, as we want to be a good neighbor. He commented that the service/garbage will be located to the back of the building and will be enclosed. He explained when this

building was first designed; it had the garbage located at the front of the street. He indicated the vegetative parking screen is not a code requirement, but we will have a landscape buffer that blocks the building from the street. He explained how they picked the colors of the building; by looking at the surrounding buildings, and matching the colors of those buildings with the colors for this project. He referenced meeting with the neighbors recently, and they liked the brick on Kelly's and asked if the design on this building could incorporate brick on the façade also. Their intent is for the design of the building to blend from commercial to residential.

Mr. Chapman explained there was a lot of discussion with the neighbors about the big maple tree, and discussed the fence that was going along the back yard. We will have to stop when we run into the roots of the maple tree, and then we will have to protect the roots by providing a berm that will help keep the roots covered to protect the tree. He asked if the Commission had any questions, and would like to address all concerns during this meeting so they don't have to go to a third meeting.

Commissioner Ingalls inquired if the applicant would agree that a corner of the building goes above the required height; and is really seeking a departure, but by allowing this small departure the majority of the building is under the height requirement.

Mr. Wilson stated that is a true statement and the majority of the buildings are below the required height limit. He explained the area above the height limit is the corner of the building; which would only affect the home to the south, and felt that shouldn't be an impact.

Chairman Ives explained that the height limits in the Design Guidelines for this area is 45 feet, it is allowed, and the applicant is well below that limit with the design of his building.

Yvonne Bright stated she lives next door to the parking lot, and inquired about when they get ready to demolish the building, because that the building is full of lead paint. She inquired if there will be precautions to prevent the residue from going into the neighborhood.

Mr. Chapman explained they have hired a firm in Spokane that is bonded, and will meet all the safety requirements when this building is demolished.

Ms. Bright stated that she also had concerns about providing additional parking spaces - especially on Reid Street.

Chairman Ives stated the DRC can't talk about parking. He explained that the guidelines state one bedroom requires one parking stall. The Applicant has 10 stalls for eight units, and that meets the design guidelines.

Ms. Bright inquired if the applicant has done a traffic study. This is a small street with residential on one side and commercial on the other side. She feels this building is a beautiful building but it doesn't fit in the neighborhood.

Kevin Eskelin stated his house is located to the south. He is the next door neighbor, and he didn't see any pictures taken from across the street. He doesn't like the design of the building and feels it is "loud". He stated the Applicant ignored what is across the street. Looking at the pictures of the building this looks like commercial. He is concerned about the garbage placement as it will be in his backyard, and would like that moved closer to the street because of the smell. He would like to see pictures of the building on the side of the building showing windows. He does see a Third Meeting as necessary, because this design is being rushed and the current design of the building is intrusive.

Chairman Ives read the boundaries of the Mid-Town Overlay District, so the public would understand what the Commission must consider when making their decision.

Ms. Stroud stated originally the Applicant had the trash located to the front of the building, but because it states in the Design Standard that trash shall be placed away from the public right-of-way, and this is why the Applicant moved it to the back. The code does state that all trash areas are required to be screened.

Yvonne Stewart presented pictures to the Commission where her house is 10ft from the buildings. This is really close. This is on the south side of the house where their bedrooms are located. This is the only building in Mid-town that is three stories tall. The homes are older and she feels this building doesn't fit. Her house is one-story. She inquired when the overlay was written for this area. This is not fair. This is intrusive. The trash smells and please consider moving it.

Chairman Ives explained that the overlay regulations were adopted many years ago, and they required public hearings that lasted over a 3-year time span. The City hired a consultant to specifically prepare these guidelines. He stated that if anybody has concerns regarding these regulations to address those concerns to the Planning Commission. He then read the guidelines to the Commission, to remind them of the things they need to consider when making a decision.

Commissioner Messina stated he had three questions: 1) Why the fence stopped and was not continued, if that was a City regulation? 2) They show on the siteplan a 10-foot setback going to the building, and this is not including the pop-out that affects the roofline? 3) Does the Applicant know what the existing measurement is from the property line to the existing house?

