

## DESIGN REVIEW COMMISSION AGENDA

Conference Room #6, City Hall  
710 E. Mullan Ave Coeur ID, 83814

THURSDAY, MARCH 27, 2025  
12:00 P.M.

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

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Priest, Jester, Lundy

### MINUTES: \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

October 30, 2024 – Design Review Commission Meeting Minutes

### PUBLIC COMMENTS:

### STAFF COMMENTS:

### COMMISSIONER COMMENTS:

### NEW BUSINESS: \*\*\*ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

1. Applicant: Blue Fern Management LLC  
  
Location: 1202, 1210, and 1212 W. Lacrosse Ave, Tax #17333 located on the south side of Lacrosse Avenue and west of Northwest Boulevard, and Tax #26053, a three-acre strip of property running in a northwesterly and southeasterly direction that includes the abandoned right-of-way of the Spokane International Railroad in the South Lacrosse Addition.  
  
Request: Design Review approval of a 57-unit townhome project with fourteen (14) buildings known as the Lacrosse Avenue Townhomes on five (5) combined parcels totaling four (4) acres. (DR-1-25)

### 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.

*\*Please note any final decision made by the Design Review Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.*

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# MINUTES

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**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:**

Hilary Patterson, Community Planning Director  
Tami Stroud, Associate Planner  
Traci Clark, Administrative Assistant

**COMMISSIONERS ABSENT:**

Greta Snodgrass

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Commissioner Priest, seconded by Commissioner Ingalls, to approve the minutes September 25, 2024. Motion Carried.

**PUBLIC COMMENTS:**

None.

**STAFF COMMENTS:**

None.

**COMMISSION COMMENTS:**

None.

**PUBLIC HEARING: \*\*\*ITEMs BELOW ARE CONSIDERED TO BE ACTION ITEMS.**

1.     Applicant:     Blue Fern Management LLC  
       Location:    116 E. Garden Avenue and 105 E. Wallace Avenue  
       Request:     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)

**Presented by Tami Stroud, Associated Planner**

Ms. Stroud provided the following statements:

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

#### **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 1<sup>st</sup> 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)  
With the preservation of The Roosevelt Inn, the applicant team has been recommended approval for 0.2 FAR from the Basic Allowable FAR utilizing the existing façade from the structure as a bonus and applying the FAR bonus to the overall townhome project. The Roosevelt Inn has original brick. The bonus for Upgraded Building Materials is for the use of brick and stone on building facades that face streets.
- Preservation of Grand Scale Trees located directly west of The Roosevelt Inn (0.2 FAR)  
The applicant intends to keep all of the grand scale trees qualifying for the bonus for the trees located on the west side of the Roosevelt Inn for a 0.2 FAR for the retention of the Grand Scale Trees. The City's Urban Forester has reviewed the Grand Scale Trees and determined they are healthy and should be preserved.

**Evaluation:**

Hilary Patterson, Community Planning Director, has reviewed and recommended approval of the applicant's FAR bonus requests for the 38-unit townhome project and has determined that they are in the best interest of the community and meet the intent of the code.

**DESIGN DEPARTURES:**

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

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.

Ms. Stroud noted the following conditions from staff:

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 if the Roosevelt was owned by the Hough's or Blue Fern?

Ms. Stroud replied that Blue Fern will be purchasing the property and that it was still owned by the Hough's.

Chairman Messina commented that he would like the applicant to answer that question. We have a bunch of guidelines, but since it's in the Downtown Core area. Some of those guidelines might not apply?

Ms. Stroud replied this is in the Downtown Core, which is the underlying zoning district, but it's also in the DON (Downtown Overlay-North) and so the project has to adhere to the Overlay district.

Chairman Messina asked about the preservation of The Roosevelt Inn. Is it preservation of the old brick and everything, the whole entire building, not just the front or the sides?

Ms. Patterson replied that is correct, there could be modifications to the interior, but the goal is yes, the whole structure and the facade would be protected. There will be an agreement in place with Blue Fern to protect the facade. The Hough's will not be owning it. Blue Fern will be carving off the land and then they will be selling the land. The intention is to sell that to someone else and then they can use it how they wish, but the building, the facade and the trees and landscaping will be protected.

Chairman Messina asked if any of the Commissioners have a conflict serving at this hearing today. They all replied no.

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

**Public testimony open:**

Alex Clohesy introduced himself as a representative of Blue Fern and stated this project is located between First and Second Streets and Garden Avenue to the north and Wallace Avenue to the south. The surrounding context around those parcels is primarily medium to low density single-family residential. There's relatively new townhome development located across the street in the north and the side as was mentioned. There are a lot of other single-family homes to the north and east south end of the proposed project. The project design as a whole has essentially two components. The Roosevelt Inn, it's facade and the landscaped area to the west, as was mentioned, will be sectioned and parceled off as a separate parcel to be preserved. The remainder of the subject property will be developed with 38 downtown units spread across six buildings. The FAR requirements for the site, as mentioned, the base FAR is 1.0. FAR is floor area ratio, which is essentially the allowable amount of square footage as a ratio of the total site area and maximum permitted under the DO and zoning is 2.0. The project is proposing a FAR area ratio 1.14 covered by the bonuses that Ms. Stroud has covered. He will note that in the staff report, the FAR is noted as 1.29 and that has to do with whether they vacate the alley or not. They considered vacation of the alley in the overall square footage of the area of the project and FAR calculation. In either case, as staff has already discussed with the recommendation for the two bonuses for the protection of enhanced materials at the facade of The Roosevelt Inn as well as the grand scale trees, that would give a maximum FAR 1.4 for the site. We are proposing to be under that. The required amount of parking is based on the unit mix of 2 and 3-bedroom units. The required total would be 65 parking stalls for the site. The site plan

as proposed has 74 parking stalls primarily provided in a garage with additional apron parking stalls in front of the units in Buildings 2 and 6 fronting Wallace Avenue. They are providing more parking than is required. He explained the Landscaping Plan. Along the Garden Avenue there will be frontage improvements and the planting area will include street trees. He wanted to clarify on the alley, as was mentioned, the intent is to apply for a vacation of that alley, which would essentially transfer ownership of the alley to Blue Fern as a private entity, but the alley in its function would remain as is. There is no intent to move or remove the alley, it's simply to turn over the maintenance and building requirements for it to the developer and combine it into one parcel. The majority of the access would be taken from the alley at First and Second Streets. Buildings 4 and 5, which are the internal buildings to the site have their garage access directly located off of that alley. Buildings 1 and 3, which front First and Second Streets within the Garden Avenue parcel have their garages located off of internal drives, which you can see running north-south that is also accessed via the alley. Those internal drives do not connect to the right-of-way on the north. Buildings 2 and 6 have their garage access directly from the Garden and Wallace Avenues utilizing shared driveway curb cuts. There is a maximum of four curb cuts in each case for those buildings. Moving further internal to the site, another large organizing factor in the site layout is the two internal green courtyards that can see between Buildings 2 and 4, as well as Buildings 5 and 6. These bring some greenery vegetation into the interior of the site, as well as providing pedestrian access to the front doors of the units located in buildings 4 and 5. They are connected to the pathways in those courtyards and they directly connect to the public right of way. This is just a quick look at conceptual utilities and grading plan for the project. Big items that he would like to highlight here is a relatively flat site as it exists now. We are not proposing any large scale retaining walls for the project. Everything grades out relatively flat. The buildings 1 and 3, which are to the east and west of the Garden Avenue parcel will have a step in the foundation of the building, which you can see in the elevation drawing. That kind of allows those buildings to modulate with the grade as we move towards the alley and step with the grade. None of the utilities would be affecting or crossing the new Roosevelt Inn parcel. Overall, the design intent was informed by a desire to create a mountain rustic aesthetic that's emblematic of the natural beauty of the surrounding region. Additionally, the preservation of the structure of The Roosevelt's being to remain ensures that that is a key piece of this community is not lost and remains going forward. There are only two fences that are proposed in the project. Along our property line that shares with the multi-family and apartments to the east of the block.

Chairman Messina asked about the side walls on the proposed buildings. Are they are going to be grey and white? Will this be 45 feet tall going all the way up?

Mr. Clohesey replied the modulation and the side wall is at these recessed porch locations and have these upper level private balconies. The portion of the wall is broken out through material and color.

Chairman Messina suggested there will still be a flat wall going up 45 feet. Those face some of Garden Avenue and Second Street. Those are just tall walls, even though they're broken up by different material with a belly band, but they're still flat. He just wanted to kind of point that out. He doesn't know if you ever obtained any breakage in there as you did over the entrances. It isn't just the very tall flat wall, even though you have different materials. That's a point he is bringing up for discussion.

Mr. Clohesey stated he did want to recognize the elevation is not a 40' or 45' block wall. And, could certainly go back and look at it.

Chairman Messina replied it's still a tall wall. Regardless if you have a little porch there or on the corners, looking from that side, it's a tall wall. And I know we can't say, treatment of blank walls because we're not looking at that. But again, I just want to bring it out my personal opinion. That's a tall blank wall, even though it's broken up by materials. He suggested giving some consideration to some sort of overhang similar to what you have done over the front doors to break that wall up.

Mr. Clohesey replied that's something we certainly go back and take a look at whether we can add in a little more of a low roof structure that helps break it up rather than just the belly band.

Chairman Messina stated we'll see what the rest of the commission says. He said that's his only question so far. He appreciates the pitched roofs.

Commissioner Ingalls stated it's really helpful when you go through and just touch on every one of the design guidelines. He said that makes our job easier and it's just clear to understand whether or not the design guidelines have been met, and he thinks you've done a great job there. The question he has, and it's part of our findings worksheet that we'll have to work with a little bit later on, is regarding condition number two, which is very tightly written with respect to protection of the historic preservation of the Roosevelt structure into perpetuity. He just wonders if you could touch on that. It's great for the community that you're willing to have your hands tied so much that way. He certainly applauds you for that. What's in it for you to be able to do that is providing the alleyway that helps the FAR square footage calculations? Is that kind of a little bit of the collaborative give and take here that makes this work? Could you touch on that a little bit?

Mr. Clohesey replied going back kind of through this whole process, it was very clear from the beginning that the Roosevelt's Inn as an institution was very important to the community. Taking that into account, we've worked with city staff to make sure that that can be preserved. And as you've mentioned, part of the give and take in that process was what are some of the things that can be done to allow us to try and increase the density – that isn't the right word – but that increased the FAR and the remainder of the site while leaving that untouched and preserved. Those bonuses were kind of the give and take in the process.

Commissioner Ingalls replied, thank you for that. He said he thinks it's a very creative and collective and a win-win collaborative solution if it results in the preservation of the structure. That's a huge win for the historic preservation commission and the city.

Commissioner Lemmon would like to know more about the fencing material since it will be right next to the Roosevelt. He asked, it will not be vinyl, right?

Mr. Clohesey replied it will be a traditional fence and it will not be elaborate.

Commissioner Lemmon stated the point he is trying to make is you are doing all this work on these nice buildings and trying to preserve The Roosevelt and slap a subpar fence right up against it.

Mr. Clohesey replied again, the fence will be nothing elaborate.

Commissioner Lemmon stated the fence is just as much for The Roosevelt is for our residents too.

Mr. Clohesey replied it will be made out of a nice wood construction; we are simply not trying to do something that's a focal point, and have a nice high quality durable wood fence that provides some privacy between the two properties.

Commissioner Lemmon asked what is the existing fence of the Roosevelt right now? Is it a metal? Right, metal or iron?

Ms. Patterson replied, metal.

Commissioner Lemmon asked are you looking at the privacy?

Mr. Clohesey replied, there is a separation. He thinks it's important to look at with maybe some landscape buffering and more transparency in the fence to help open that up a little bit.

Commissioner Lemmon stated he thinks that would really help with the project. Because the fence can be pretty close to The Roosevelt. He thinks that's definitely something to look at. He does not want to see a vinyl fence. The whole Roosevelt has that nice, rod iron, old feel. Maybe we need to look at that where



you guys on the side where the swale is could maybe put some buffer landscape there and then do a rod iron to match the existing to keep that historic kind of look. Can you maybe explain the railings on all these buildings? Are those metal rails?

Mr. Clohesey replied those would be the custom metal pre-fabricated rail and they have a little bit more of a modern style.

Commissioner Lemmon said it's not part of the guidelines, but did you explore brick at all that kind of maybe integrated with The Roosevelt or did you not want to?

Mr. Clohesey replied we talked about that quite a bit and went back forth. It's a very unique historic building. It's located right in the corner. We kind of moved in more of the traditional residential direction with our material choices. And then also with an eye to a path that was pretty different, but with an eye for the span of longer lasting products of what was on the market that can hold up over time.

Commissioner Lemmon stated he just wondered if you had explored the idea. He is not saying to change it or that it needs to be changed. It could take away from The Roosevelt.

Chairman Messina asked Ms. Stroud or Ms. Patterson based on what Commissioner Lemmon said and whatever other comments we might hear we've got in design, can those few elements be a condition?

Ms. Patterson replied, yes.

Commissioner Priest asked Ms. Stroud in terms of the FAR and whether or not you're including the Roosevelt building, which allows additional FAR with the other parcels, or if that's all included in one. He wanted to understand if a decision was made 15 years from now when The Roosevelt was sold to a different owner, would that limit the FAR at that time on that parcel? When we do this FAR analysis, are we doing it on all the parcels, including the FAR of The Roosevelt, and do those other parts benefit from the current size of the Roosevelt, or are the other parcels being considered separately in terms of what FAR is available?

Ms. Patterson replied we looked at it both ways with and without The Roosevelt Inn and the alley. She said that Mr. Clohesey was explaining how the applicant team was looking at the FAR with the vacated alley included. We looked at it without the alley, because they don't have the alley at this point. We were looking at giving the bonus based on it all being one project. They're looking to buy The Roosevelt Inn parcel, and so the bonus would be based on that. When it's split off in the future, we would look at The Roosevelt Inn as its own parcel. If a future owner wanted to do an addition that met the criteria for historic preservation, we would look at that parcel on its own for the bonus. We're hoping with this agreement, if it all goes forward, that The Roosevelt won't be demolished in the future.

Walter Burns introduced himself he is the Chairman of the Coeur d'Alene Historic Preservation. He stated there was a very vocal public outcry earlier this year when the news came out that The Roosevelt Inn was going to be sold and demolished. In the ensuing months the City of Coeur d'Alene and the Planning and Legal Departments had worked the Blue Fern to craft the binding agreement to preserve The Roosevelt School. The result, of course, is a proposal before you today. From the historic preservation perspective, he applauds the efforts to preserve The Roosevelt Inn and strongly encourages the commission to adopt this proposal, and thereby preserve this important piece of the Coeur d'Alene history.

Deb Mitchell introduced herself and asked Blue Fern what are they going to do with The Roosevelt?

Ms. Branley replied that Blue Fern will be selling The Roosevelt to an individual. We will form an HOA with the condos.

Ms. Mitchell asked about the parking and the nature of the historic neighborhood with on-street parking.

Chairman Messina interrupted and stated he understands her parking question, but unfortunately that's

not anything the commission considers. Staff did look at their parking requirements.

Ms. Patterson replied that Blue Fern exceeded the parking requirement.

Rod Schobert introduced himself and stated he is a 47 year resident here in Coeur d'Alene and applauds everyone for saving the historic Roosevelt School. So many projects lately have taken out the grand trees and he appreciates the allowances for saving the trees. He thanks everyone involved for there efforts.

Zoe Ann Thurman introduced herself and stated she would like to thank everyone for all your work. She worked in 2019 and 2020 to save the Hamilton House, which is now the Music Conservatory of Coeur d'Alene. It was a very similar journey that we've had. Many groups that had over a two-year battle to save the house. She would put forth a request and a consideration of a modification of the development plan. Because she thinks that's where we're at with improving this design right now. But she would like to offer a request here to modify the development plan as it's been presented today to preserve the courtyard parcel and eliminate Buildings 5 and 6. In order to create and preserve a visual buffer, she thinks it lends to your questions as far as the fence being so close. Also, the design impact of the buildings on the visual and historic aspect of the Roosevelt should be considered. She said it would also increase the potential future uses options of The Roosevelt Inn for the new owners - think event center or something like that. The Roosevelt Inn is right next to it with your townhouses, which are nicely designed, but it impacts that visual appeal of this valuable historic structure. It could severely limit the new owners' options or a viable creative community use. She is going to be discussing this design option modification with our mayor and the city council as they deliberate. She wants to thank Blue Fern and the Design Commission. She had many emails going back and forth with Blue Fern and Ben Paulus at Blue Fern on this whole journey. She would like to thank the Design Commission for the willingness so far to work with the citizens and the Historic Commission of Coeur d'Alene in preserving our historic heritage. She would respectfully request a consideration of a modification of the development plan in order to maximize the potential of future uses of The Roosevelt Inn, also still being able to install the buildings of the structures 1 through 4r that Blue Fern is proposing.

Chairman Messina asked if the sale of The Roosevelt Inn takes a long time and if that is tied into moving forward with this project in anyway, depending on when the sale of the Roosevelt Inn happens? Will this project not start for a while?

Ms. Branley, representing Blue Fern, stated it would not be tied into the townhome project.

Commissioner Lemmon asked if they buy the lot of The Roosevelt Inn, get the FAR and then right after they build their project they can sell the Roosevelt?

Ms. Patterson replied The Roosevelt is going to be protected as soon as Blue Fern buys the property and signs the agreement and it is recorded. The structure, the façade and the grand scale trees will be protected. This agreement will always stay with the piece of property.

Commissioner Lemmon asked is this like a deed restriction?

Ms. Patterson replied yes, it is basically in essence a deed restriction. There's a provision in there that, depending on who owns it at the time, we can mutually agree to go through the facade easement protection program with the State Historic Preservation Office. They can do whatever they want to with the interior, but not the exterior.

