

**DESIGN REVIEW COMMISSION MEETING**  
**UPPER LEVEL, CONFERENCE ROOM #6**  
**710 E. MULLAN**  
**THURSDAY JUNE 28, 2018**  
**12:00 pm**

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

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

**APPROVAL OF MINUTES:**

May 17, 2018

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

1.      Applicant:      Tim Wilson  
         Location:      501 E. Lakeside  
         Request:      A minor modification to the façade at 501 E. Lakeside  
                                 (DR-6-18)
  
2.      Applicant:      Monte Miller- Miller Stauffer Architects  
         Location:      727 Front Avenue  
         Request:      Miller Stauffer Architects on behalf for KRB Investments is requesting a Design  
                                 Review Commission's Early Design Consultation for the design of an 8-plex. The  
                                 subject property is in both the DC (Downtown Core) and Infill Overlay East (DO-E)  
                                 zoning district(s). (DR-2-17m)
  
3.      Applicant:      Coeur d'Alene Lodging Associates, LLC  
         Location:      1619 W. Lee Court  
         Request:      Coeur d'Alene Lodging Associates, LLC is requesting a Design Review Commission's  
                                 Early Design Consultation for the design of a 4-Story 115 room hotel in the C-17  
                                 (Commercial at 17 units/acre) zoning district. (DR-5-18)

**ADJOURNMENT/CONTINUATION:**

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

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

# MINUTES

**DESIGN REVIEW COMMISSION  
MINUTES  
UPPER LEVEL, CONFERENCE ROOM # 6  
710 E. MULLAN  
12:00 pm**

**COMMISSIONERS PRESENT:**

George Ives, Chairman  
Jon Ingalls  
Joshua Gore  
Tom Messina  
Michael Pereira, (Alternate)

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Admin. Assistant  
Hilary Anderson, Community Planning Director

**COMMISSIONERS ABSENT:**

Jef Lemmon  
Rick Green  
Phil Ward, (Alternate)

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Ingall, seconded by Pereira, to approve the minutes of the Design Review Commission meeting on March 15, 2018. Motion approved.

**NEW BUSINESS**

1.     Applicant:     Miller Development Group  
       Location:    909 E. Sherman  
       Request:     The Miller Development Group is requesting a meeting with the Design Review Commission for the design of (five) 2-story townhomes. The subject property is in the Downtown Overlay – Eastside (DO-E) zoning district. (DR-4-18)

Tami Stroud, Planner stated that The Miller Development Group is requesting a meeting with the Design Review Commission for the design of 5 townhomes, known as “Sherman 5 East” that will be built on two existing city lots. The townhomes will be 2-stories with detached 2-car garages with office/studio space on the upper level of the garages. The property falls within C-17L zone and within the Infill Downtown Overlay East (DO-E).

Ms. Stroud provided the following statements:

- She showed a copy of sitemap where the property is located.
- She stated that The “Sherman 5 East” townhome design will be a mirror image to the project known as “Sherman 5”, a 5-unit townhome development previously approved by the DRC on the west side of 9th Street and Sherman Avenue.
- The applicant is also proposing to have a retaining wall 2-3 ft. in height, at the back side of the sidewalk.

- The property is currently zoned C-17L and is within the Infill Overlay Downtown East (DO-E). The maximum height allowed within the DO-E (Downtown East Overlay District) is 35' for residential uses.
- The western portion of the subject property is currently vacant and the most eastern lot is currently a hair salon, which will be removed prior to the start of the project.
- There are existing street trees within the right-of-way along Sherman Ave. /9th Street and the subject property which qualify as an "Identity Element" required by the Guidelines and Standards within the All "Overlay Districts." During their April Urban Forestry Committee meeting, it was determined that the existing street trees within the right-of-way are in overall good health and condition and must be retained.
- She provided various photos of the site.
- She stated that there are no Design Departures.
- She commented that the applicant has requested F.A.R Design Bonuses which are:
  - Streetscape Lighting .2 Bonus: MDG will provide louvered lighting built into the proposed landscaping wall running along Sherman and 9th St. The lights will be built into the wall and will provide additional security and safety for pedestrians and people choosing to use the built in benches.
  - Public Benches .2 Bonus: MDG will provide two public benches built into the landscaping wall running along Sherman and 9th St. One bench will be on Sherman and one bench will be on 9th St. The benches will be made of metal and will be located between the wall and the sidewalk. Combined with the lighting these should provide an added bonus of creating a nice public appeal along Sherman.
- The Community Planning Director approved the submitted F.A.R. Design Bonuses.
- She noted in the staff report renderings of the proposed bench and Vertical Retaining Wall Lighting and the location of the proposed benches and wall lighting.
- She provided a copy of the proposed parking plan for the project.
- She explained various renderings of the overall elevation of the building
- She stated that the applicant provided a copy of the general landscaping plan
- She provided a rendering of the finished buildings taken from Sherman Avenue.
- The applicant will apply for a short plat to meet the requirement for the lot split per the F.A.R. requirements.

Ms. Stroud concluded her presentation and asked if the Commission had any questions.

#### Commission Comments:

Chairman Ives inquired if staff included some special language for this project.

Ms. Stroud explained the language was provided to us from the city attorney replacing our regular language for early design consultation. She stated that this is a unique project where the previous project that was approved mirrors the purposed project and why we could allow the applicant the option of waiving the second meeting if approved by the commission.

Public testimony open.

Chad Oakland, applicant provided the following statements:

- He stated the previous 5 townhomes approved by the commission last month have been sold. He explained that the owner after buying this property requested that they do the same project next door because he doesn't want commercial or a multi-family project.

Commissioner Messina inquired about the two F.A.R. Design Bonuses and stated on the rendering it says "option" on both of those drawings and questioned if they will be done.

Mr. Oakland explained yes those items will be done because of the agreement of the F.A.R. bonuses that those things need to be added in order to get the bonus.

Ms. Anderson explained that the two slides staff showed were from the last project that was approved and is a mirror image.

Jeff Hendrichs inquired what these homes will look like when finished since he lives across the street and would hope the homes will be beautiful to look at.

Ms. Stroud inquired if the applicant could explain the type of materials that will be used for this project.

Mr. Oakland explained that there are three Oak trees on 9<sup>th</sup> Street that he made a request to the Urban Forester to have them removed because they were in bad shape and that they denied his request. He explained that the retaining wall will be on his property line and raise it up to avoid foot traffic. He explained that last time he was here that staff stated that materials were not a function of Design Review.

Ms. Stroud stated that the color was the issue.

Mr. Oakland explained that the materials will be a combination of various metals and the colors will be muted.

Ms. Stroud inquired if they will be using any lap siding.

Mr. Oakland stated that the materials will be similar to the last project.

Commissioner Ingalls complimented the applicant on his previous presentation and noted that this presentation is the same. He stated that for him this would be hard to deny this project since it mirrors the last project. He stated what he likes about the project is that now this is a block and a half. He stated for him more is better and as an example of a similar project is the row of townhouses on Government Way and is "cooler" He stated that he likes this project and will be a great fit to the neighborhood.

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

**ADJOURNMENT:**

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

The meeting was adjourned at 12:24 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



