

DESIGN REVIEW COMMISSION AGENDA

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

THURSDAY, MAY 22, 2025
12:00 P.M.

12:00 P.M. CALL TO ORDER:

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

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

March 27, 2025 – 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: 207, 211, 213 E Garden Ave, Coeur d'Alene, ID 83814
Request: Design Review approval a 15-unit townhome project called 207 Garden Townhomes with three (3) buildings on three (3) combined lots totaling 0.5 acres. The proposed project will be consolidated into one (1) legal lot. (DR-2-25)
 - Presentation by Tami Stroud, Associate Planner

PRESENTATION:

1. Downtown Regulations & Design Guidelines Working Group Update
 - Presentation by Hilary Patterson, Community Planning Director

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
Thursday March 27, 2025
12:00 pm**

COMMISSIONERS PRESENT:

Michael Pereira, Vice Chair
Skip Priest
Denise Lundy
Jon Ingalls
Kevin Jester

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Administrative Assistant

COMMISSIONERS ABSENT:

Tom Messina, Chairman
Jef Lemmon

CALL TO ORDER:

The meeting was called to order by Vice Chair Michael Pereira at 12:00 pm.

APPROVAL OF MINUTES:

Motion by Commissioner Priest, seconded by Commissioner Ingalls, to approve the minutes of the Design Review Commission meeting on October 30, 2024. Motion Carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Ms. Stroud commented there might be another Design Review Commission meeting on May 22, 2025. Ms. Clark will confirm the date and time with the commission.

COMMISSION COMMENTS:

Commissioner Ingalls stated he would like to welcome the two new members of the commission, Kevin Jester and Denise Lundy. Mr. Jester is a long time architect. It will be great to have his expertise on this commission. Ms. Lundy is a realtor, broker and owner; she will bring a lot of expertise to the commission as well.

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

1. Applicant: Blue Fern Management LLC
 Location: 1202, 1210, and 1212 W Lacrosse Ave
 Request: Request for the first meeting with the Design Review Commission for a proposed 57-unit townhome project known as the Lacrosse Ave Townhomes in the Commercial Zoning District C-17 (DR-1-25)

Presented by Tami Stroud, Associated Planner

Ms. Stroud provided the following statements:

The decision point today is, should the Design Review Commission (DRC) 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?

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, 2025** 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.

Commissioner Ingalls asked who owns the parcel across from the strip of property?

Ms. Stroud replied BLM (Bureau of Land Management) and she thinks it part of the Four Corners Masters Plan.

Commissioner Ingalls asked are we hopeful that will be a park.

Ms. Stroud replied it will be in the future, but she does not believe there is funding for it now.

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

- Sidewalks Along Street Frontages
- Curb Cuts
- 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~~

Ms. Stroud said the applicant has requested a **Design Departure for Windows Facing the Street**. 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."*

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 only landscaping will be the front and side.

Commissioner Ingalls commented about the staff report talking about the frontage on Davidson and there are two options. Profile 1 reads: *There is a 10 foot sidewalk within an amenity zone*. Profile 2 is a five foot sidewalk. It sounds like they are going to do the 10 with street trees. The street trees do not have to be incorporated in the 10-foot sidewalk, is that correct?

Ms. Stroud replied yes, the street trees will be put in and meet the requirements with the City's Urban Forester.

Commissioner Ingalls stated the sidewalk is brand-new on Lacrosse. The question is are we are going to keep what we have, but it does have curb cuts? When the engineer did the street, they make a guess at where the connections are going to be. What are we going to get now that the sidewalk is already there?

Ms. Stoud replied that the applicant will answer that. When you go through the Findings of Facts, the access, approaches, and sidewalk are in there. Staff does require a project review meeting and they flush that all out during that meeting. We do have codes they have to abide by.

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.

Proposed conditions (if approved):

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.

Commissioner Lundy asked as part of the findings if all of the design guidelines are met. Under lighting she noted that in the staff report that the lighting is shown in the elevations. She cannot find the down lighting and the height of the lighting.

Ms. Stroud replied the applicant can show that in his presentation.

Ms. Stroud concluded with her presentation.

Vice Chair Pereira opened the public hearing and swore in the applicants and the public all at once.

Public testimony opened:

Applicant Alex Clohesey introduced himself and said he is a representative of Blue Fern and stated this project will combine these parcels, into a multi-family residential use. These are vacant parcels. North of the project site and across from West Lacrosse Avenue in the C-17 zoning district is a mix of existing single-family residential, small commercial uses, as well as an RV Park that was mentioned. The maximum allowed density for the project is based on a 2,500 square foot per unit ratio for multi-family, which is about 70 units allowed. Parking is required at one stall per bedroom not to exceed a maximum of two stalls per unit. Parking amount of 111 stalls total. We are proposing in-unit garage parking for all of the units. Units 42, 43, and 44 will have two-car garages. There will be 6 parking stalls at the site entry for guest parking, including the one accessible parking stall and then four additional guest parking stalls at the south end of the site at the fire turnaround.

Commissioner Ingalls asked about parking on sheet A7. It is labeled driveway/maneuver. Is there parking on the main drive aisle?

Mr. Clohesey replied no, this is a 26-foot main drive aisle, and two-way drive aisle, and a five-foot walkway adjacent to it. This is just access to the front doors of the units. There is no parking to the units on the main drive aisle.