Commissioner Lemmon asked if Mr. Bosely, the City Engineer, looked at the curb cut regarding the parking.

Ms. Patterson replied this was another consideration that we allowed with some flexibility with the curb cuts and with the driveways for this project. We wouldn't normally allow these curb cuts, but because of the goal of protecting the historical Roosevelt Inn, we made a concession to allow those driveways for the



buildings.

**Public testimony closed:**

**Commission Discussion:**

Commissioner Ingalls commented that this is a great creative, collaborative win-win and we should support it. The design guidelines have all been met. The design is appropriate. It's a good fit and very attractive, and it's a thoughtful and respectful solution. Additionally, Mr. Burns with the Historic Preservation Commission supports it. He does agree with Commissioner Lemmon's comment that there should be a nicer buffer fence along the property. He does not think it warrants a second meeting for that. That's the kind of thing that we could do a condition of approval, like we did for the Marriott for the blank wall on Sixth Street. Give it back to staff and let staff see that it meets Commissioner Lemmon's point that we get something a little nicer than a vinyl fence.

Chairman Messina said he supports this project and agrees with Commissioner Lemmon regarding the fence.

**Motion by commissioner Ingalls, seconded by Commissioner Lemmon, to approve Item DR-5-24 with conditions. Commissioner Ingalls and the commission have added a third condition that the fencing between the Roosevelt Inn on the east side of the Roosevelt Inn border would be enhanced to be more historic and nature Motion carried.**

**ROLL CALL:**

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

Motion was approved by a 5 to 0 vote.

Commissioner Snodgrass was absent.


**ADJOURNMENT**

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

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


Prepared by Traci Clark, Administrative Assistant

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# **PUBLIC HEARING**

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# STAFF REPORT

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**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, ASSOCIATE PLANNER

**DATE:** MARCH 27, 2025

**SUBJECT:** DR-1-25: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED 57-UNIT TOWNHOME PROJECT KNOWN AS THE LACROSSE AVENUE TOWNHOMES IN THE COMMERCIAL ZONING DISTRICT (C-17)

**LOCATION:** SUBJECT PROPERTIES ARE DESCRIBED AS: 1202, 1210, AND 1212 W. LACROSSE AVENUE, TAX #17333 LOCATED ON THE SOUTH SIDE OF LACROSSE AVENUE AND WEST OF NORTHWEST BOULEVARD, AND TAX #26053, A THREE-ACRE STRIP OF PROPERTY RUNNING IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECTION THAT INCLUDES THE ABANDONED RIGHT-OF-WAY OF THE SPOKANE INTERNATIONAL RAILROAD IN THE SOUTH LACROSSE ADDITION.

**PROPERTY OWNER:**  
Dennis E. Cunningham  
PO Box 3398  
Coeur d'Alene, ID 83816

**PROPERTY OWNER:**  
Select Investments  
13403 N. Government Way  
Hayden, Idaho 83835

**APPLICANT:**  
Blue Fern Development  
Attn: Anna Drumheller  
13800 Redmond Way  
Redmond, WA 98052

**APPLICANTS REQUEST:** 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 57-unit townhome project within 14 buildings. The property is located within the Commercial (C-17) zoning district.

**DECISION POINT:** Should the Design Review Commission approve the design for a proposed 57-unit townhome project with 14 buildings with or without conditions, or direct modifications to the project's design and require a second meeting?

**DESIGN REVIEW AUTHORITY:**

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 Commercial (C-17) zoning district and located within the C-17/C-17L zoning district in an area where design guidelines and standards exist with trigger points for DRC review. 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 during the First Meeting, or request an Optional Second Meeting.

**Any project larger than 50,000 square feet or located on a site 5 acres or larger or with more than 2 departures trigger review by the Design Review Commission if located in the C-17 and C-17L districts. (Municipal Code § 17.09.320(A))**

A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community. In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance. (Municipal Code § 17.09.325)

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The Design Review Commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the Optional Second Meeting with the applicant. (Municipal Code § 17.03.330)

The Design Review Commission may grant or deny the application, or grant the application with such conditions as are, in its judgment, necessary to ensure conformity to the adopted standards and guidelines. The Commission shall make written findings to support its decision, specifically stating how the project conforms to the adopted design standards and guidelines or how it does not. A copy of the Commission's decision shall be mailed to the applicant and the Director shall make the commission's decision available for public inspection. The Commission has the power to table a decision to a later date and request an additional meeting. (Municipal Code § 17.03.335)

**PROJECT INFORMATION AND BACKGROUND:**

The project would include 57 townhomes within fourteen (14) buildings on five (5) parcels. The townhomes will be 3-story structures with some having habitable attic spaces and a proposed height of +/- 40-42' tall. The units all range in size from +/- 1,050-2,350 SF and all of the units have in-unit garages. There will be a 124 total parking stalls (111 in garages and 13 surface parking spaces). Three of the townhome structures (Buildings 12,13 and 14) are designed to front the Lacrosse Avenue and, two of the buildings will front an internal driveway (Buildings 10 and 11). Vehicular

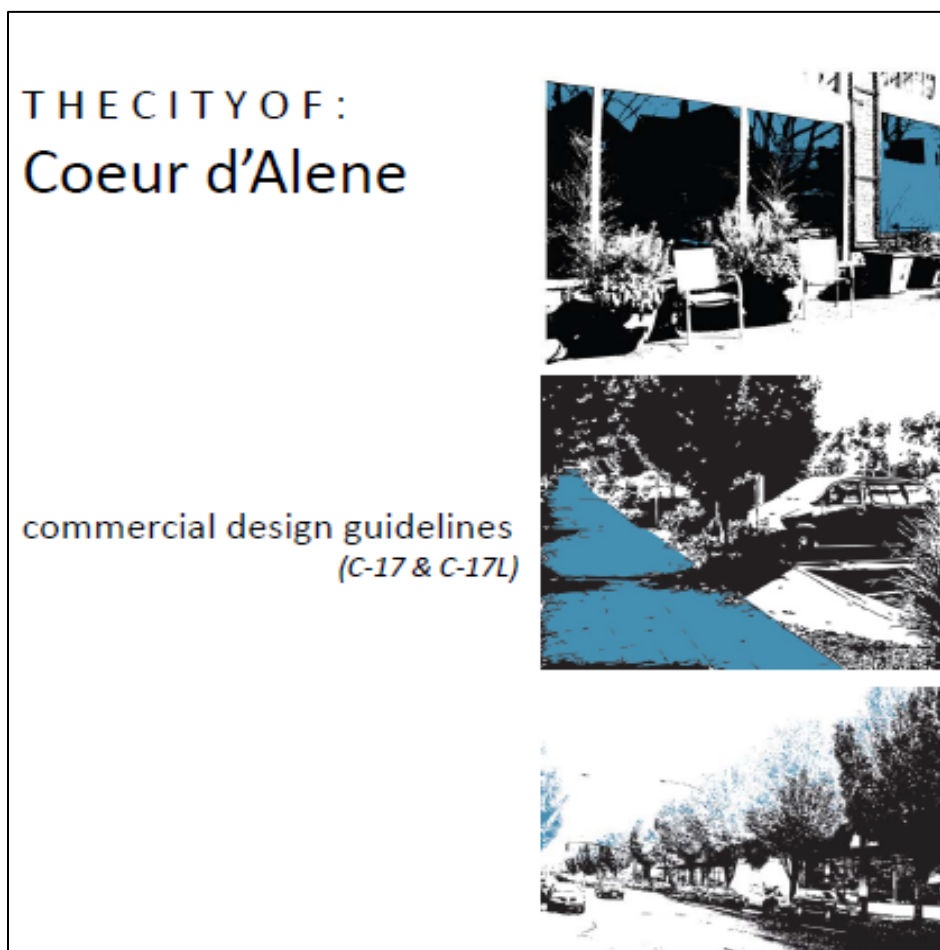


access for nine of the buildings will be off of the access drive aisle, which is an internal two-way drive aisle (Buildings 1-9). The combined size of the five parcels associated with this request is 174,981 SF or 4.03 acres.

A Project Review Meeting with staff was held on **August 27, 2024**. During the meeting, staff discussed the proposed project with the project development team and provided code requirements pertaining to the Commercial Design Guidelines within the commercial (C-17) zoning district and items that needed to be addressed.

On **January 14, 202** staff met with Anna Drumheller, consultant with Blue Fern Management LLC for the Initial Meeting with staff to review the DRC application submittal. Staff discussed the below items in order to schedule the First meeting with the Design Review Commission.

- A. Guidelines that apply to the proposed development,
- B. Any FAR Bonuses to be requested, and
- C. Requested Design Departures.



#### PURPOSE:

This section of the Design Standards and Guidelines for the City of Coeur d'Alene, ID focuses on site planning and design guidance for the commercial zones C-17 and C-17L. These areas represent a diverse areas across the City linking neighborhoods along commercial corridors. The standards and guidelines serve to maintain the distinct character of these areas of Coeur d'Alene while encouraging appropriate development that ensures vibrant and functional commercial areas.

**AERIAL PHOTO:**





**PROPERTY LOCATION MAP:**



## PROJECT ANALYSIS:

The applicant submitted all required application materials and has met the Project Review Meeting and Initial Staff Meeting requirements per M.C. § 17.09.325(A) through (D), and will be having the First Meeting with the DRC on March 27, 2025 per § 17.09.325(E).

The proposed project is located on five (5) parcels with four (4) of the lots having frontage along Lacrosse Avenue. The parcels will be re-platted to combine the land for the townhome project into one parcel. The project would include 57 townhomes on five (5) parcels within fourteen (14) buildings. The total size of the five parcels associated with this request is 174,981 SF or 4.03 acres.

The proposed project is located in the Commercial– (C-17) zoning district and must adhere to the Commercial Design Guidelines.

- **PROPOSED BUILDING AREA:** (excluding floors dedicated to parking, elevators, staircases, mechanical spaces and basement)

**SITE AREA:** 174,981 S.F. (4.03 ACRES) comprised of five (5) parcels

**TOTAL NUMBER OF BLDGS:** 14

**TOWNHOME UNITS:** 57

**PARKING:** 111 garage parking spaces and 13 surface parking spaces

***Applicant's Narrative:***

## **Lacrosse Townhomes Design Review Project Narrative**

The LaCrosse Ave. Townhomes is a proposal to construct 57 townhome style units on 5 parcels located at 1202, 1210 and 1212 W LaCrosse Ave. The proposal seeks to combine the parcels and then develop under a condominium plat with multiple structures on the newly created parcel.

The subject parcels are zoned Commercial-17 (C-17) and are subject to the R-17 zoning standards for residential use. Because the project scope is larger than 50,000 sq. ft. and located within the C-17 district, Design Review is required.

The current site use is vacant. To the north of the project site, across W. LaCrosse Ave., is C-17 zoning with a mix of existing single family residential and small commercial uses, as well as an RV park. The subject parcels are separated from Northwest Blvd. to the east, by C-17 and LM zoned parcels with commercial uses until the property eventually borders directly on the Northwest Blvd. ROW and on-ramp to US-95. The southern tip of the subject parcel is bordered by US-95 and the western site boundary by the N Idaho Centennial Trail and the Spokane River. Moving north along the western site boundary, C17-PUD zoning, including Bellerive Ln and single-family residential use, sit between the trail and the river's edge.

The proposed units are 3-stories, with some having a habitable attic above the third story, and a proposed building height of +/-40-42'. The units' range in size from +/-1,050-2,350 sq. ft. and all units have in-unit garages.

The proposal is subject to the C-17 Commercial Design Guidelines, as established by the City of Coeur d'Alene. The project's proposed implementation of the guidelines is summarized below:



## SITE PHOTOS:

**SITE PHOTO 1:** View from the north side of Lacrosse Avenue looking southeast at the parcels fronting Lacrosse Avenue.



**SITE PHOTO 2:** View from center of Lacrosse Avenue looking south at the Lacrosse Avenue parcels.





**SITE PHOTO 3:** View from a portion of the Lacrosse frontage looking southwest at the three-acre strip running parallel to the former railroad right-of-way.



**SITE PHOTO 4:** View looking northeast from a portion of the three-acre strip associated with the townhome project. The neighbor's caretaker unit and existing storage building will abut the drive aisle for the townhome project.





**SITE PHOTO 5:** View from the south side of Lacrosse Avenue frontage looking at a portion of the three-acre strip as part of the subject property.



**SITE PHOTO 6:** View from the center of Lacrosse Avenue looking northwest at the exiting RV park directly across the street from the proposed townhome project.





**SITE PHOTO 7:** View from Lacrosse Avenue looking northwest at an existing single-family dwelling.



**SITE PHOTO 8:** View from the south side of Lacrosse Avenue looking north at the existing residential homes.





**SITE PHOTO 9:** View from a portion of the subject property looking south toward the Spokane River and the Bellerive neighborhood.



**SITE PHOTO 10:** View from a portion of the subject property (the three-acre strip) looking northwest towards the Bellerive neighborhood and the Lacrosse Parking Lot.



**SITE PHOTO 11:** View looking southeast from the center of Lacrosse Avenue at several homes within the Bellerive neighborhood.





**SITE PHOTO 12:** View near the center of Lacrosse Avenue looking east toward Northwest Boulevard.



## DESIGN REVIEW ANALYSIS

The following pages provide an overview of the required design guidelines and the project components.

**The Design Review Commission may consider discussing the following 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

### **LACROSSE TOWNHOMES DESIGN DEPARTURE REQUEST:**

## LaCrosse Ave. Townhomes Design Departure Request

The applicant team is requesting the following Design Departure, as part of the design review process for the LaCrosse Townhomes proposal.

Section II-Building Design, subsection C.1- Windows Facing the Street, of the Commercial Design Guidelines for the City of Coeur d'Alene, states:

*'At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, "vision" glass. On the façade, the required window area shall be located between 2 feet above grade and 10 feet above grade.'*

The intent of the guideline is for a commercial building frontage, where a high degree of visibility and connection to the street is desired and where higher floor to floor heights are typical.

The proposal for review is for residential rather than commercial use, but even as such meets and exceeds the requirement for 20% glazing as demonstrated on the glazing diagram provided with this request. The glazing is provided in the form of windows, sidelights and vision panes in entry doors. As is typical of residential construction, the floor to floor height is less than a typical commercial storefront. Even so, all glazing requirements are still met within the 2'-10' range specified by the guideline. This proposal only seeks a Departure allowing for glazing within the entry doors to be partially frosted or decorative, as is typical of a residential style door, rather than a commercial storefront door.

The project aligns with the goals and policies of the Comprehensive Plan by proposing urban neighborhood development as appropriate in the C-17 zoning areas. Urban Neighborhood is characterized by housing such as townhomes and the project seeks to emphasize the residential typology in its design, creating a strong residential street frontage, defined by front unit entries, windows and porch roofs. These elements emphasize a connection to the street and sidewalk, while affording the occupants an appropriate amount of privacy and ownership over their personal residence.

### DESIGN DEPARTURE REQUEST:

#### **WINDOWS FACING THE STREET- GLAZING DIAGRAM**



### **4-PLEX-ALLEY LOAD**

1/8" = 1'-0"

### **LACROSSE AVE. ELEVATION**

WINDOWS FACING THE STREET - GLAZING DIAGRAM

STREET FACING, GROUND LEVEL WALL AREA  
800 SQ. FT.

CLEAR GLAZING BETWEEN 2'-10"  
208 SQ. FT. (160 SQ. FT. REQUIRED)

### DESIGN DEPARTURE CRITERIA:

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 does/does not meet the intent statements relating to applicable development standards and design guidelines.
2. The departure will/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/is not 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)

These same review criteria are used by the Design Review Commission in considering a design departure request. Because this project is being reviewed by the DRC, they will make the determination on the Design Departure.

#### **Applicable C-17/C-17L Commercial Design Guidelines**

- *Curb Cuts*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- ~~*Grand Scale Trees*~~
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*
- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*
- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*
- *Roof Edge*
- *Width and Spacing of Curb Cuts*
- *Massing: Base/middle/top*
- ~~*Accessory Buildings*~~
- ~~*Setbacks Adjacent to Single Family*~~

The applicant has provided a detailed analysis of how they believe the project complies with all required design guidelines on pages 18-24. The Applicant's Narrative is also attached.

### **APPLICANT'S DESIGN GUIDELINES WORKSHEET:**

The applicant's representative has provided additional details on how the project has met the required C-17/C-17L Commercial Design Guidelines and Standards as noted on the Design Guideline worksheet below.

#### **Coeur d'Alene Commercial Design Guidelines for C-17 Zoning:**

##### **I. Site Design**

###### *A. Approaches – Width and Spacing:*

1. Approaches shall be spaced a minimum of 100 feet apart. (This shall not preclude access to a property, however.)
  - a. *There is a single access approach proposed for the development, located along W LaCrosse Ave. The only other access approach on the south side of W LaCrosse Ave, in the vicinity of the site, is located just west of the intersection of W LaCrosse Ave and Northwest Blvd and is greater than 100' from the site's proposed access.*
2. Approaches shall not interrupt the paving material of the sidewalk with another material. The sidewalk paving shall be continuous.
  - a. *The sidewalk paving material continues across the access approach in alignment with this standard.*

###### *B. Sidewalks Along Street Frontages:*

1. One of two sidewalk profiles shown below are required to be provided in commercial areas along all frontages. The City's Engineer may require one design over another based on location and context of the site.
  - a. *Sidewalk Profile #1 is proposed along the W. LaCrosse Ave. frontage, with a sidewalk width of 10', including a minimum width of 5' that is clear and unobstructed for pedestrian movement. This aligns with the sidewalk profile currently installed along the south side of W. LaCrosse Ave. at the site frontage and to either side.*
2. If abutting sidewalks are noncompliant, a design approved by the Engineering department to blend the two where they meet will be required.
  - a. *The proposed sidewalk along the frontage matches the existing profile of the sidewalk improvements to the east and west of the subject parcels.*
3. Providing the sidewalk may result in some portion (or even all) of the sidewalk width being outside the right- of-way (that is, on private property). Where this occurs, there shall be a dedicated public access easement.