NEW

BUSINESS

## DESIGN REVIEW COMMISSION STAFF REPORT

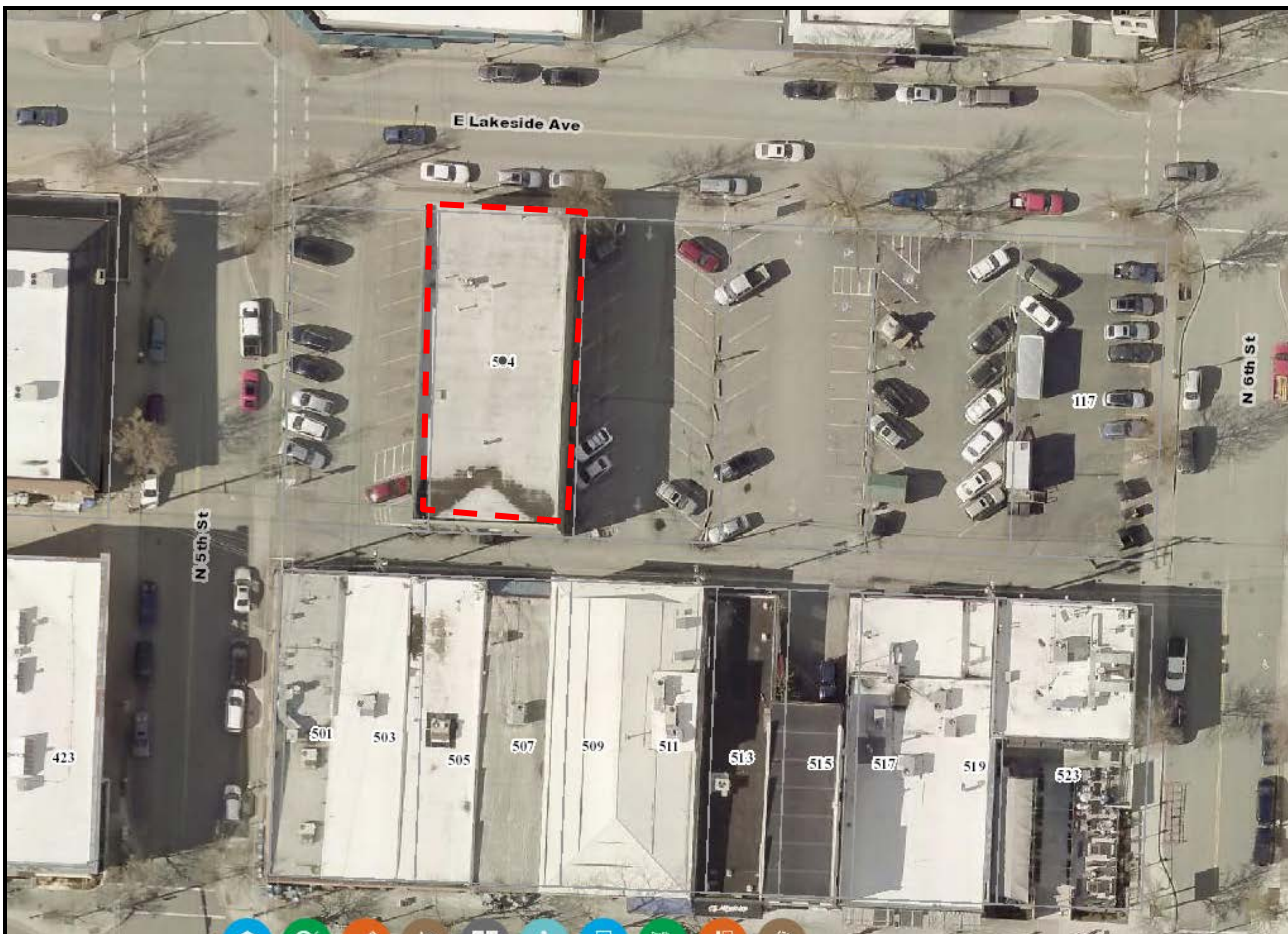
FROM: TAMI STROUD, ASSOCIATE PLANNER  
DATE: JUNE 28, 2018  
SUBJECT: DR-6-18– REQUEST FOR A MINOR ALTERATION TO INCLUDE A FAÇADE  
IMPROVEMENT AND AWNING APPROVAL  
LOCATION – 504 E. LAKESIDE AVENUE

### DECISION POINT:

Tandan Launder, Rockford Building, LLC is requesting design review approval for façade improvements and a request for design departure for the proposed awnings for a building located at 504 E. Lakeside Avenue in the (DC) Downtown Core zoning district. The existing building is located near the southeast corner of Lakeside and 3rd Street and was formerly known as the “Commercial Printing.” building. The applicant is proposing an office / creative space use.

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

### SITE MAP:



## EXISTING FAÇADE:

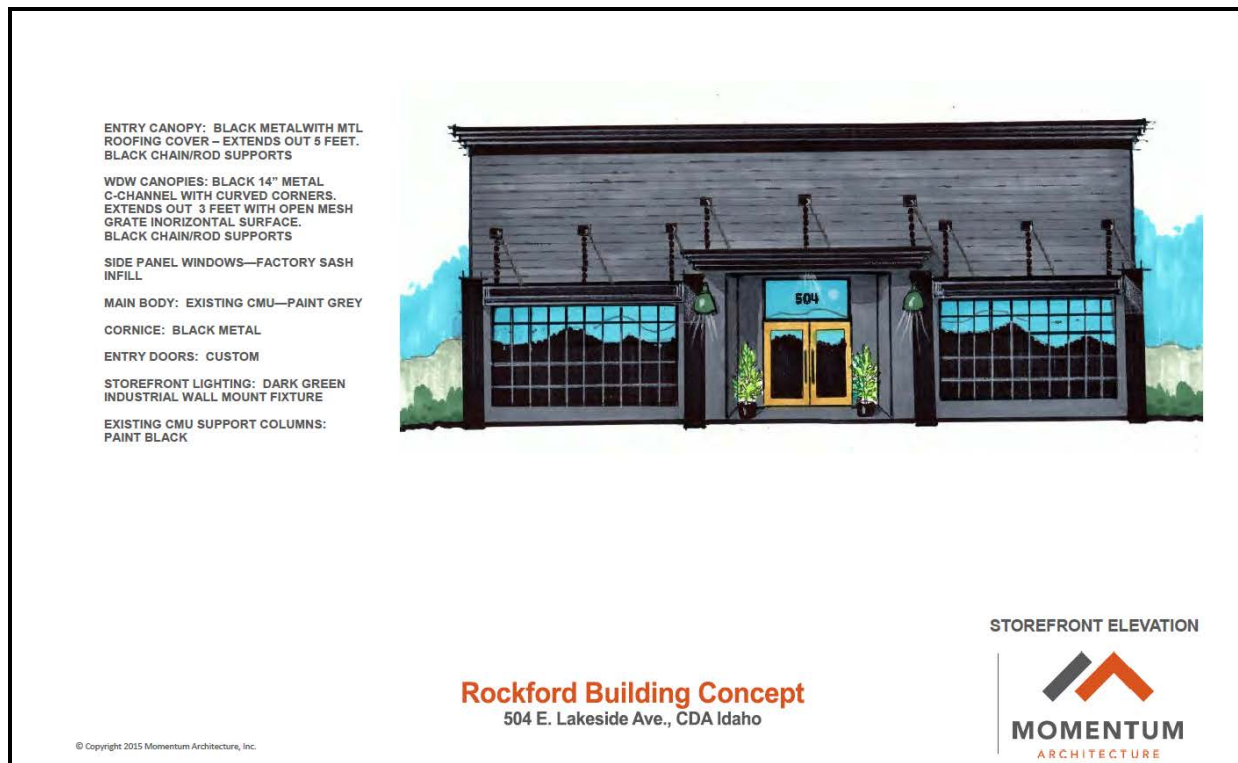


## PROJECT ANALYSIS:

The project is located in the (DC) Downtown Core zoning district. The scope of proposed work includes the following:

- Dark Green Entry Light Fixture(s)
- Custom Entry Doors
- Entry Canopy: Black Metal with Chain Rod Supports
- Side Panel Windows: Factory Sash Infill
- Main Body: Existing CMU- Paint Gray
- Cornice: Black Metal
- Paint CMU Support Columns Black

## PROPOSED FAÇADE IMPROVEMENT / PROPOSED AWNINGS



### DESIGN GUIDELINES:

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

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

### **DESIGN DEPARTURE:**

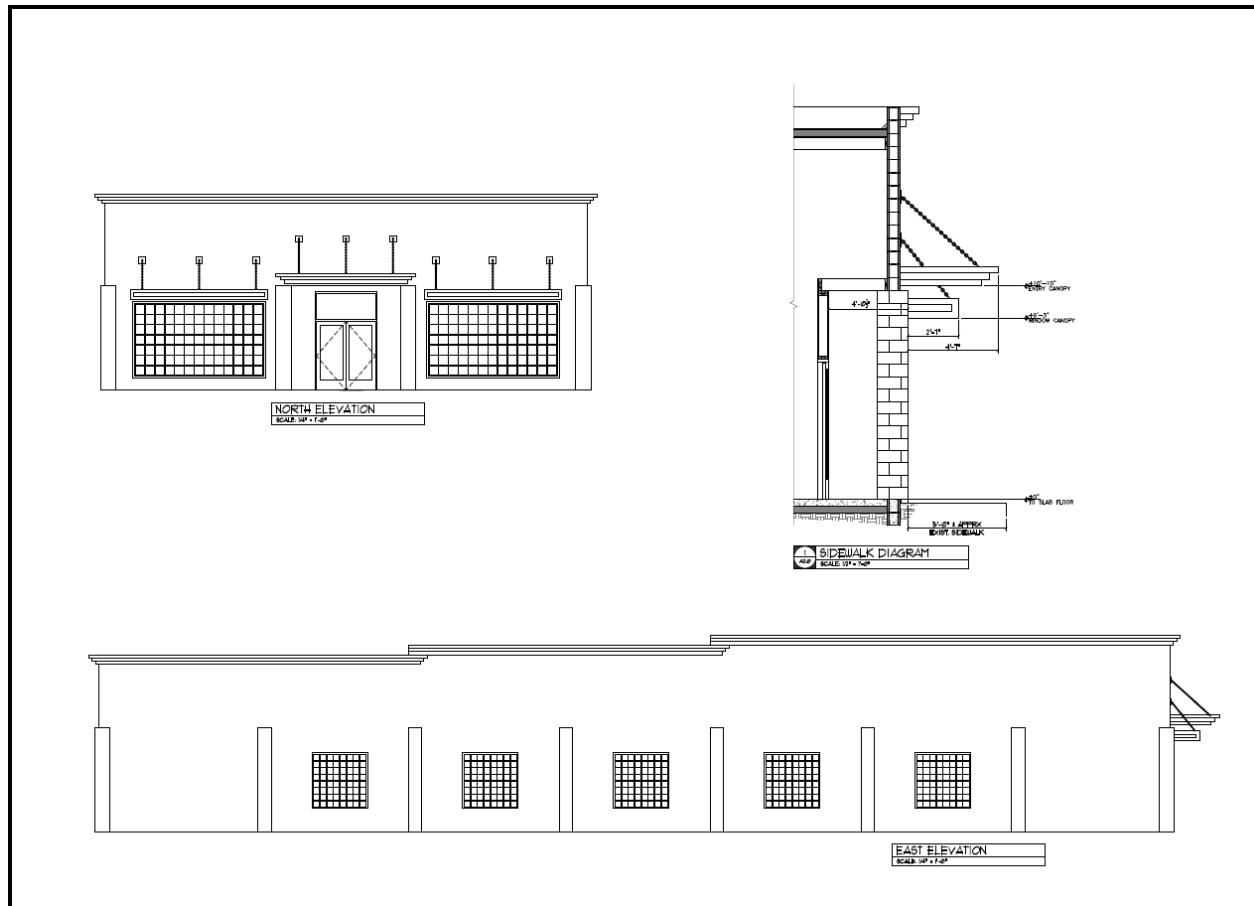
In addition to the request for the above façade improvements, the applicant is also requesting a design departure for the proposed awnings.

