

DESIGN REVIEW COMMISSION MEETING

“VIRTUAL”

THURSDAY, JUNE 24, 2021

12:00 pm

NOTE: The City is utilizing Governor Little's Stage 4 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaid-org.zoom.us/j/91013562625?pwd=REMrNHV1NVlWZnVmT05PVlVaalQwOT09>

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

Meeting ID: 910 1356 2625

Passcode: 128711

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

May 27, 2021

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

1. Applicant: Government Way Coeur d'Alene Hotel, LLC.
Location: 2119 N. Government Way
Request: A proposed 232-Unit Multifamily Development in the C-17 zoning district.
(DR-2-21)

ADJOURNMENT/CONTINUATION:

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

Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City's YouTube channel. time.

**DESIGN REVIEW COMMISSION
MINUTES
MAY 27, 2021
Virtual Meeting
12:00 pm**

COMMISSIONERS PRESENT:

Tom Messina
Greta Snodgrass
Michael Pereira
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Jon Ingalls
Joshua Gore
Jef Lemmon

CALL TO ORDER:

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

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

Motion by Ward, seconded by Pereira, to approve the minutes for March 18, 2021. Motion approved.

NEW BUSINESS

1. Applicant: Allan Measom
 Location: 810 E. Lakeside Avenue
 Request: A proposal to build Five (5) three level single family homes , each with an attached
 2car garage within the DO-E Infill Overlay District requires Design Review Commission
 approval. (DR-3-21)

Tami Stroud, Associate Planner stated that John Neary, on behalf of Allen Measom is requesting a First Meeting with the Design Review Commission for five (5) single family dwellings on a .378-acre site. The subject property is in the DO-E (Downtown Overlay East) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

Ms. Stroud provided the following statements:

- The subject property is located at 810 E. Lakeside Avenue, and on the east side of 8th Street and the south side of Lakeside Avenue.
- The site recently went through the preliminary plat process to divide the original three (3) lots into five (5) lots. The subject property is zoned R-17 and is currently vacant. The applicant is proposing to build five (5) three level single family homes, each with an attached garage.
- Each garage will be flanked with additional parking spaces that are to be finished with turnstone pavers instead of standard asphalt. Four of the units will be connected by a common wall. Each home will be approximately 3,284 square feet per unit. The applicant has also asked for FAR bonuses for this proposed project. \

- The five (5) lots within the proposed development are zoned R-17 and are located within the Downtown East (DO-E) Infill Overlay district. The DO-E also allows for an increased height and uses a Floor Area Ratio (FAR) to determine allowable square footage of livable space. The maximum height allowed in the DO-E is 35'. The height of the proposed project is 34' 5".
- City staff met with the applicant's representatives on April 13th, 2020, for the required Initial Meeting with staff. At the meeting staff reviewed the DO-E Guidelines and Standards and discussed:
 - A. Guidelines that apply to the proposed development,
 - B. FAR Bonuses to be requested and provided, and
 - C. A request for a Design Departure for the Roof Pitch Guideline.
- The Community Planning Director has reviewed and approved 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: Streetscape lighting (0.2); Landscaped retaining wall (0.2) Alley Enhancements (0.2); Public benches (0.2). Premium building materials (0.2). The project qualifies for a total allowable F.A.R of 1.0
- She explained the two conditions and the placement of the benches which will be allowed to be in the right of way installed within the existing trees.

Ms. Stroud concluded her presentation.

Commission Comments:

John Neary provided the following statements:

- He stated they thought that a 4:12 roof pitch would be a negative and reduced the roof pitch to 1:12
- He stated that they are reducing the blank wall forehead to provide a better appearance to the building.
- He showed an example of the roof materials to be used on the building.
- He added that they will be providing floor to ceiling windows.
- He stated they will provide upgraded materials to the homes to get a higher price point and a retaining wall added in front of the units with landscaping placed behind the wall.
- He added that we will be providing additional trees on the site that will be used to soften the façade.
- He stated that we will be providing benches along Lakeside Avenue and 8th Street to provide a place for walkers or anyone who needs to take a break.
- He stated that they will provide pedestrian scaled lighting that will be inset into the concrete wall similar to the Sherman 5 project.
- He stated that parking spaces will be available on the front and sides of the building and described the materials used for the garage.
- He stated that they plan on paving the alley between 8th & 9th street with pedestrian lighting on the garages.
- He stated that the street numbers will be made of cast iron.

The applicant concluded his presentation.