Commissioner Ingalls replied this has been mislabeled on the drawing for parking.

Mr. Clohesey continued with his presentation stating that the pedestrian walkway and crossing to the front doors of the units. The plan for the trash was going to be individual totes but City staff noted that would

not work. They have changed to have two community dumpster sites instead. Landscape plans will have street trees required on Lacrosse Avenue. Surface parking area in view, will have ground covering and foundation planting in the right-of-way around the grounds of the buildings as well. Existing utilities will be pulled in from Lacrosse Avenue to the site. We will be working the natural topography on the site and have a small retaining wall that will be proposed on Buildings 1 and 2. There will be a small grade for the stormwater. Storm drainage will be handled by a storm ditch that is already on the site. There is an existing bioswale on the site and will be repaired. The design approach was created by the feel of the neighborhood. It will have gable roof forms, low roof, residential window patterns, and every unit entry will have a low roof making it a human scale. There are two main buildings, the alley loaded products off of Lacrosse Avenue and the front-loaded Buildings 10 and 11. Those are rear loaded garages off of the drive aisle with the unit entries facing the right-of-way or the green space. The other building type is the front loaded buildings. These are units 1-9 that run along the main strip. These buildings have front doors to each unit. These will have large decks on the rear side to take advantage of the views. The materials will be two different wood tone textures. The colors will reflect a natural tone. There will be sidewalks installed along all street frontages.

Commissioner Ingalls commented that looking down the interior that it will look like a long continuous wall. Landscaping might soften that a lot. If this is a "street" and the garbage truck is going down, the UPS truck, the Door dash, etc., it feels like a street. He gets that is really a drive aisle. It looks like you will be adding some trees along there with some landscaping, but the view is begging him to ask for some additional landscaping.

Mr. Clohesey replied he agrees with Commission Ingalls and this was discussed with his team early. The landscaping needs to be dealt with and there is a lot of utilities going to be put in. Hopefully there will be some more opportunities for some more plantings to be put in, with small scale trees. Lighting fixtures will have all down lighting. The proposed lighting locations will have three locations at the three guest stalls to give them safety at night time. The light at the individual unit will have an architecture look. The trash area will have screening with a gate; this will minimize the visibility for fire. Any other mechanical equipment that will be screened. There will be no rooftop equipment. All heating equipment to the units will be tucked away from any right away.

Commissioner Jester thanked Mr. Clohesey for tucking any of the mechanical units away from view.

Mr. Clohesey continued and stated that the units along W. Lacrosse Avenue are visible from the street. The remaining unit entries front the internal site sidewalks and are covered by low roofs above the porches. Windows facing the street. The proposed use is not commercial in nature but windows appropriate of a residential use are provided at street facing elevations. We are seeking a Design Departure from the standard Windows Facing the Street, of the Commercial Design Guidelines that requires "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."

For the Design Guideline treatment of blank walls, there are no blank walls facing streets. The proposed front facades are articulated with windows. Front porches are recessed with overhanging roof at the porch and pedestrian-scale lighting at unit entries.

Mr. Clohesey concluded with his presentation.

Commissioner Jester commented that Mr. Clohesey has maximized the footprint. There are the setbacks and the footprint of the building. There is little room to do any kind of articulation of the building to break up a long line of three story buildings going down. Regarding the cascading roofs, he would like to suggest shedding the roofs so they step down at the end of the building. That way it would soften the end of the building.

Mr. Clohesey agreed, and replied that is a good recommendation.

Karen Hansen introduced herself and was sworn in. She stated that her concern is the density and the street width and design. The public is concerned with the constant concessions that are granted for the street widths and the density of the property. In the presentation she did not see where the snow will go. She does not understand where a narrow street is going to be capable of having garbage trucks, mail, delivery trucks, etc. Where are they going to park? There is no parking along that street. The turnaround for the Fire Department that is supposed to be a designated space only for them. It is not supposed to be for guest parking or garbage collection or snow in the winter time. This piece of property is an old rail road line. There used to be a ditch and it used to be much lower because of the tunnel that ran under the highway 95. This was recently filled in with dirt. She did not see any kind of compaction on it. She watched this on a daily basis. She would also like to know if the city was going to ask the applicant to put funds towards the BLM/Four Corners open space project.

Commissioner Ingalls replied these questions are not applicable to this meeting. This Commission looks at the Design Guidelines.

Ms. Hansen asked again where is the snow supposed to go? She would like an answer. There is also a safety factor for the children. They will be in the middle of the street. There is nothing there to protect them.

Vice Chair Pereira replied that other City departments have addressed their concerns internally and Ms. Stroud has provided them in her staff report. The questions you have are not applicable to the Design Guidelines this commission oversees in this meeting today.

Ms. Stroud commented that Ms. Hansen needs to speak with the Fire Department directly if she has any questions.

Commissioner Priest asked if there will be a traffic study done for this project.

Ms. Stroud replied there had been traffic studies done on previous projects such as the Thomas George but, on this project, she does not believe a traffic study would have been required by the City Engineer.

Applicant Rebuttal:

Mr. Clohesey replied regarding the snow removal, there is a drainage ditch that runs to the North East side of the main drive aisle. He feels the snow can be moved to this area.