- a. The sidewalk width falls entirely within the ROW, therefore no dedicated public access easement is required.*

**C. Street Trees:**

1. Street trees shall be a minimum caliper established by the Urban Forestry Standards at the time of planting. Trees shall be planted in a quantity equivalent to one for each 35 feet of street frontage, but may be grouped with spacing that is not uniform as approved by the Urban Forester.
  - a. (10) Acer sccharum 'Morton' commonly known as Sugar Maples, 1.5" caliper, are proposed to be planted along the street frontage, generally meeting the requirement of approximately 35' o.c. spacing with consideration for underground utilities along the frontage.*
2. Each street tree shall be planted in a planting area with a minimum of 25 cubic feet of soil, in order to receive adequate water and air refer to urban forestry standards for further planting instructions. The tree pits shall be planted with grasses, shrubs or ground cover or covered with tree surrounds, such as grates.
  - a. Each street tree is planted in a planting area at the rear of the sidewalk that extends as the front yard of the units fronting the ROW and therefore exceeds the minimum 25 cubic feet of soil. Please see proposed ground covering on the landscape plans.*
3. Trees shall be selected from an approved list of species maintained by the City, see Coeur d'Alene Urban Forestry Standards.
  - a. Proposed street trees are Acer sccharum 'Morton', commonly known as Sugar Maples.*
4. Maintenance and watering is the responsibility of the property owner. Irrigation is required if less than 100 sq.ft of pervious surface.
  - a. Proposed planting areas are spray irrigated.*
5. If a tree is destroyed by accident or other means, the property owner is responsible for replacing it within one year.
  - a. Noted.*

**D. Grand Scale Trees.**

1. In order to support the natural beauty of Coeur d'Alene, grand scale evergreen and deciduous trees with a minimum 20- inch DBH measured at 4.5 feet above the ground and/or 45 feet in height, should be retained if they are located within 20 feet of a public street. Grand scale trees may be removed if they are determined to be unhealthy or a hazard by the City's Urban Forester.
  - a. None present within 20' of public street*

**E. Walkways**

1. Each development shall include at least one paved walkway connecting the sidewalk along each street frontage to the entrance(s) of building(s) on the site.

- a. *A paved walkway connecting the sidewalk along W LaCrosse Ave to each building entrance is provided on site. Front entries of Units 48-57 (Buildings 12-14) are connected directly to the public sidewalk along the project frontage. A shared sidewalk paralleling the main access drive provides connection to the front unit entries of Buildings 1-9. Front entries in Buildings 10-11 are access via sidewalk connection that ties-in with the main site sidewalk along the access drive.*
2. The walkway shall be a minimum of 5 feet in width.
  - a. *All sidewalks are a min. of 5' in width.*
3. Where the walkway crosses a parking lot, a color, paving pattern, or "ladder" striping shall be used to differentiate it from driving surfaces.
  - a. *A striped pathway is provided where the sidewalk crosses the access drive in front of Building 3.*
4. Ideally, landscaping should be provided along one side of the walkway, except where it crosses a drive lane.
  - a. *Landscaping is provided where feasible along all site pathways, where not broken by driveway aprons and utility infrastructure.*

**F. Residential/Parking Lot Screening:**

1. Along any street frontage, parking lots shall be separated from the sidewalk by a planting strip, a minimum of 6 feet wide. This strip shall be planted with trees having a minimum caliper of 1.5" and equivalent in number to that produced by one tree every 35 feet. Not less than 20% of the trees shall be a native evergreen variety. However, trees may be grouped. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center. A masonry wall, 24"- 42" in height, with ground cover, may be substituted for the shrubs. A combination of all of the above, i.e., trees, shrubs, wall and ground cover, are encouraged.
  - a. *Shared parking stalls adjacent to Building 14 are setback from the public Right-of-Way and are screened with Pyramidal White Pines, 6' in height. Shrubs are proposed between the trees, per the landscape plans.*
2. Where a site abuts a residential district, there shall be a planting strip, at least 10 feet in width containing evergreen trees along the area bordering the two districts. This strip shall be planted with trees 8 to 12 feet tall spaced no more than 25 feet apart. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center as approved by the urban forester.
  - a. *Not applicable, the site does not abut a residential district.*
3. The Planning Director may approve other approaches to screening, so long as the intent is satisfied.

a. *Noted.*

#### G. *Parking Lot Landscaping*

1. Within any parking area located between the building façade and a street, there shall be at least one medium to large species tree planted for every 6 parking stalls.
  - a. *Not applicable, no parking areas located between the building and street frontage*
2. Within any parking area located to the side of a building, there shall be at least one medium to large species tree planted for every 8 stalls.
  - a. *(5) Pyramidal White Pines are proposed at shared guest parking location to the west of Building 14, in excess of the minimum required for 7 stalls.*
3. Within any parking area located behind a building, there shall be at least one tree planted for every 12 stalls.
  - a. *(1) Weeping White Spruce is proposed for each stall located between Buildings 10 and 11 and (2) additional Pyramidal White Pines for the 3-4 shared guest stalls located to the south of Building 9.*
4. Trees may be distributed throughout the parking area or grouped, so long as the grouping is within the parking area. Trees shall be a minimum of 1.5" in caliper and planted in a planting area of at least 50 square feet per tree with a minimum 4-foot dimension. Not less than 20% of the parking lot trees shall be a native evergreen variety. Curbs or wheel stops shall be installed to prevent vehicle overhangs from damaging the landscaping.
  - a. *Trees are located directly adjacent to the proposed guest parking areas, in islands separating the stalls from drive aisles and/or directly behind the stalls.*
5. By retaining any existing medium or larger sized trees within in a parking area will count as the equivalent of 2 new trees. (Refer to Urban Forestry Standards for dimensions)
  - a. *Not applicable, no trees meeting the requirements are available for retention.*
6. In addition to trees, shrubs and perennials shall be planted as understory at the base of tree planting beds. Shrubs shall be at least 18" in height at time of planting, no less than 48" on center.
  - a. *Shrubs and plantings are proposed at the understory of the tree planting beds per the landscape plans.*

#### H. *Lighting*

1. All lighting fixtures shall be equipped with a "full cut-off," either an external housing or internal optics, that directs light downward.
  - a. *All proposed lighting shall be housed to direct light downward. Spec for proposed lighting fixture is noted on Building elevation sheets.*

2. Multiple, shorter poles (12'-18') are preferable to fewer and taller poles. No poles shall be over 30'.
  - a. *(3) light poles are proposed throughout the site, (1) each at guest parking area.*

#### *I. Screening of Service and Trash Areas*

1. Loading docks shall be screened from views from the street or any adjacent residential area by walls, landscaping, or a combination of both.
  - a. *No loading docks are proposed.*
2. Trash collection areas shall be located within enclosed structures comprised of masonry walls or other durable material at least six feet high, with a gate that can be closed. The gate shall be similarly treated or located in an area not visible from the street or pedestrian walkway.
  - a. *Trash is proposed to be stored within unit garages, and brought to the edge of the drive aisle for collection. No screening is necessary or proposed.*
3. Other mechanical equipment located on the ground and visible from the street shall be screened in a similar manner.
  - a. *Utility and other mechanical equipment along the street frontage shall be screened with landscaping. Mini-split condensers for the units fronting W. LaCrosse Ave. are located on the rear deck of the units, screened from view from the public ROW.*

## **II. Building Design**

#### *A. Screening Rooftop Equipment*

1. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.
  - a. *Not applicable. No rooftop equipment proposed.*
2. Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
  - a. *Not applicable. No rooftop equipment proposed. Condensing units for unit heating are provided and shall be located on the rear decks of the units fronting LaCrosse Ave as noted on the unit plans, screening them from view of the ROW. Condensing units for Buildings 1-9 are located underneath upper story decks at the rear of the unit, as shown on the unit plans. Condensers are located within building recesses and under deck spaces to reduce their visual prominence. Further screening can be provided with landscape treatment adjacent to the unit.*

3. Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs, rather than being simply attached to the roof-deck.
  - a. *Not applicable. No voice/data transmission equipment proposed.*

#### *B. Entrance Visible From Street*

1. Main entrances to buildings should be visually prominent and located where they can be seen from the street. Building entrances shall do at least one of the following: 1. Locate the building entrance along the street, 2. Create a visually prominent entrance with pedestrian connection from the street, 3. If the doorway does not face the street, create an architecturally prominent overhang over a clearly marked and well-maintained path that connects the entry to the sidewalk.
  - a. *Main entrances for the units fronting W. LaCrosse Ave. face the street. For unit entrances that are not fronting along W. LaCrosse Ave., prominent unit entries with weather protection in the form of a low roof over an entry porch, are proposed and face the internal site sidewalks providing on-site circulation.*
2. Techniques for making entrances prominent include a projecting canopy, a roof form over the entrance, a tower form, a landscaped forecourt or some combination of these elements.
  - a. *A low roof over the entry porch is proposed, assisting in creating a prominent entry.*

#### *C. Windows Facing the Street*

1. At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, “vision” glass. On the facade, this required window area shall be located between 2 feet above grade and 10 feet above grade.
  - a. *Please see the requested Design Departure included in the Design Review submission. (Request on page 15)*
2. Interior display shelving shall not be placed against the windows.
  - a. *Not applicable. Proposed use is not commercial.*

#### *D. Treatment of Blank Walls*

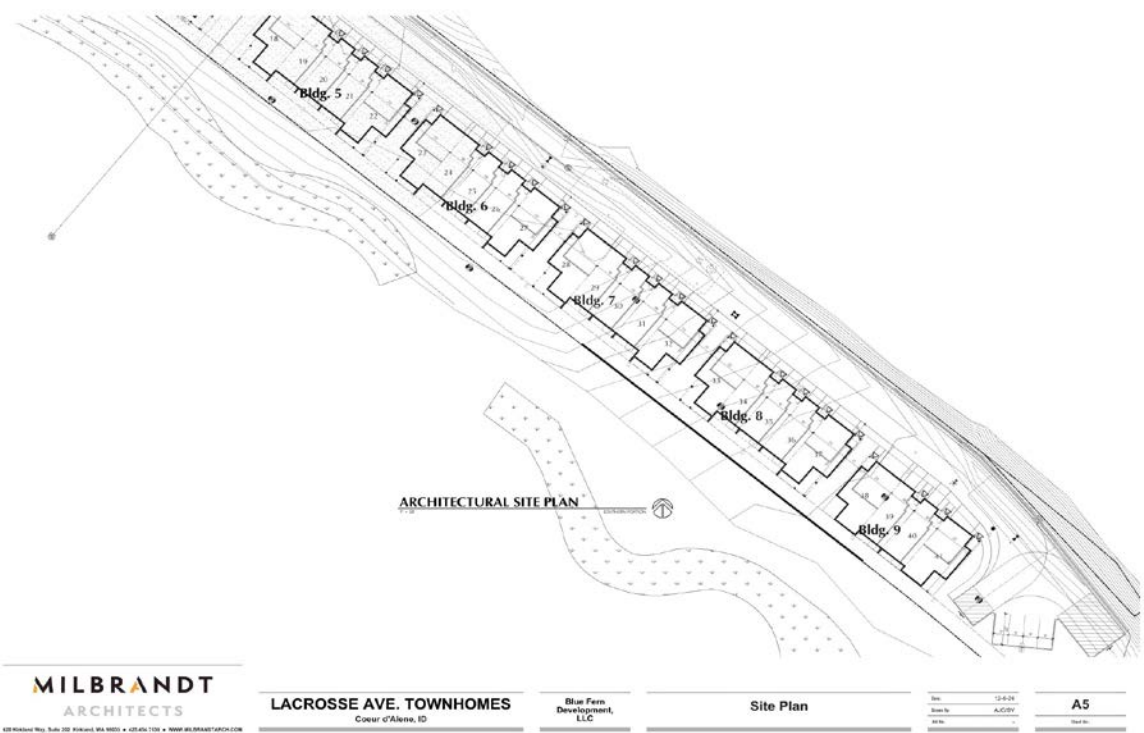
1. Any wall that faces a street shall incorporate at least three of the following features: An architectural plinth (a stone or masonry base at least 36” high), Belt course(s) of masonry, Trellis with vines planted that will grow vertically, Recesses at least 4 feet wide and 2 feet deep, Overhanging roof, Decorative tile

a. *The front facades of Buildings 12-14 face W. LaCrosse Ave. These elevations are designed and detailed without blank walls, as windows, entrances and modulation are provided at each individual unit. In addition, front porch recesses exceeding 4' wide and 2' in depth, overhanging low porch roofs, and accent lighting are provided at these building facades.*

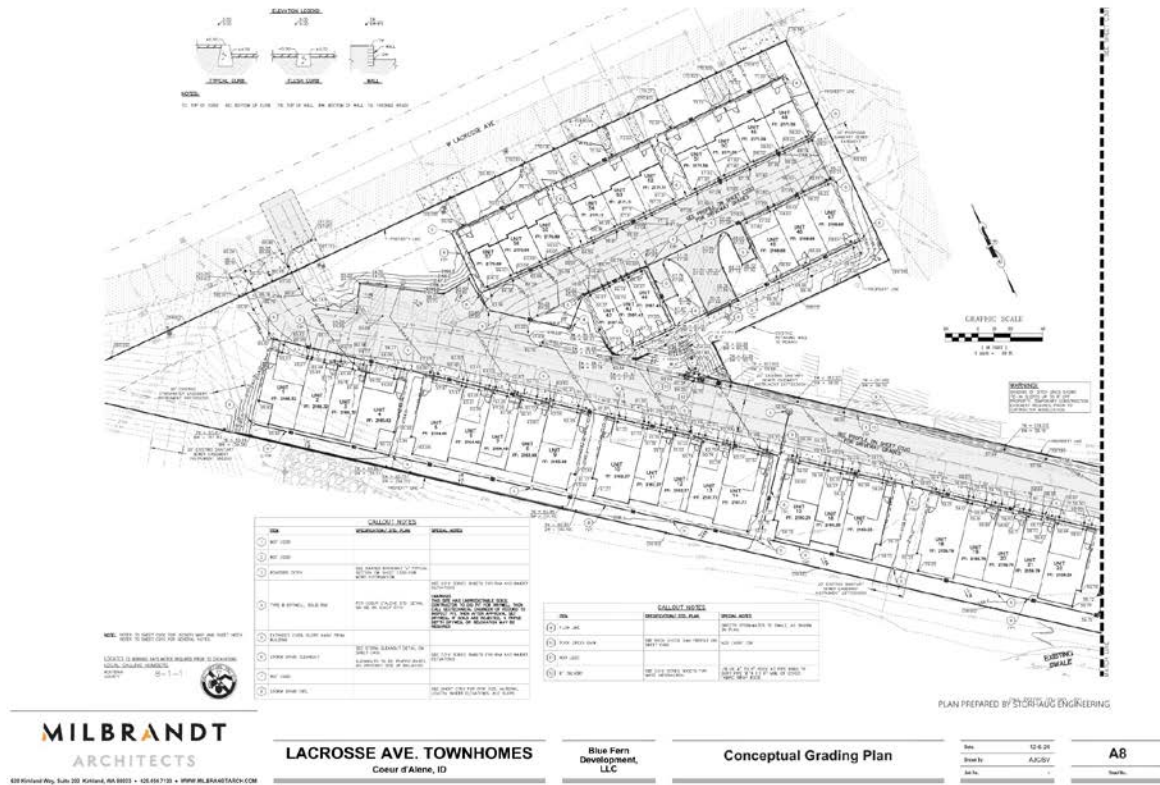
The following pages include the proposed site plan, elevations, building materials and landscaping for the Wallace Townhomes.