### **WEATHER PROTECTION:**

**INTENT:** "To provide pedestrians with cover from rainfall and snow thereby making the experience of walking during inclement weather more pleasant."

**GUIDELINE:** The minimum depth of any canopy or awning shall be 5 feet unless limited by the building code. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 feet and not more than 12 feet.

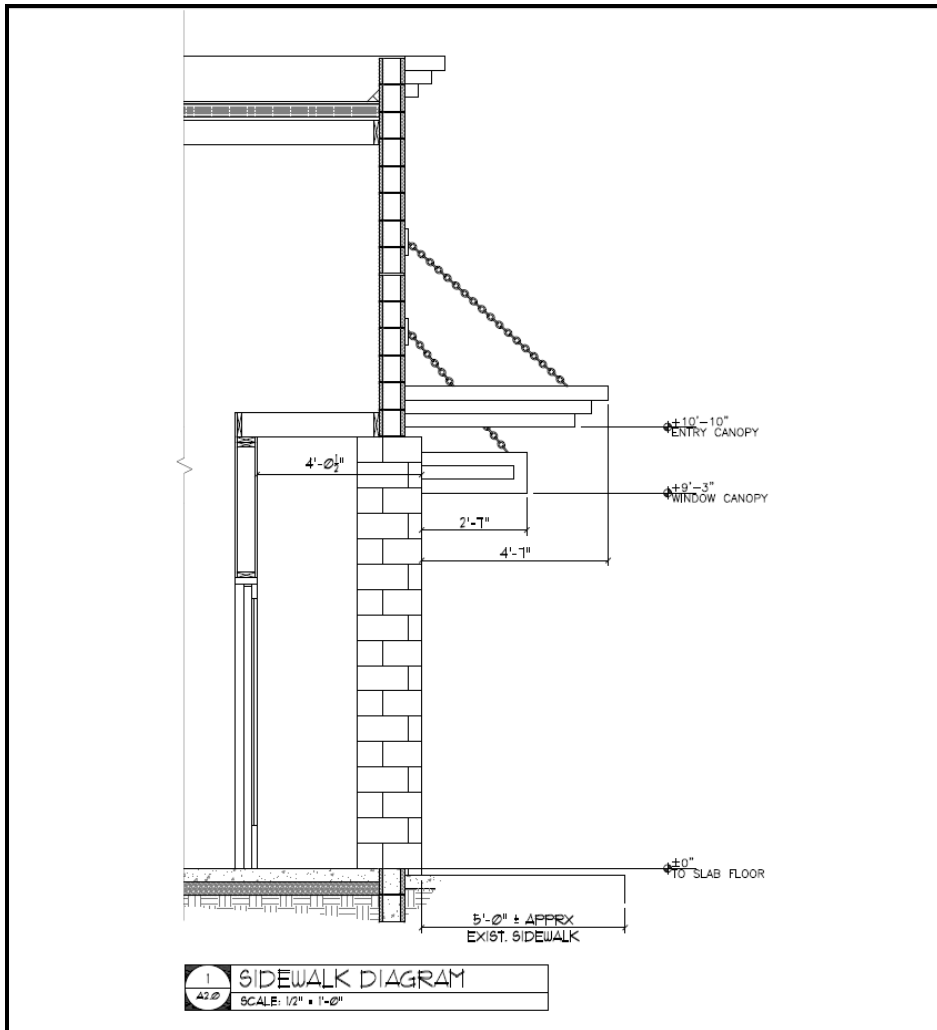
### **ROCKFORD BUILDING PROPOSED STOREFRONT AND AWNING(S):**



### **STAFF ANALYSIS:**

The applicant is requesting a design departure for the required 5' depth for canopies or awnings. The proposed awnings are located above the storefront windows and have been reduced to 2'7" and 4'7". The vertical dimension between the underside of the proposed awnings and the sidewalk is 9'3" and 10'10" which meets the guideline.

## SIDE ELEVATION/PROPOSED CANOPY:



### ***Applicant's Justification:***

Attached is our color rendition of the proposed Storefront improvement as discussed with you last week along with the property's Owner Tanden Launder. We feel it is not a significant change to the existing look but a strong improvement to the buildings colors and street-front presence.

We would like to submit for building permits soon and would like get your administrative approval to do so if you are in agreement.

#### **17.07.940: B. Design Departures:**

An applicant may request a design departure from any of the design guidelines adopted pursuant to this section. The planning director will review all requests for design departures on projects not subject to design review commission review under section [17.09.315](#) of this title. In order for the planning director to approve a design departure, he or she must find that:

1. The requested departure meets the intent statements relating to applicable development standards and design guidelines.
2. The departure will not have a detrimental effect on nearby properties or the city as a whole.
3. The project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the planning director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines.
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole.
5. The project must be consistent with the comprehensive plan and any applicable plan. (Ord. 3328 §8, 2008: Ord. 3192 §10, 2004)

#### **2007 Comprehensive Plan policy: Objective 1.11**

- **Community Design:** Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

#### **DECISION POINT:**

The applicant is requesting Design Review Commission's approval of a façade improvement and approval of a design departure for the proposed awnings. The Commission may provide direction to the applicant to rectify aspects of the design to bring it more into compliance with the Downtown Core Design Guidelines. The Design Review commission may approve, approve with conditions or deny the request.

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, ASSOCIATE PLANNER

**DATE:** JUNE 28, 2018

**SUBJECT:** DR-2-17m: REQUEST FOR A MODIFICATION TO THE APPROVED PLAN FOR AN 8-UNIT CONDOMINIUM PROJECT

**LOCATION:** 727 FRONT AVENUE

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

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

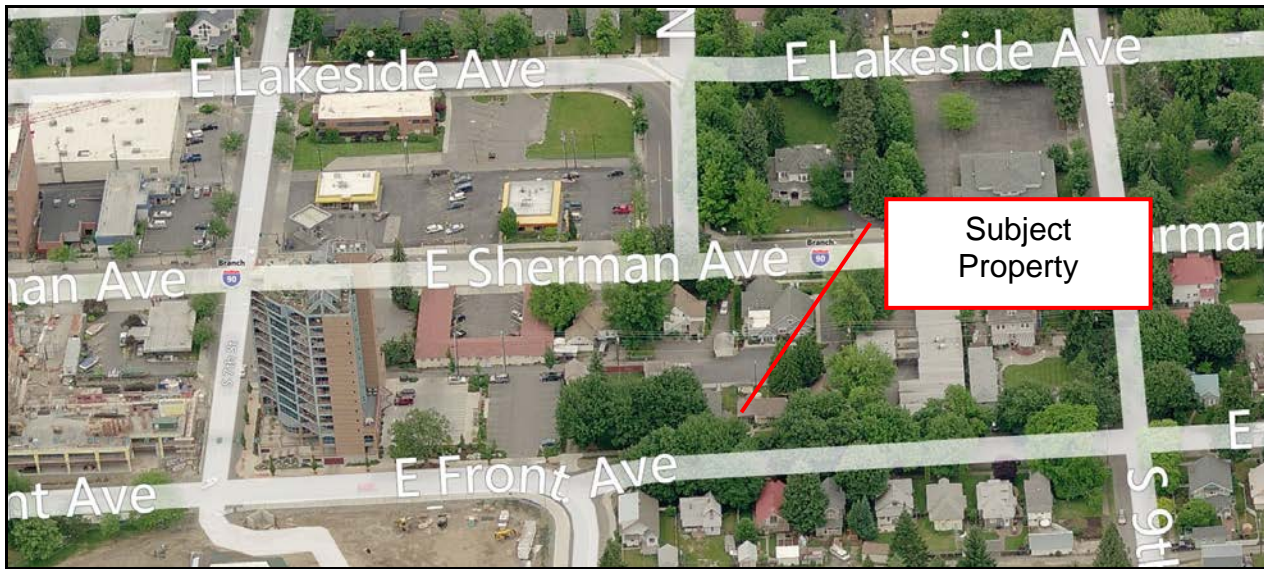
**DECISION POINT:** Monte Miller, with Miller Stauffer Architects, on behalf of KRB Investments is requesting the approval of a modification to the approved plans for 727 Front Street. The proposal is for an 8-unit, 4 story multi-family project. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO-E) zoning district(s).