Commission Comments:

Commissioner Periera inquired if there will be an entrance for people to the properties. Mr. Neary explained that there won't be any gates but a fence will be provided.

Chairman Messina inquired how are you intending to address the snow in the winter. Ms. Stroud stated the other properties have a Homeowners Association (HOA) and assume that they will be responsible for snow removal. Mr. Neary stated they will have to get an agreement with the neighbors.

Commissioner Ward inquired who will be responsible for the maintenance of the landscaping along the wall. Mr. Neary stated the owner will be responsible for the maintenance.

Commissioner Ward commented that he would consider this an infill project which is something that is needed and after hearing the applicant's presentation commented this project meets the code and will be a quality project.

Motion by Ward , seconded by Snodgrass , to approve Item DR-3-21 Motion approved.

ROLL CALL:

Commissioner Snodgrass	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a vote.

ADJOURNMENT:

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

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

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER

DATE: JUNE 24, 2021

SUBJECT: **DR-2-21:** REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A THREE AND FIVE (5) STORY 232-UNIT APARTMENT PROJECT COMPRISED OF TWO BUILDINGS IN THE C-17 (COMMERCIAL) ZONING DISTRICT

LOCATION: A 6.84 ACRE PARCEL LOCATED AT 2119 N. GOVERNMENT WAY (FORMER WILD WATERS SITE)

APPLICANT/OWNER:

Government Way Coeur d'Alene Hotel, LLC.
918 W. Idaho Street
Boise, ID 83702

CONSULTANT:

Matt Kotter
901 W. Wall Street, Suite 106
Grapevine, TX 76051

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

(A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17L (Commercial Limited) zoning district.)

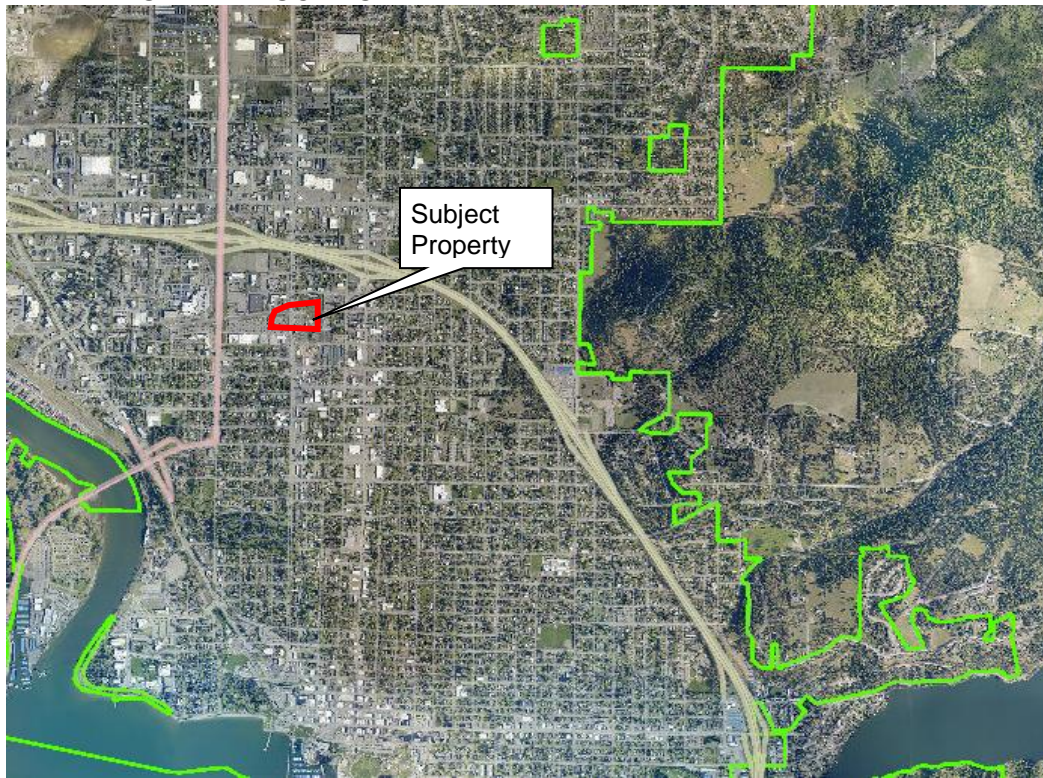
DECISION POINT:

Matt Kotter, on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting is requesting a First Meeting with the Design Review Commission for the design of two apartment buildings varying from three to five stories, with 232 units. The property owner has submitted a site plan that shows two (2) proposed multi-family buildings, a club house which includes a rental office and indoor amenities and proposed parking on the subject site. (See site plan on page 8 of the staff report.) The proposed structure will consist of one and two and three bedroom layouts totaling 232 units. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district has an approved R-34 Density Increase Special Use Permit.