[illegible]

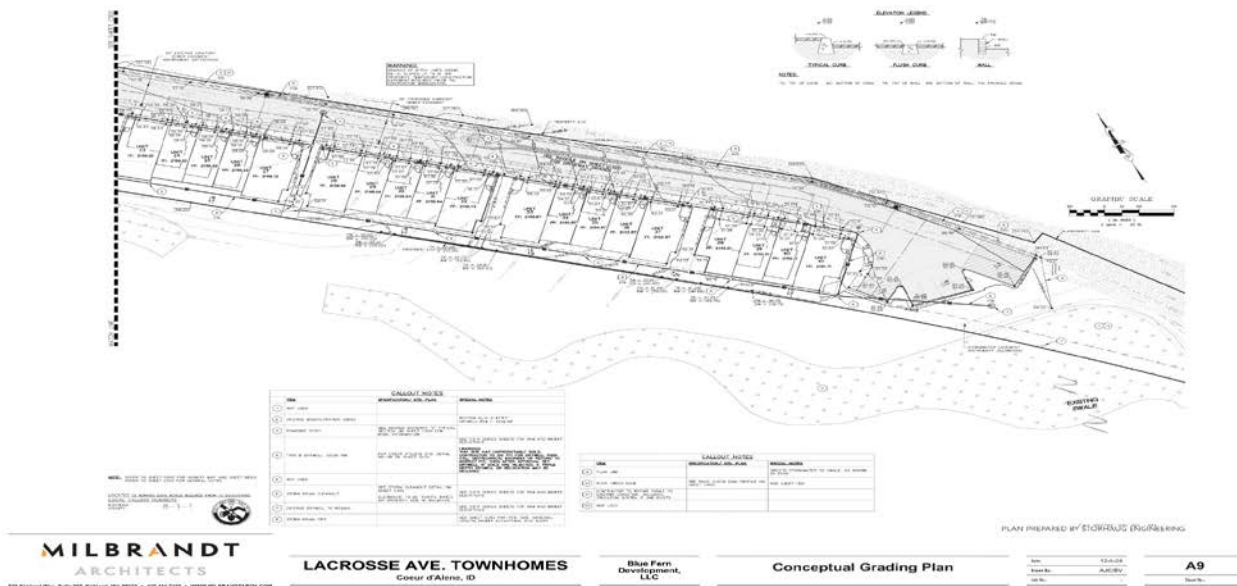
SITE PLAN- SHEET 2: (Buildings 5-9)



### CONCEPTUAL GRADING PLAN:

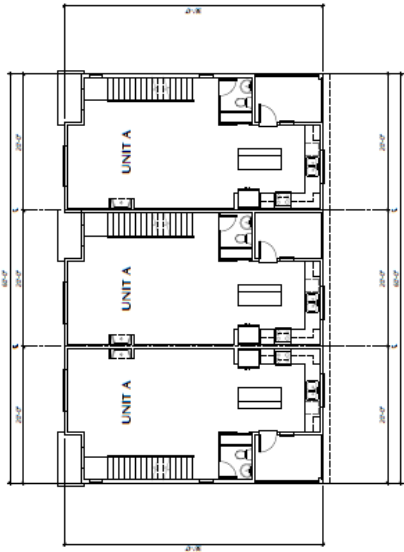


## CONCEPTUAL GRADING PLAN – SHEET 2:

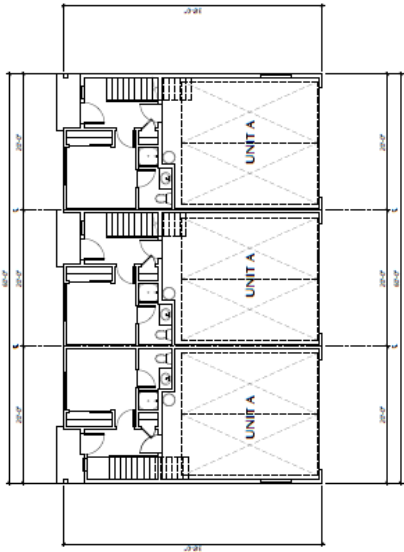




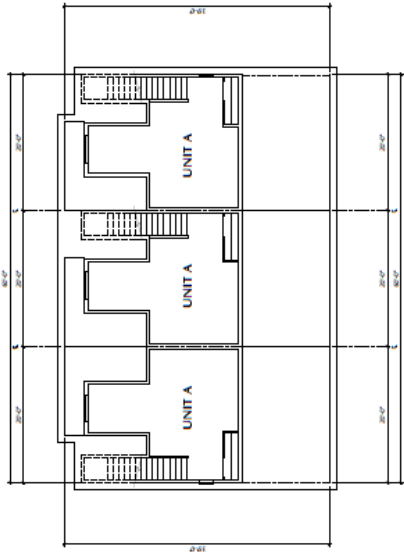
LACROSSE AVENUE TOWNHOMES: 3-PLEX ALLEY LOAD



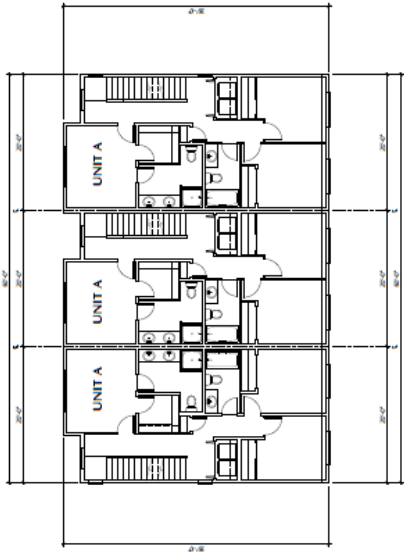
3-PLEX-ALLEY LOAD  
MIDDLE LEVEL PLAN  
BASED ON 11.13.14



3-PLEX-ALLEY LOAD  
LOWER LEVEL PLAN  
BASED ON 11.13.14

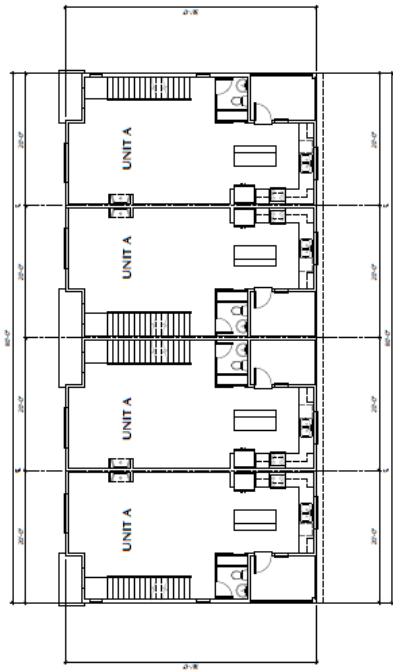


3-PLEX-ALLEY LOAD  
HABITABLE ATTIC LEVEL PLAN  
BASED ON 11.13.14

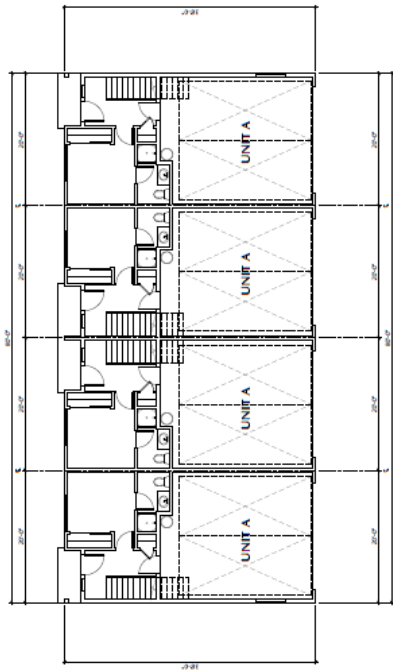


3-PLEX-ALLEY LOAD  
UPPER LEVEL PLAN  
BASED ON 11.13.14

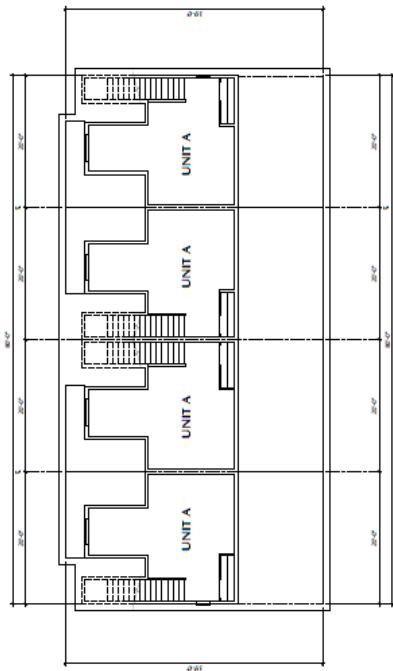
LACROSSE TOWNHOMES: 4-PLEX ALLEY LOAD



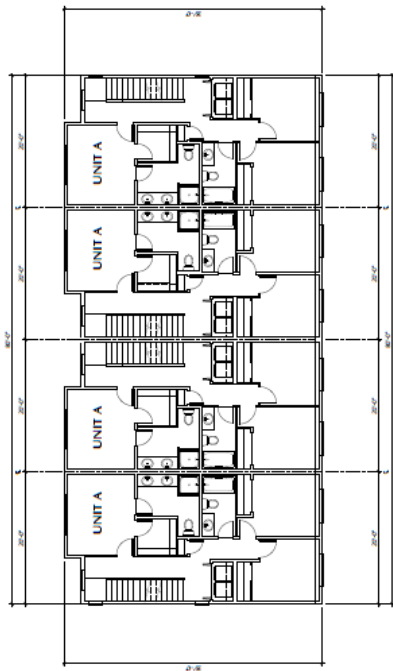
4-PLEX-ALLEY LOAD  
MIDDLE LEVEL PLAN  
SECTION 12



4-PLEX-ALLEY LOAD  
LOWER LEVEL PLAN  
SECTION 12



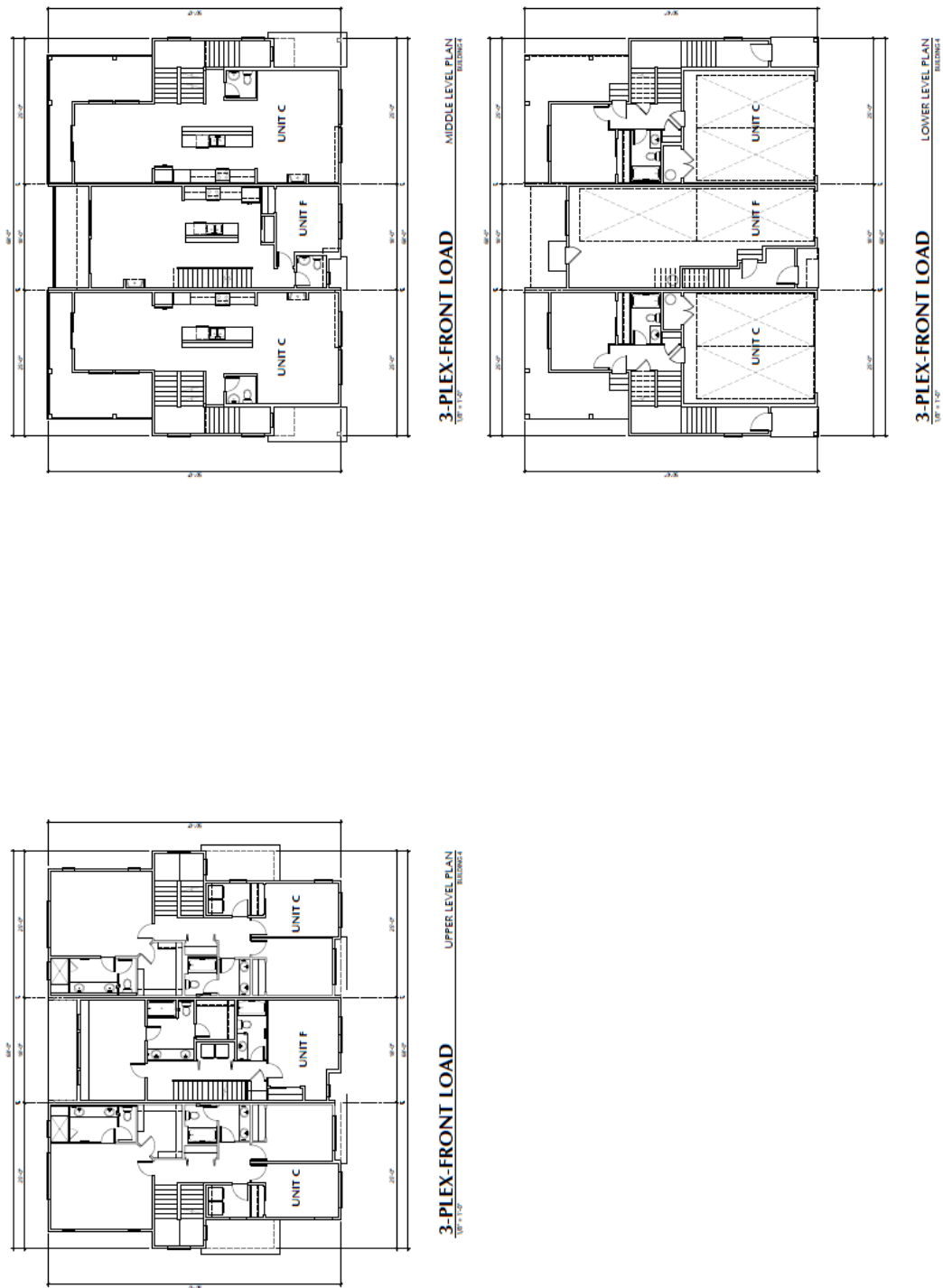
4-PLEX-ALLEY LOAD  
HABITABLE ATTIC LEVEL PLAN  
SECTION 12



4-PLEX-ALLEY LOAD  
UPPER LEVEL PLAN  
SECTION 12



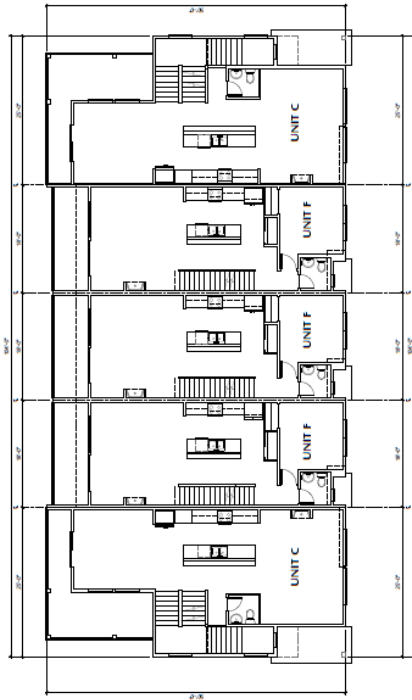
LACROSSE TOWNHOMES: 3-PLEX FRONT LOAD



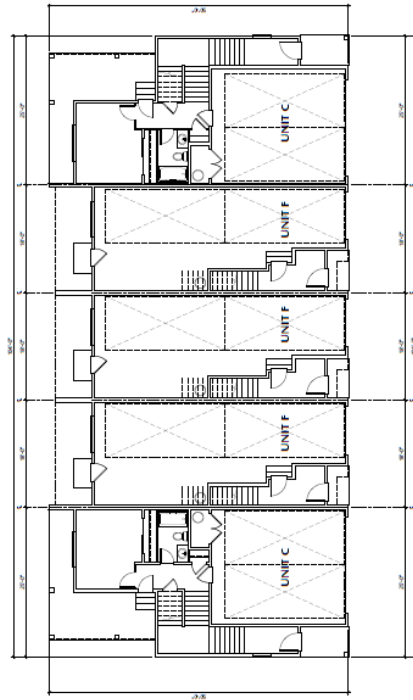
LACROSSE TOWNHOMES: 4-PLEX FRONT LOAD



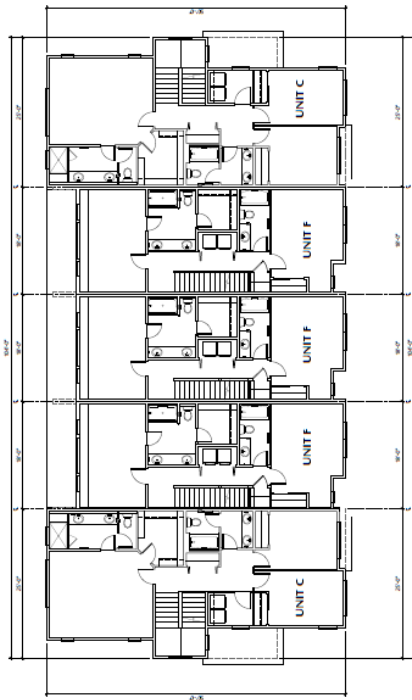
LACROSSE TOWNHOMES: 5-PLEX FRONT LOAD



5-PLEX-FRONT LOAD  
11/1/25

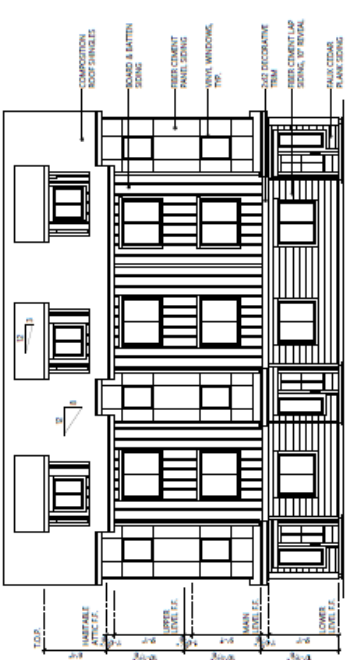


5-PLEX-FRONT LOAD  
11/1/25

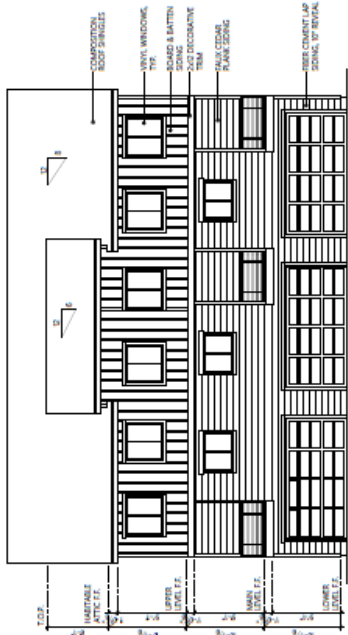


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11/1/25

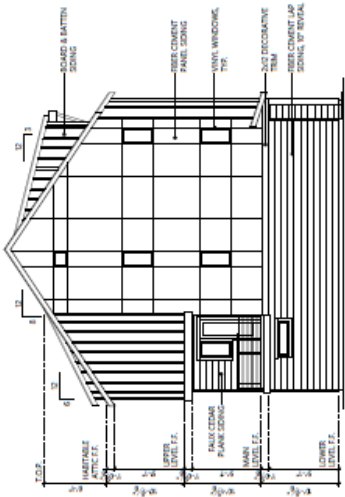
LACROSSE TOWNHOMES: 3-PLEX ALLEY LOAD



3-PLEX-ALLEY LOAD FRONT ELEVATION  
1/8" = 1'-0"  
BUILDINGS 11, 13, 14

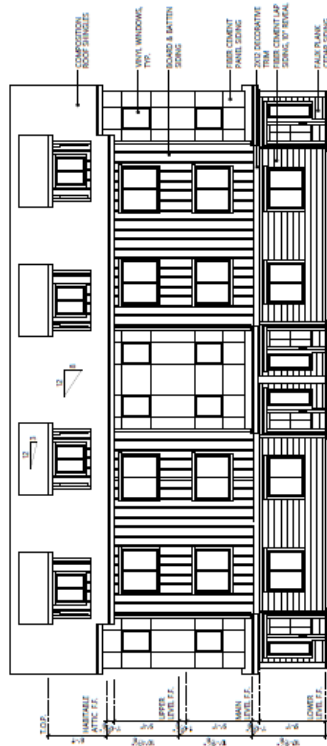


3-PLEX-ALLEY LOAD REAR ELEVATION  
1/8" = 1'-0"  
BUILDINGS 11, 13, 14

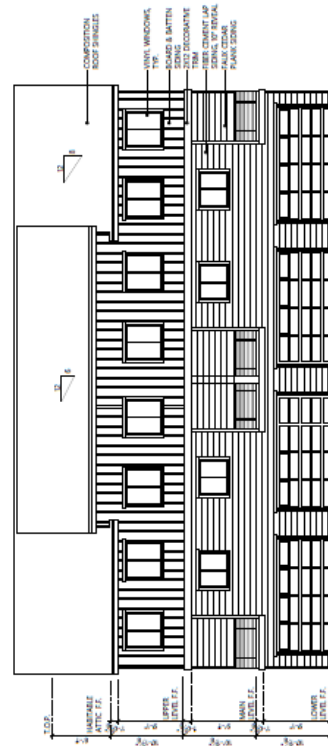


3-PLEX-ALLEY LOAD SIDE ELEVATION  
1/8" = 1'-0"  
BUILDINGS 11, 13, 14

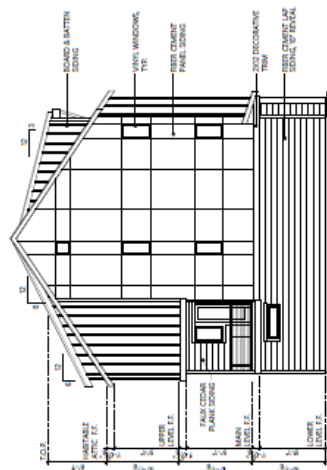
## LACROSSE TOWNHOMES: 4-PLEX ALLEY LOAD