Ms. Stroud explained that fencing is not a code requirement, but there are screening requirements for parking lots. Screening is not a requirement in the Mid-Town Overlay Zone.

Mr. Wilson explained that they could have stopped the fence at the parking lot, but decided to extend it farther down the property line. If the owner to the south wanted the fence to extended farther, they would consider that. He explained the renderings are showing more than what was required.

Commissioner Messina inquired why the fence stopped, and the setback of 10 feet included the pop-out? What is the setback from the existing house to the property line?

Commissioner Messina inquired how far the overhang extends.

Mr. Chapman explained the overhang is 32 inches.

Commissioner Messina questioned what the current setback is from the existing house to the property line?

Mr. Chapman explained that the existing house is not square and the survey stated it's about 13 feet from the back corner.

Commissioner Ingalls questioned the color renderings. His understanding of the Mid-town Design Guidelines are different, and feels they require a more gabled-type roof. He is sympathetic to the neighborhood in regards to this requirement. He feels there is a sloped roof, and wondered if the shed roof pop out (closer to 4th street), if that would slope North to South - it would give it a blend to soften the building.

Commissioner Gore felt by sloping the roof, as described by Commissioner Ingalls would make the building taller.

Chairman Ives stated that the applicant can go to 45 ft. if they want.

Commissioner Ingalls indicated if we push it one way, maybe the result is not what we want.

Mr. Wilson explained if we turned the shed and drop it down a bit, we still have the roof over the balcony, which would affect that roof line. He stated they tried to design the building so it would be taller facing Fourth Street, and drop it down toward the residential neighborhood.

Mr. Chapman stated this could be done but won't do the building any good.

Mr. Wilson stated they feel the design of the building fits with this neighborhood.

Commissioner Lemmon feels the building maybe doesn't fit what is next door, but fits Mid-Town. This is what Mid-Town is going for a mix. He likes the forms and shapes, and feels if brick could be added to the north side facing Kelly's that would help the building blend better. He stated the colors are bright, and questioned how those colors were chosen.

Mr. Wilson explained they got the color scheme of the buildings from the other buildings in the area. He stated on the renderings the colors do look bright, but feels when they are on the building they will not look that bright.

Commissioner Lemmon asked if staff could explain why the garbage cannot be placed closer to the street. He agrees with the neighbors, that the garbage dumpsters should be moved.

Ms. Stroud explained that in the in-fill requirements the Code states the garbage cannot be located next to the right-of-way.

Mr. Wilson feels that they would be glad to move the garbage dumpsters if they could.

Ms. Bright stated that Kelly's Pub next door has two dumpsters that are not screened.

Chairman Ives feels that maybe that situation is grandfathered in, but he is not familiar with the situation. He explained that the Commission can only make a decision on what is presented today. He further advised if this is a concern; to take it to a City Council meeting during the public comments section, to voice your concern.

Randy Adams, Deputy City Attorney suggested that Code Enforcement might be able to handle this request.

Commissioner Messina referenced the parking landscape area in the front where people will be coming into the project; and questioned if the dumpster could be located there, and wondered if that is considered "right-of-way"?

Ms. Stroud explained some of the Code language states "should", and this section of the Code dealing with trash/service areas says "Shall" place trash/service area away from the right-of-way.

Chairman Ives suggested that it shall be placed away from the right-of-way, and gives no indication how far from the right-of-way. He suggested they could move a parking space to the street side of the tree, and place the enclosure under the tree.

Commissioner Messina inquired if the applicant or architect for the project would be able to take away a parking space, to allow a trash/service container.

Mr. Wilson stated they could move it, but would lose one parking stall. He explained they have provided more parking than is required, but realize that parking is important in this area.

Commissioner Messina concurred with Commissioner Lemmon, and agreed with the purpose of having buildings like this in this area, and commended the Applicant for the design. The colors are appropriate and I feel the colors do blend in with the colors in Mid-Town. The design is new, and I am concerned about it being located 10 feet next to the neighbor and that it will be taller. I feel the fence should be moved down further to help buffer. He suggested the Applicant consider getting mature trees with some height, to block the windows and provide a buffer for the neighbors next door. The neighbors would like to look at landscaping rather than a building.

