

12:00 pm

****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.***

**DESIGN REVIEW COMMISSION
MINUTES
JUNE 27, 2019
UPPER LEVEL, CONFERENCE ROOM # 6
710 E. MULLAN
12:00 pm**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Joshua Gore
Jef Lemmon
Tom Messina
Rick Green
Michael Pereira, (Alternate)
Phil Ward, (Alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Joshua Gore
Tom Messina

CALL TO ORDER:

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

NEW BUSINESS

1. Applicant: Donald Smock
 Location: 1008 E. Mullan Avenue
 Request: For An Early Design Consultation With The Design Review Commission For A
 Two Story Four (4) Unit, Townhome In The Do-E Infill Overlay District.

Tami Stroud, Associate Planner stated that Donald Smock is requesting the Design Review Commission's early design consultation for a 2 story, four (4) townhome on the subject property. The .18 ac. parcel is currently vacant and located within the Infill Downtown Overlay East (DO-E) with the underlying R-12 zone.

Ms. Stroud provided the following statements:

- The proposed structure has a maximum height limit within the DO-E district is 35 feet for the principal structure; the proposed height for the townhomes is +/- 35 feet.
- There are patios within the front 10' with including a planter area for the two front lower-level units, and balcony's on the second story units.
- Each of the units are two (2) bedroom units requiring a total number of 8 parking stalls; eight (8) stalls are proposed to the rear of the subject property with covered carports.
- The applicant has also shown snow storage and a trash area to be located next to the carport along the alley way.
- The property is located along Mullan Avenue between 10th Street and 10th Place and is currently vacant.

- There is an alley to the rear, which is partially paved and will require improvements for future development and to allow access to the proposed townhomes which will be accessed from the alley.
- The subject property is within the R-12 (Residential at 12 units/acre) and Infill Overlay District DO-E zoning districts.
- There is an 8 unit, 3- story condominium directly to the east of the subject property "Trails Edge" and a 4-unit, two story condominiums on the west side of the subject property, making this an infill project on a vacant parcel.
- The property is located at 1008 E. Mullan Avenue and is generally described as +/- .18 acres and legally described as Lot 2, Ex.the W. 10 FT thereof, all of Lot 3, Block G, City of Coeur d'Alene, according to the plat recorded in Book "A" of Plats, Page 79, Records of Kootenai County, Idaho.
- She provided a copy of the narrative in the staff report.
- The Design Review Commission may consider discussing the following during the initial meeting with the applicant:
 - Orientation; and
 - Massing; and
 - Relationships to existing sites and structures; and
 - Surrounding streets and sidewalks; and
 - How the building is seen from a distance; and
 - Requested design departures
- She provided various photos of the site
- She provided a copy of the site plan and elevations.
- She provided renderings of the conceptual plans.
- The Design Review Commission may suggest changes or recommendations to the applicant prior to the second meeting.

Ms. Stroud concluded her presentation.

Commission Comments:

Tim Wilson, Applicant representative provided the following statements.

- He explained the massing diagram presented for this property that is for the two multifamily projects.
- He stated the maximum height for this property is 32' feet from the existing grade.
- They intend to preserve the trees which are part of the floor area calculations (FAR) that include keeping these trees.
- He described the project as four townhomes, two stories each with the building located along Mullan Avenue with parking in the alley. You can access the structure from both the front and rear from the site.
- We are proposing carports in the back.
- We will have 5' foot setbacks from the side of the building and 10' foot setbacks in the front
- Porches will be placed in the front to help enhance the Mullan Avenue side walk with some planters in the front.
- He stated they took a look at all the requirements in the guidelines and feels that they all are met.
- He showed various renderings of the project floor plans.
- He stated that they will be mixing up materials to be used for the top middle and base. The smaller are of the wall is brick and will be mixing the building materials up to provide a different look for the project.
- He presented various renderings showing the different colors of the buildings to blend with the various colors in the neighborhood.
- He stated that they will be playing with roof lines to provide shed roofs which will be compatible with the neighborhood. They will be providing some street frontage improvements and pointed out the brick effects used on the building. They are really trying to make this a class "A" project.

- He stated this project is situated next to two multifamily projects that the building height is under the height limit.
- He stated that there is a potential later to have the carports covered and enclosed and is seeking feedback from the commission on suggestions.
- He replied that he feels they meet the FAR requirements and are asking for a couple bonus areas including doing street trees and street enhancements which include planters in the front and provide some pedestrian lighting in the alley with some landscaping.
- He stated that this will be a great project and will blend well with the existing neighborhood.

Commission comments.

Chairman Ives questioned if parking was considered underground.

Mr. Wilson answered that it was considered but more expensive.

Chairman Ives commented as he was reviewing the overview of the East Mullan Regulations it calls for the encouragement for underground parking and it looks like there is a lot of solid coverage in the back of the property.

Ms. Stroud stated we don't have a guideline for an amount of impervious surface and stated that there is a requirement that the property needs to be 5' feet from the property in case the roof line drains towards the lot.

Mr. Wilson explained that we are proposing landscaping along the property to be included in the landscaping plans, including the location for snow removal. He stated that they will also provide an enclosed dumpster. He added that they are required to have seven parking stalls and are providing eight stalls.

Ms. Stroud stated that it might be a good idea at the next meeting to provide a drawing showing how the carports are purposed and another drawing showing how the carports would look enclosed.

Mr. Wilson concurred but curious how the commission feels about carports being enclosed.