**4-PLEX-ALLEY LOAD** **FRONT ELEVATION**  
BUILDING 12



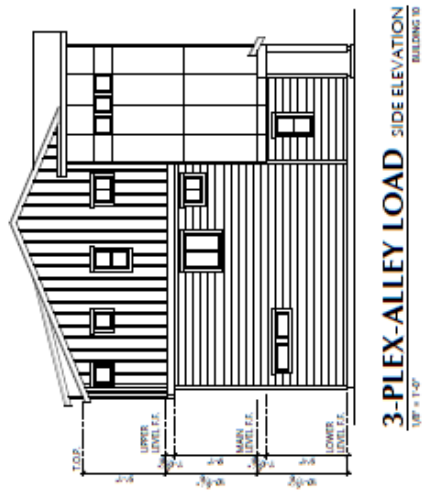
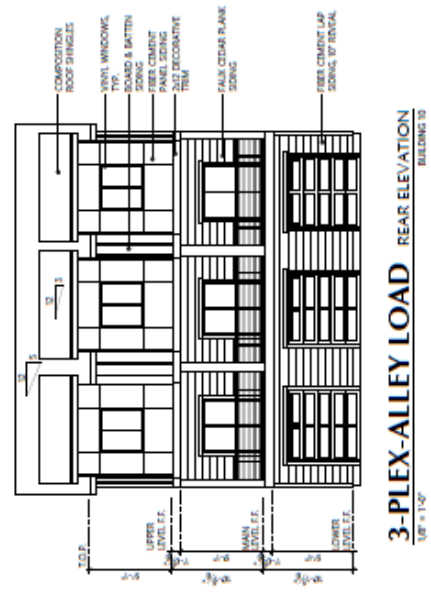
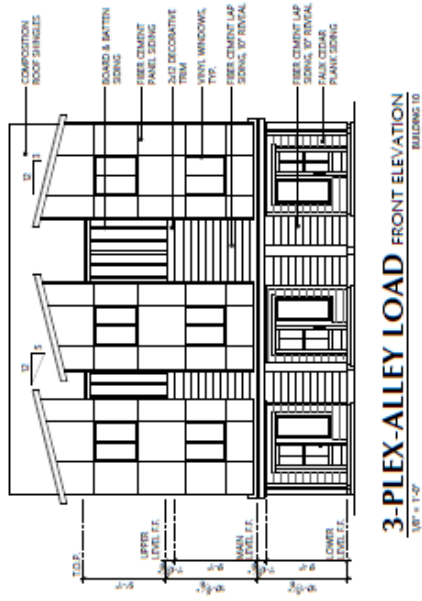
**4-PLEX-ALLEY LOAD** REAR ELEVATION



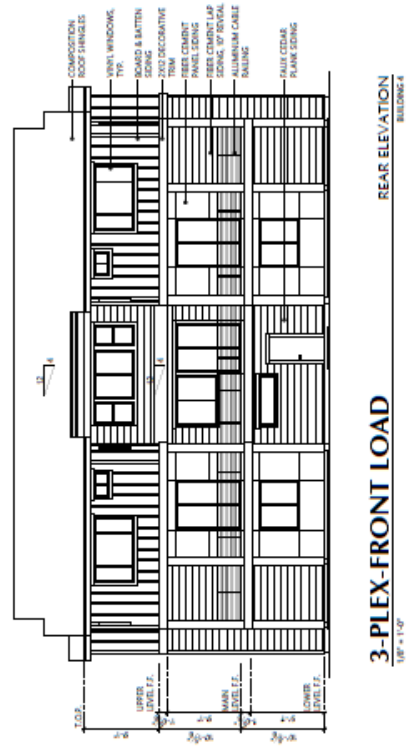
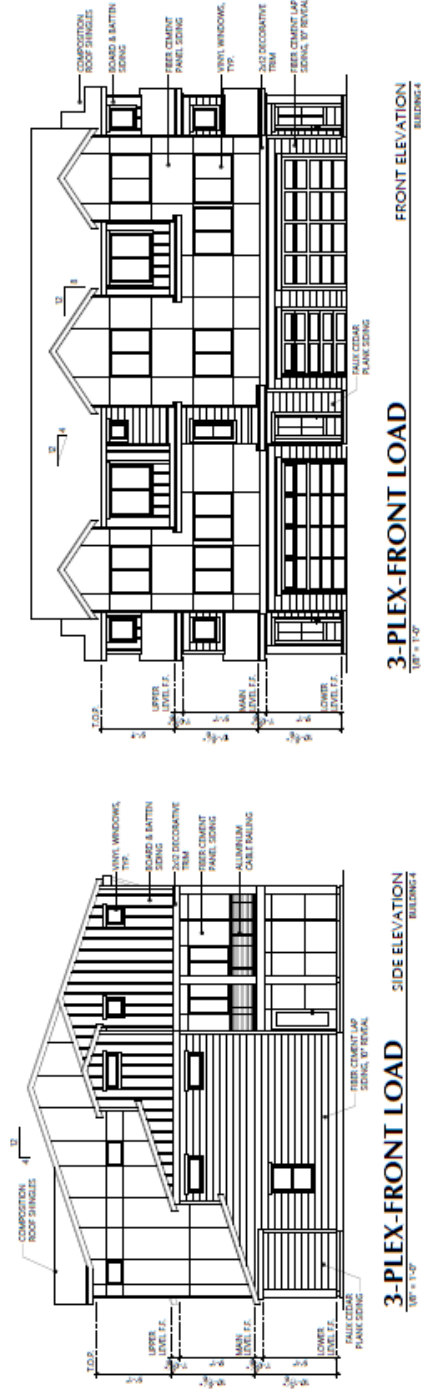
**4-PLEX-ALLEY LOAD**



## LACROSSE TOWNHOMES: 3-PLEX ALLEY LOAD



# LACROSSE TOWNHOMES: 3-PLEX FRONT LOAD



4-PLEX-FRONT LOAD SIDE ELEVATION BUILDING 1 1/8" = 1'-0"

## 4-PLEX-FRONT LOAD

#### 4-PLEX-FRONT LOAD

REAR ELEVATION  
BUILDING 1





# CONCEPTUAL RENDERINGS



**MILBRANDT**  
ARCHITECTS  
123 Kirkland Way, Suite 202, Kirkland, WA 98033 • 425.454.7128 • WWW.MILBRANDTARCH.COM

**LACROSSE AVE. TOWNHOMES**  
Coeur d'Alene, ID

Blue Fern  
Development,  
LLC

Conceptual Renderings

Date: 12/6/24  
Drawn by: AJG/SV  
Scale: -

**A20**  
Sheet No.

## ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX ALLEY LOAD) SIDE VIEW



**3-PLEX-ALLEY LOAD** SIDE ELEVATION  
1/8" = 1'-0" BUILDINGS 11, 13, 14

## ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX ALLEY LOAD) FRONT/REAR VIEW



### 3-PLEX-ALLEY LOAD

1/8" = 1'-0"

### FRONT ELEVATION

BUILDINGS 11, 13, 14



### 3-PLEX-ALLEY LOAD

1/8" = 1'-0"

### REAR ELEVATION

BUILDINGS 11, 13, 14

## ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX ALLEY LOAD) SIDE VIEW



**4-PLEX-ALLEY LOAD**

1/8" = 1'-0"

**SIDE ELEVATION**

BUILDING 12

## ELEVATIONS: LACROSSE TOWNHOMES (4-PLEX ALLEY LOAD) FRONT/REAR VIEW



# ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX ALLEY LOAD) SIDE VIEW



**3-PLEX-ALLEY LOAD** SIDE ELEVATION  
 1/8" = 1'-0" BUILDING 10



## ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX ALLEY LOAD) FRONT/REAR VIEW



## ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX FRONT LOAD) SIDE VIEW



## ELEVATIONS: LACROSSE TOWNHOMES (3-PLEX FRONT LOAD) FRONT/REAR VIEW



## ELEVATIONS: LACROSSE TOWNHOMES (4-PLEX FRONT LOAD) SIDE VIEW



**4-PLEX-FRONT LOAD**

1/8" = 1'-0"

**SIDE ELEVATION**

BUILDING 9

## ELEVATIONS: LACROSSE TOWNHOMES (4-PLEX FRONT LOAD) FRONT/REAR VIEW



### 4-PLEX-FRONT LOAD

1/8" = 1'-0"

### FRONT ELEVATION

BUILDING 9



### 4-PLEX-FRONT LOAD

1/8" = 1'-0"

### REAR ELEVATION

BUILDING 9



## ELEVATIONS: LACROSSE TOWNHOMES (5-PLEX FRONT LOAD) SIDE VIEW



**5-PLEX-FRONT LOAD**

1/8" = 1'-0"

**SIDE ELEVATION**

BUILDINGS 2, 3, 4, 5, 6

## ELEVATIONS: LACROSSE TOWNHOMES (5-PLEX FRONT LOAD) FRONT/REAR VIEW



### 5-PLEX-FRONT LOAD

1/8" = 1'-0"

### FRONT ELEVATION

BUILDINGS A, B, S, G, T, R



### 5-PLEX-FRONT LOAD

1/8" = 1'-0"

### REAR ELEVATION

BUILDINGS T, S, S, G, T, R

PROJECT INSPIRATION,  
MATERIALS AND COLOR SCHEMES

MATERIAL LEGEND

A	6" FIBER CEMENT LAP SIDING WOODTONE RUSTICSERIES "ROASTED WALNUT" ON HARDIE PANEL	H	10" FIBER CEMENT LAP SIDING HARDIE PANEL - "IRON ORE" SW7069
B	6" FIBER CEMENT LAP SIDING WOODTONE RUSTICSERIES "SUMMER WHEAT" ON HARDIE PANEL	I	10" FIBER CEMENT LAP SIDING HARDIE PANEL - "PAVESTONE" SW7642
C	BOARD & BATTEN SIDING W/ 16" SPACING HARDIE PANEL - "HIGH REFLECTIVE WHITE" SW7757	J	DOOR - "PEPPERCORN" SW7674
D	FIBER CEMENT PANEL SIDING HARDIE PANEL - "HIGH REFLECTIVE WHITE" SW7757	K	DOOR - "IRON ORE" SW7069
E	FIBER CEMENT PANEL SIDING HARDIE PANEL - "IRON ORE" SW7069	L	DOOR - "IRON ORE" SW7069
F	FIBER CEMENT PANEL SIDING HARDIE PANEL - "MODERN GRAY" SW7632	M	TRIM - "PAVESTONE" SW7642
G	ASPHALT SHINGLE ROOFING IKO CAMBRIDGE - DUAL BLACK	N	TRIM - "IRON ORE" SW7069
		O	TRIM - "HIGH REFLECTIVE WHITE" SW7757



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**LACROSSE AVE. TOWNHOMES**  
Coeur d'Alene, ID

Blue Fern  
Development,  
LLC

**Materials and Color Schemes**  
& Project Inspiration

Date: 12-6-24  
Drawn By: AJC/SV  
Rev No: -

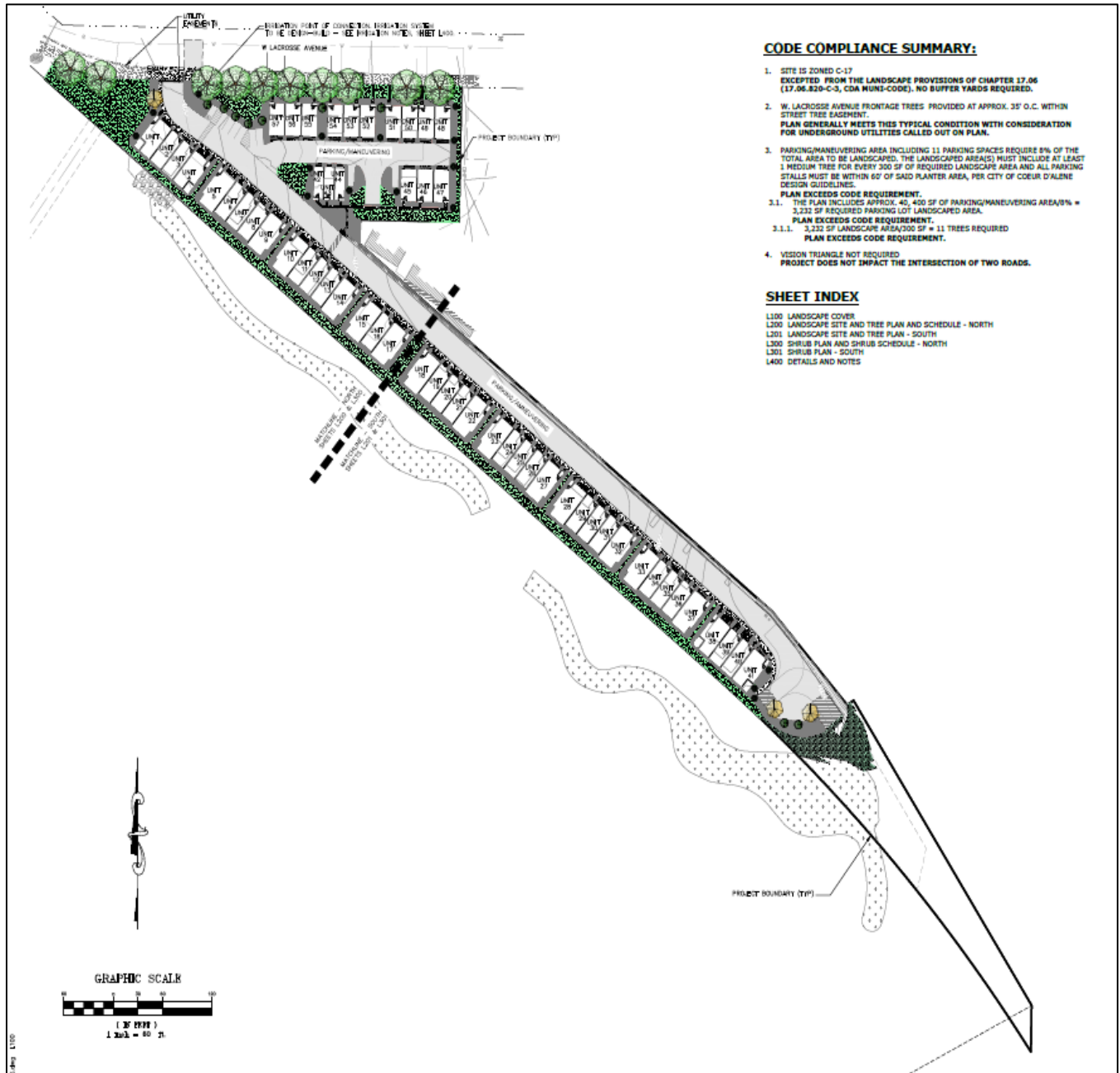
**A16**  
Sheet No:

MATERIAL LEGEND:

MATERIAL LEGEND

A	6" FIBER CEMENT LAP SIDING WOODTONE RUSTICSERIES "ROASTED WALNUT" ON HARDIE PANEL	H	10" FIBER CEMENT LAP SIDING HARDIE PANEL - "IRON ORE" SW7069
B	6" FIBER CEMENT LAP SIDING WOODTONE RUSTICSERIES "SUMMER WHEAT" ON HARDIE PANEL	I	10" FIBER CEMENT LAP SIDING HARDIE PANEL - "PAVESTONE" SW7642
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G	ASPHALT SHINGLE ROOFING IKO CAMBRIDGE - DUAL BLACK	N	TRIM - "IRON ORE" SW7069
		O	TRIM - "HIGH REFLECTIVE WHITE" SW7757

## LANDSCAPE PLAN:





[illegible]