Public testimony closed.

Commission Discussion:

Commissioner Ingalls stated this is some really good stuff here. This housing is quasi-attainable in a great spot. He would like some further study on some landscaping but feels they have overachieved in terms of the presentation. The details are great and will be a rich looking project.

Commissioner Lundy commented the commission is looking at the design departure. She likes the look and the safety for the occupants and what they have provided for the design is more appropriate for the residential use. She does not see any problems with the departure.

Commissioner Jester stated the upper right hand of the shed dormers, when you look at it straight on, the windows are in alignment and the dormer is off, but looking at the plans it looks like it might look have the opportunity to become in alignment to balance it all out. This is not a requirement, just a comment. It's a good use of the site.

Commissioner Ingalls stated he feels there is not a need for a second meeting just to show us what the trash enclosure will look like. He would like to add a Condition 3. The applicant shall provide details to staff specifying the location and screening for the proposed trash enclosure to be located on-site.

Motion by Commissioner Ingalls, seconded by Commissioner Lundy, to approve Item DR-1-25 with an additional condition. Motion carried.

ROLL CALL:

Commissioner Lundy	Voted Aye
Commissioner Jester	Voted Aye
Commissioner Priest	Voted Aye
Commissioner Pereira	Voted Aye
Commissioner Ingalls	Voted Aye

Motion was approved by a 5 to 0 vote.

Commissioner Lemmon and Chairman Messina where absent.


ADJOURNMENT

Motion by Commissioner Ingalls, seconded by Commissioner Jester, to adjourn the meeting.
Motion carried.

The meeting was adjourned at 1:31 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: MAY 22, 2025
SUBJECT: DR-2-25: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED 15-UNIT TOWNHOME PROJECT KNOWN AS 207 GARDEN TOWNHOMES IN THE DOWNTOWN OVERLAY NORTH (DO-N) DISTRICT R-17 (RESIDENTIAL AT 17 UNITS/ACRE) AS THE UNDERLYING ZONING DISTRICT

LOCATION: 207, 211 AND 213 E. GARDEN AVENUE LOCATED ON THE NORTHEAST CORNER OF 2ND STREET AND GARDEN AVENUE INCLUDES THREE PARCELS THAT WILL BE CONSOLODATED THROUGH A FUTURE CONDOMINIUM PLAT PROCESS ARE LEGALLY DESCRIBED AS LOTS 7,8, 9 & 10, BLOCK 9 IN COEUR D ALENE & KINGS ADDITION, ACCORDING TO THE CORRECTED PLAT RECORDED IN BOOK "C" OF DEEDS, PAGE 144, OF KOOTENAI COUNTY, IDAHO

OWNER:
Our Town Development LLC
921 E. Pennsylvania Avenue
Coeur d'Alene, Idaho 83814

CONSULTANT:
Blue Fern Management LLC
Attn. Scott Rosenstock
18300 Redmond Way Ste.120
Redmond, WA 98052

APPLICANTS REQUEST: Scott Rosenstock, on behalf of Blue Fern Management LLC, is requesting a First Meeting with the Design Review Commission for design approval of a proposed 15-unit townhome project at 207, 211 and 213 E. Garden Avenue within the Downtown Overlay-Northside District (DO-N) with R-17 (Residential at 17 units/acre) zoning district as the underlying zoning. The subject property is currently vacant.

DECISION POINT: Should the Design Review Commission approve the design for a proposed 15-unit townhome project at 207, 211 and 213 E. Garden Avenue either 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 Downtown Overlay-Northside (DO-N) and R-17 (Residential at 17 units/acre) as the underlying zoning and is subject to M.C. Chapter 17.05, Article XI, and §17.05.705. The DRC will provide feedback to the applicant and staff on how the applicable design standards and guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision, or request an Optional Second Meeting.

All projects over two stories and/or four dwelling units in the infill overlay districts triggers review by the Design Review Commission (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 15 townhomes within three (3) buildings with 30 total parking stalls (30 in unit garages and/or driveway apron). The townhomes will be 3-story structures with habitable attic spaces that are a maximum of 45 feet tall. One of the townhome structures is designed to front along Second Street and the other two townhome buildings have interior entrances with the side elevation fronting Garden Avenue. A courtyard with landscaping and pedestrian seating to include a bench and lighting has been proposed as a F.A.R. Bonus and will be provided as a common location available to all tenants/residents of the development. Vehicular access for two of the buildings will be off of the alley via internal two-way drive aisle.