Ms. Stroud inquired if you could continue your discussion on the type of materials you will be proposing for the project.

Mr. Wilson stated the materials on the bottom of the building will be brick that is considered an enhanced material and the black and gray areas located on the renderings will be lap siding that will be a hardy plank material. He stated the yellow areas on the renderings will be flat panel siding.

Ms. Stroud inquired about the walls and that the guidelines address the wall next to sidewalks and inquired if there will be any overhangs added.

Mr. Wilson stated that they will be 20' feet back and will be breaking up the materials using balconies.

Ms. Stroud stated she is referring to the wall that goes around the patio because that is addressed in the Design Standards.

Mr. Wilson explained that it will be brick with some planters located inside and a nice way to enclose the patio area for privacy to the patio and will also enhance the pedestrian way.

Duffy Smock applicant stated we are trying to build a project that looks nice and fit with the neighborhood. He explained this will be a "legacy" project and not sold and will have a different ownership. He added that they take care of our properties.

Commissioner Ward commented from looking at this project it seems straight forward with parking in the rear which is common. He inquired what the frontage of the property is.

Mr. Wilson stated that the building is 70' feet set back from the front.

Commissioner Ward inquired the width between the two buildings.

Mr. Wilson stated that it is 10' feet between the two buildings.

Commissioner Ward inquired if there will be any bonuses for enhancing the alley.

Ms. Stroud explained that enhancing the alley is one of the bonuses that the applicant can ask for with a FAR. The applicant will submit a formal application to Hilary Anderson, Community Planning Director before the second meeting describing in detail what the amenities will be and describe in depth the details of what they are proposing to do.

Commissioner Ward stated he likes the design and as far as the question about the carports covered or not that should be the applicants choice.

Commissioner Ingalls concurred with Commissioner Ward and feels this will be a great project and likes the parking in the back and feels the project will blend with the neighborhood. He commented that he would like to see the alley paved.

Ms. Stroud stated that the Engineering Department would make the determination if paving is required in the alley.

Commissioner Lemmon things the project is great, but would prefer to have garages rather than carports. He explained that he has seen junk in carports and would prefer to see them enclosed.

Mr. Smock stated as the building owner/ manager he stated that they won't allow that to happen. He added that they will have a fulltime manager who watches over the property.

Mr. Wilson stated we might consider garages.

Chairman Ives inquired about snow removal.

Mr. Wilson explained that the water from the snow will be sloping away from the property to help with snow removal.

Glen Warriner stated he is concerned about the alley and with an additional 13 cars that will be using the alley and by approving this project, the number of cars would be 21. He drove around the neighborhood to see if there were any more alleys and found an alley between Coeur d'Alene Avenue and Indiana Avenue and that the alley is scary. He fears there could be an accident since the alley is narrow.

Sue Laing stated she lives next door in Trail Edge and has concerns about snow and in one rendering showed the building more left of the property and hopes it will be centered. She is concerned about her plants and the snow coming off the metal roof onto her plants.

Mr. Wilson stated by having metal roofs the snow will go onto our property.

George stated we had a project approved for this parcel and it never happened.

Ms. Laing commented that she likes the project and questioned if these will be individually owned.

Mr. Smock stated he owns the property and would not want this to be a Vacation rental property and to have to manage twelve different people over the summer.

Mr. Wilson explained that the Planning Department encourages alley access and claims that it is safer than street access. He added that the Planning Department would rather see the building pushed up toward the street rather than pushed to the back of the lot with the parking in the front.

Gerald McClain questioned for privacy will there be a wall built between the properties.

Mr. Smock stated the lots were previously owned by a separate individual who didn't complete the project but we intend to develop this property. He explained from the eastside of the building there will be a wall and will have windows that blinds can be used.

Ms. Stroud stated that at the next meeting the applicant will need to provide more detail including the information needed to meet the FAR requirements.

Motion by Green, seconded by Ingalls, to approve Item DR-1-19 to a second meeting. Motion approved.

Meeting was adjourned at 12:50 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: SEPTEMBER 5, 2019
SUBJECT: DR-1-19: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A TWO STORY, FOUR UNIT TOWNHOME PROJECT IN THE DO-E INFILL OVERLAY DISTRICT.

LOCATION: 1008 E MULLAN AVENUE

APPLICANT/OWNER:

Donald Smock
1000 Northwest Blvd.
Coeur d'Alene, ID 83814

ARCHITECT:

Momentum Architecture, Tim Wilson
112 Hazel Avenue
Coeur d'Alene, ID 83814

DECISION POINT: Donald Smock is requesting a Second meeting with the Design Review Commission for a 2-story, four (4) townhome project on the subject property. The 0.18 ac. parcel is currently vacant and located within the Infill Downtown Overlay East (DO-E) with the underlying R-12 zone.

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 at the second DRC meeting, and may suggest changes or recommendations to the proposed project prior to rendering a decision or recommending a third meeting with the applicant.

AERIAL PHOTO:



A. 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.

B. PROJECT ANALYSIS

Donald Smock is requesting the a Second meeting with the Design Review Commission for the design and construction of four (4) townhome units totaling +/- 4,920 sq. ft. with eight (8) carport stalls with alley access. The proposed townhomes will not exceed the maximum building height allowed in the DO-E, which is 35 feet. There will be patios within the 10' front yard setback that will include planter areas for the two front lower-level units, and proposed balconies on the second story units. Each of the units will be two (2) bedroom units. There will be eight (8) parking stalls to the rear of the subject property with covered carports along the alley. The applicant has also shown snow storage and a trash area to be located next to the carport along the alleyway.