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. PROPERTY LOCATION MAP:



AERIAL PHOTO:



AERIAL PHOTO:



B. PROJECT ANALYSIS:

The subject property is currently vacant. It was the former site of the “Wild Waters” water park, built in 2001. It closed its doors in 2010. In 2018, a demolition permit was taken out to clean up the site and remove the existing structures, footings, slab, and remove the remaining water slides. The site has been graded and cleaned up. The property owner has submitted a site plan that shows two (2) proposed multi-family buildings, varying from three to five stories, with 232-units. Outdoor spaces include amenities such as a dog run, outdoor pool, spa, a BBQ area, fire pits, a rental office and indoor amenities. Proposed parking on the subject site will be located on the perimeter of the buildings. The applicant will be providing parking for the project consisting of 426 parking stalls, 235 of stalls under a carport and bicycle parking. (See site plan on page 8 of the staff report)

The exterior design will include materials such as metal, stone, and wood. Exterior facades incorporate a light stone base with horizontal wood and board and batten siding. Balconies are offset from the dwelling units by dark blue wood siding and a highlighted floor band with natural wood storage rooms beyond. (Materials are noted on page 13 of the staff report.)

The proposed structure is allowed a maximum height of 63 feet in accordance with the approved Special Use Permit for the apartment project. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.

Applicant's Narrative



April 02, 2021

City of Coeur d'Alene
Planning Department
710 E. Mullan Ave
Coeur d'Alene, ID 83814

Reference: 2119 N. Government Way: Design Review

Planning Department Staff,

Development Plan -

Braintree Properties is submitting plans to construct a ground up Class A multi-family housing complex to serve the Coeur d'Alene community at the address of 2119 N. Government Way. The 6.84-acre site will accommodate two buildings, varying from three to five stories, with 232 units. Dwelling units will vary from one to three bedroom. In addition to the dwelling units, a Club House is to be constructed that will house indoor amenities and a leasing office to serve the residents of the complex. Supporting the indoor amenities, a series of outdoor spaces will be provided to encourage outdoor usage through amenities such as pocket parks, dog runs, outdoor pool and large spa, BBQ and fire pits, and connections from the property to future trail connectors planned by the City.

Surface parking will be located on the perimeter of the buildings and will be secured through property wide fencing. Parking stalls total 414 with 235 stalls under a carport. Each building will have indoor bicycle parking, totaling 40 spaces. Access to the site will be provided through two remote operated gates near the entrance.

The exterior design includes a rich material palette complimenting the nature surrounding Coeur d'Alene and will include materials such as but not limited to metal, stone, and wood. Exterior facades incorporate a light stone base with horizontal wood and board and batten siding. Balconies are offset from the dwelling units by dark blue wood siding and a highlighted floor band with natural wood storage rooms beyond. Please see the attached documents for additional information.