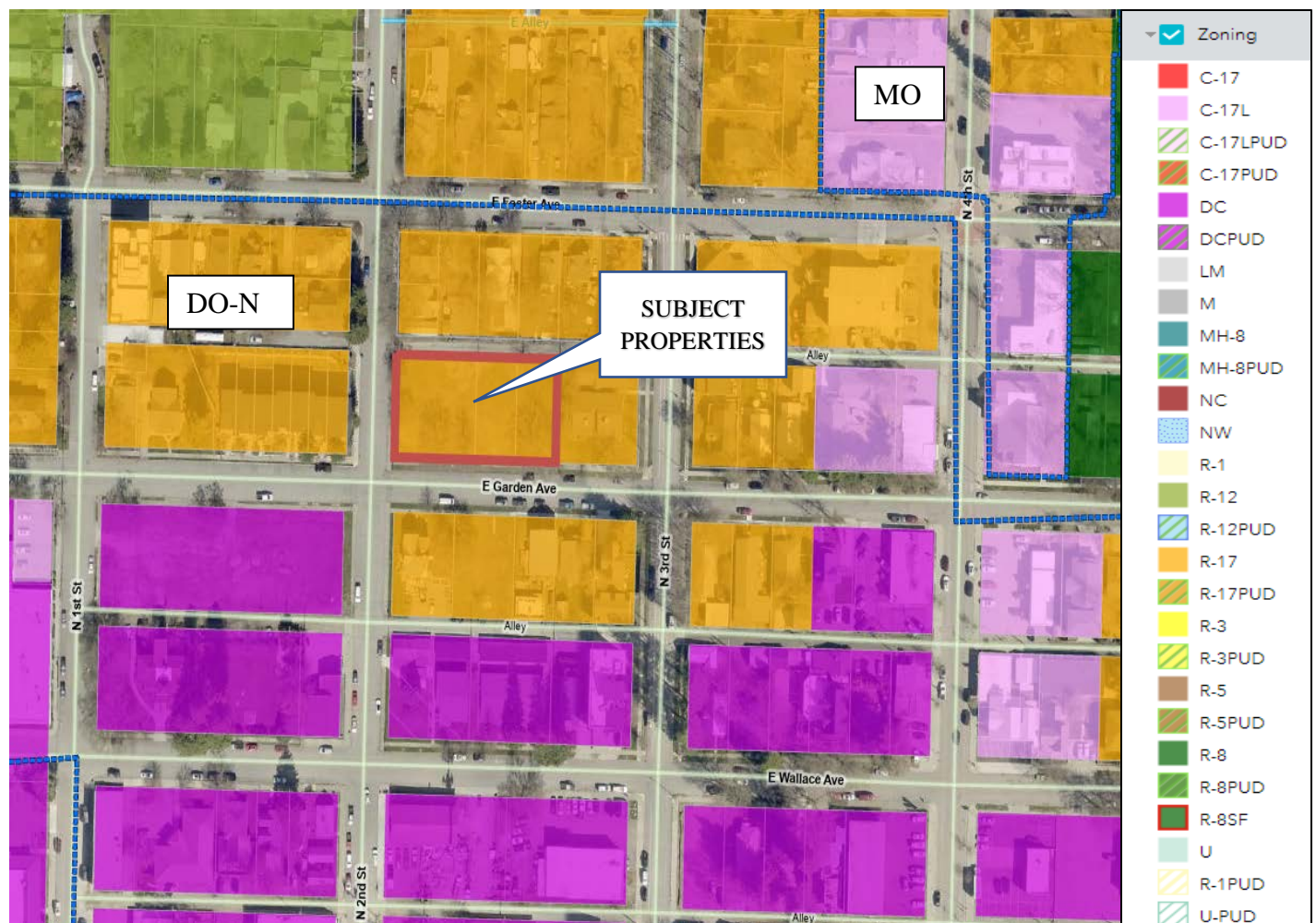
The total size of the three parcels associated with this request is 21,926 SF (site area proposed for the townhome development). The applicant has submitted an application to the City's Streets and Engineering Department for a short plat to create one parcel.

A Project Review meeting with staff was held on **January 16, 2025**. During the meeting, staff discussed the proposed project with the project development team and provided code requirements pertaining to the Downtown Overlay North District (DO-N) and items that needed to be addressed.

On **March 1, 2025** staff met with Scott Rosenstock, 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.

DISTRICT BOUNDARIES:



Downtown Overlay; Northside (DO-N):

The boundaries of the DO-N district are as depicted on the map above with the blue dashed line. The dark purple represents the Downtown Core (DC) zoning district. The property is subject to and the DO-N infill standards the R-17 (Residential at 17 units/acre) zoning as the underlying zone.

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

PROPERTY LOCATION MAP:

AERIAL PHOTO:



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 May 22, 2025 per § 17.09.325(E).

The proposed project is located on three (3) parcels with Garden Avenue to the south and 2nd Street to the west of the subject property. The property is addressed as 207, 211 and 213 E Garden Avenue is currently vacant. There is an alley to the rear of the parcels and will be used as an access point to unit garages and/or driveway aprons. The three (3) parcels are currently vacant. The subject property will be re-platted and combined into one parcel through the Short Subdivision process.

The proposed project is located in the Downtown Overlay North– (DO-N) district with the R-17 (Residential at 17 units/acre) zoning district as the underlying zoning and must adhere to the DO-N Design Guidelines and Standards.

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

PROPOSED TOWNHOME PARCEL SIZE: 21,926 SF

TOTAL SF FOR 15 TOWNHOME UNITS: 23,957 SF
Comprised of three (3) buildings

TOWNHOME UNITS: 15

PARKING: 30 garage units/driveway apron parking stalls

Applicant's Narrative:

April 1, 2025

207 Garden Townhomes Design Review Project Narrative

The 207 Garden Townhomes is a proposal to construct 15 townhome style units on 3 parcels located at 207, 211, 213 E Garden Ave.

The proposal seeks to submit for a short plat to combine the existing parcels into one. The lot area of the newly created parcels will be +/- 21,926 sq. ft. (0.50 acres) The project would then develop under a condominium plat with multiple structures on the newly created parcel.