There is an existing 8 unit, 3-story condominium directly to the east of the subject property "Trails Edge" and a 4-unit, two story condominium on the west side of the subject property, making this an infill project on a .018 acre vacant parcel.

There are two existing street trees within the right-of-way of the subject property along Mullan Avenue which qualify as an “Identity Element” required by the Guidelines and Standards within All Overlay Districts. After a site visit by our Urban Forester, it was determined that the existing Street Trees within the right-of-way are in overall good health and condition and must be retained. The trees also qualify as “Grand Scale Trees”.

Applicant’s Narrative:

‘MULLAN AVENUE TOWNHOMES’

1008 E. Mullan Avenue, Coeur d’Alene, Idaho

PROJECT DESCRIPTION

New construction of an approx. 4,920 S.F. 4 Unit Townhome Complex developed along Mullan Avenue in the Downtown Overlay - Eastside District. The Lot is currently vacant and had awhile back been a moderately dilapidated Apartment building. Design to blend with the neighboring residential and eclectic-multi-family uses.

On July 27, 2019, the Design Review Commission held the Early Design Consultation with the applicant’s representative. The applicant’s representative Tim Wilson discussed the proposed 4-unit townhome project and answered questions from the DRC. The applicant discussed the possibility of enclosing the carport structures in the future; however, the applicant will not be moving forward with that portion of the request. Additional details are provided in the minutes from the July meeting regarding the project’s conceptual design.

The applicant has submitted an updated site plan showing snow storage, trash enclosure details, landscape plan, courtyard wall details, and will be providing proposed materials and final renderings at the second meeting.

C. REQUESTED DESIGN DEPARTURES:

The applicant has requested a Design Departure for the Design Guideline requiring a minimum slope of 4:12 pitch and has requested the approval of a proposed 3:12 pitch for both the 4-unit townhome structure and the carports located in the rear portion of the subject property. The applicant has provided two conceptual elevations showing the design change between the 3:12 pitch and the 4:12 pitch, noting that the 4:12 pitch increases the roof 2+ feet, but is still within the allowed height limit of 35’ in the DO-E. The 3:12 pitch reduces the building height and addresses concerns regarding the possible glare from the metal roof.

DESIGN GUIDELINES: ROOF PITCH

➤ **Roof Pitch:**

Intent:

To ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

Standards:

Roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12.

PROPOSED 3:12 PITCH: FRONT ELEVATION



ALLOWED 4:12 PITCH: FRONT ELEVATION



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PAGE 5

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

The project summary includes an F.A.R. bonus allowed for the retention of the two "Grand Scale Trees" located along the Mullan Avenue street frontage. Planning staff has consulted with Nick Goodwin, Urban Forester, to assess the health and value of the two large maple trees along the property frontage considered as "Grand Scale Trees" and using the trunk formula method for appraisal of the two maple trees, they are valued at: Tree #1 (\$14,000.00) and Tree #2 (\$11,300.00)

Commercial Design Guidelines: Preservation of Grand Scale Tree(s):

Preserving deciduous and evergreen trees measuring at least 20 inches in diameter, when measured at 4.5 feet above the ground, and/or 45 feet in height may qualify for a FAR bonus. Tree health and compatibility with the proposed development shall be reviewed by City Urban Forester. The number of trees preserved in order to satisfy this criteria is left to the Discretionary review process.

The below Code Section pertains to damage or destruction of the public trees and the penalty and value for tree replacement.

12.36.100: DAMAGING OR DESTROYING PUBLIC TREES.

It is unlawful for any person to wilfully damage, mutilate or destroy any public tree or shrub. (Ord. 3382 §15, 2010)

12.36.610: VIOLATION; PENALTY:

- A. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor punishable as provided in section 1.28.010 of this code.
- B. In addition to the penalty prescribed by section 1.28.010 of this code, any person violating section 12.36.100 or subsection 12.36.300B of this chapter shall be liable for the value of the tree or shrub involved. For purposes of this section, the value of a tree or shrub shall be determined in accordance with the latest revision of the "Guide For Plant Appraisals", published by the International Society Of Arboriculture. (Ord. 3565, 2017)

Development Bonuses:

The Planning Director may authorize an increased FAR (FAR Bonus) for those developments that incorporate amenities listed in this subsection so long as the proposed amenity satisfies its design criteria and serves the intended purpose in the proposed location. An appeal may be taken to the Design Review Commission by an aggrieved party from any determination of the Planning Director under this subsection by following the appeal procedures specified in Section 17.07.945.

Evaluation:

Hilary Anderson, Community Planning Director, has approved the requested bonus for the Preservation of Grand Scale Trees (2) located along Mullan Avenue.