Commissioner Gore asked if the buildings could be squeezed together, to gain some more square footage.

Mr. Wilson explained that would be tight, since we have allowed a staircase to be between the buildings.

Commissioner Dodge stated he feels this project is an intrusion into the neighborhood. Due to the height and massing next to a neighbor, he feels the Commission should decide if this type of design should be allowed in this area, or do we need to retain some residential pockets in Coeur d'Alene? There are plenty of areas in Mid-town that this project could be located in. He stated this is "too much too close". He suggested the Applicant come back for a Third Meeting, and with a way for this building to become smaller, since it is more connected to the existing commercial and residential homes.

Commissioner Ingalls stated he agrees with the concerns of the neighbors to the south, and referenced the Findings on page 1 of the staff report listing the criteria we need to look at when making a decision.

Commissioner Dodge stated he understands the criteria we need to make a decision, but that doesn't change his feelings that this project will be an impact to the neighborhood.

Commissioner Ingalls stated that in order to make a decision, we have to look at the criteria that are in front of us.

Commissioner Dodge stated he disagrees, and there is language that states during the First Meeting which things to consider

Joe Chapman stated that if you go to the end of the block, the building is taller. Commissioner Pereira felt that the trash is great.

Public Testimony closed.

Discussion:

Commissioner Messina would like a third building "story board" with colors.

Motion by Messina, seconded by Dodge, to approve to go to the Second Meeting. Motion approved.

3. Applicant: CDA Partners Mullan
Location: 821 East 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 5, 220 sq. ft. The subject property is within the Infill Overlay District DO-E Zoning District. **(DR-4-16)**.

Tami Stroud, Planner presented the staff report and answered questions from the Commission.

Hilary Anderson, Community Planning Director stated she appreciates all input. The City will not grant a reduction in parking. This is commendable. This is too much to reduce parking, but thank you for the input.

Commissioner Ingalls stated we are staying with the required parking spaces.

Commissioner Messina stated they have to come back with the design.

Commissioner Ingalls stated you made the right decision. This is a unique spot. No parking. He goes by Carrington Place Apartments and Rockford on Hanley. There is parking on Hanley and Carrington. We don't have spill out.

Ms. Anderson stated the parking lot requirements were reduced.

Jeremy Voeller thanked the Commission and their valuable vision for design. They were hoping this would be their final meeting. We started working on this project with the spirit of the overlay district. This project is on the western boundary of the Doe. We saw this as a transitional project, with a proposed mixed use. We approached this project with city and the governing guidelines.

Last month we took the input we received, and made design changes. We reduced the number of units to 49 to help with the parking requirement, and created three (3) buildings. Mr. Voeller described the building connectors. Last month was a two-story connector, and now this is a one-story connector.

They will maintain the distance between the buildings, and the connector came in between 15 feet of the buildings. 29 ½ and 49 ½. This was part of the intent. The corner will have glass and a more commercial use, and blend with the residential on the side. Along the building on 8th and Mullan, we have balconies. Design departures involved the pitched roof and we are asking for a departure to a flat roof. Our intent is to mask the mechanical equipment. We plan to utilize the roof for the mechanical equipment. The flat roofs take up 14% of the structure, and could be used as patios.

Commissioner Pereira stated all the units are residential units, and the second story will have conference rooms.

Mr. Voeller stated they are keeping the 24 bike lockers. The connectors have addressed some of the concerns and we want to maintain the flow. The tenants don't have to walk outside and do not have to get to either side providing good safety.

Commissioner Pereira stated the parking alone needs more work. He was concerned about parking, 100 feet of separation. He also stated the connectors are not as good. The flat roof is a small departure, and he is not against the flat roof and understands. Being in the middle would blend in. He would like to see further study. There is conflict with the size of the foot print.