Surrounding Property –

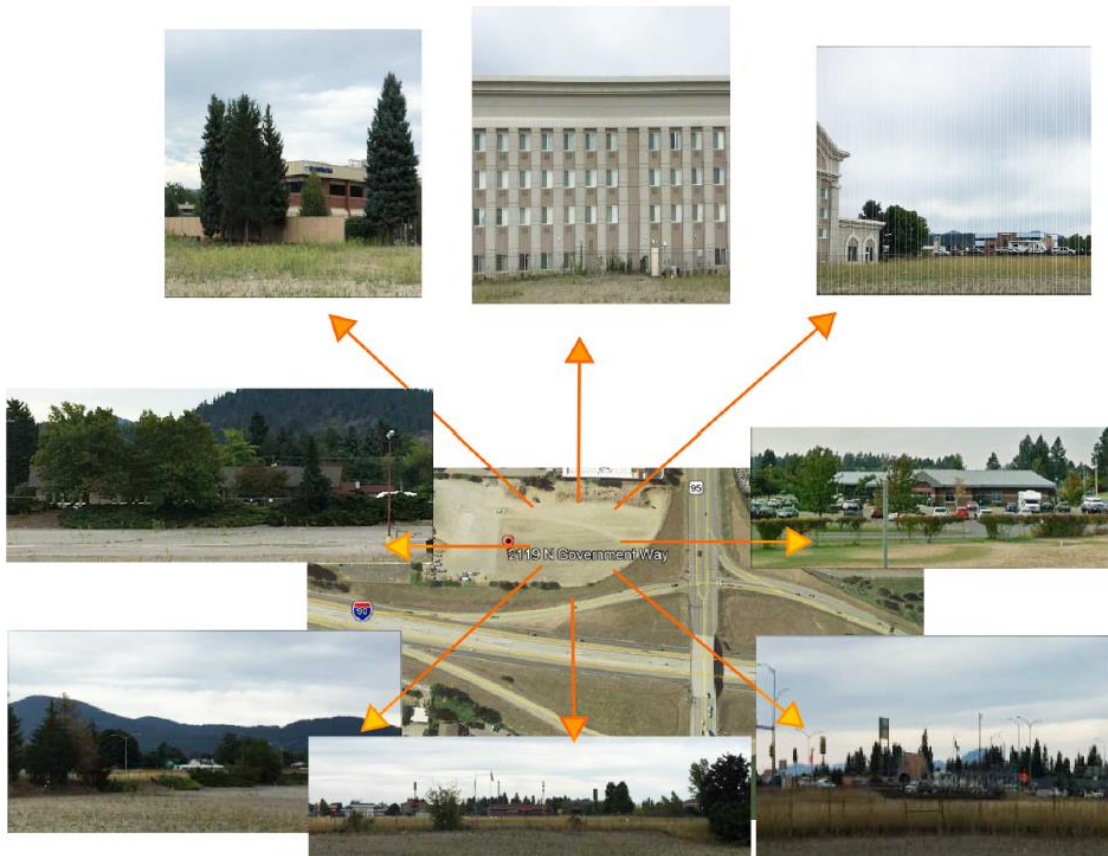
There are businesses to the east and south of the property that include Healthy Habits Wellness Clinic, Silver Lake Dental, Frontier Communications, La Quinta Inn & Suites, and Shari's Café and Pie.

We at Braintree look forward to continued dialogue and future design approval. If you have any questions or require further dialogue, please feel free to contact us.

Sincerely,

Jessica Heggie, AIA, NCARB
Director of Design
Email: jheggie@btree-prop.com
Office: 208.519.4053

NEIGHBORHOOD CONTEXT MAP:



LOOKING WEST FROM HIGHWAY 95 R-O-W TOWARD KOOTENAI HEALTH:



LOOKING NORTHEAST FROM HIGHWAY 95 TOWARD THE LA QUINTA INN:



VIEW ALONG HIGHWAY 95 LOOKING NORTH TOWARD I-90 WITH THE LA QUINTA INN ON THE RIGHT:



LOOKING EAST ALONG THE GOVERNMENT WAY ACCESS POINT:



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

C. REQUESTED DESIGN DEPARTURES:

- NONE

Commercial design guidelines for consideration are as follows:

- *Curb Cuts*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- ~~*Grand Scale Trees.*~~
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- ***Screening of Rooftop Equipment***
- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*

Evaluation:

Per the Commercial Design Guidelines, the applicant must provide details to assure that any rooftop (mechanical) equipment is screened by extending parapet walls or other roof forms that are integrated with the architecture of the building.

The applicant has stated that the final parapet height and location has not yet been determined and will adjust the parapet accordingly to ensure it's not visible.

D. SITE PHOTOS: 1: View of the subject property looking west toward Lincoln Way.



SITE PHOTO - 2: View from the east side of the property looking northwest:



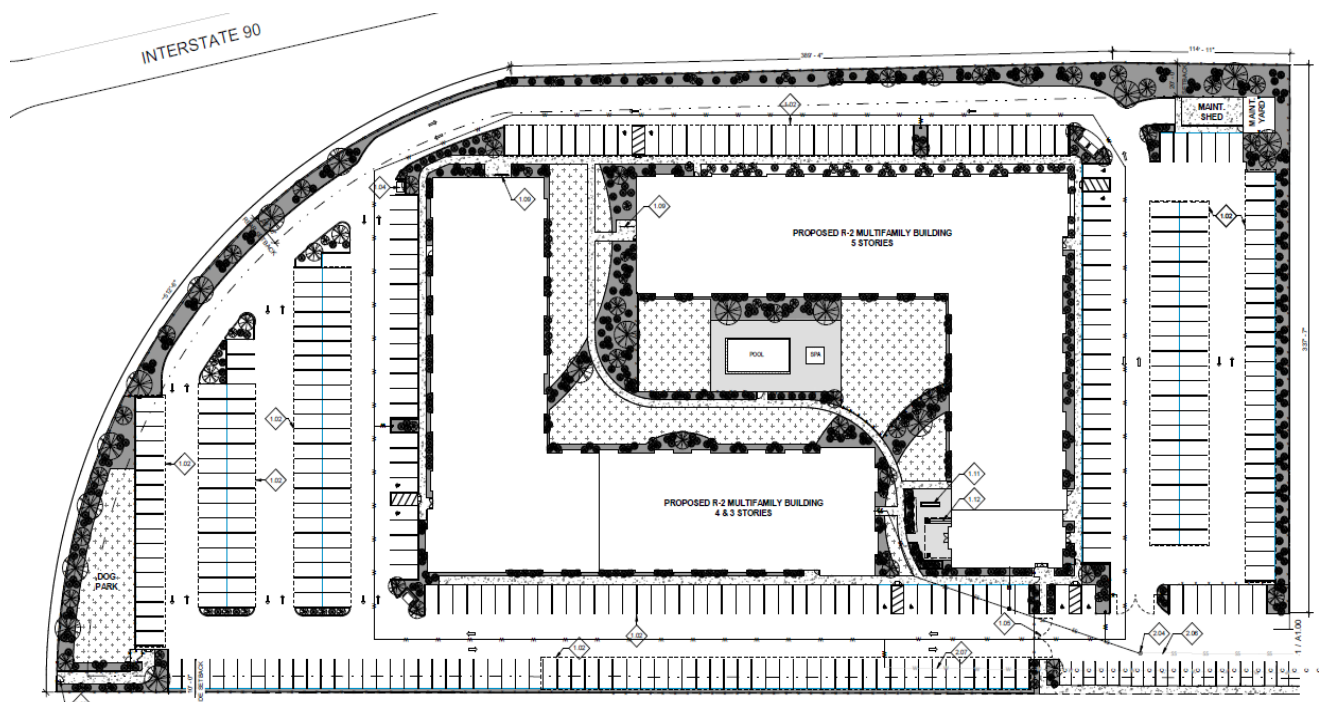
SITE PHOTO - 3: Looking northeast from the driveway of the subject property at the neighboring businesses.



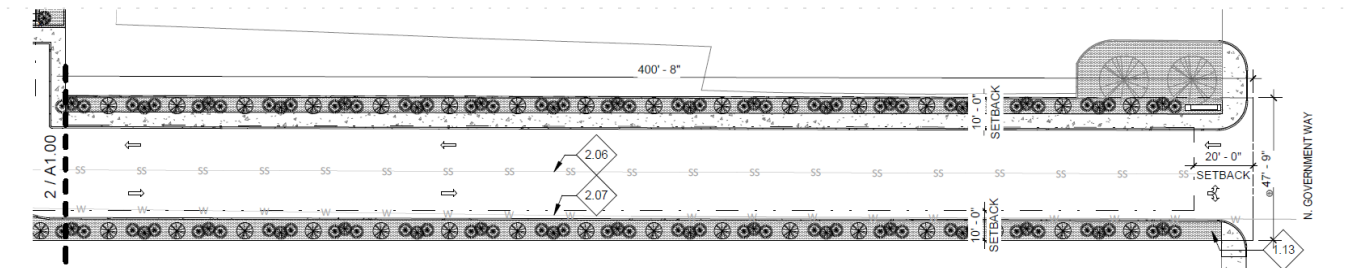
SITE PHOTO -4 : Looking north along Government Way from the subject property access point.



APPLICANT'S SITE PLAN:



APPLICANT'S SITE PLAN (ACCESS):



UNIT COUNT AND PARKING BREAKDOWN:

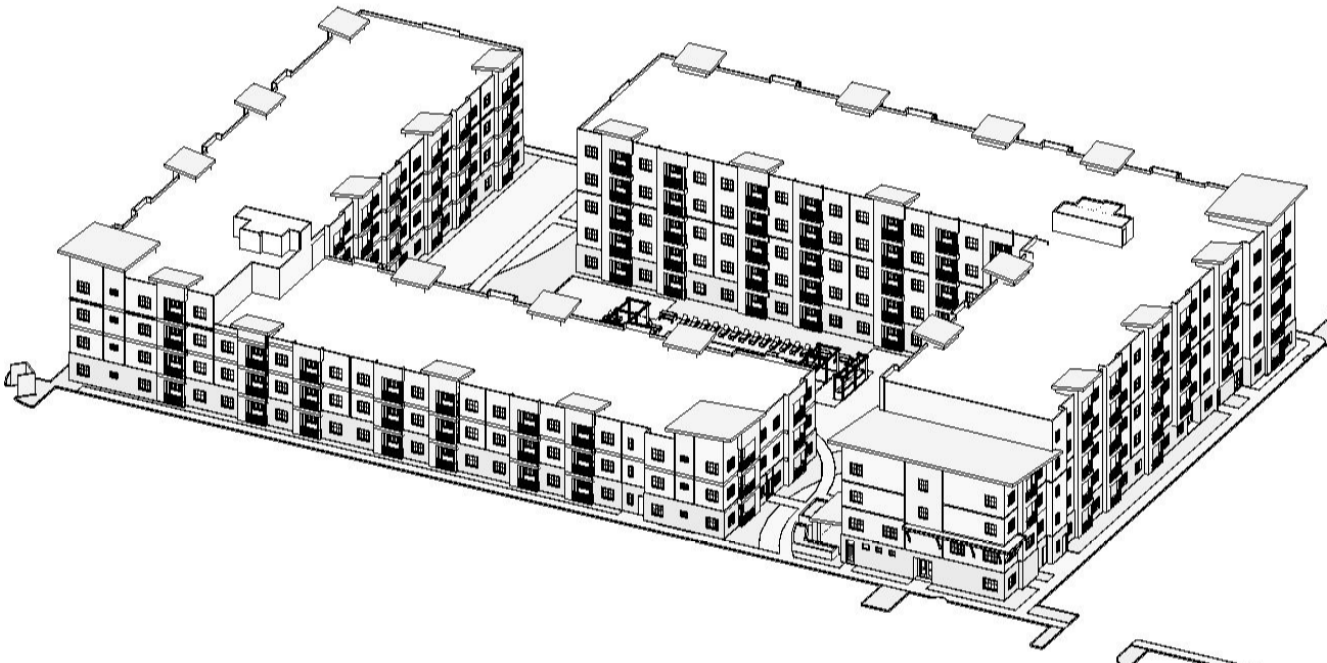
UNIT COUNT AND REQUIRED PARKING

UNIT TYPE	UNIT COUNT	PARKING RATIO	RQD PARKING
1 BED	114	1.5	171
2 BED	104	2	208
3 BED	15	2	30
TOTAL	232	NA	409

PARKING BREAKDOWN

STALL TYPE	UNIT COUNT
STANDARD	368
COMPACT	48
ADA	10
TOTAL	426

232 PROPOSED MULTI-FAMILY UNITS: BUILDINGS “A” AND “B”



APPLICANT'S BUILDING ELEVATION – BUILDING “A” NORTH:



APPLICANT'S BUILDING ELEVATION – BUILDING “A” WEST:



APPLICANT'S BUILDING ELEVATION – BUILDING “B” NORTH:



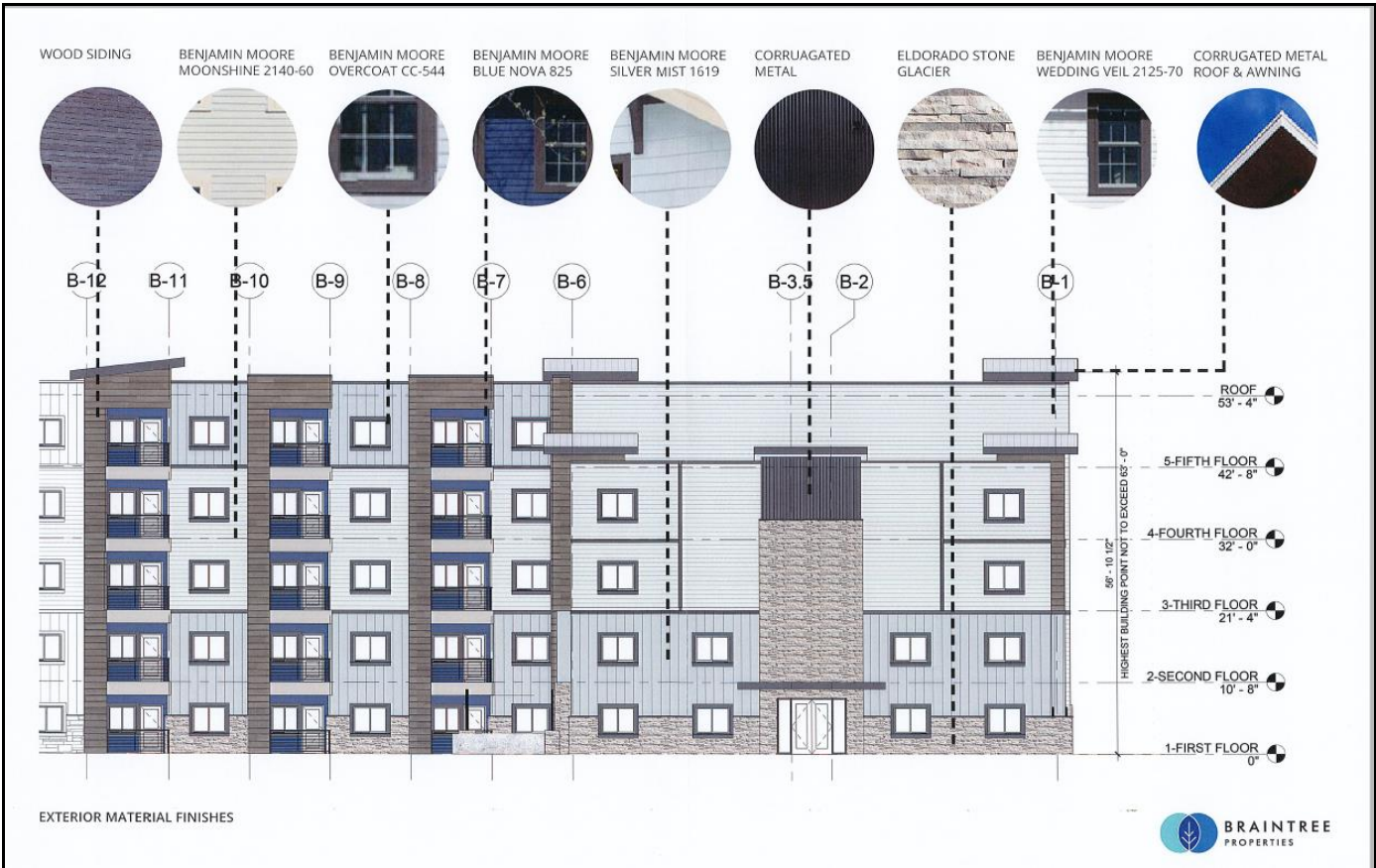
APPLICANT'S BUILDING ELEVATION – BUILDING “B” EAST:



APPLICANT'S BUILDING ELEVATION – BUILDING “B” SOUTH:



EXTERIOR MATERIAL FINISHES:



Updated elevations with proposed materials:

ELEVATION (north) BUILDING "A"



ELEVATION (west) BUILDING “A”



ELEVATION (east) BUILDING “A”



ELEVATION (east) BUILDING “B”



ELEVATION (west) BUILDING “B”



ELEVATION (east) BUILDING “B”