E. SITE PHOTOS:

**VIEW FROM MULLAN AVENUE LOOKING AT THE SUBJECT PROPERTY AND AT THE TWO
“GRAND SCALE TREES” THAT WILL BE RETAINED**



**VIEW FROM MULLAN AVENUE LOOKING SOUTHEAST TOWARD THE NEIGHBORING
CONDOMINIUMS**



VIEW FROM THE SUBJECT PROPERTY LOOKING WEST TOWARD THE EXISTING 4-PLEXES



VIEW ALONG THE ALLEY LOOKING WEST AT TOWARD 10TH STREET



VIEW FROM THE SUBJECT PROPERTY LOOKING NORTH AT THE NEIGHBORING PROPERTIES



VIEW FROM MULLAN AVENUE LOOKING NORTHEAST TOWARD THE EXISTING MULTI-FAMILY STRUCTURE ON 10TH STREET



2. Downtown Overlay – Eastside (DO-E)

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

DO-E: Design guidelines for consideration are as follows:

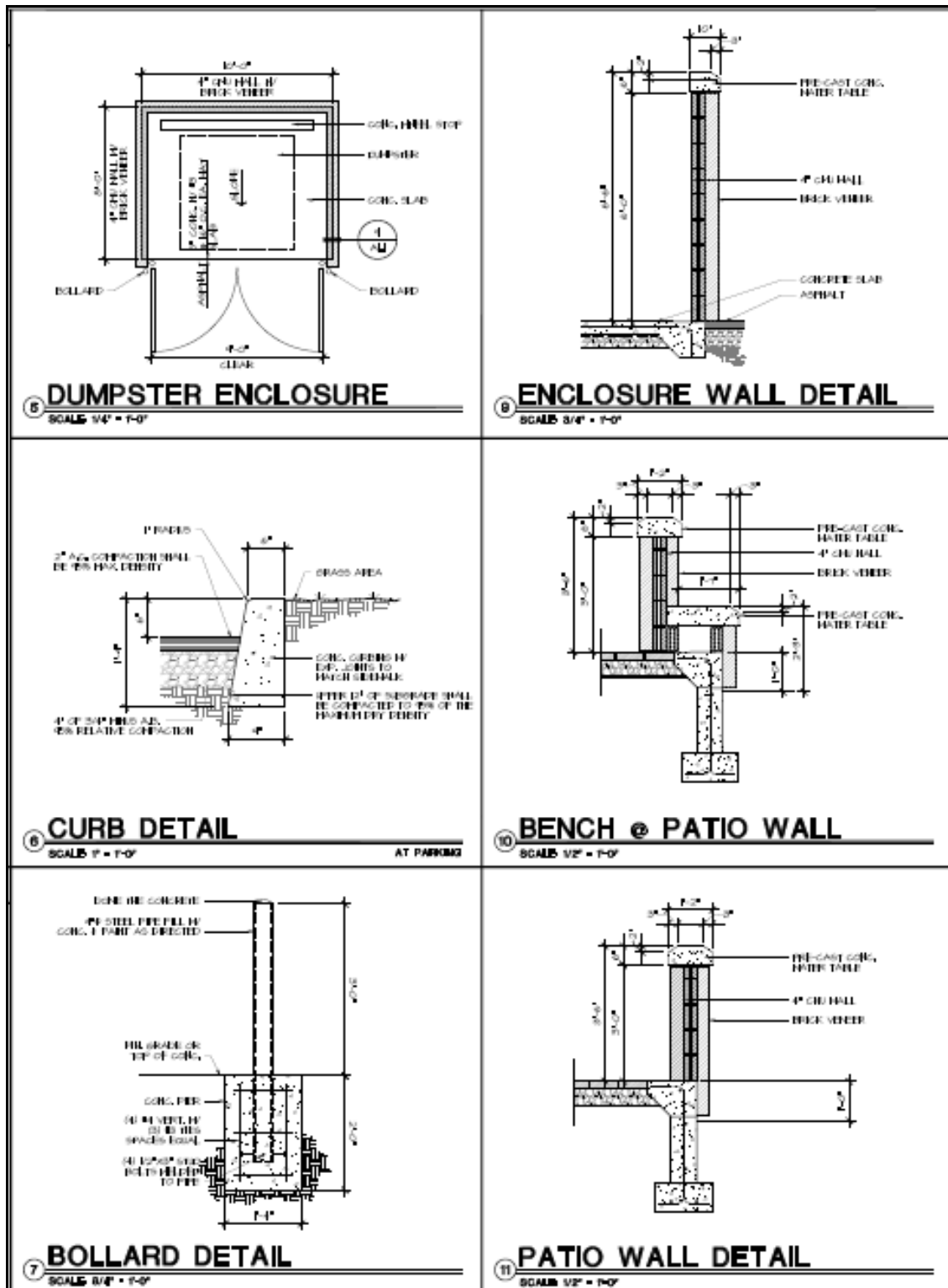
- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees
- Identity Elements
- Fences Next to Sidewalks
- Walls 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

MULLAN AVE.

Architectural floor plan of a building with dimensions and labels. The plan shows a central corridor (2'-0" wide) running vertically. At the top, there are three large arched openings (24'-0" wide each) with a total width of 72'-0". The building is 114'-0" wide and 114'-0" deep. The plan includes various rooms, corridors, and structural elements, with dimensions provided for each section. Labels include "MULLAN AVE." at the top and "ALLEY" at the bottom. The plan also shows a "20'-0" x 20'-0" SINK STORAGE AREA" and a "20'-0" x 20'-0" SINK" area. The plan is oriented with Mullan Ave. at the top and Alley at the bottom.