Mr. Voeller mentioned that you see the towers behind the building, and we tried to go with the surrounding neighborhood. Chairman Ives stated this is book ended, and he doesn't see this as a problem with the pitched roof. Commissioner Messina asked about the height of the building and in relationship to the grade. Mr. Voeller stated this will be the existing grade. Commissioner Messina stated this is 4 feet from the existing grade. Mr. Voeller stated he is familiar with the grade, and will make sure it's within the 35 feet. Commissioner Messina stated we had issues with the height at the Planning Commission. This is a sensitive issue with this property. This is important to look at. Mr. Voeller stated this property slopes and is a challenge.

Commissioner Lemmon stated the parapet is of a concern, with the other side balconies looking down at the neighbors. He likes the idea of this use for mechanical equipment.

Mr. Voeller stated if you are up there you will be able to see the lake, which is great. We can soften this, but we will not have the landscaping done yet. Commissioner Lemmon asked if the breaks between the buildings had to connect. Mr. Voeller stated for safety and special needs folks can go up the elevator. The connectors are needed to go between the buildings.

Commissioner Messina asked about the alley, and can we fence this? Tami Stroud stated she is not sure you can do this. Hilary Anderson questioned whether they could fence along the property line? Tami Stroud stated it would be a two-way alley.

Chairman Ives mentioned doing underground utilities. Mr. Voeller explained they will be underground, and we will pave the alley construct new sidewalks.

Commissioner Messina asked about the fencing in the alley. Mr. Voeller stated would be hard for the parking to work. Chairman Ives asked about underground parking. Mr. Voeller stated that it's very expensive.

Commissioner Gore has no problem with the proposed flat roofs. This will look like an ugly apartment. The flat roofs give contrast. The big flat compliments the flat roof. He is pro-flat roof. The oldest buildings on Sherman have flat roofs, and I feel it will improve the look of the building. I would suggest you make the three connectors flat also. For ADA requirements, the connectors make it compliant for everyone.

Mr. Voeller stated making the connectors with the flat roofs would allow the mechanical units to be there.

Public Testimony open.

Ken Snyder commented he appreciates this project. This is an important piece of property. This will impact the neighborhood. Do it poorly and it will be not be right. The massing is enormous. He commends the project for sticking with parking requirements. This is a big building. Safety is bogus. Alley is a concern for traffic. He is not in favor of the project.

Rodger Smith echoed the conversation that the massing is huge. This is a very special site. Three stories are a bad fit for this residential area. The zoning they are allowed. Function of the Commission is to determine if this is a good fit. They are the watch dog for this community. We have one chance to get this right. I would like to see the window detail on Mullan Avenue.

Guy Armor feels the building is large. This building is not sensitive to the residential neighborhood. He has a little boy who rides his bike around the block. The Applicant said these units would be rental units and residents would not be around most of the year. He would remove the connectors and make the three buildings the same size. Security is not an issue. Where is the trash located and he is concerned about the lights. No light trespass. He does not want to feel like he is in a Shopko parking lot. Where is the snow removal going to go?

Katie baker, this is a big building. This is an old neighborhood. We didn't move here for a more commercial feel. We want to live in old Coeur d'Alene. This project does not meet this concern. The majority of the homes are old. She would like shady pines upgraded, and townhouses or courtyard homes would work good. This project will not fit. Security is not an issue in this neighborhood. Light pollution is a concern.

John Kelly public safety representative for KCATT, and a bike pedestrian representative was with the Police Department for 30 years. He retired from the Police Department. He never gave up tracking wrecks, and he wants to expand this study for urban crashes and minimizing motor use. The Mayor previously called a meeting when we did a project like this. Would this building impact the eco system? The last traffic count was done in 2013, and by the design drivers can go less than the speed limit.

Joe Morris stated his comments are based on his current understanding of the project, and recently met with the Planning Department staff and the Project Manger to express our concerns so some changes may have occurred. He that their concerns are with the following: Roof pitch, Bulk and Spacing, 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.

Rita Snyder stated she wants to protect the already existing historical homes in this area and was hoping to see a project similar to the Ice Plant. She is not against this property being developed, but feels the building design should mimic what currently exists.

Public Testimony closed.

Discussion:

A lengthy discussion ensued resulting in the following motion and recommendations to the applicant.