**REFERENCE NOTES & TREE SCHEDULE**

SYMBOL	DESCRIPTION
1	POU EXISTING (TYP) - SEE DETAIL SHEET LAND.
2	UNDERGROUND UTILITIES - SEE ENGINEERING PLANS FOR MORE INFORMATION.
3	RETAINING WALL - SEE ENGINEERING PLANS FOR MORE INFORMATION.
4	DRAINAGE FEATURE - SEE ENGINEERING PLANS FOR MORE INFORMATION.
5	1" (2" SEE) SEE N/A AREA - SPRAWL-RESISTANT - SEE DETAIL NOTES AND FURNISHING NOTES, SHEET LAND.
6	PLANTER AREA - HIGH-RESISTANT - SEE DETAIL NOTES, SHEET LAND. AND FURNISHING NOTES, SHEET LAND. WITH 3" OVER 3" SEE SPRAWLING LANDSCAPE FABRIC. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
7	1" (2" SEE) SEE N/A AREA - SPRAWL-RESISTANT - SEE DETAIL NOTES, SHEET LAND. WITH 3" OVER 3" SEE SPRAWLING LANDSCAPE FABRIC. INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SE
AM	AM	ACER BACCHARIS 'NORON'	ORANGEWOOD™ SUGAR MAPLE 1.	
NS	NS	NYSSA SYLVATICA	SWAMP WHITE OAK 1.	
PP	PP	PISTIA GLAUCA 'PANGLOSS'	WEeping WHITE SPURGE 6"	
PP	PP	PISTIA STROBUS 'PANGLOSS'	PISTIA WHITE PINE 6"	

**GRAPHIC SCALE**  
1" = 10' 0"

**LANDSCAPE SITE & TREE PLAN - SOUTH/CENTRAL**



## STAFF EVALUATION OF FACTS:

- The applicant is seeking design review approval from the DRC for the Lacrosse Townhomes (Item DR-1-25).
- The subject property are described as 1202, 1210, 1212 W. Lacrosse Avenue, Tax # 17333 located on the south side of Lacrosse Avenue and west of Northwest Boulevard, and Tax #26053, a three-acre strip of property running in a northwesterly and southwesterly direction that includes the abandoned right-of-way of the Spokane International Railroad in the South Lacrosse Addition.
- The property is subject to the C-17/C-17L Commercial Design Guidelines. M.C. Chapter 17.05, Article XI, and § 17.05.705, and review by the City's DRC.
- The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(D) and (E).
- The applicant has completed a project review meeting on August 27, 2024 as required by M.C. § 17.09.325(B).
- The applicant has completed an initial meeting with staff on January 14, 2025 as required by M.C. § 17.325(D).
- The applicant is seeking design review approval from the DRC at an initial meeting on March 27, 2025.
- Sixty-nine (69) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on March 7, 2025, which fulfills the legal requirement as provided by M.C. §17.09.315(A).
- The public hearing notice was published in the Coeur d'Alene Press on March 8, 2025, which fulfills the legal requirement for the Design Review as provided by M.C. M.C. § 17.09.315(A).
- The subject property was posted with the public hearing notice on March 19, 2025, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
- Public testimony was received by the DRC at a public hearing on March 27, 2025.
- The subject property is 174,981 S.F as shown by the applicant and verified by GIS.
- The existing zoning is Commercial (C-17) Zoning District as shown by the City's zoning map.
- The subject property is 174,981 square feet and the building square footage would be 138,188 square feet.
- The proposed project would be 3 stories and +/- 40-42' tall, at the highest point. The maximum height for multi-family in a Commercial zone is 45' tall pursuant to M.C. § 17.05.290. (BUILDING HEIGHT)
- M.C. §17.44.030: requires Required parking for the project is 2.0 stalls per 2-bedroom unit and 2.0 stalls per 3-bedroom units. The project proposes a mix of 2-and 3-bedroom

townhome units and require a total of 124 parking stalls (111 in garages and 13 surface). Parking for the townhome project has been met with garage parking in the townhome units and surface parking lots throughout the project. Units with a single-car garage will have a designated parking space in the surface parking area to accommodate the two parking space requirement. The applicant has indicated that they will provide signage for the spaces reserved for the townhome units providing only one garage parking space. **(PARKING COUNT & LOCATION)**

- To ensure smoother, more organized traffic movements and less disruption of pedestrian movement approaches: width and spacing must be addressed. There is a single access approach proposed for the development, located along W Lacrosse Avenue. The only other access approach on the south side of W Lacrosse Avenue, in the vicinity of the site, is located just west of the intersection of W Lacrosse Avenue and Northwest Boulevard and is greater than 100' from the site's proposed access. The sidewalk paving material continues across the access approach in alignment with this standard **(WIDTH AND SPACING OF CURB CUTS)**
- To ensure a safe, convenient, comfortable and continuous route for people who are walking sidewalks along street frontages should be provided. Sidewalk Profile #1 is proposed along the W. Lacrosse Avenue frontage, with a sidewalk width of 10', including a minimum width of 5' that is clear and unobstructed for pedestrian movement. This aligns with the sidewalk profile currently installed along the south side of W. Lacrosse Avenue at the site frontage and to either side. The proposed sidewalk along the frontage matches the existing profile of the sidewalk improvements to the east and west of the subject parcels. The sidewalk width falls entirely within the ROW; therefore, no dedicated public access easement is required. **(SIDEWALKS ALONG STREET FRONTAGES)**
- In order to maintain and enhance the urban forest, creating habitat, enhancing air quality, and providing softer edge to development street trees are required. Street trees shall be a minimum caliper established by the Urban Forestry Standards at the time of planning. (10) Acer sccharum 'Morton' commonly known as Sugar Maples, 1.5" caliper, are proposed to be planted along the street frontage, generally meeting the requirement of approximately 35' o.c. spacing with consideration for underground utilities along the frontage. Each street tree is planted in a planting area at the rear of the sidewalk that extends as the front yard of the units fronting the ROW and therefore exceeds the minimum 25 cubic feet of soil. Please see proposed ground covering on the landscape plans. Proposed street trees are Acer sccharum 'Morton', commonly known as Sugar Maples. Proposed planting areas are spray irrigated. **(STREET TREES)**
- There are no grand scale trees present within 20' of public street. **(GRAND SCALE TREES)**
- To ensure that there is a clear route of movement for pedestrians from the public street to a building entrance paved walkway connecting the sidewalk along W Lacrosse Avenue to each building entrance is provided on site. Front entries of Units 48-57 (Buildings 12-14) are connected directly to the public sidewalk along the project frontage. A shared sidewalk paralleling the main access drive provides connection to the front unit entries of Buildings 1-9. Front entries in Buildings 10-11 are access via sidewalk connection that ties-in with the main site sidewalk along the access drive.

- All sidewalks are a min. of 5' in width.
  - A striped pathway is provided where the sidewalk crosses the access drive in front of Building. Ideally, landscaping should be provided along one side of the walkway, except where it crosses a drive lane.
  - Landscaping is provided where feasible along all site pathways, where not broken by driveway aprons and utility infrastructure. **(WALKWAYS)**
- There are no proposed parking lots along the Lacrosse Avenue frontages requiring parking lot screening. Shared parking stalls adjacent to Building 14 are setback from the public Right-of-Way and are screened with Pyramidal White Pines, 6' in height. Shrubs are proposed between the trees, per the landscape plans. The site does not abut a residential district therefore a buffer between districts is not required. **(PARKING LOT SCREENING)**
  - There are no parking areas located between the building and street frontage. **(PARKING LOT LANDSCAPING)**
  - To prevent glare and spillover of lighting toward adjacent properties, especially residential areas. Site Lighting: All proposed lighting shall be housed to direct light downward. Specs for proposed lighting fixture is noted on Building elevation sheets. Building Lighting: (3) light poles are proposed throughout the site, (1) each at guest parking area. **(LIGHTING)**
  - Screening of Service and Trash areas are required in order to minimize the visibility of these functions. Trash is proposed to be stored within unit garages, and brought to the edge of the drive aisle for collection. No screening is necessary or proposed. Utility and other mechanical equipment along the street frontage shall be screened with landscaping. Mini-split condensers for the units fronting W. LaCrosse Ave. are located on the rear deck of the units, screened from view from the public ROW. **(SCREENING OF SERVICE AND TRASH AREAS)**
  - Rooftop mechanical and communications equipment shall be screened from the ground level of nearby streets and residential areas. No rooftop equipment proposed. No rooftop equipment proposed. Condensing units for unit heating are provided and shall be located on the rear decks of the units fronting Lacrosse Ave as noted on the unit plans, screening them from view of the right-of-way. Condensing units for Buildings 1-9 are located underneath upper story decks at the rear of the unit, as shown on the unit plans. Condensers are located within building recesses and under deck spaces to reduce their visual prominence. Further screening can be provided with landscape treatment adjacent to the unit. **(SCREENING OF ROOFTOP EQUIPMENT)**
  - To have commercial and pedestrian activity visible from streets. Main entrances for the townhome units fronting W. Lacrosse Ave. face the street. For unit entrances that are not fronting along W. Lacrosse Ave., prominent unit entries with weather protection in the form of a low roof over an entry porch, are proposed and face the internal site sidewalks providing on-site circulation. A low roof over the entry porch is proposed, assisting in creating a prominent entry. **(ENTRANCE VISIBLE FROM STREET)**

- The applicant team is requesting the following Design Departure, as part of the design review process for the LaCrosse Townhomes proposal:

**Section II-Building Design, subsection C.1- Windows Facing the Street, of the Commercial Design Guidelines for the City of Coeur d'Alene, states:**

**'At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, "vision" glass. On the façade, the required window area shall be located between 2 feet above grade and 10 feet above grade.'**

The intent of the guideline is for a commercial building frontage, where a high degree of visibility and connection to the street is desired and where higher floor to floor heights are typical.

The proposal for review is for residential rather than commercial use, but even as such meets and exceeds the requirement for 20% glazing as demonstrated on the glazing diagram provided with this request. The glazing is provided in the form of windows, sidelights and vision panes in entry doors. As is typical of residential construction, the floor-to-floor height is less than a typical commercial storefront. Even so, all glazing requirements are still met within the 2'-10' range specified by the guideline. This proposal only seeks a Departure allowing for glazing within the entry doors to be partially frosted or decorative, as is typical of a residential style door, rather than a commercial storefront door.

The project aligns with the goals and policies of the Comprehensive Plan by proposing urban neighborhood development as appropriate in the C-17 zoning areas. Urban neighborhood is characterized by housing such as townhomes and the project seeks to emphasize the residential typology in its design, creating a strong residential street frontage, defined by front unit entries, windows and porch roofs. These elements emphasize a connection to the street and sidewalk, while affording the occupants an appropriate amount of privacy and ownership over their personal residence. *The Commission will need to determine if a design departure is appropriate.* **(WINDOWS FACING STREET)**

- The front facades of Buildings 12-14 face W. Lacrosse Ave. are designed and detailed without blank walls, as windows, entrances and modulation are provided at each individual unit. In addition, front porch recesses exceeding 4' wide and 2' in depth, overhanging low porch roofs, and accent lighting are provided at these building facades. **(TREATMENT OF BLANK WALLS)**

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Planning:**

1. The proposed design shall be substantially similar the DRC approval of item DR-1-25.
2. Required parking for the townhome units providing only one garage parking space shall provide signage to designate parking for the required second parking stall located in a surface parking area on the property.

## **DESIGN REVIEW COMMISSION'S ROLE**

The DRC may provide input on the proposed design and shall identify any changes to the proposed project which are needed in order for the project to comply with the required commercial design guidelines. The DRC must determine, based on the information before it, whether the proposed project meets the applicable Commercial Design Guidelines. The DRC should identify the specific elements that meet or do not meet the guidelines in its Record of Decision.

## **DECISION POINT**

The DRC should grant the application in Item DR-1-25, a request by Blue Fern Management LLC for design review approval for a proposed 57-unit townhome project within 14 buildings described as 1202, 1210, 1212 W. Lacrosse Avenue, Tax # 17333 located on the south side of Lacrosse Avenue and west of Northwest Boulevard, and Tax #26053, a three-acre strip of property running in a northwesterly and southwesterly direction that includes the abandoned right-of-way of the Spokane International Railroad in the South Lacrosse Addition approval 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.

### **Attachments:**

Application and Narrative

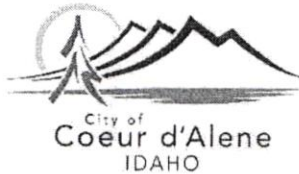
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# APPLICANT'S APPLICATION

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## DESIGN REVIEW APPLICATION

**STAFF USE ONLY**

Date Submitted: 1-17-25 Received by: Tami Fee paid: 2382.71 Project #: DR-1-25

### REQUIRED SUBMITTALS

Application Fee: \$ 2,000.00

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A **COMPLETE APPLICATION** is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

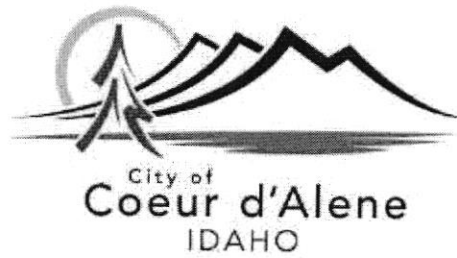
- ☐ **Completed application form**
- ☐ **Application, Publication, and Mailing Fees**
- ☐ **Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- ☐ **Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
  1. All property owners within 300ft of the external boundaries. \* **Non-owners list no longer required\***
  2. All property owners within the subject property boundaries. (Including the applicant's property)
  3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- ☐ **A written narrative:** Description of proposal and/or property use.
- ☐ **A legal description:** in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.
- ☐ **Infill Design Guideline Worksheet:** (Attached) Please fill out the appropriate Infill Worksheet for your project.

### APPLICATION DOCUMENTS:

**A. Purpose of Application Submittals:** Purpose of Application Submittals: A development applicant shall participate in the design review process as required by this Article before substantive design decisions are fixed and difficult or expensive to alter. The City will work with the applicant in a collaborative fashion so that the goals of both the City and the applicant can be met to the greatest degree possible, and to address the concerns of neighbors and the community.

In order for this process to work effectively, the applicant must be willing to consider options for the project's basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and appearance from a distance.

**B. Materials to Be Submitted for Initial Meeting with Planning Staff:** Not later than fifteen (15) days before the Initial Meeting with staff, the applicant must submit the supplemental and updated information required by this subsection to the Director. If all required items are not submitted two weeks prior to the scheduled meeting, the Director may postpone the Initial Meeting to a later date. Prior to the Initial Meeting with Planning staff, all Floor Area Ratio (F.A.R.) development bonuses must be approved by the Community Planning Director, or his or her designee.



### Transaction Information

<b>Date Time:</b>	2025-01-17 11:21:02
<b>Payment Account Mask:</b>	XXXXTOKEN0491
<b>Sub Total:</b>	\$2328.00
<b>Fee:</b>	\$54.71
<b>Total Amount:</b>	\$2382.71
<b>Fee Payment Status:</b>	SUCCESS
<b>Fee Payment Transaction:</b>	017503751661
<b>Fee Payment Authorization:</b>	010866
<b>Balance Payment Status:</b>	SUCCESS
<b>Balance Payment Transaction:</b>	017895251662
<b>Balance Payment Authorization:</b>	010875
<b>Account Number(s):</b>	ANXFEE () 2328.00

## DESIGN REVIEW APPLICATION

After the Initial Meeting, the Director shall schedule the Second Meeting with the Commission for a date not less than thirty (30) days after the Initial Meeting. In the Director's discretion, any meeting may be scheduled at an earlier or later date if it is in the best interests of the Commission, the applicant, or staff.

1. A complete application (including the applicable fee); and
2. A site map, showing property lines, rights of way, easements, topography, existing and proposed building footprints (if applicable), major landscaped areas, parking, access, sidewalks amenities and public areas; and
3. A context map, showing building footprints and uses of parcels within three hundred feet (300'); and
4. A written narrative including: A summary of the development plan including the areas for each use, number of floors, etc- total square footage and total acreage, and any information that will clarify the proposed project; and; a detailed description of how the project meets each applicable design guideline and design standards, including images/exhibits, and any design departures, and all revisions to the project made as a result of the initial meeting with staff. The narrative shall also include a description and photos detailing proximity to major roads, view corridors, and neighborhood context.
5. General parking information including the number of stalls, dimensions of the parking stalls, access point(s), circulation plan, any covered parking areas, bicycle parking (included enclosed bike storage areas), and whether the parking will be surface or structured parking; and
6. An ownership list prepared by a title insurance company, listing the owners of property within a three hundred foot (300') radius of the external boundaries of the subject property. The list shall include the last known name and address of such owners as shown on the latest adopted tax roll of the county; and
7. Photographs of nearby buildings that are visible from the site, from different vantage points with a key map; and
8. Views of the site, with a key map; and
9. A generalized massing, bulk and orientation study of the proposal; and
10. Elevations of the conceptual design for all sides of the proposal and an elevation along the block, showing massing of the proposal; and
11. An exhibit showing existing and proposed grade; and
12. Project inspiration images.
13. Sample of materials and colors, both physically and an electronic copy; and
14. A PowerPoint presentation that includes a detailed description of how the project meets each finding and any design departures, and addressing all of the items required in the narrative.

**C. Materials to Be Submitted for First Meeting with Design Review Commission:** Not later than the first working day of the month, the DRC Meeting, the applicant must submit the items required by this subsection to the Director. If all required items are not submitted in a timely manner, the Director may postpone the Meeting to a later date.

1. All items required for the first meeting with staff with any changes; and
2. A narrative demonstrating all revisions to the project made as a result of the meeting with staff, and referencing the project's compliance with the applicable design guidelines, including images/exhibits, and design departures.
3. A refined site plan with major landscaped areas, parking, access, circulation, sidewalks and public/private amenities; and



4. Refined elevations; and
5. Perspective sketches (but not finished renderings); and
6. A conceptual model is strongly suggested (this can be a computer model).