ALLEY

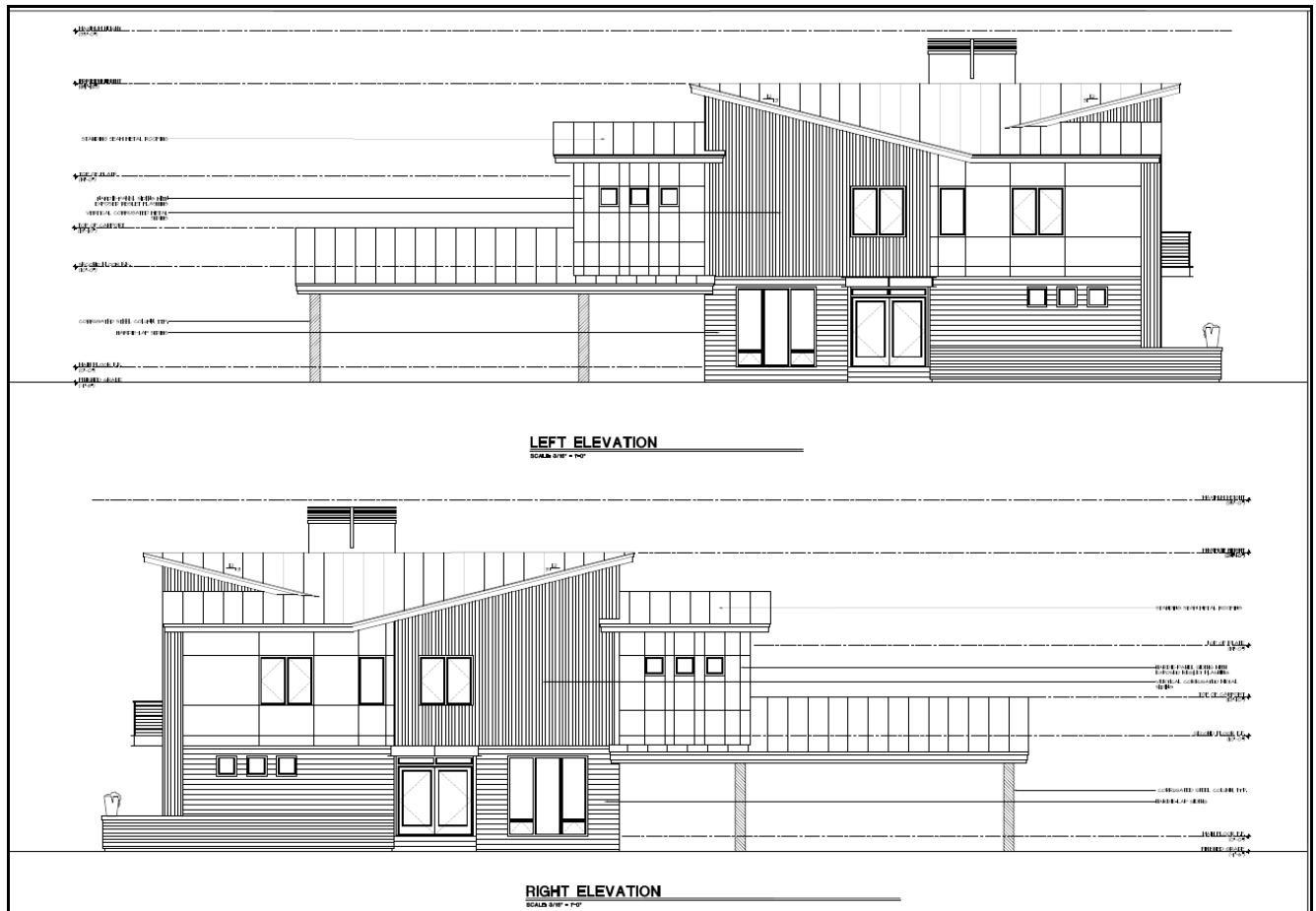
DUMSTER ENCLOSURE/WALL DETAIL:



FRONT ELEVATION
SCALE 3/16" = 1'-0"

REAR ELEVATION
SCALE 3/16" = 1'-0"

RIGHT & LEFT ELEVATIONS (WITH 3:12 ROOF PITCH):