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that modified design for the proposed 8-unit condominium project design, meets the intent of the Downtown Core and Infill Overlay DO-E design guidelines as standards. 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:**



**A. AERIAL VIEWS:**



**B. SITE MAP SHOWING ZONING DISTRICTS:**



### C. PROJECT ANALYSIS

Monte Miller, with Miller Stauffer Architects, on behalf of KRB Investments is requesting the approval of a modification to the approved plans for 727 Front Street. The proposal is for an 8-unit, 4-story multi-family project on behalf of KRB Investments. The subject property is in both the DC (Downtown Core) and Infill Overlay East (DO- E) zoning district(s).

On March 30<sup>th</sup> 2017 the Design Review Commission's approved the design of a 8-story condominium project with twelve residential living units, two per floor and an activity center on with 7<sup>th</sup> floor. In addition, a proposed subterranean parking structure was proposed. Due to the expense to meet building and fire code requirements for a high-rise structure, the property owner decided to scale back the proposal and construct an 8-unit, 4-story structure.

#### PREVIOUSLY APPROVED DESIGN: 7 STORY 12-UNIT CONDOMINIUM PROJECT:



**PREVIOUSLY APPROVED DESIGN: EAST ELEVATION**



**PREVIOUSLY APPROVED DESIGN: OVERHEAD VIEW**



## **PROJECT ANALYSIS (continued):**

The subject properties are split by two zoning districts. The parcel to the west is within the Downtown Core (DC) zoning district and the property to the east falls within the Infill Overlay East (DO-E) boundary with an underlying R-17 zoning district. The project is comprised of a total of 8 proposed condominium units. Three units per floor on L2 & L3, and L4 will contain two Penthouse units. On-site structure parking will provide 16 parking spaces, below grade.

The applicant has redesigned the building and reduced the number of units from twelve to eight, and reduced the number of floors from eight to four. The proposed 8 unit condo project will incorporate balconies/decks, and windows will be provided on all four sides. The base of the building is finished with a board-formed decorative concrete and integrated stepped planters around all sides of the site to provide landscaping enhancements to the alley and additional streetscape elements. Low level lighting is proposed. The proposed structure will be a neutral color/material to complement the adjacent downtown brick buildings. The overall height of the portion of the building that falls within the DC zone is 43', and the overall height of the building that falls within the DO-E zone is 29.5': with a 6:12 pitched, mansard roof.

### ***Applicant's Narrative:***

#### **Seven27 8-plex Narrative – 727 E. Front Ave.**

##### **Site Narrative**

The site is split between Zoning Districts DC and DO-E. The DC portion of the site contains 6,178 SF and the DO-E portion of the site contains 4,017 SF for a total property area of 10,195 SF.

The surrounding site context includes the Coeur d'Alene Public Library to the southwest, neighboring 15 story mix-use, McEuen Terrace to the west, the new (12) unit apartment complex across the alley to the north and adjacent single-family homes to the East and across Front Ave. to the South.

The landscaped site contains a buffer yard separating the lot to the east. A screened trash enclosure hides the dumpster off the alley.

##### **Project Features**

- Luxury Condominium Complex comprising of eight residential living units
  - Level 2 & Level 3 - Three units per Floor
  - Level 4 – Two Penthouse units
  - On-Site Structured Parking comprised of Eight Garage Units all of which are below grade. Each Unit holds two cars, 16 parking spaces in total.

The building integrates a unique massing, maintaining a balance between a sloped roof on the east side and flat roof with clerestory pop-outs on the west side.

The building massing varies from the base parking level, to the living units above, which incorporate south and west side balconies. Windows on all four sides and a neutral color/material scheme compliments the adjacent downtown brick buildings.

The base of the building is finished with a board-formed decorative concrete with integrated stepped planters around all sides of the site, to add landscaped enhancements and streetscape elements. All exterior lighting around the site will be pedestrian-scaled low level, down lighting.

Residents will access the building from three locations. One entrance is through the below grade structured parking from the south side of the site, from Front Avenue, where the streetscape will be enhanced by seating, lighting and new trees. The second will be from the west side of the site, via a new stepped walkway coming off Front Avenue. And lastly from an accessible ramp leading off the alley on the north side of the site up to a common courtyard, incorporating decorative paving, raised planter with landscaping, and seating.

The overall height of the portion of the building lying within the DO-E zoning district is 29.5 feet with 6:12 pitched roof. The overall height of the portion of the building lying within the DC zoning district is 43ft. both of which comply with the zoning requirements.

**D. REQUESTED DESIGN DEPARTURES:** None.

As noted in the staff report on page 3 under "Project Analysis", the property is located in both the DC and DO-E zoning districts. Therefore; both sets of Design Standards and Guidelines apply. Many of the standards and guidelines overlap, and those that are noted in the "Bold" font below are the standards that are unique to the DC zone or DO-E zone.

**Downtown Core Design guidelines for consideration are as follows:**

(Bold font below indicates guideline unique to that district)

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

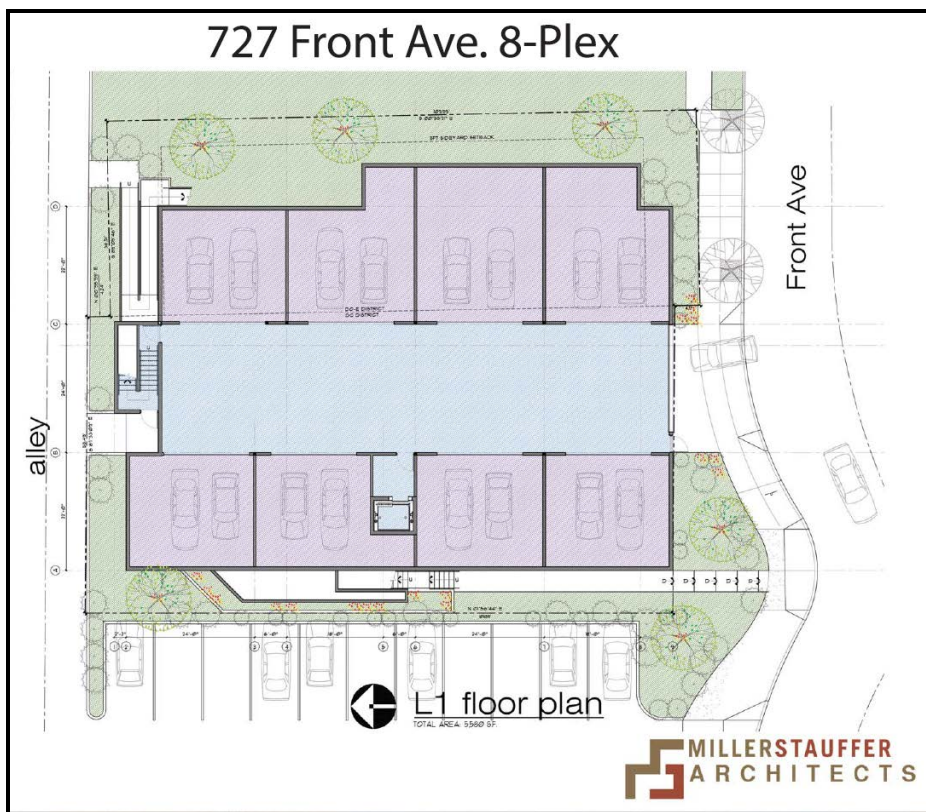
**Downtown Overlay- East Design guidelines for consideration are as follows:**

(Bold font below indicates guideline unique to that district)