**D. Materials To Be Submitted For The Optional Second Meeting With Design Review Commission:** At the time of the First Meeting with the DRC, the Commission shall determine whether the review of the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or is necessary based on all the circumstances. If the Commission decides that a subsequent Meeting will be beneficial or necessary, the Director or his/her designee shall schedule such meeting in accordance with § 17.09.325(C). Not later than fifteen (15) days before the subsequent Meeting, the applicant must submit the items required by this subsection to the Director. If all required items are not submitted two weeks prior to the scheduled meeting, the Director may postpone the subsequent Meeting to a later date.

1. Refined site plan and elevations for all sides of the proposal; and
2. Large scale drawings of entry, street level facade, site amenities; and
3. Samples of materials and colors, electronic copy of materials and colors, and physical samples of the materials will need to be brought to the meeting; and
4. Finished perspective rendering(s) for all sides; and
5. Elevations; and
6. A narrative demonstrating all revisions to the project made as a result of the previous Meeting.

---

**DEADLINE FOR SUBMITTALS:**

A complete application and applicable fee for design review under this Article shall be made on a form prescribed by, and filed with, the Director. The completed application must be filed not later than the first working day of the month and the Initial Meeting with the Commission will be held on the fourth Thursday of the following month, unless otherwise directed by the Commission or Director and duly noticed. The Director shall schedule the Initial Meeting before the Commission upon receipt of the completed application in accordance with this subsection.

All supplemental information to be added to the application file must be received by the Planning Department no later than five (5) working days prior to the meeting date for this item. *17.09.305 TITLE & PURPOSE.*

---

**PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:**

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posted on the property is also required and must be returned to the Planning Department.

---



## APPLICATION INFORMATION

PROPERTY OWNER: Dennis E Cunningham and Select Investments		
MAILING ADDRESS: Cunningham: PO Box 3398; Select: 13403 N Government Way # 302		
CITY: Cunningham: Coeur d'Alene; Select: Hayden	STATE: Idaho	ZIP: 83816 + 83835
PHONE: 509-939-1741	FAX:	EMAIL: taylor.gibbons@svn.com
APPLICANT OR CONSULTANT: Blue Fern Development		STATUS: ENGINEER / OTHER <sup>Developer</sup>
MAILING ADDRESS: 18300 Redmond Way Ste. 120		
CITY: Redmond	STATE: WA	ZIP: 98052
PHONE: 425-403-0816 x17	FAX:	EMAIL: anna@bluefern.com

## FILING CAPACITY

- ☐ Recorded property owner as to of \_\_\_\_\_
- ☒ Purchasing (under contract) as of 3/29/2024
- ☐ The Lessee/Renter as of \_\_\_\_\_
- ☐ Authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached)

## SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: 1202, 1210, and 1212 W Lacrosse Ave		
EXISTING ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-1 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input checked="" type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL # C60000110000, C3735022999E, F, G, H	TOTAL NUMBER OF LOTS: 1	ADJACENT ZONING: C-17
GROSS AREA/ACRES: 4.03 acres, 17498.5 sq ft	CURRENT LAND USE: vacant	ADJACENT LAND USE: future park, commercial
DESCRIPTION OF PROJECT/REASON FOR REQUEST: Application for 4 condo townhomes		
trigger design review as over 50,000 square-feet are		
proposed. Proposal to construct 57 condo townhomes on		
1 lot.		

**CERTIFICATION OF APPLICANT:**

I, Anna Drummheller, being duly sworn, attests that he/she is the applicant of this  
 (Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: \_\_\_\_\_

Anna L. Drummheller  
 (applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 12<sup>th</sup> day of December, 2024.

Notary Public for Idaho Residing at: Sammonish, WA

My commission expires: 8/11/2026

Signed: \_\_\_\_\_

Jeff P. Jeremia  
 (notary)

**CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:**

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: Dennis Cunningham Telephone No.: 208-755-4057

Address: P.O. Box 3398 Coeur d'Alene, ID 83816

Signed by Owner: \_\_\_\_\_

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 16<sup>th</sup> day of December, 2024.

Notary Public for Idaho Residing at: Kootenai County, Idaho

My commission expires: 8/13/2027

Signed: \_\_\_\_\_

Brittany Merriman  
 (notary)



**CERTIFICATION OF APPLICANT:**

I, Anna Drummheller, being duly sworn, attests that he/she is the applicant of this  
 (Insert name of applicant)

request and knows the contents thereof to be true to his/her knowledge.

Signed: \_\_\_\_\_

Anna Drummheller  
 (applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 12<sup>th</sup> day of December, 2024.

Notary Public for Idaho, Residing at: Sammonish, WA



My commission expires: 8/11/2026

Signed: \_\_\_\_\_

Jeff P. Jeremiah  
 (notary)

**CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:**

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: RICHARD STROFFER - SELECT INVESTMENTS PARTNER Telephone No.: 208-660-4049

Address: 2735 FERNAN HILL DR., CPA 83814

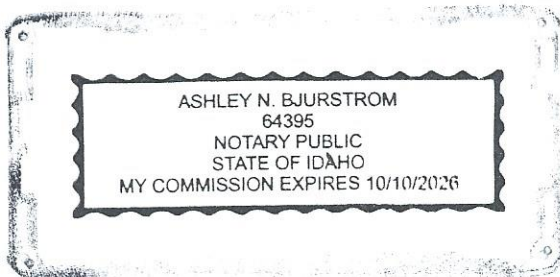
Signed by Owner: \_\_\_\_\_

[Signature]

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 17 day of December, 2024.

Notary Public for Idaho Residing at: 3150 Bertels Ct Hayden Idaho



My commission expires: 10/10/2026

Signed: \_\_\_\_\_

Ashley N. Bjurstrom  
 (notary)



January 13, 2025

## LaCrosse Ave. Townhomes Design Review Project Narrative

The LaCrosse Ave. Townhomes is a proposal to construct 57 townhome style units on 5 parcels located at 1202, 1210 and 1212 W LaCrosse Ave. The proposal seeks to combine the parcels and then develop under a condominium plat with multiple structures on the newly created parcel.

The subject parcels are zoned Commercial-17 (C-17) and are subject to the R-17 zoning standards for residential use. Because the project scope is larger than 50,000 sq. ft. and located within the C-17 district, Design Review is required.

The current site use is vacant. To the north of the project site, across W. LaCrosse Ave., is C-17 zoning with a mix of existing single family residential and small commercial uses, as well as an RV park. The subject parcels are separated from Northwest Blvd. to the east, by C-17 and LM zoned parcels with commercial uses until the property eventually borders directly on the Northwest Blvd. ROW and on-ramp to US-95. The southern tip of the subject parcel is bordered by US-95 and the western site boundary by the N Idaho Centennial Trail and the Spokane River. Moving north along the western site boundary, C17-PUD zoning, including Bellerive Ln and single-family residential use, sit between the trail and the river's edge.

The proposed units are 3-stories, with some having a habitable attic above the third story, and a proposed building height of +/-40-42'. The units range in size from +/-1,050-2,350 sq. ft. and all units have in-unit garages.

The proposal is subject to the C-17 Commercial Design Guidelines, as established by the City of Coeur d'Alene. The project's proposed implementation of the guidelines is summarized below:

### **Coeur d'Alene Commercial Design Guidelines for C-17 Zoning:**

#### **I. Site Design**

##### *A. Approaches – Width and Spacing:*

1. Approaches shall be spaced a minimum of 100 feet apart. (This shall not preclude access to a property, however.)

- a. *There is a single access approach proposed for the development, located along W LaCrosse Ave. The only other access approach on the south side of W LaCrosse Ave, in the vicinity of the site, is located just west of the intersection of W LaCrosse Ave and Northwest Blvd and is greater than 100' from the site's proposed access.*
2. Approaches shall not interrupt the paving material of the sidewalk with another material. The sidewalk paving shall be continuous.
  - a. *The sidewalk paving material continues across the access approach in alignment with this standard.*

**B. Sidewalks Along Street Frontages:**

1. One of two sidewalk profiles shown below are required to be provided in commercial areas along all frontages. The City's Engineer may require one design over another based on location and context of the site.
  - a. *Sidewalk Profile #1 is proposed along the W. LaCrosse Ave. frontage, with a sidewalk width of 10', including a minimum width of 5' that is clear and unobstructed for pedestrian movement. This aligns with the sidewalk profile currently installed along the south side of W. LaCrosse Ave. at the site frontage and to either side.*
2. If abutting sidewalks are noncompliant, a design approved by the Engineering department to blend the two where they meet will be required.
  - a. *The proposed sidewalk along the frontage matches the existing profile of the sidewalk improvements to the east and west of the subject parcels.*
3. Providing the sidewalk may result in some portion (or even all) of the sidewalk width being outside the right- of-way (that is, on private property). Where this occurs, there shall be a dedicated public access easement.
  - a. *The sidewalk width falls entirely within the ROW, therefore no dedicated public access easement is required.*

**C. Street Trees:**

1. Street trees shall be a minimum caliper established by the Urban Forestry Standards at the time of planting. Trees shall be planted in a quantity equivalent to one for each 35 feet of street frontage, but may be grouped with spacing that is not uniform as approved by the Urban Forester.
  - a. *(10) Acer sccharum 'Morton' commonly known as Sugar Maples, 1.5" caliper, are proposed to be planted along the street frontage, generally meeting the requirement of approximately 35' o.c. spacing with consideration for underground utilities along the frontage.*
2. Each street tree shall be planted in a planting area with a minimum of 25 cubic feet of soil, in order to receive adequate water and air refer to urban forestry standards for further planting instructions. The tree pits shall be planted with grasses, shrubs or ground cover or covered with tree surrounds, such as grates.

- a. Each street tree is planted in a planting area at the rear of the sidewalk that extends as the front yard of the units fronting the ROW and therefore exceeds the minimum 25 cubic feet of soil. Please see proposed ground covering on the landscape plans.*
3. Trees shall be selected from an approved list of species maintained by the City, see Coeur d'Alene Urban Forestry Standards.
  - a. Proposed street trees are Acer sccharum 'Morton', commonly known as Sugar Maples.*
4. Maintenance and watering is the responsibility of the property owner. Irrigation is required if less than 100 sq.ft of pervious surface.
  - a. Proposed planting areas are spray irrigated.*
5. If a tree is destroyed by accident or other means, the property owner is responsible for replacing it within one year.
  - a. Noted.*

*D. Grand Scale Trees.*

1. In order to support the natural beauty of Coeur d'Alene, grand scale evergreen and deciduous trees with a minimum 20- inch DBH measured at 4.5 feet above the ground and/or 45 feet in height, should be retained if they are located within 20 feet of a public street. Grand scale trees may be removed if they are determined to be unhealthy or a hazard by the City's Urban Forester.
  - a. None present within 20' of public street*

*E. Walksways*

1. Each development shall include at least one paved walkway connecting the sidewalk along each street frontage to the entrance(s) of building(s) on the site.
  - a. A paved walkway connecting the sidewalk along W LaCrosse Ave to each building entrance is provided on site. Front entries of Units 48-57 (Buildings 12-14) are connected directly to the public sidewalk along the project frontage. A shared sidewalk paralleling the main access drive provides connection to the front unit entries of Buildings 1-9. Front entries in Buildings 10-11 are access via sidewalk connection that ties-in with the main site sidewalk along the access drive.*
2. The walkway shall be a minimum of 5 feet in width.
  - a. All sidewalks are a min. of 5' in width.*
3. Where the walkway crosses a parking lot, a color, paving pattern, or "ladder" striping shall be used to differentiate it from driving surfaces.
  - a. A striped pathway is provided where the sidewalk crosses the access drive in front of Building 3.*



4. Ideally, landscaping should be provided along one side of the walkway, except where it crosses a drive lane.
  - a. *Landscaping is provided where feasible along all site pathways, where not broken by driveway aprons and utility infrastructure.*

*F. Residential/Parking Lot Screening:*

1. Along any street frontage, parking lots shall be separated from the sidewalk by a planting strip, a minimum of 6 feet wide. This strip shall be planted with trees having a minimum caliper of 1.5" and equivalent in number to that produced by one tree every 35 feet. Not less than 20% of the trees shall be a native evergreen variety. However, trees may be grouped. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center. A masonry wall, 24"- 42" in height, with ground cover, may be substituted for the shrubs. A combination of all of the above, i.e., trees, shrubs, wall and ground cover, are encouraged.
  - a. *Shared parking stalls adjacent to Building 14 are setback from the public Right-of-Way and are screened with Pyramidal White Pines, 6' in height. Shrubs are proposed between the trees, per the landscape plans.*
2. Where a site abuts a residential district, there shall be a planting strip, at least 10 feet in width containing evergreen trees along the area bordering the two districts. This strip shall be planted with trees 8 to 12 feet tall spaced no more than 25 feet apart. In addition, there shall be evergreen shrubs at least 30" in height at time of planting, no less than 48" on center as approved by the urban forester.
  - a. *Not applicable, the site does not abut a residential district.*
3. The Planning Director may approve other approaches to screening, so long as the intent is satisfied.
  - a. *Noted.*

*G. Parking Lot Landscaping*

1. Within any parking area located between the building façade and a street, there are shall be at least one medium to large species tree planted for every 6 parking stalls.
  - a. *Not applicable, no parking areas located between the building and street frontage*
2. Within any parking area located to the side of a building, there shall be at least one medium to large species tree planted for every 8 stalls.
  - a. *(5) Pyramidal White Pines are proposed at shared guest parking location to the west of Building 14, in excess of the minimum required for 7 stalls.*

3. Within any parking area located behind a building, there shall be at least one tree planted for every 12 stalls.
  - a. *(1) Weeping White Spruce is proposed for each stall located between Buildings 10 and 11 and (2) additional Pyramidal White Pines for the 3-4 shared guest stalls located to the south of Building 9.*
4. Trees may be distributed throughout the parking area or grouped, so long as the grouping is within the parking area. Trees shall be a minimum of 1.5" in caliper and planted in a planting area of at least 50 square feet per tree with a minimum 4 foot dimension. Not less than 20% of the parking lot trees shall be a native evergreen variety. Curbs or wheel stops shall be installed to prevent vehicle overhangs from damaging the landscaping.
  - a. *Trees are located directly adjacent to the proposed guest parking areas, in islands separating the stalls from drive aisles and/or directly behind the stalls.*
5. By retaining any existing medium or larger sized trees within in a parking area will count as the equivalent of 2 new trees. (Refer to Urban Forestry Standards for dimensions)
  - a. *Not applicable, no trees meeting the requirements are available for retention.*
6. In addition to trees, shrubs and perennials shall be planted as understory at the base of tree planting beds. Shrubs shall be at least 18" in height at time of planting, no less than 48" on center.
  - a. *Shrubs and plantings are proposed at the understory of the tree planting beds per the landscape plans.*

#### *H. Lighting*

1. All lighting fixtures shall be equipped with a "full cut-off," either an external housing or internal optics, that directs light downward.
  - a. *All proposed lighting shall be housed to direct light downward. Spec for proposed lighting fixture is noted on Building elevation sheets.*
2. Multiple, shorter poles (12'-18') are preferable to fewer and taller poles. No poles shall be over 30'.
  - a. *(3) light poles are proposed throughout the site, (1) each at guest parking area.*

#### *I. Screening of Service and Trash Areas*

1. Loading docks shall be screened from views from the street or any adjacent residential area by walls, landscaping, or a combination of both.
  - a. *No loading docks are proposed.*
2. Trash collection areas shall be located within enclosed structures comprised of masonry walls or other durable material at least six feet high, with a gate

that can be closed. The gate shall be similarly treated or located in an area not visible from the street or pedestrian walkway.

- a. Trash is proposed to be stored within unit garages, and brought to the edge of the drive aisle for collection. No screening is necessary or proposed.*
3. Other mechanical equipment located on the ground and visible from the street shall be screened in a similar manner.
  - a. Utility and other mechanical equipment along the street frontage shall be screened with landscaping. Mini-split condensers for the units fronting W. LaCrosse Ave. are located on the rear deck of the units, screened from view from the public ROW.*

## **II. Building Design**

### **A. Screening Rooftop Equipment**

1. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.
  - a. Not applicable. No rooftop equipment proposed.*
2. Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
  - a. Not applicable. No rooftop equipment proposed. Condensing units for unit heating are provided and shall be located on the rear decks of the units fronting LaCrosse Ave as noted on the unit plans, screening them from view of the ROW. Condensing units for Buildings 1-9 are located underneath upper story decks at the rear of the unit, as shown on the unit plans. Condensers are located within building recesses and under deck spaces to reduce their visual prominence. Further screening can be provided with landscape treatment adjacent to the unit.*
3. Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs, rather than being simply attached to the roof-deck.
  - a. Not applicable. No voice/data transmission equipment proposed.*

### **B. Entrance Visible From Street**

1. Main entrances to buildings should be visually prominent and located where they can be seen from the street. Building entrances shall do at least one of the following: 1. Locate the building entrance along the street, 2. Create a visually prominent entrance with pedestrian connection from the street, 3. If the doorway does not face the street, create an architecturally prominent

overhang over a clearly marked and well-maintained path that connects the entry to the sidewalk.

*a. Main entrances for the units fronting W. LaCrosse Ave. face the street. For unit entrances that are not fronting along W. LaCrosse Ave., prominent unit entries with weather protection in the form of a low roof over an entry porch, are proposed and face the internal site sidewalks providing on-site circulation.*

2. Techniques for making entrances prominent include a projecting canopy, a roof form over the entrance, a tower form, a landscaped forecourt or some combination of these elements.

*a. A low roof over the entry porch is proposed, assisting in creating a prominent entry.*

#### **C. Windows Facing the Street**

1. At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, “vision” glass. On the facade, this required window area shall be located between 2 feet above grade and 10 feet above grade.