The subject parcels are zoned R-17 and fall within the Downtown Overlay – Northside (DO-N), and as such are subject to the regulations of the Coeur d'Alene Infill Development Regulations and Design Standards, in addition to the zoning regulations for the R-17 zoning.

Under Section III of the Infill Development Regulations and Design Standards, "infill development is encouraged, including urban housing forms (e.g. townhomes...)" in the DO-N overlay district. Development Intensity under Section IV is regulated by F.A.R., with a permitted base of 1.0 and maximum of 2.0. Therefore, the base floor area allowable for the project is 21,926 sq. ft. The project proposes 23,957 sq. ft. of floor area in the 3 townhome buildings, for a total F.A.R. of 1.09. The proposal includes a request for F.A.R. bonus of 0.2 under Development Bonuses permitted in subsection C.1-Minor Amenities, proposing a common courtyard space between Buildings 1 and 2. The courtyard space shall be a common location available to all tenants/residents of the development. The proposed space totals 1,795 sq. ft. in area, exceeding 4% of the total building area for the project (958.28 sq. ft.), Of the 1,795 sq. ft., approximately 1,292 sq. ft. are landscaped with groundcover, plantings and several trees, in excess of the required 30% landscaping requirement (538.5 sq. ft.). Pedestrian seating and lighting are provided in the form of a bench and bollard lighting, as is detailed in the Design Review package. A summary of the F.A.R. calculations for the proposal is provided on the Site Plan in the submitted materials.

Under Section V, maximum permitted building height in the DO-N overlay is 45'-0". The proposed structures are 3-stories in height with a habitable attic and the proposed height, measured to the peak of the roof, is not to exceed 45'-0" as demonstrated on the building elevations.

Under Section VI, minimum parking requirements are 1.5 stalls/2-bedroom unit and 2.0 stalls/3-bedroom unit. The proposed unit mix of 2 and 3-bedroom townhomes requires a total of 25.5 (26) parking stalls. 30 parking stalls are proposed. A summary of the parking requirements and stall locations are indicated on the Site Plan. Parking for the project is proposed in unit garages and/or driveway aprons accessed via the alley and an internal drive aisle, or along Second St. via a total of three driveway cuts. No surface parking lots are proposed on-site. Bike parking shall be provided within unit garages.

Proposed FAR Bonuses: (Minor Amenities .2 FAR)

- Common Courtyard or Green: This space shall be available to tenants or residents of the development shall be an area equal to at least 4% of the floor area of the building. There should be both paved areas and landscaping, with planting consuming at least 30% of the area. Seating and pedestrian scaled lighting must be provided.

Development Bonuses:

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

Staff Evaluation of FAR Bonuses:

Hilary Patterson, Community Planning Director, has reviewed and recommended approval of the applicant's FAR bonus requests for the 15-unit townhome project and has determined that it does meet the intent of the code.

April 28, 2025

Hilary Patterson, Planning Director
City of Coeur d'Alene
710 E Mullan Ave
Coeur d'Alene, ID 83814

RE: 207 Garden – FAR Bonus

Dear Hilary:

Please see summary information below regarding the FAR Bonus approval from email correspondence dated 12/3/2024 and 12/4/2024.

12/3/2024

Overall Landscape Concept

The courtyard is designed to be a landscaped passage with meandering path and quiet seating. Native landscaping with ornamental trees will provide some privacy for the units while enhancing the natural beauty of the courtyard. Adjacent entries terrace down from each fronting unit to the common space where lighting along the path and at the seating area will also be provided. Note: Blue Fern will provide a more detailed courtyard landscaping plan for staff prior to DRC.

Courtyard Specifics

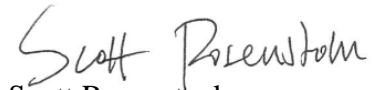
- Type of landscape - medium-sized courtyard trees combined with a mix of native shrubs, perennial, and groundcovers
- Courtyard will be irrigated
- Bollard lighting locations – adjacent to walkway and seating area, spaced at approx. 20' o.c. with (7) total lights proposed
- Type of seating – pre-manufactured bench with back. Specific model and orientation to be included in the DRC package
- Existing stairs along Garden Ave – these will be removed and (2) new sets of stairs provided. One set at the south end of the courtyard to connect the N/S courtyard walkway. A second set is provided at the SE corner of the site to connect the building 3 residential entries
- Driveway access for Building 1 – driveway access to unit 1 (north unit) provided via alley. The remainder of Building 1 is accessed directly from 2nd St.

12/4/2024

FAR Bonus Approval

(RE: from Hilary Patterson) Thank you for this additional level of detail and responses to my questions. This information provided me with what I needed to approve the requested FAR bonus.

Thank you,

A handwritten signature in cursive script that reads "Scott Rosenstock".