CONCEPTUAL PLANS: NORTH ELEVATION



CONCEPTUAL PLANS: WEST ELEVATION



EXTERIOR CONCEPTS: WEST










EXTERIOR CONCEPTS: WEST



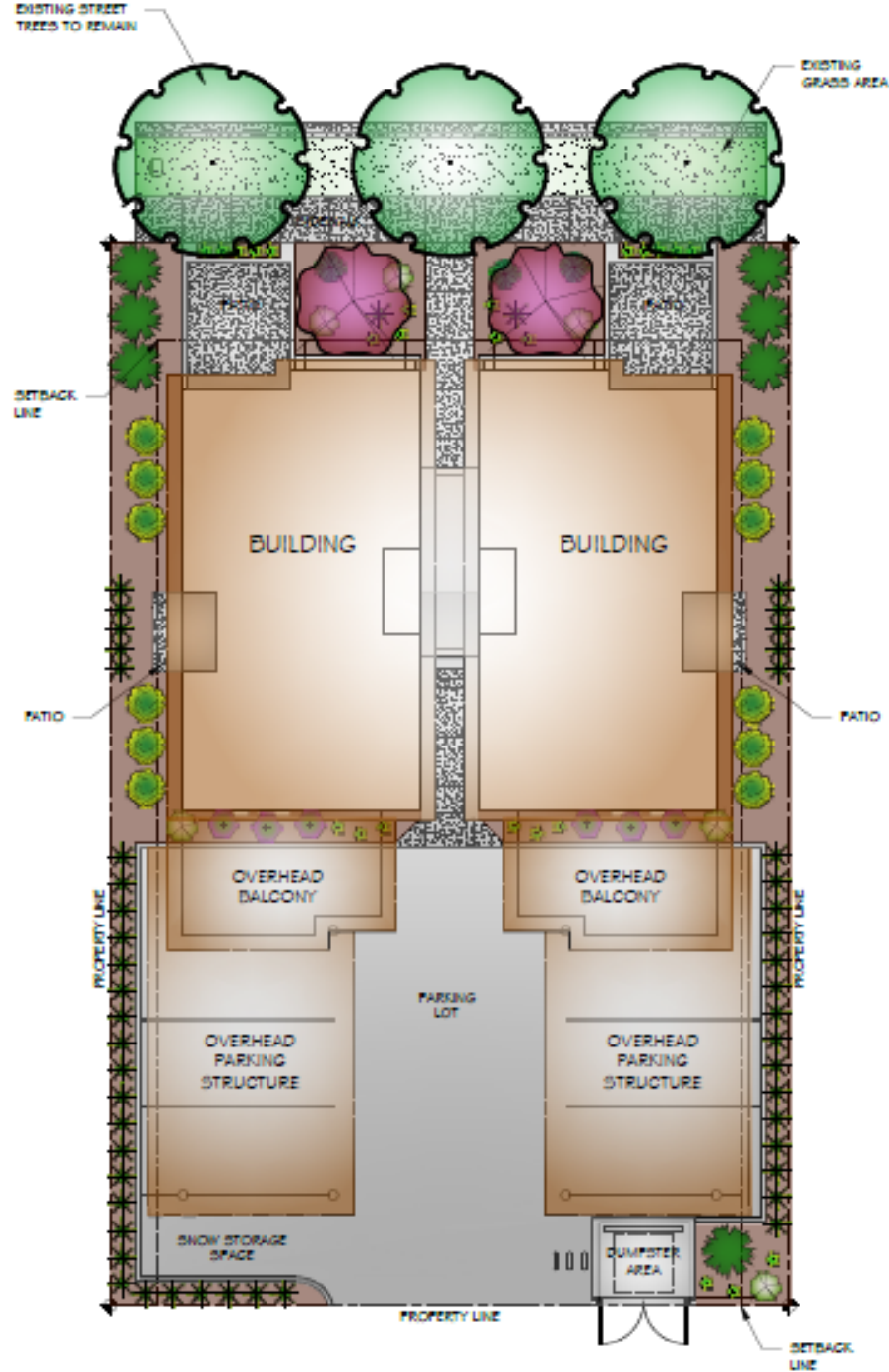
CONCEPTUAL PLANS: PROPOSED CARPORTS ALONG THE ALLEY