Commissioner Ingalls moved to bring this project back for a 3rd Meeting. The Commission is providing guidance to the applicant with a strong preference for no flat roofs, and significant changes to the connectors and other details - including but not limited to exterior lighting, trash enclosures/screening, screening of the alley, reducing the massing, incorporating the base-middle-top, breaking up the roof planes and incorporating some steeper pitches and gables, making the building look more like row houses, and reducing the building height on the east end to 2 stories.

Motion by Ingalls, seconded by Gore, to approve Item DR-4-16 to a third meeting. Motion approved.

ROLL CALL:

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

Motion to approve carried by a 6-0 vote.

ADJOURNMENT:

Motion by Lemmon, seconded by Gore to adjourn the meeting. ,
Prepared by Shana Stuhlmiller, Public Hearing Assistant

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: AUGUST 25, 2016
SUBJECT: DR-3-16: REQUEST FOR A FINAL 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 4TH STREET

APPLICANT/OWNER:

DLR Properties
206 Indiana Avenue
Coeur d'Alene, ID 83814

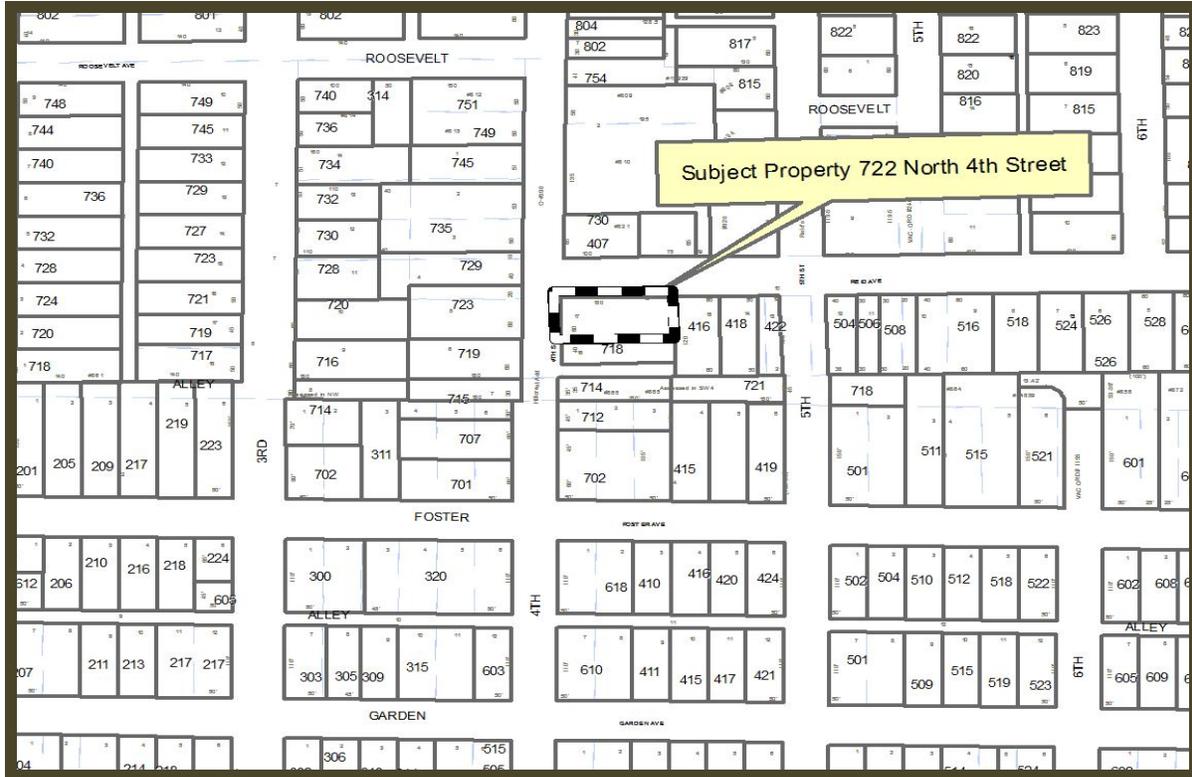
ARCHITECT:

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 Third 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).

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, and make a decision to approve, approve with conditions, or deny the design.

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 4th Street and is on the southeast corner of 4th 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 Final 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.