Scott Rosenstock
Entitlements Manager

**F.A.R. BONUS:
COURTYARD SPACE LOOKING NORTH FROM GARDEN AVENUE FRONTAGE**



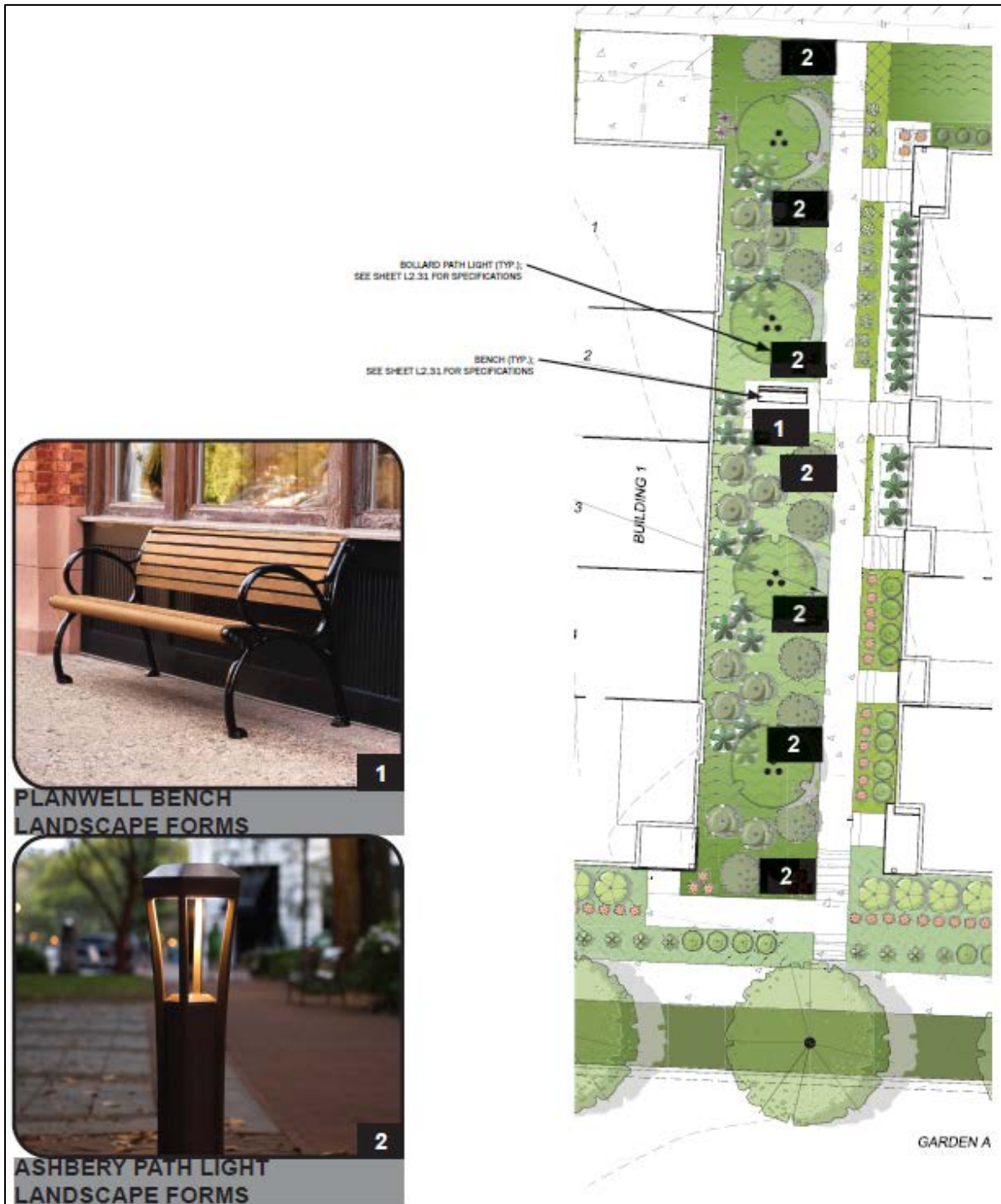
FLOOR AREA RATIO CALCULATIONS FOR REQUESTED BONUS

A 0.2 F.A.R. BONUS IS REQUESTED THROUGH THE DEVELOPMENT BONUSES PERMITTED UNDER SECTION IV.C.1.b OF THE INFILL DEVELOPMENT REGULATIONS AND DESIGN STANDARDS.

THE COMMON COURTYARD SHALL BE FOR THE USE OF THE PROJECT RESIDENTS AND IS LOCATED BETWEEN BUILDINGS 1 AND 2. THE FRONT UNIT ENTRIES TO BUILDING 2 ARE ACCESSED VIA THE COURTYARD.

- +/-1,795 SQ. FT. IN COURTYARD AREA (EXCEEDS 4% OF TOTAL BUILDING AREA)
- (TOTAL BUILDING AREA 23,957 SQ. FT. X 4% = 958.28 SQ. FT.)
- +/-1,292 SQ. FT. OF LANDSCAPING (EXCEEDS 30% OF TOTAL COURTYARD AREA)
- (30% OF TOTAL COURTYARD AREA = 1,795 SQ. FT. X 30% = 538.5 SQ. FT.)
- PLANTINGS INCLUDE DWARF BIRCH, BOXLEAF HONEYSUCKLE, WILD MOCKORANGE, AND SALAL GROUNDCOVER
- PEDESTRIAN SCALE LIGHTING IS PROPOSED ALONG THE WALKING PATH
- A BENCH IS PROPOSED IN THE CENTER OF THE COURTYARD SPACE

**F.A.R. BONUS:
COURTYARD EXHIBIT WITH PROPOSED LANDSCAPING AND AMENITIES:**



SITE PHOTOS:

SITE PHOTO 1: View from 2nd Street looking east at a portion of the subject property.