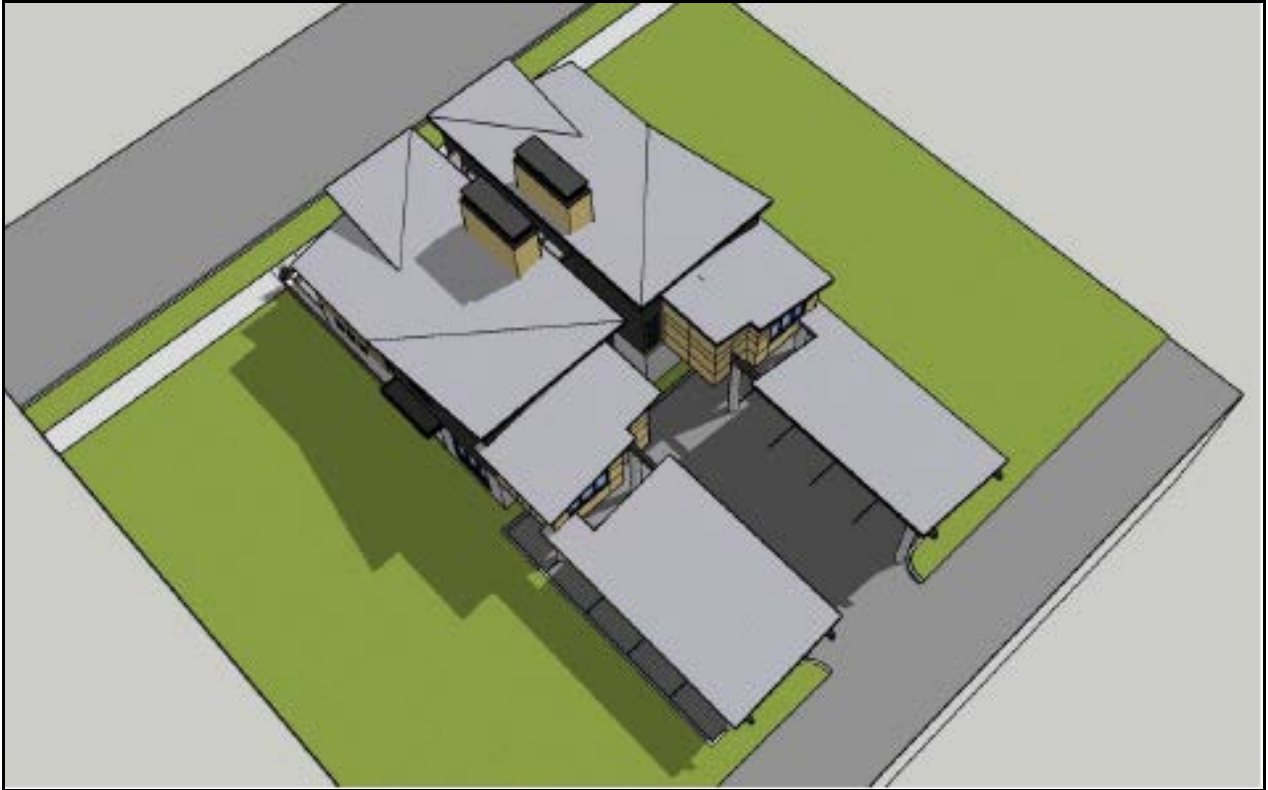
PLANT SCHEDULE

PLANT SCHEDULE		
	<u>TREES</u>	
	<u>PLANT NAME</u>	<u>CONTAINER/SIZE</u>
	— JAPANESE BLOODGOOD MAPLE	1.5' GAL.
	<u>SHRUBS</u>	
	<u>PLANT NAME</u>	<u>CONTAINER/SIZE</u>
    	— JIM RHODODENDRON	2 GAL.
	— LITTLE HONEY OAKLEAF HYDRANGEA	1 GAL.
	— LITTLE HENRY SWEETSPICE	2 GAL.
	— BLOWMOUND MUGO FINE	5 GAL.
	— HICKS YEW	5 GAL.
	<u>PERENNIALS</u>	
	<u>PLANT NAME</u>	<u>CONTAINER/SIZE</u>
	— BOWLES GOLDEN GRASS	1 GAL.
	— KARL FORESTER CALAMAGROSTIS	1 GAL.

PROPOSED LANDSCAPE PLAN



AERIAL VIEW



AERIAL VIEW



17.09.325: 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 final meeting with the applicant. (Ord. 3328 §15, 2008: Ord. 3098 §5, 2003)

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, and a conceptual model is strongly suggested (this can be a computer model).

The Design Review Commission may suggest changes or recommendations to the applicant prior to the rendering a decision.

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 may suggest changes or recommendations to the proposed project prior to rendering a decision or require a third meeting.

‘MULLAN AVENUE TOWNHOMES’

1008 E. Mullan Avenue, Coeur d’Alene, Idaho

PROJECT DESCRIPTION

New construction of an approx. 4,920 S.F. 4 Unit Townhome Complex developed along Mullan Avenue in the Downtown Overlay - Eastside District. The Lot is currently vacant and had awhile back been a moderately dilapidated Apartment building. Design to blend with the neighboring residential and eclectic-multi-family uses.

ZONING INFORMATION

Address:	1008 E. Mullan Avenue	
Legal:	Refer to Title Report attachment	
Zoning:	DO-E (Downtown Overlay - Eastside)	
Acres:	0.177 Acres	
Area:	7,710 S.F.	
F.A.R. (base):	.5 times parcel size:	3,855 S.F.
F.A.R. (max.):	1.6 times parcel size:	12,336 S.F.
Height Allowed:	35’ Residential, 38’ Commercial	
Proposed Height:	32’ +-	
Number of Stories:	2 Stories	
Parking Required:	<u>2 Bdrm: 4 units x 1.75: 7 Stalls</u>	
	Total Required:	7 Stalls REQUIRED
Parking Provided:	8 Stalls PROVIDED	

‘MULLAN AVENUE TOWNHOMES’

1008 E. Mullan Avenue, Coeur d’Alene, Idaho

DEVELOPMENT PROGRAM

Building Size:	Residential:	4,920 S.F.
	<u>Carports:</u>	<u>1,510 S.F.*</u>
	Total Building:	6,430 S.F.

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

F.A.R. Bonuses:	Base:	.5
	Streetscape Features:	.2
	(ADDED Planters/Enhanced Landscape, Pedestrian Scale Lighting)	
	Grand-Scale Trees:	.2
	(Preserve 2 Existing Street Frontage Grand Scale Trees)	
	Alley Enhancements:	.2
	<u>(Pedestrian Scale Lighting, Rear Entrance)</u>	
	Total F.A.R. proposed:	1.1

Lot Size: 7,710 S.F. x 1.1 = **8,481 S.F. ALLOWED F.A.R.**
4,920 S.F. PROVIDED F.A.R.

Building Use:	Townhomes – New
Occupancy:	Residential:
Occupant Load:	Residential: 4,920 S.F./200: 25 occ.
Construction Type:	5-B
Building Criteria:	Seismic Design Category: C
	International Residential Code: 2015

**COEUR D'ALENE DESIGN REVIEW COMMISSION
FILE NUMBER
DR-1-19
RECORD OF DECISION**

A. INTRODUCTION:

Donald Smock is requesting a Second meeting with the Design Review Commission for a 2-story, four (4) townhome project on the subject property. The 0.18 ac. parcel is currently vacant and located within the Infill Downtown Overlay East (DO-E) with the underlying R-12 zone.

B. SUMMARY OF EVIDENCE RECEIVED:

1. The meeting with the applicant was held on June 27, 2019.
 - a. Comments were received from:

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

2. The second meeting with the applicant was held on September 5, 2019.
 - a. Comments were received from:

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

C. GUIDELINES THAT HAVE BEEN MET: (*Write N/A for Not Applicable – add comments if necessary*)

Downtown Overlay – Eastside (DO-E)

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

DESIGN GUIDELINES:

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

- General Landscaping
- Screening of Parking Lots
- Screening of Trash/Service Areas
- Lighting Intensity
- Screening of Rooftop Mechanical Equipment
- Curb Cuts: Width and Spacing
- Parking Lot Landscape
- Location of Parking
- Grand Scale Trees

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

D. DESIGN DEPARTURES:

The applicant has requested a Design Departure for the Design Guideline requiring a minimum slope of 4:12 pitch and has requested the approval of a proposed 3:12 pitch for both the 4-unit townhome structure and the carports located in the rear portion of the subject property. The applicant has provided two conceptual elevations showing the design change between the 3:12 pitch and the 4:12 pitch, noting that the 4:12 pitch increases the roof 2+ feet, but is still within the allowed height limit of 35' in the DO-E. The 3:12 pitch reduces the building height and addresses concerns regarding the possible glare from the metal roof.