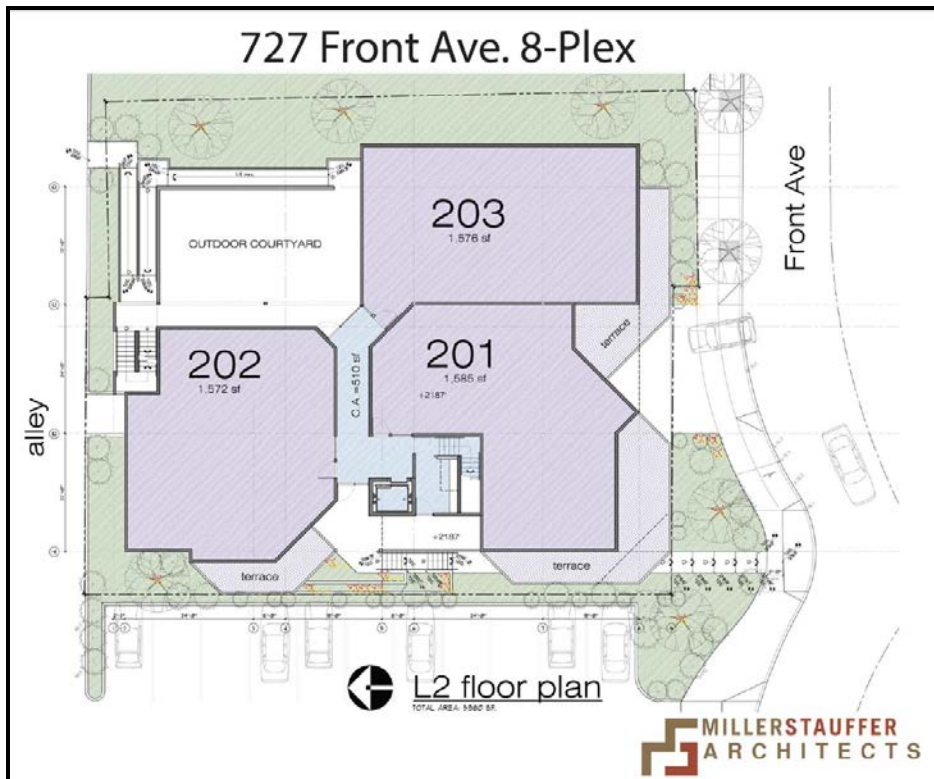
**DO-E**

- **General Landscaping**
- Screening of Parking Lots
- Screening of Trash/Service Areas
- **Lighting Intensity**
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- **Grand Scale Trees**
- **Identity Elements**
- **Fences Next to Sidewalks**
- **Walls Next to Sidewalks**
- **Curbside Planting Strips**
- Unique Historic Features
- **Entrances**
- **Orientation to the Street**
- **Treatment of Blank Walls**
- Integration of Signs with Architecture
- Creative/Individuality of Signs

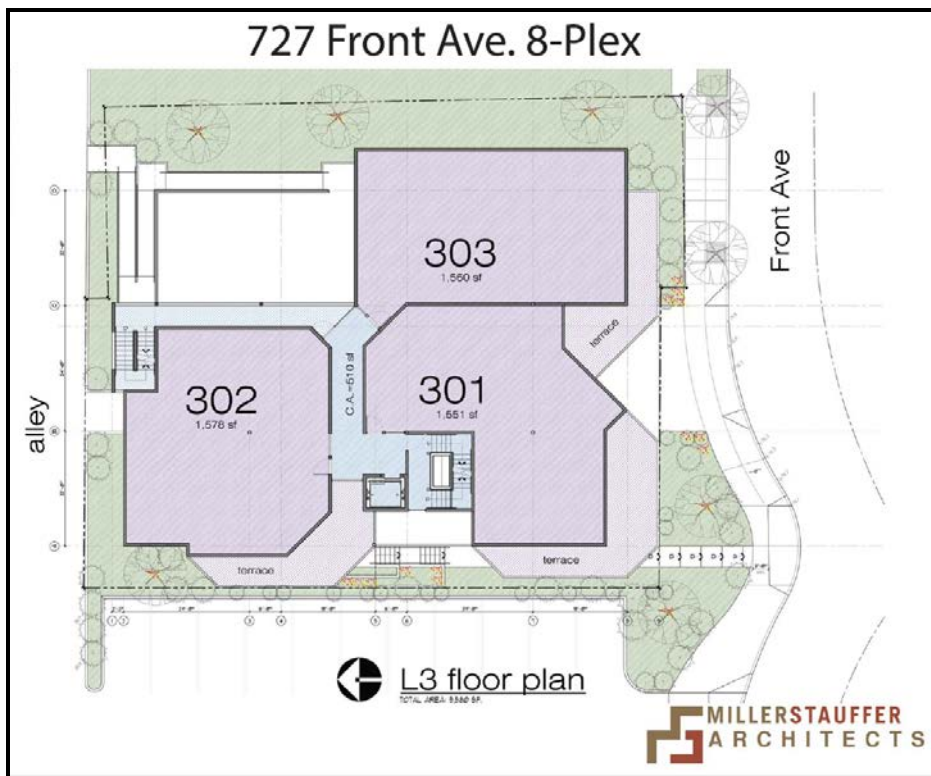
**OVERALL SITE PLAN: L1 - Below grade parking**



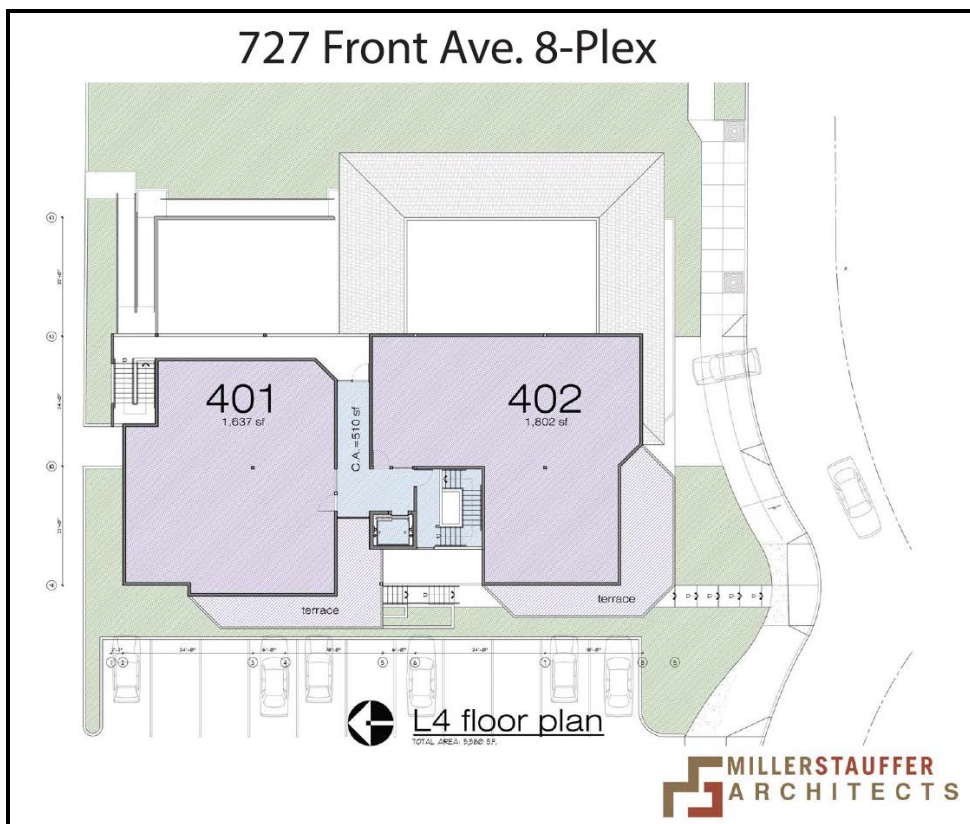
**PROPOSED FLOOR PLANS: L2 main level off of Front Avenue**



**PROPOSED FLOOR PLANS: L3 – Three Units Per Floor**



**PROPOSED FLOOR PLANS: L4 – Two Penthouse Units**



**PROPOSED MODIFICATION TO THE APPROVED DESIGN: SOUTH ELEVATION:**



**SOUTH ELEVATION ALONG FRONT AVENUE:**



**SOUTH ELEVATION ALONG FRONT AVENUE:**



**FROM ALLEY LOOKING SOUTHWEST:**



**FROM ALLEY LOOKING SOUTHEAST**



**(FROM ALLEY LOOKING SOUTHEAST**



**EAST ELEVATION:**



**OVERHEAD VIEW (WEST SIDE)**



#### **PROPOSED MATERIALS:**

The proposed 8-unit, 4-story structure will include the following materials and will utilize the same material and color palette as the former 12-unit structure, except half the height.

The color scheme is weathered copper and terra cotta, similar to the downtown brick color tones.

#### DC District,

- Top: Multi-levels of flat roofs; steel and glass, creating clerestory windows
- Middle: Terra cotta colored steel siding and glass with west and south side steel and concrete balconies
- Base: Stepped, board formed concrete, heavy landscaping including fence trellis along west property line for green living wall

#### DO-E District

- Top: Pitched composition shingle roof forms
- Middle: Weathered copper colored steel ribbed siding and glass
- Base: Stepped, board formed concrete, backfilled grade with ground cover and shrubs along east side up to structured parking roof deck patio with on grade access

the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the final meeting with the applicant. (Ord. 3328 §15, 2008: Ord. 3098 §5, 2003)

**ACTION:** The Commission may provide direction to the Applicant to rectify aspects of the modified design to bring it more into compliance with the design guidelines, and make a decision to approve, approve with conditions, or deny the design.

A decorative border composed of a grid of purple diamonds in various shades, surrounding the central text area.

# APPLICANT'S NARRATIVE

# 727 Front Ave. 8-Plex

## Site Narrative

The property is split between Zoning Districts DC and DO-E. The surrounding site context includes the Coeur d'Alene Public Library to the southwest, neighboring 15 story mix-use building McEuen Terrace to the west, the new (12) unit apartment complex across the alley to the north and adjacent single-family homes to the East and across Front Ave. to the South.