SITE PHOTO 2: View from the corner of 2nd Street looking east toward 3rd Street along the property frontage.



SITE PHOTO 3: View from Garden Avenue looking north at the subject property.



SITE PHOTO 4: View from the intersection of Garden Avenue and 2nd Street looking northeast at a portion of the subject property and the abutting multi-family building.



SITE PHOTO 5: View from the center of Garden Avenue near 2nd Street looking northwest at the subject property.



SITE PHOTO 6: View from the mid-block on 2nd Street from the alley looking east toward the subject property.



SITE PHOTO 7: View from the mid-block of 2nd Street looking east at the rear portion of the subject property abutting the alley.



SITE PHOTO 8: View from the Garden Avenue looking west from the center of the street.



SITE PHOTO 9: View from Garden Avenue and 2nd Street looking southwest a nearby vacant parcel owned by Blue Fern that will be the future townhome development known as the Wallace Townhomes.



SITE PHOTO 10: View looking west from Garden Avenue and 2nd Street at an existing multi-family building that is directly across the street from the subject property.



SITE PHOTO 11: View from Garden Avenue looking south from the subject property at a residential home and other nearby structures to the south.



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

DESIGN DEPARTURES:

None.

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

APPLICANT'S DESIGN GUIDELINES WORKSHEET:

The applicant has provided a response and additional details on how the project has met the required Downtown Overlay Northside (DO-N) Guidelines and Development Regulations as noted in their Design Guideline Worksheet that is provided below starting on this page and going through page 27 of the staff report.

Coeur d'Alene Infill Development Regulations and Design Standards (DO-N) Narrative:

VII. Design Standards

- A. *General Landscaping:* Proposed landscaping is drought tolerant and includes street trees, accent trees, shrubs, and groundcovers that will provide seasonal color and interest. The plant palette includes perennials such as Daylily, Catmint, Rose, and Spiraea to highlight landscaped areas of the site.

The proposed refuse area is screened by shrubs and fencing, which provides visual screening on all sides.

Common courtyard space is provided between Buildings 1 and 2, including a walkway for circulation and landscaped planting beds.

- B. *Screening of Parking Lots:* Not applicable, as no parking lots are proposed.

C. *Screening of Trash/Service Areas:*

1. *General Requirements*

- a. Trash collection is proposed to the north of Building 3, adjacent to the alleyway along the northern boundary of the parcel and away from public right-of-way.
- b. The collection area is screened from the neighboring parcel via privacy fencing and on-site landscaping. The use of horizontal cedar boards is intended to fit in with the style and materials proposed for the buildings on-site, in particular the woodtone siding accents. The enclosure will be further screened via evergreen plantings provided adjacent to the proposed fencing, 6' in height.

- D. *Lighting Intensity:* light fixtures are provided at each unit entry porch and bollard lighting is provided throughout the common courtyard space along the pedestrian walkway.

1. *General Requirements*

- a. The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties (see locations and fixture specifications on sheet A14). The bollard light fixture is downlit, intended to illuminate the walkway and minimize light-spill and glare. (see locations and fixture specifications on sheet A11 & A14).
 - b. The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties (see locations and fixture specifications on sheet A14). The bollard light fixture is downlit, intended to illuminate the walkway and minimize light-spill and glare. (see locations and fixture specifications on sheet A11 & A14).
 - c. No flashing lights are proposed.
 - d. No uplighting is proposed.
- E. *Screening of Rooftop Mechanical Equipment:* n/a no rooftop mechanical equipment is proposed. Heat pump condensers for each unit have been located on upper level unit decks (please see unit floor plans sheets B4-B8 for specific locations).
 - 1. *General Requirements*
 - a. Location of condensing units on the deck reduces their visual presence at ground level and deck railings shall help screen the mechanical units from view. In addition, condenser's will be screened using pre-fabricated coverings to further shield them from view on the deck.
- F. *Width and Spacing of Curb Cuts:*
 - 1. *General Requirements*
 - a. Only residential curb-cuts are proposed.
 - b. The sidewalk pattern and material are carried through the driveways to promote continuous and uninterrupted sidewalks (see landscape plan for specifics).
 - c. Internal access to the site is limited to 3 curb cuts are proposed along Second St, the remainder of the vehicular access to the site is directly from the alleyway at the northern property boundary.

VIII. Design Guidelines

- A. *General Landscaping:* Proposed landscaping is drought tolerant and includes street trees, accent trees, shrubs, and groundcovers that will provide seasonal color and interest. The plant palette includes perennials such as Daylily, Catmint, Rose, and Spiraea to highlight landscaped areas of the site.

The proposed refuse area is screened by shrubs and fencing, which provides visual screening on all sides.

Common courtyard space is provided between Buildings 1 and 2, including a walkway for circulation and landscaped planting beds.