➤ **Roof Pitch:**

Intent:

To ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

Standards:

Roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12.

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

The project summary includes an F.A.R. bonus allowed for the retention of the two "Grand Scale Trees" located along the Mullan Avenue street frontage. Planning staff has consulted with Nick Goodwin, Urban Forester, to assess the health and value of the two large maple trees along the property frontage considered as "Grand Scale Trees" and using the trunk formula method for appraisal of the two maple trees, they are valued at: Tree #1 (\$14,000.00) and Tree #2 (\$11,300.00)

Commercial Design Guidelines: Preservation of Grand Scale Tree(s):

Preserving deciduous and evergreen trees measuring at least 20 inches in diameter, when measured at 4.5 feet above the ground, and/or 45 feet in height may qualify for a FAR bonus. Tree health and compatibility with the proposed development shall be reviewed by City Urban Forester. The number of trees preserved in order to satisfy this criteria is left to the Discretionary review process.

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

ROLL CALL:

Commissioner Ingalls	Voted
Commissioner Lemmon	Voted
Commissioner Messina	Voted
Commissioner Gore	Voted
Commissioner Green	Voted
Commissioner Pereira	Voted
Commissioner Ward	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.

Pursuant to Section 17.09.335 of the Municipal Code, the decision of the Design Review Commission shall become final on **November 3, 2016**, 10 days after the Record of Decision has been issued, unless appealed to the City Council. Any property owner or resident may file an appeal.

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 17.09.335(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.

COMPLIANCE WITH APPROVED PLAN

ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER

DATE: SEPTEMBER 5, 2019

SUBJECT: **DR-2-19:** REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A FIVE (5) STORY 79 UNIT APARTMENT BUILDING IN THE C-17 (COMMERCIAL) ZONING DISTRICT

LOCATION: TWO LOTS: 1960 JOHN LOOP & 1940 RIVERSTONE DRIVE

APPLICANT/OWNER:

Parkwood Business Properties
DBA: Glacier 1940 Riverstone LLC
2100 Northwest Blvd. Suite 350
Coeur d'Alene, ID 83814

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant 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:

Glacier 1940 Riverstone is requesting the Design Review Commission's early design consultation for the design of a five-story 79 unit apartment building. The proposed structure will consist of one and two bedroom layouts totaling approximately 79 units. 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.

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.

Glacier 1940 Riverstone is requesting the Design Review Commission's Early Design Consultation for the construction of a five-story 79 unit apartment building. The property consists of two lots totally 2.4 acres. The subject property is next to the Riverstone pond, between the Pinkerton office building and Anthony's restaurant. The applicant is proposing 79 units above a subterranean parking garage on the subject site. In addition, they are proposing additional surface parking. The gross area of the five story structure is approximately 70,000 square feet, which sits above the +/- 18,000 square foot underground parking garage.

The proposed structure is allowed a maximum height of 63 feet in accordance with the approved Special Use Permit for the apartment building. 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.

PROPERTY LOCATION MAP:



Applicant's Narrative

Narrative

Parkwood Business Properties is planning to build a 5 story apartment building at 1940 Riverstone Dr. consisting of one and two bedroom layouts totaling approximately 79 units. Our proposed project will not maximize the site in terms of building footprint and parking. Rather, we want to offer a very generous landscaping area for the benefit of residents and Riverstone visitors alike. Our building is set back from the pond and pedestrian path to allow for a very attractive and large landscaped area between the building and pond.

The site will provide adequate parking for the project. The parking lot offers the following:

- 42 stalls in a parking garage below the first level.
- 36 carport stalls
- 63 surface stalls
- 4 accessible stalls
- The 145 parking stall total is 18 stalls above the code requirement.

Riverstone is a wonderful mixed-use development that includes buildings with great architecture and landscaping. We intend to offer a project that would meet if not exceed these high standards, including a unique footprint shape, multiple roof lines, abundant decks, and appealing exterior materials including generous glass for maximum viewing.

NEIGHBORHOOD CONTEXT MAP:

NEIGHBORHOOD CONTEXT MAP



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

D. SITE PHOTOS: VIEW OF SUBJECT PROPERTY LOOKING EAST TOWARD NW BLVD:



LOOKING NORTH

SITE VIEWS



LOOKING EAST



NORTH END OF SITE LOOKING SOUTH

VIEWS OF SITE



NORTHEAST END OF SITE LOOKING SOUTH



WEST END OF SITE LOOKING SOUTHEAST



EAST END OF SITE LOOKING SOUTHWEST

[illegible]

ELEVATION (west)



ELEVATION (east)



ELEVATION (southeast)



ELEVATION (southeast)



ELEVATION (southeast)



NORTHWEST RENDERING VIEW:



SOUTHWEST RENDERING VIEW:



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*

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Narrative

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