In response to the July 28, 2016, Design Review meeting and discussion, the applicant has made the below modifications:

- To address the impact to the south, the proposed 8-unit building has been moved to the north one foot (1') to provide more separation for the interior side yard setback to the existing adjacent single family structure, as depicted in the updated elevations.
- The fence has been extended to the south property line to block more views for the southern neighbor's property and the proposed fence extends beyond the rear yard to the front 20' setback area on the interior side property line.
- The trash/service area has been relocated to the rear of the property toward Reid Avenue and will be enclosed and screened.
- The required landscape buffer will be provided between the parking lot and the right-of-way.
- The proposed color scheme has been softened to better blend in with the neighborhood.

Previous changes made to the proposed 8-unit structure are:

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' 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 near Reid Avenue.

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 4th 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 OF EXISTING STRUCTURE:

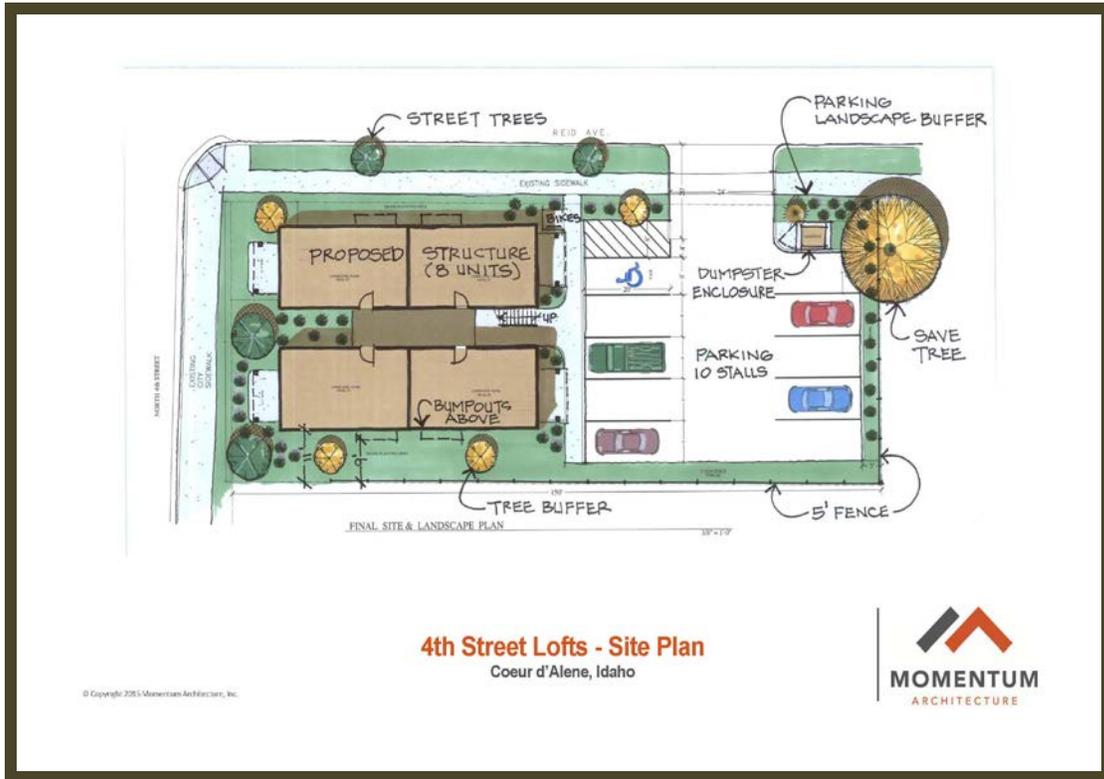
VIEW FROM 4TH STREET LOOKING EAST AT SUBJECT PROPERTY



Corner View of 4th Street & Reid Avenue Looking Southeast at Subject Property:



4TH STREET LOFTS SITE PLAN / LANDSCAPE DRAWINGS:



4TH STREET LOFTS SOUTH / REAR ELEVATION DRAWINGS:



4TH STREET LOFTS SOUTH / FRONT ELEVATION DRAWINGS:



4TH STREET LOFTS HEIGHT VS. SETBACK



4TH STREET LOFTS NORTH / FRONT ELEVATION DRAWINGS:



FINISH MATERIALS



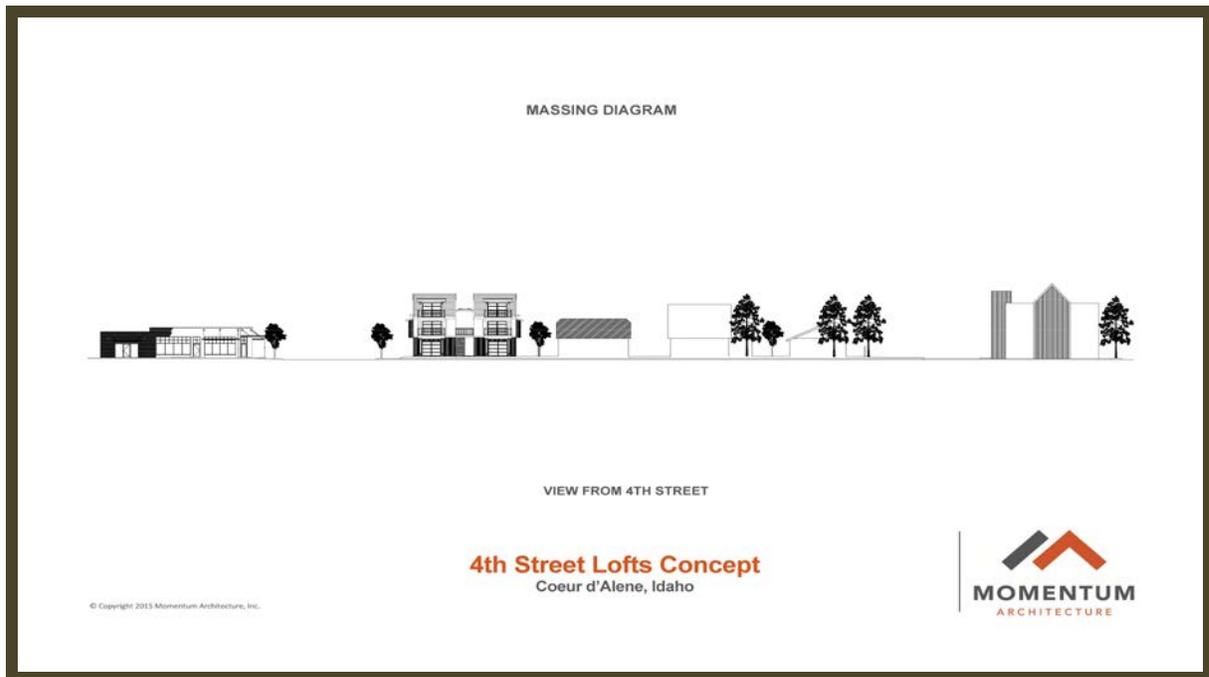
PERSPECTIVE VIEW:



EXTERIOR MATERIALS STUDY



MASSING DIAGRAM:



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.

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

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. The Design Review Commission may approve, approve with conditions, or deny the design.



**APPLICANT'S
NARRATIVE**

4TH STREET LOFT APARTMENT COMPLEX

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 4th 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. 4th 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 third 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 meeting with the applicant was held on July 28, 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 Lemon, seconded by Gore, to move to a third and final meeting. Motion approved.

INFILL OVERLAY DISTRICTS

17.07.900: Purpose:

The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. It is the intent of these development standards to encourage a sensitive form of development and to allow for a reasonable use that complements the visual character and the nature of the city.

Midtown Overlay (MO)

The boundaries of the MO District are as depicted in subsection C of this section. The intent of this district is to create a lively, neighborhood business district with a mixture of uses, including retail, services, and residential. Storefronts would be relatively continuous along the street within the core of the district. Housing would be encouraged both above and behind commercial uses. Traffic calming measures would be applied and there would be an emphasis on creating a streetscape that would offer safety, convenience and visual appeal to pedestrians.

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
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- 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.