

**DESIGN REVIEW COMMISSION
MINUTES**

710 E Mullan Avenue, City Hall Conference Room #6

**Wednesday, OCTOBER 30, 2024
12:00 pm**

COMMISSIONERS PRESENT:

Skip Priest
Jef Lemmon
Tom Messina (Chairman)
Michael Pereira (Vice-chair)
Jon Ingalls (On Teams)

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Admin. Assistant

COMMISSIONERS ABSENT:

Greta Snodgrass

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 Commissioner Priest, seconded by Commissioner Ingalls, to approve the minutes of the Design Review Commission meeting on September 25, 2024. Motion Carried.

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Hilary patterson working with a working group downtown core jon and jeff are the two commissions head way digital model and reevalute

PUBLIC COMMENTS:

None.

NEW BUSINESS

1. Applicant: Blue Fern Management LLC
 Location: 116 E. Garden Avenue and 105 E. Wallace Avenue
 Request: FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A
 PROPOSED 38-UNIT TOWNHOME PROJECT KNOWN AS THE WALLACE
 TOWNHOMES AND PRESERVATION OF THE ROOSEVELT INN IN THE

DOWNTOWN OVERLAY NORTH (DO-N) DISTRICT AND DC (DOWNTOWN
CORE) ZONING DISTRICT DR-5-24)

Ms. Stroud provided the following statements:

Anna Drumheller, on behalf of Blue Fern Management LLC, is requesting a First Meeting with the Design Review Commission for design approval of a proposed 38-unit townhome project at 105 E. Wallace Avenue and 116 E. Garden Avenue, within the Downtown Overlay-Northside District (DO-N) with the Downtown Core (DC) zoning district. The parcel at 105 E Wallace Avenue is currently occupied by The Roosevelt Inn, which is listed in the National Register of Historic Places as the historic Roosevelt School. The existing structure will be preserved as part of this project.

Should the Design Review Commission approve the design for a proposed 38-townhome project at 105 E. Wallace Avenue and 116 E. Garden Avenue and preservation of The Roosevelt Inn either with or without conditions, or direct modifications to the project's design and require a second meeting.

The Design Review Commission ("DRC") is tasked with reviewing the project to ensure compliance with all applicable design standards and guidelines. This project is located within the Downtown Overlay-Northside (DO-N) and Downtown Core (DC) and is subject to M.C. Chapter 17.05, Article XI, and §17.05.705. The DRC will provide feedback to the applicant and staff on how the applicable design standards and guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision, or request an Optional Second Meeting.

The project would include 38 townhomes within six (6) buildings with 74 total parking stalls (62 in garages and 12 surface), and preservation of The Roosevelt Inn on a separate future parcel. The townhomes will be 3-story structures with habitable attic spaces that are 45 feet tall. Four of the townhome structures are designed to front the surrounding streets. Two of the buildings will front internal courtyards. Vehicular access for five of the buildings will be off of the access drive aisle (the current alley to be vacated) and internal two-way drive aisles. The six townhomes in building 6, located east of The Roosevelt Inn, will have driveways off of Wallace Avenue.

The total size of the two parcels associated with this request is 60,500 SF. The vacated alley would add 6,000 SF to the total property size. The applicant has submitted applications to the City's Streets and Engineering Department for vacation of the alley right-of-way and a short plat to create a new separate parcel for The Roosevelt Inn and create another parcel with the remaining property. The lot area of the newly created parcels will be 12,207 SF (site area of the future parcel for The Roosevelt Inn) and 54,293 square feet (SF) (site area proposed for the townhome development).

Downtown Overlay; Northside (DO-N) and Downtown Core:

The boundaries of the DO-N district are as depicted on the map above with the blue dashed line. The dark purple represents the Downtown Core (DC) zoning district. The property is subject to both the underlying zoning and the DO-N infill standards. The most restrictive provisions apply.

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

WALLACE TOWNHOMES REQUESTED FAR DEVELOPMENT BONUSES:

The applicant has submitted a request for FAR Bonuses for the proposed project. In an effort to preserve The Roosevelt Inn, a historic property listed in the National Register of Historic Places, the development team worked with the city to find solutions to make the project viable with the preservation of The Roosevelt Inn. The structure is located on the southwest corner of 105 E Wallace Avenue near the corner of 1st Street and Wallace Avenue. The following development bonuses were requested in lieu of the preservation of The Roosevelt Inn.