*a. Please see the requested Design Departure included in the Design Review submission.*

2. Interior display shelving shall not be placed against the windows.

*a. Not applicable. Proposed use is not commercial.*

#### **D. Treatment of Blank Walls**

1. Any wall that faces a street shall incorporate at least three of the following features: An architectural plinth (a stone or masonry base at least 36” high), Belt course(s) of masonry, Trellis with vines planted that will grow vertically, Recesses at least 4 feet wide and 2 feet deep, Overhanging roof, Decorative tile work, Accent lighting, Artwork that does not contain a commercial message, Evergreen hedge, Seating (benches or ledges), A feature not on the list that meets the intent, as approved by the Planning Director.

*a. The front facades of Buildings 12-14 face W. LaCrosse Ave. These elevations are designed and detailed without blank walls, as windows, entrances and modulation are provided at each individual unit. In addition, front porch recesses exceeding 4’ wide and 2’ in depth, overhanging low porch roofs, and accent lighting are provided at these building facades.*



# PUBLIC COMMENTS

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**From:** Donna Phillips  
**To:** [CLARK, TRACI](#)  
**Subject:** RE: PUBLIC NOTICE FOR THE DESIGN REVIEW COMMISSION MEETING ON MARCH 27, 2025  
**Date:** Friday, March 7, 2025 8:47:54 AM  
**Attachments:** [image001.png](#)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

Where the City of Hayden has no specific comment, two areas which I would expect the City to receive comments from other agencies would be related to the close proximity to the water area and those known concerns and the close proximity to the crossing of Highway 95 to the east end of the project both with respect to noise and potential future impacts if the roadway were to be replaced or expanded.

Thank you for the opportunity to provide comments.

**Donna Phillips, GISP**

Community Development Director

---

**From:** CLARK, TRACI <TCLARK@cdaid.org>  
**Sent:** Friday, March 7, 2025 8:35 AM  
**To:** CLARK, TRACI <TCLARK@cdaid.org>  
**Subject:** PUBLIC NOTICE FOR THE DESIGN REVIEW COMMISSION MEETING ON MARCH 27, 2025

Greetings,

Attached is a copy on the public hearing notice for the next **Design Review Commission** Meeting on **Thursday March 27, 2025.**

If you have any comments, please let me know.

*Traci Clark*  
*Administrative Assistant*  
*Planning Department, City of Coeur d'Alene*

208.769-2240  
[tclark@cdaid.org](mailto:tclark@cdaid.org)



Coeur d'Alene Planning Department  
710 E. Mullan Avenue  
Coeur d'Alene, Idaho 83814

Comments:

I approve of this development &  
think this in fill project will be  
great for the area.

J.T. Sinclair / Pinegrove  
owner @ 1052 W Mill Ave  
CIDA, ID  
208-818-8385

**From:** Kent Allen  
**To:** [CLARK, TRACI](#)  
**Subject:** Item: DR-1-25  
**Date:** Monday, March 17, 2025 4:15:24 PM  
**Attachments:** [image001.png](#)

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

Panhandle Health District has no comments regarding item DR-1-25.

Regards,

 <p><b>Public Health</b> <small>Prevent. Promote. Protect.</small></p> <p><b>Panhandle Health District</b> <b>ENVIRONMENTAL</b></p>	<p>Kent C. Allen, REHS/RS   Environmental Health Specialist II 8500 N. Atlas Rd., Hayden ID 83835 P: 208-415-5227 W: <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p>
--	---

**From:** Kim Stevenson  
**To:** [CLARK, TRACI](#)  
**Subject:** ITEMS: DR-1-25 and ZC-1-25  
**Date:** Friday, March 14, 2025 3:05:16 PM  
**Attachments:** [image001.png](#)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

The Coeur d'Alene Airport has no comment on either of the two items listed above.

Thank you and have a great weekend, Kim



**From:** Martinez, Leo  
**To:** [CLARK, TRACI](#)  
**Subject:** PUBLIC NOTICE FOR THE DESIGN REVIEW COMMISSION MEETING ON MARCH 27, 2025  
**Date:** Monday, March 10, 2025 2:02:28 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[DR-1-25 public notice .pdf](#)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Traci,

Phillips 66 does not have any utilities within your attached project vicinity.  
(Response 12910)



**Leo Martinez**  
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204  
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**Sent:** Friday, March 7, 2025 8:35 AM  
**To:** CLARK, TRACI <TCLARK@cdaid.org>  
**Subject:** [EXTERNAL]PUBLIC NOTICE FOR THE DESIGN REVIEW COMMISSION MEETING ON MARCH 27, 2025

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Greetings,

Attached is a copy on the public hearing notice for the next **Design Review Commission** Meeting on **Thursday March 27, 2025.**

If you have any comments, please let me know.

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# COEUR D'ALENE DESIGN REVIEW COMMISSION

## FINDINGS AND ORDER

### DR-1-25

#### INTRODUCTION

**This matter came before the Design Review Commission (“DRC”) on March 27, 2025, DR-1-25, a request for a meeting with the Design Review Commission for design approval of a 57-unit townhome project within 14 buildings known as the LaCrosse Avenue Townhomes in the Commercial Zoning District C-17.**

APPLICANT/OWNER: Blue Fern Management LLC

LOCATION: Subject properties are described as 1202, 1210, and 1212 W. Lacrosse Ave, Tax #17333 located on the South side of Lacrosse Avenue and West of Northwest Boulevard, and Tax #26053, a three-Acree strip of property running in a Northwesterly and Southeasterly direction that includes the abandoned Right-of-Way of the Spokane International Railroad in the South Lacrosse Addition.

#### A. FINDINGS OF FACT

**The DRC finds that the following facts, A1 through A29, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing**

1. The applicant is seeking design review approval from the DRC for the Lacrosse Townhomes (Item DR-1-25).
2. The subject property are described as 1202, 1210, 1212 W. Lacrosse Avenue, Tax # 17333 located on the south side of Lacrosse Avenue and west of Northwest Boulevard, and Tax #26053, a three-acre strip of property running in a northwesterly and southwesterly direction that includes the abandoned right-of-way of the Spokane International Railroad in the South Lacrosse Addition.
3. The property is subject to the C-17/C-17L Commercial Design Guidelines. M.C. Chapter 17.05, Article XI, and § 17.05.705, and review by the City’s DRC.
4. The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(D) and (E).
5. The applicant has completed a project review meeting on August 27, 2024 as required by M.C. § 17.09.325(B).
6. The applicant has completed an initial meeting with staff on January 14, 2025 as required by M.C. § 17.325(D).
7. The applicant is seeking design review approval from the DRC at an initial meeting on March 27, 2025.
8. Sixty-nine (69) public hearing notices were mailed to all property owners of record within three hundred feet (300’) of the subject property on March 7, 2025, which fulfills the legal requirement as provided by M.C. §17.09.315(A).

9. The public hearing notice was published in the Coeur d'Alene Press on March 8, 2025, which fulfills the legal requirement for the Design Review as provided by M.C. M.C. § 17.09.315(A).
10. The subject property was posted with the public hearing notice on March 19, 2025, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
11. Public testimony was received by the DRC at a public hearing on March 27, 2025.
12. The subject property is 174,981 S.F as shown by the applicant and verified by GIS.
13. The existing zoning is Commercial (C-17) Zoning District as shown by the City's zoning map.
14. The subject property is 174,981 square feet and the building square footage would be 138,188 square feet.
15. The proposed project would be 3 stories and +/- 40-42' tall, at the highest point. The maximum height for multi-family in a Commercial zone is 45' tall pursuant to M.C. § 17.05.290. **(BUILDING HEIGHT)**
16. M.C. §17.44.030: Required parking for the project is 2.0 stalls per 2-bedroom unit and 2.0 stalls per 3-bedroom units. The project proposes a mix of 2-and 3-bedroom townhome units and require a total of 124 parking stalls (111 in garages and 13 surface). Parking for the townhome project has been met with garage parking in the townhome units and surface parking lots throughout the project. Units with a single-car garage will have a designated parking space in the surface parking area to accommodate the two parking space requirement. The applicant has indicated that they will provide signage for the spaces reserved for the townhome units providing only one garage parking space. **(PARKING COUNT & LOCATION)**
17. To ensure smoother, more organized traffic movements and less disruption of pedestrian movement approaches: width and spacing must be addressed. There is a single access approach proposed for the development, located along W Lacrosse Avenue. The only other access approach on the south side of W Lacrosse Avenue, in the vicinity of the site, is located just west of the intersection of W Lacrosse Avenue and Northwest Boulevard and is greater than 100' from the site's proposed access. The sidewalk paving material continues across the access approach in alignment with this standard **(WIDTH AND SPACING OF CURB CUTS)**
18. To ensure a safe, convenient, comfortable and continuous route for people who are walking sidewalks along street frontages should be provided. Sidewalk Profile #1 is proposed along the W. Lacrosse Avenue frontage, with a sidewalk width of 10', including a minimum width of 5' that is clear and unobstructed for pedestrian movement. This aligns with the sidewalk profile currently installed along the south side of W. Lacrosse Avenue at the site frontage and to either side. The proposed sidewalk along the frontage matches the existing profile of the sidewalk improvements to the east and west of the subject parcels. The sidewalk width falls entirely within the ROW; therefore, no dedicated public access easement is required. **(SIDEWALKS ALONG STREET FRONTAGES)**
19. In order to maintain and enhance the urban forest, creating habitat, enhancing air quality, and providing softer edge to development street trees are required. Street trees shall be a minimum caliper established by the Urban Forestry Standards at the time of planning. (10) Acer sccharum 'Morton' commonly known as Sugar Maples, 1.5" caliper, are proposed to be planted along the street frontage, generally meeting the requirement of approximately 35' o.c. spacing with consideration for underground utilities along the frontage. Each street tree is planted in a planting area at the rear of the sidewalk that extends as the front yard of the units fronting the ROW and therefore exceeds the minimum 25 cubic feet of soil. Please see proposed ground covering on the landscape plans. Proposed street trees are Acer sccharum

'Morton', commonly known as Sugar Maples. Proposed planting areas are spray irrigated.  
**(STREET TREES)**

20. There are no grand scale trees present within 20' of public street. **(GRAND SCALE TREES)**
21. To ensure that there is a clear route of movement for pedestrians from the public street to a building entrance paved walkway connecting the sidewalk along W Lacrosse Avenue to each building entrance is provided on site. Front entries of Units 48-57 (Buildings 12-14) are connected directly to the public sidewalk along the project frontage. A shared sidewalk paralleling the main access drive provides connection to the front unit entries of Buildings 1-9. Front entries in Buildings 10-11 are access via sidewalk connection that ties-in with the main site sidewalk along the access drive.
- All sidewalks are a min. of 5' in width.
  - A striped pathway is provided where the sidewalk crosses the access drive in front of Building. Ideally, landscaping should be provided along one side of the walkway, except where it crosses a drive lane.
  - Landscaping is provided where feasible along all site pathways, where not broken by driveway aprons and utility infrastructure. **(WALKWAYS)**
22. There are no proposed parking lots along the Lacrosse Avenue frontages requiring parking lot screening. Shared parking stalls adjacent to Building 14 are setback from the public Right-of-Way and are screened with Pyramidal White Pines, 6' in height. Shrubs are proposed between the trees, per the landscape plans. The site does not abut a residential district therefore a buffer between districts is not required. **(PARKING LOT SCREENING)**
23. There are no parking areas located between the building and street frontage. **(PARKING LOT LANDSCAPING)**
24. To prevent glare and spillover of lighting toward adjacent properties, especially residential areas. Site Lighting: All proposed lighting shall be housed to direct light downward. Specs for proposed lighting fixture is noted on Building elevation sheets. Building Lighting: (3) light poles are proposed throughout the site, (1) each at guest parking area. **(LIGHTING)**
25. Screening of Service and Trash areas are required in order to minimize the visibility of these functions. Trash is proposed to be stored within unit garages, and brought to the edge of the drive aisle for collection. No screening is necessary or proposed. Utility and other mechanical equipment along the street frontage shall be screened with landscaping. Mini-split condensers for the units fronting W. Lacrosse Ave. are located on the rear deck of the units, screened from view from the public ROW. **(SCREENING OF SERVICE AND TRASH AREAS)**
26. Rooftop mechanical and communications equipment shall be screened from the ground level of nearby streets and residential areas. No rooftop equipment proposed. No rooftop equipment proposed. Condensing units for unit heating are provided and shall be located on the rear decks of the units fronting Lacrosse Ave as noted on the unit plans, screening them from view of the right-of-way. Condensing units for Buildings 1-9 are located underneath upper story decks at the rear of the unit, as shown on the unit plans. Condensers are located within building recesses and under deck spaces to reduce their visual prominence. Further

screening can be provided with landscape treatment adjacent to the unit. **(SCREENING OF ROOFTOP EQUIPMENT)**

27. To have commercial and pedestrian activity visible from streets. Main entrances for the townhome units fronting W. Lacrosse Ave. face the street. For unit entrances that are not fronting along W. Lacrosse Ave., prominent unit entries with weather protection in the form of a low roof over an entry porch, are proposed and face the internal site sidewalks providing on-site circulation. A low roof over the entry porch is proposed, assisting in creating a prominent entry. **(ENTRANCE VISIBLE FROM STREET)**
28. The applicant team is requesting the following Design Departure, as part of the design review process for the LaCrosse Townhomes proposal:

**Section II-Building Design, subsection C.1- Windows Facing the Street, of the Commercial Design Guidelines for the City of Coeur d'Alene, states:**

**'At least 20% of any ground level façade of a commercial building that faces a street shall be windows with clear, "vision" glass. On the façade, the required window area shall be located between 2 feet above grade and 10 feet above grade.'**

The intent of the guideline is for a commercial building frontage, where a high degree of visibility and connection to the street is desired and where higher floor to floor heights are typical.

The proposal for review is for residential rather than commercial use, but even as such meets and exceeds the requirement for 20% glazing as demonstrated on the glazing diagram provided with this request. The glazing is provided in the form of windows, sidelights and vision panes in entry doors. As is typical of residential construction, the floor-to-floor height is less than a typical commercial storefront. Even so, all glazing requirements are still met within the 2'-10' range specified by the guideline. This proposal only seeks a Departure allowing for glazing within the entry doors to be partially frosted or decorative, as is typical of a residential style door, rather than a commercial storefront door.

The project aligns with the goals and policies of the Comprehensive Plan by proposing urban neighborhood development as appropriate in the C-17 zoning areas. Urban neighborhood is characterized by housing such as townhomes and the project seeks to emphasize the residential typology in its design, creating a strong residential street frontage, defined by front unit entries, windows and porch roofs. These elements emphasize a connection to the street and sidewalk, while affording the occupants an appropriate amount of privacy and ownership over their personal residence. *The Commission will need to determine if a design departure is appropriate.* **(WINDOWS FACING STREET)**

29. The front facades of Buildings 12-14 face W. Lacrosse Ave. are designed and detailed without blank walls, as windows, entrances and modulation are provided at each individual unit. In addition, front porch recesses exceeding 4' wide and 2' in depth, overhanging low porch roofs, and accent lighting are provided at these building facades. **(TREATMENT OF BLANK WALLS)**

**(The commission may add additional facts or modify the facts above.)**



The DRC heard testimony from the public and the applicant, and based on the public record adopt all Findings of Fact. The DRC concludes that the proposal **[is] [is not]** in conformance with the applicable design standards. The project **[would] [would not]** benefit from a second meeting.

## **B. CONCLUSIONS OF LAW**

**Based on the foregoing Findings of Fact, the DRC makes the following Conclusions of Law.**

1. This proposal **[is] [is not]** in conformance with applicable Municipal Code requirements.
2. This proposal **[is] [is not]** in conformance with the applicable C-17 Zoning District design guidelines.
  - Curb Cuts
  - Sidewalks Along Street Frontages
  - Street Trees
  - ~~Grand Scale Trees~~
  - Walkways
  - Residential/Parking Lot Screening
  - Parking Lot Landscaping
  - Lighting
  - Screening of Service and Trash Areas
  - Screening of Rooftop Equipment
  - Entrance Visible from Street
  - Windows Facing Street
  - Treatment of Blank Walls
  - Roof Edge
  - Width and Spacing of Curb Cuts
  - Massing: Base/middle/top
  - ~~Accessory Buildings~~
  - ~~Setbacks Adjacent to Single Family~~

## **C. DECISION**

**The DRC, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the LaCrosse Avenue Townhome project consisting of 57-townhome units project within 14 buildings [should be granted design review approval today (with the following conditions)] [requires modifications to the project design to address the following design criteria and directs staff to schedule a second meeting with the Design Review Commission].**

***The DRC should identify the specific elements that meet or do not meet the guidelines in its Record of Decision.***

### **Conditions:**

1. The proposed design shall be substantially similar the DRC approval of item DR-1-25.
2. Required parking for the townhome units providing only one garage parking space shall provide signage to designate parking for the required second parking stall located in a surface parking area on the property.

*(The commission may add additional conditions to ensure project compliance with the applicable Commercial Design Guidelines.)*

Motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, to adopt the foregoing Findings of Fact, Conclusions of Law, and Order, and **[grant design review approval of the application]**  
**[require a second meeting to address design concerns]**.

ROLL CALL

Commissioner Priest	Voted	(AYE/NAY)
Commissioner Ingalls	Voted	(AYE/NAY)
Commissioner Jester	Voted	(AYE/NAY)
Commissioner Pereira	Voted	(AYE/NAY)
Commissioner Lemmon	Voted	(AYE/NAY)
Chairman Messina	Voted	(AYE/NAY)
Commissioner Lundy	Voted	(AYE/NAY)

Motion to \_\_\_\_\_ carried by a \_\_\_ to \_\_\_\_\_ voted.