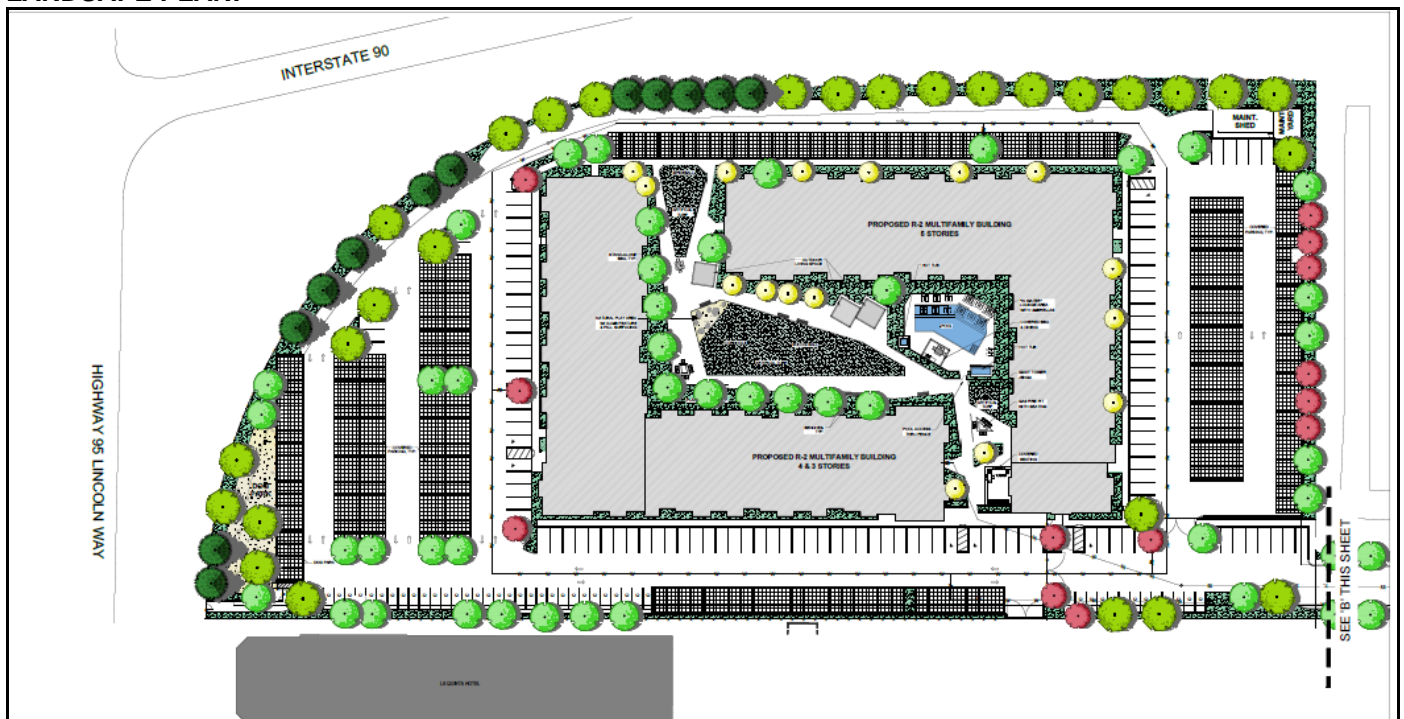
ELEVATION (south) Building “B”



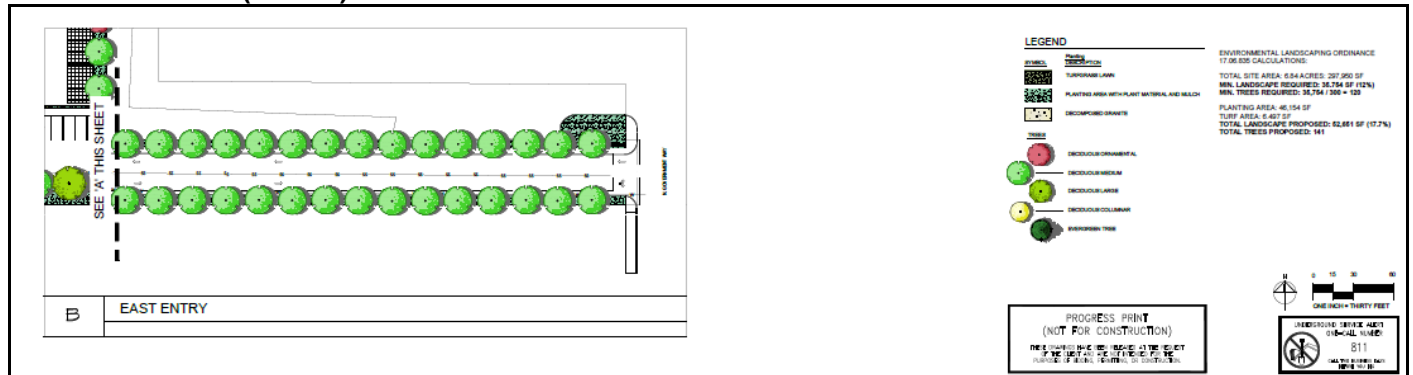
232 PROPOSED MULTI-FAMILY UNITS: BUILDINGS “A” AND “B”



LANDSCAPE PLAN:



LANDSCAPE PLAN (access):



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 Commercial Design Guidelines, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved/approved with conditions, or 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-2-21, a request by Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC for design review approval for two apartment buildings varying from three to five stories, with 232 units, on a 6.84-acre site located at 2119 N. Government Way, 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-2-21.
2. Prior to building permit submittal, provide mechanical and architectural plans with mechanical equipment details and show the screening by extended parapet walls or other roof forms that are integrated with the architecture of the building.

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.