Proposed FAR Bonuses:

- Upgraded materials allowed for the building materials on the historic Roosevelt Inn (0.2 FAR) conditioned upon a historic façade easement to preserve the building façade
- Preservation of Grand Scale Trees located directly west of The Roosevelt Inn (0.2 FAR)

DESIGN DEPARTURES:

The applicant has not requested a Design Departure for the proposed project.

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

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

Ms. Stroud noted the action alternatives this afternoon. The DRC should grant the application in Item DR-5-24, a request by Blue Fern Management LLC for design review approval for a proposed 38-townhome units located at 105 E. Wallace Avenue And 116 E. Garden Avenue, Coeur d'Alene, Idaho, and preservation of The

Roosevelt Inn structure be approved with or without conditions, or determine that the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting if it is deemed necessary based on all the circumstances.

Conditions:

1. The proposed design shall be substantially similar the DRC approval of item DR-5-24.
2. Blue Fern will enter into an agreement with the City of Coeur d'Alene the purpose of which is to protect the Roosevelt Inn's structure and its facade, and the mature vegetation and green space to the west of the structure, including the grand scale trees, from neglect, damage, demolition, and unapproved alterations to its historic character, resulting from any work performed by Blue Fern and its contractors and subcontractors. Blue Fern may apply for permits, the vacation of the alley, and preliminary plat approval prior to closing of its purchase of the property, and the City may issue permits and preliminary plat approval, and approve the vacation on a contingent basis; Provided, no work may be performed under such permits, and the vacation and final plat approval shall not be effective prior to the closing. Blue Fern will agree to maintain the structure and facade of the Roosevelt Inn in a reasonable and professional manner so as to keep them in the condition in which they exist at the effective date of the agreement, and to maintain property insurance on the structure and facade. Any modification to the facade will require prior approval by the City's Historic Preservation Commission. Any modification or removal of the mature vegetation and any grand scale tree to the west of the structure, whether on public or private property, will require prior approval from the Urban Forester and Urban Forestry Commission, in consultation with the Historic Preservation Commission. Blue Fern will agree to work with the City and Idaho State Historic Preservation Office, upon mutual agreement of the parties, to take additional steps to assure that structure and façade of the Roosevelt Inn are protected into perpetuity, including imposition of an Historic Facade Easement, if reasonably necessary. The agreement shall be signed by Blue Fern and the Mayor, and would be recorded upon closing of the purchase of the property occupied by the Roosevelt Inn by Blue Fern. The agreement can only be modified by agreement of both parties, with approval of the City Council, and would run with the land and be binding on the parties' heirs, successors and assigns.

Ms. Stroud concluded her presentation.

Commissioner Lemmon asked who owns the Rossevelt?

Chairman messina asked about the guidelines?

Tami replied

Tom principal

Tami struke out no residential homes all apartments.

Tom preserved the rural development,

Hilary the whole structure and the whole façade. Or a tree that is unhealthy.

Lemmon the agreement who does it go with

Hilary the building and façade will be protect will not go with the houghs it will go with the blue fern and will be protected.

Chairman does anyone have a conflict.

Everyone anasered no.

Chairman Messina opened the public hearing and swore in the applicants and the public all at once.

Applicant Testimony:

Alex Clohessey stated with Melbourn Development team there are two parcels the surrounding parcels they are low density there is town homes across the project and commercial, this is vacant and a multifamily apartment is along the one side. The entire core is in the downtown overlay, the project will preserve the Roosevelt and will be building the 38 homes the FAR 1.0 the project is proposing, the staff report 1.29 if we get the vacated the alley will go up. For the bonus. The protection of the façade. The requirement of parking is 2 and 3 units of bedrooms we have 74 we have exceeded for parking. The landscaping is will have over all via trees and bushes, there will be vacation of the alley, the alley will remain as the alley it will just remain as an alley and have blue fern take over the maintenance and have the garages be able to access those to those homes. There will be 4 curb cuts. There will be 2 internal green courts, and pedestrian access to the court yard access. This is a flat site, no retaining walls, everything will be flat. Public utilities are there. The design intent will have contrasting visual interest into the façade. Nice earth tones. Wants to help the pedestrian horizontal look, gable's. landscaping will have trees, bushes, flowers. Trash will be internal and fencing and landscaping will not be visible to the public. There will not be any parking lots. Grand scale trees, these will be preserved and protected by the Roosevelt and many trees will be planted per the code. There will be two fences built as a privacy screen next to the Roosevelt and the multi-res complex on Wallace Ave. The townhomes on Wallace Ave will have the entrance from Wallace.

Chairman Messina asked about the material on the belly band

Mr. Clohessey replied yes. There will also be planters in the entry ways.

Mr. Clohessey continued with each unit will have there each unit, will have there only entry way, the site plan they will have their entrance facing the pedestrian way. There will be dormer on top. There is some high lighting on the porch. Treatment of blank walls, we included windows, wrapping materials, large inset decks, with metal detail, modern design. No flat blank walls. No signage proposed for the subject. The cda guidelines overlapped. Ground floor windows, we put windows in and weather protection. Roof pitch of the gable roofs, steeper elevation roof.

Chairman messina side walls gray and white walls different 45 feet

Alex the side walls, broken up through materials.

Tom there is still tall walls different materials with a belly band, any breakage in there, flat wall. No in the package. Just wanted to point it out.

Alex replied we wanted to show some breakage.

Tom he just wants to point out tall wall his personal opinion. He likes the pitch roof.

Jon asked excellent presentation touch on every design guidelines. The findings worksheet. The condition #2 protection Roosevelt touch on that. Great for the community hands tide. What is in it for you, providing the alley way. Is this the collaborative.

Alex replied yes preserved the Roosevelt and give in take increase the FAR and the bonus was give in take.

Jon yes it was a win win. It was a a huge preservation for the city.

Lemmon explain the fence and right next to the Roosevelt. Does not want a subparb fence

Alex nice wood fence, protect the Roosevelt and residence. More privacy. Separation and maybe put in some separation. Painted wood fence.

Lemmon does not want vinyl. Wants rod iron with landscaping. What materials are the deck

Alex we can look at that and change the wood.

Lemmon have you explored the building up against the Roosevelt and have it blend in more.

Chairman messina design can we change the findings

Skip in terms of the FAR and weather allows the FAR if a decision was made in the future would that limit and benefit are the other parcels.

Hilary both ways with the alley. Reason we are giving the bonus when it is split off in the parcels. It would not preclude.

Skip small building in the future FAR

Alex .17

Skip still allow

Public Testimony:

Rob: what are you going to do the with the Roosevelt

Michelle replied

Rod stated he applauds everyone for this project

Zoeanne Trueman stated she has worked with everyone to save the Hamilton and she lays in the heart of the city and applauds everyone a request the court yard be preserved and a visual buffer it increases the use, the town houses the use in she has had many phone calls and emails with the owner of Blue Fern and saving of the trees.

Chairman Messina the sale of the land will

Lemmon they buy the lot floor

Hilary they will sign the agreement and it will be a deed agreement. It goes with the property.

Lemmon curb cut with the parking

Hilary allowing the curb cut and the driveways

Commission Discussion:

Jon ingalls he supports the design guidelines good fit, very attractive, thoughtfull, and. Walter burns supports. He would like to see the buffer fence with the lemmon suggested. Add that condition. Let staff meets jeff point a little nicer.

Tom he supports the project. He agrees the fence, historical side.

Motion by Commissioner , seconded by Commissioner , to approve Item DR-5-24. Motion approved.

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Chairman Messina	Voted	Aye
Commissioner Priest	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Ingalls	Voted	Aye

Motion to approve carried by 5 a 0 vote.

ADJOURNMENT

Motion by Commissioner Lemmon, seconded by Commissioner Pereira , to adjourn the meeting.
Motion carried.

The meeting was adjourned 1:34 at p.m.

Prepared by Traci Clark, Administrative Assistant