## Project Features

- Luxury Condominium Complex comprising of eight residential living units
  - o L2 & L3 - Three units per floor
  - o L4 – Two Penthouse units
  - o On-Site Structure Parking comprising of Eight Garage Units all of which are below grade - Each Unit holds two cars, 16 parking spaces in total.
- The building integrates a unique massing, maintaining an elegant balance between a sloped mansard roof and flat roof with clerestories pop-outs.
- The building volume varies slightly from the base parking level, to the living units above, which incorporate south, east, and west side balconies/decks. Windows on all four sides and a neutral color/material scheme to compliment the adjacent downtown brick buildings.
- The base of the building is finished with a board-formed decorative concrete and integrated stepped planters around all sides of the site, to add landscaping enhancements to the alley and extra streetscape elements. All exterior lighting around the site will be pedestrian-scaled low level, down lighting.

# 727 Front Ave. 8-Plex

## Project Features Continued...

- Residents will access the building from three locations, one is through the below grade structured parking from the south side of the site, via Front Avenue, where the streetscape will be enhanced by seating, lighting and new trees. The second will be from the west side of the site, via a new stepped walkway coming off Front Avenue. And lastly from ADA ramps leading off alley on the north side of the site up to a common courtyard, that incorporates decorative paving, raised planter/ landscaping, and seating. All of which, identify the main alley entrance. All exterior lighting around the site will be pedestrian-scaled low level, down lighting.
- The overall height of the portion of the building that falls within the DO-E zoning district is 29ft. - 6in. with a 6:12 pitched, mansard roof. The overall height of the portion of the building that falls within the DC zoning district is 43ft. both of which comply with the zoning requirements.

## DESIGN REVIEW COMMISSION STAFF REPORT

FROM: **TAMI STROUD**, ASSOCIATE PLANNER

DATE: **JUNE 28, 2018**

SUBJECT: **DR-5-18: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A FOUR (4) STORY, 115 ROOM HOTEL WITH SURFACE PARKING IN THE C-17 (COMMERCIAL) ZONING DISTRICT**

LOCATION: **1619 W LEE COURT**

### APPLICANT/OWNER

GVD Partners, LP/Gerald Dicker  
909 W. 1<sup>st</sup> Avenue, Suite B  
Spokane, WA 99201

### APPLICANT'S REPRESENTATIVE:

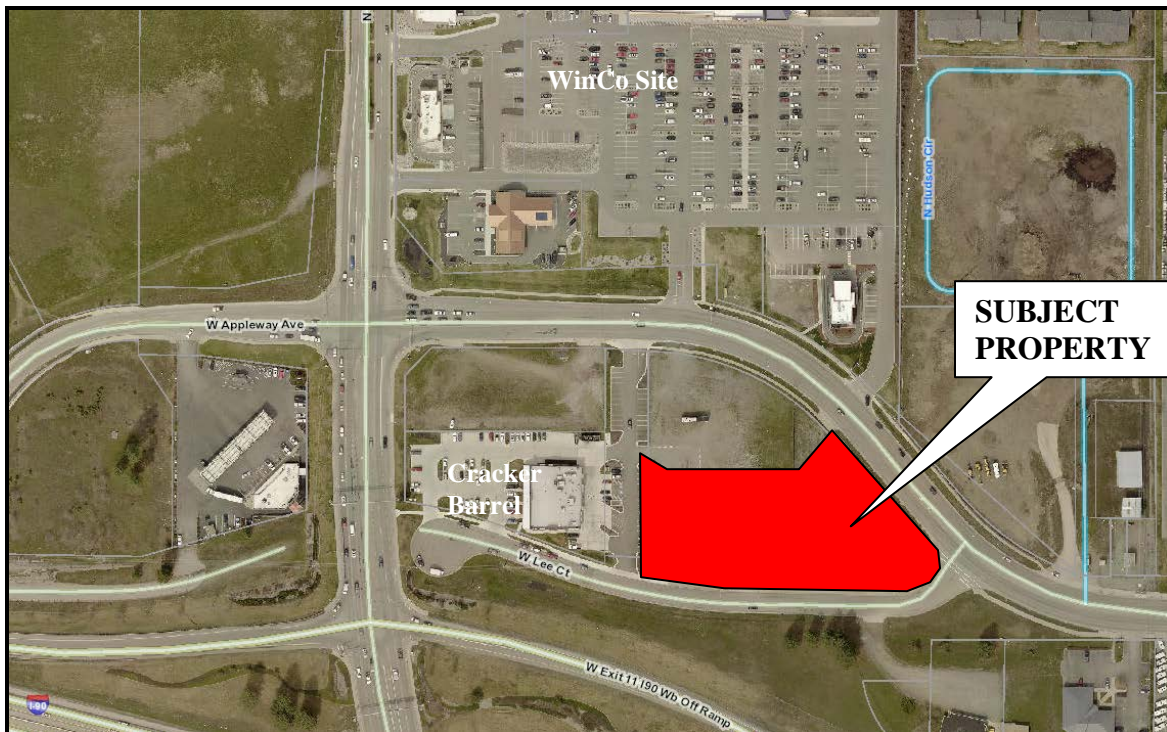
Coeur d'Alene Lodging Associates, LLC  
8333 Greenway Blvd., Suite 200  
Middleton, WI 53562

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

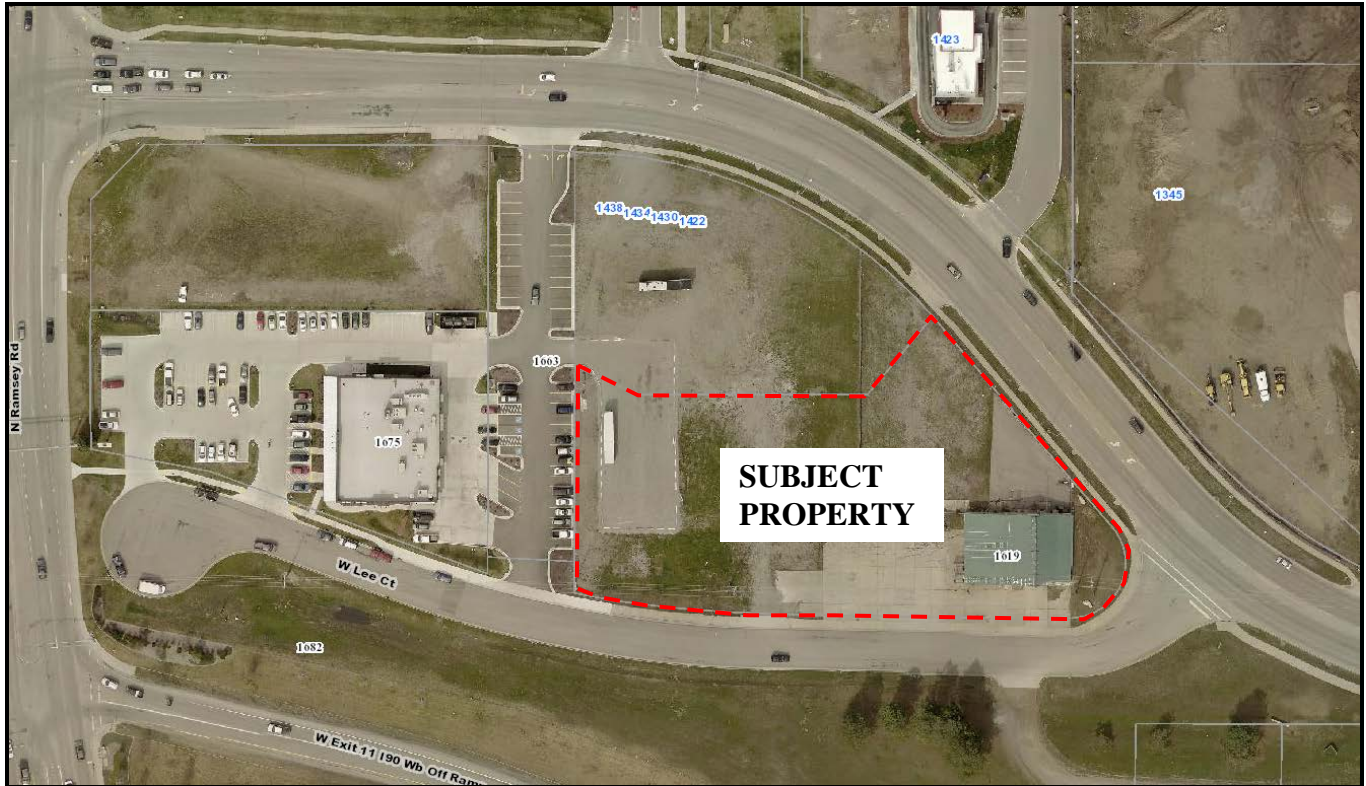
### DECISION POINT:

Coeur d'Alene Lodging Associates, LLC on behalf of GVD Partners LP/Gerald Dicker is requesting the Design Review Commission's early design consultation for the design of a four-story, 115 room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

### SITE MAP:



**A. LOCATION 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.

**B. PROJECT ANALYSIS:**

Coeur d'Alene Lodging Associates, LLC on behalf of GVD Partners, LP/Gerald Dicker is requesting the Design Review Commission's early design consultation for the construction of a four-story 115 room hotel with surface parking. The proposed hotel will contain +/- 65,982 SF over the four-floors. The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided

The subject property is approximately 1.952 acres and located east of Ramsey Road, south of Appleway and north of Lee Ct. The proposed hotel will consist of rooms only; no restaurant or meeting rooms will be provided. Surface parking for the project will be located along all four sides of the proposed hotel. The applicant has also requested the approval of "Shared Parking" for 1 of the 115 required parking spaces. The applicant's representative has submitted a letter of request for "Shared" parking. The Planning Director will make a determination on that request

The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district. (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.)

The applicant's Project Summary is included in the packet.

**C. SITE PHOTOS**

**VIEW OF SUBJECT PROPERTY LOOKING SOUTH TOWARD LEE COURT AND I-90:**



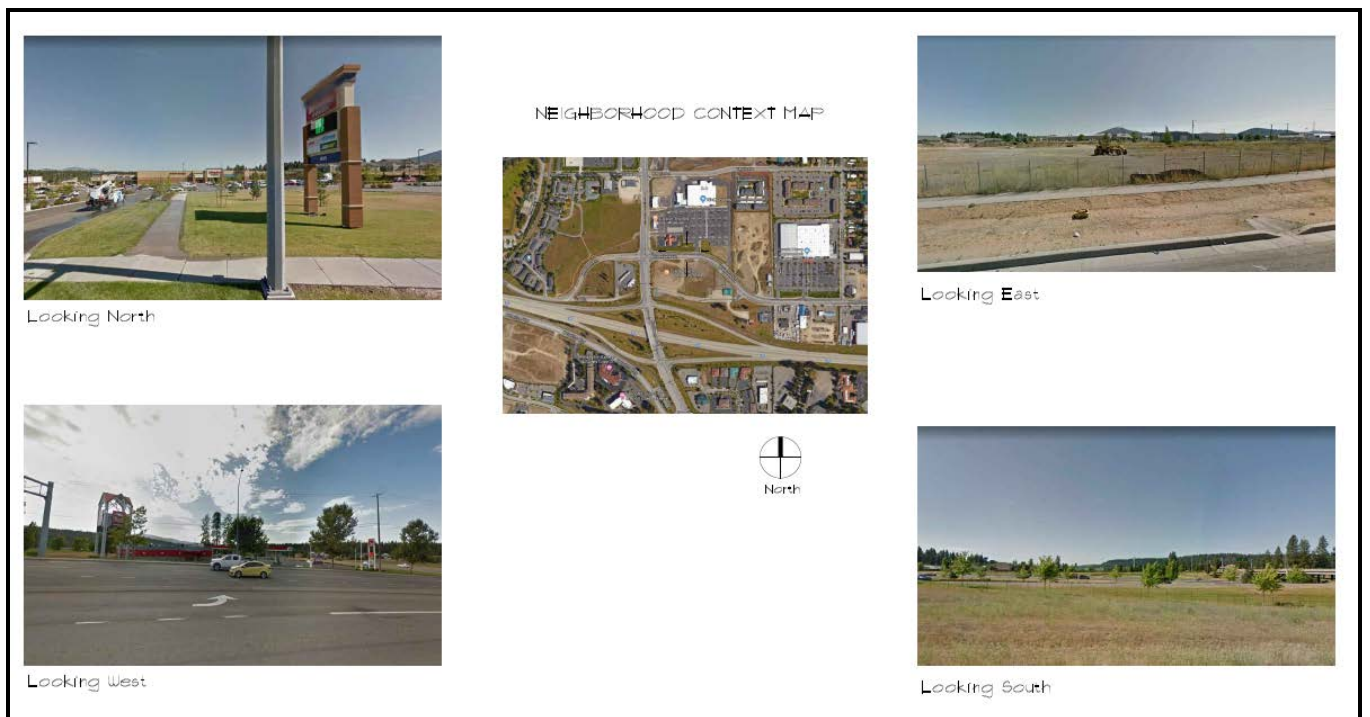
**VIEW OF SUBJECT PROPERTY LOOKING SOUTHWEST TOWARD LEE COURT AND I-90:**



## NEIGHBORHOOD CONTEXT MAP/ SITE VIEWS:



## NEIGHBORHOOD CONTEXT MAP/SITE VIEWS: (continued)



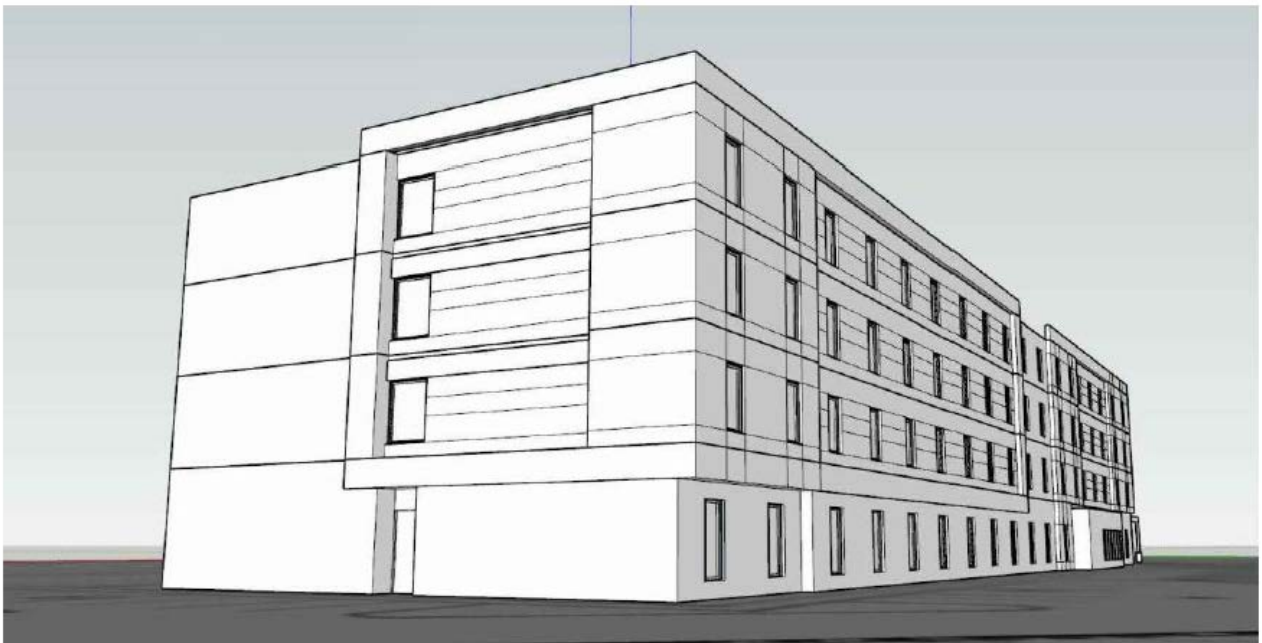
**Evaluation:**

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

**D. REQUESTED DESIGN DEPARTURES:**

- NONE

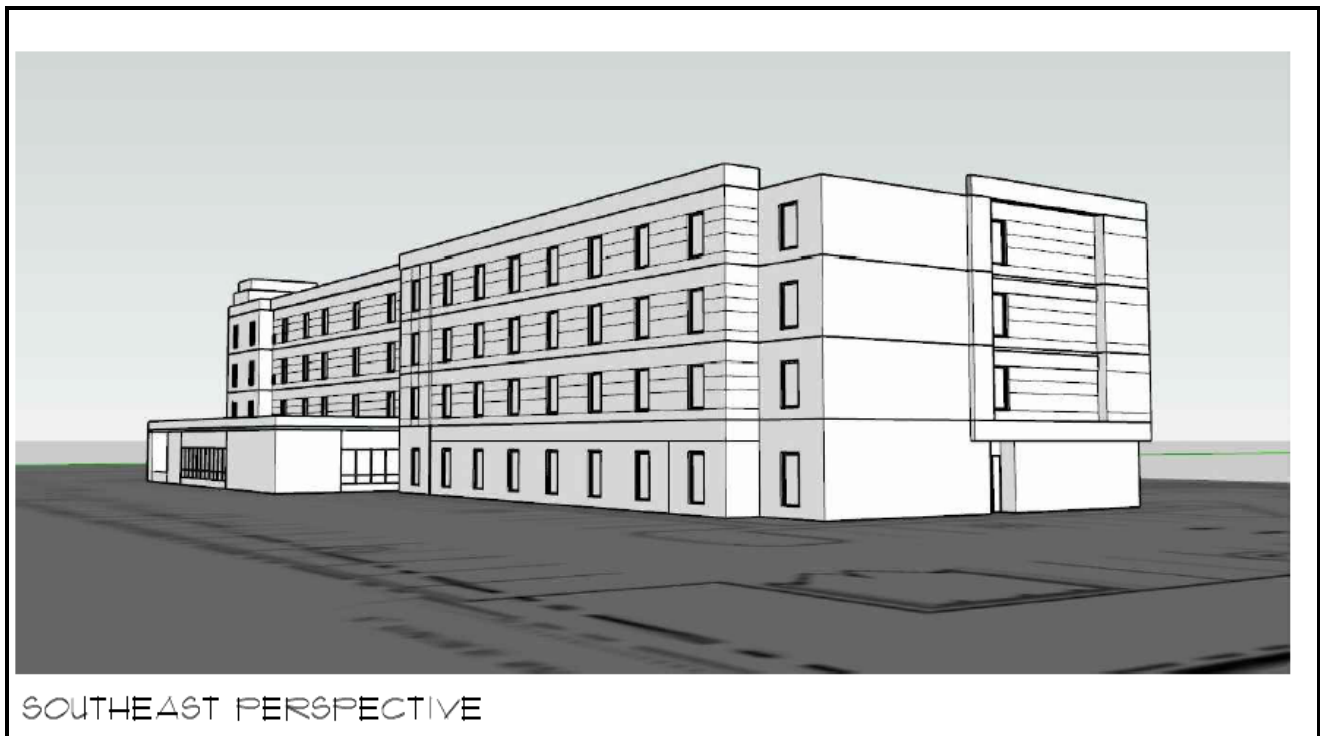
**ELEVATION AND GENERALIZED MASSING: NORTHEAST PERSPECTIVE**

NORTHEAST PERSPECTIVE

**ELEVATION AND GENERALIZED MASSING: NORTHWEST PERSPECTIVE**



**ELEVATION AND GENERALIZED MASSING: SOUTHEAST PERSPECTIVE**



ELEVATION AND GENERALIZED MASSING: SOUTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

EXTERIOR MATERIALS / ALL FOUR SIDES

EXTERIOR MATERIALS



WOOD TRELLIS



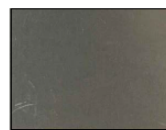
Beacon



EIFS No. 1  
MANUFACTURER: DRYVIT  
COLOR: HC-41 Richmond Gold



EIFS No. 2  
MANUFACTURER: DRYVIT  
COLOR: EM CC-30 TAPESTRY  
HIDE



Metal No. 1  
MANUFACTURER: BERRIDGE  
COLOR: CHARCOAL GREY



Stone No. 1  
MANUFACTURER: ELDERADO  
STONE  
COLOR: ZINC BURGUNDY LINDEN  
STONE



NORTH ELEVATION



EAST ELEVATION

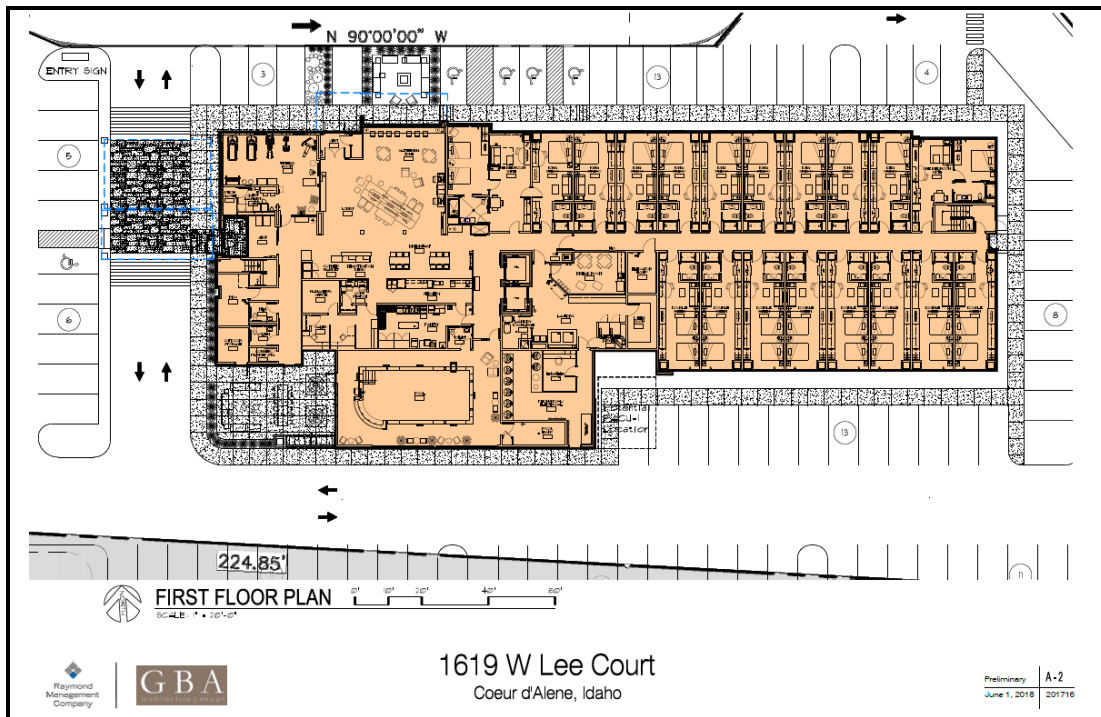


SOUTH ELEVATION

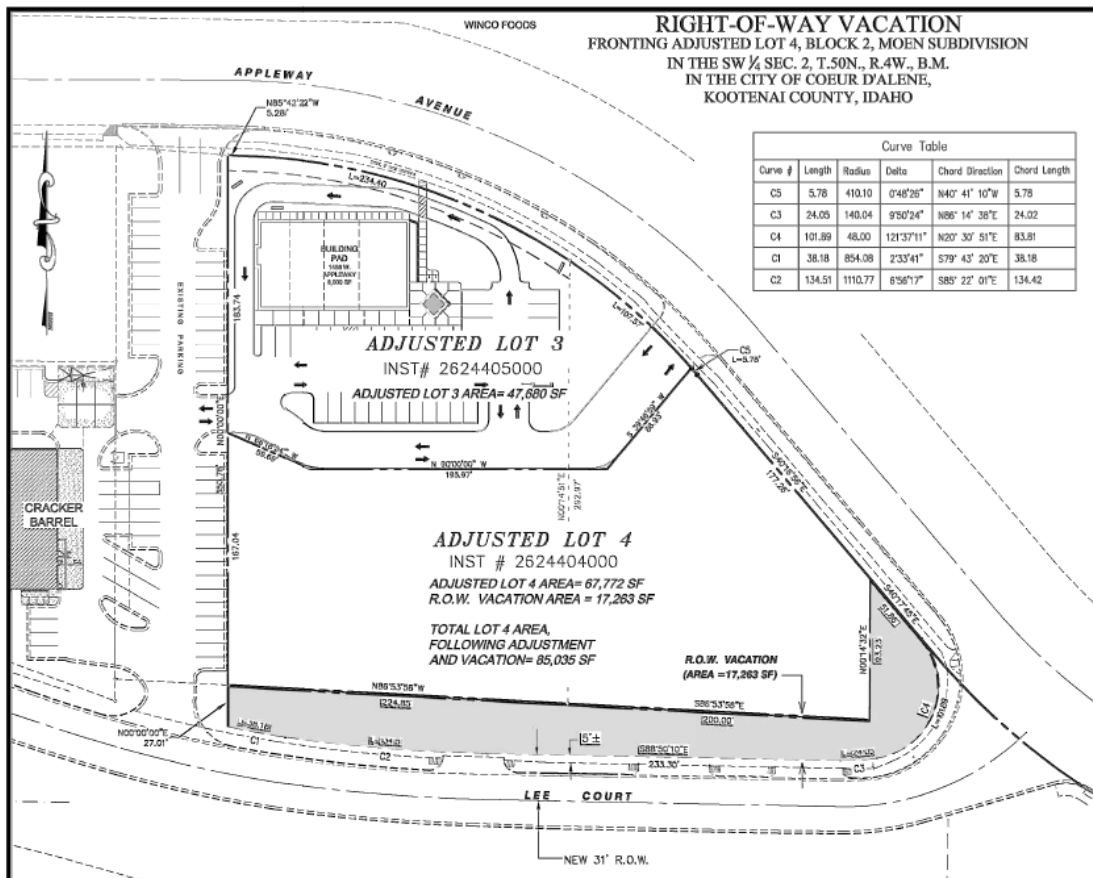


WEST ELEVATION

## FIRST FLOOR PLAN/PARKING LAYOUT:



## OVERALL SITE PLAN:



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

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).

**Commercial design guidelines for consideration are as follows:**

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

**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 decorative border composed of a grid of purple diamonds in various shades, surrounding the central text area.

# APPLICANT'S NARRATIVE



June 1, 2018

RE: Design Review Application Narrative for proposed 115-key hotel with surface parking

**Zoning Information**

Address: 1619 W. Lee Court, Coeur d'Alene, ID 83815

Parcel: C-6180-002-004-A

Area: 1.952 AC; 85,035 SF

Legal: See attached

Zone: C-17

FAR (base): No limit

FAR (max): No limit

Height (base): No height limitation

Height + bonus: No height limitation

Proposed Height: 53' 6"

Number of Stories: 4

Parking required: 1 space for each room or unit

Parking provided: 112-115

**Development Program**

Building Size: 65,982 SF 66,636

Occupancy: Hotel

Occupant Load: 115

Construction Type: V

Sprinkler System: NFPA 13

**Floor Area Ratio**

FAR Allowed: No limit

FAR Proposed: 0.78