- B. *Parking Lot Landscape*: Not applicable, as no parking lots are proposed.
- C. *Location of Parking*: parking is located in unit garages to minimize the visual impact of parking areas. The majority of garages are accessed via an internal drive aisle and located at the rear of the unit. Building 1, fronting Second St. has garages and driveway aprons along the street frontage. The garages are residential in scale and are recessed between 7'-8' from the face of the building to minimize their visual impact on the pedestrian realm.
- D. *Grand Scale Trees*: On-site trees will be removed per the approval of Nick Goodwin, Urban Forester, and replaced with Kousa Dogwoods, European Beech and Paperbark Maples along the Second St and Garden Ave. street frontages.
- E. *Identity Elements*:
 - 3. *DO-N District*: Identity elements for the DO-N District include seasonal landscaping, street trees, accent trees, garden planting strips and/or yard art. A variety of tree species, including Paperbark Maples, Kousa Dogwoods, and European Beech are planted along the streetscape. All species are found on the City's approved tree list. Accent trees, such as River Birch, are located at the courtyard. Landscaping and groundcover are composed of drought tolerant plantings and are arranged to buffer the development from drive aisles and walkways. This softens the structures connection to the ground plane and creates a rich pedestrian experience. Lawn is provided along the planters at back of curb to provide visibility and match with the neighboring character.
- F. *Fences Next to Sidewalks*: A cedar fence is proposed at the trash enclosure for screening as well as along the eastern property line of the project.
- G. *Walls Next to Sidewalks*: n/a no walls proposed adjacent to sidewalks. The existing low retaining wall adjacent to the sidewalk on both street frontages will be removed and the site regraded as part of the proposal.

H. Curbside Planting Strips:

1. Required planting strips are provided between the street curb and sidewalk along Garden Avenue and Second Street frontages adjacent to the subject properties.
2. Planting strips are primarily composed of lawn and street trees-Kousa Dogwood, Paperbark Maple, and Tricolor European Beech-which form a continuous buffer between curb and sidewalk, except where interrupted by driveways.

I. Unique Historic Features:

1. The site is currently vacant and does not contain any historic signs, pavement markings or structures to retain.
2. No new landmark signs are proposed.

J. Entrances:

1. *Visual Prominence:* Each unit entrance is identifiable from the street or sidewalk, marked by the following elements from Groups A, B and C: front porch, sidelights flanking the doorway, and pots and planters with flowers (please see sheet A14 for specifics). Unit porches signify the unit entrance in the context of the building façade. Sidelights, transom windows, and partial door-lights, allow visibility and transparency at the entry for safety and security. Potted flowers coordinate with the general landscaping to soften the transition from the pedestrian realm to the private entry.
2. *Weather Protection:* Low roofs above the porches provide weather protection at each entrance.

K. Orientation to the Street:

1. *Clearly Identifiable Entry:* Entries consist of open porches, with glazing and lighting to create a welcoming and defensible entry space at each unit.
2. *Required Entry Design Elements:* Entrances are identified by individual covered entry porches (d), with low roofs above, breaking down the scale of the larger building façade to a more human scale element on a unit-by-unit basis. Each entrance contains glazing in the form of sidelights and/or transom windows adjacent to or above the glazed entry door (g).
3. *Pedestrian Scale Lighting Required:* Porch lighting is provided at each entryway.
4. *Entry to Face Street:* All unit entries are oriented to the public right-of-way or to the common walk along the internal courtyard spaces on-site (Buildings 2 and 3). The internal walkways connect directly to the public sidewalk in the right-of-way.

L. Massing: Base/middle/top:

1. The building massing exhibits a distinctively residential roof line with sloping roof surfaces and dormers at the attic, creating a cap to the building form.
2. The middle section is defined through color and material changes, changes in window type and recessed balconies at the side and rear elevations.
3. The base of the building is grounded by the horizontal datum of the porch roof lines, detailing at columns and brackets under the low roofs, and recessed, covered entry porches.

M. Treatment of Blank Walls:

1. *Required Architectural Elements:* All building facades within public view (front and side elevations) are designed and detailed to avoid large expanses of blank wall. Windows are included on each building facade, along with visual interest provided by changes in material/color and building modulation. Elevations that will face the public right-of-way are enhanced with materials wrapping the corner of the building to a logical transition point, as well as prominent recessed corner decks at the upper level that provide relief and depth along the plane of the façade wall. Landscaping along the side elevations, adjacent to the wall surface, helps tie the building to the surrounding site.
2. There are no walls that meet the definition of long blank walls (30+' feet of uninterrupted façade).

N. Accessory Buildings: n/a no accessory buildings are proposed

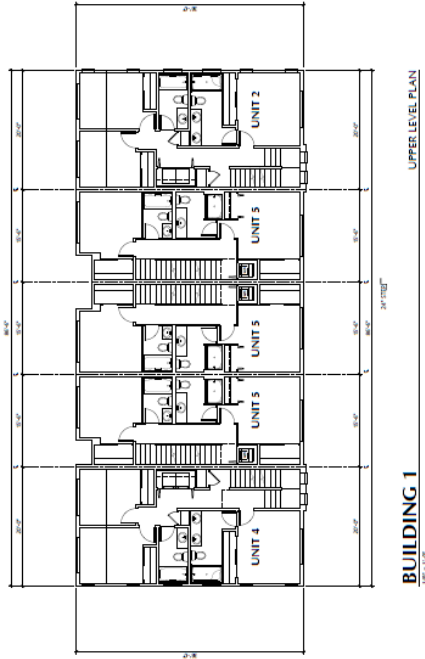
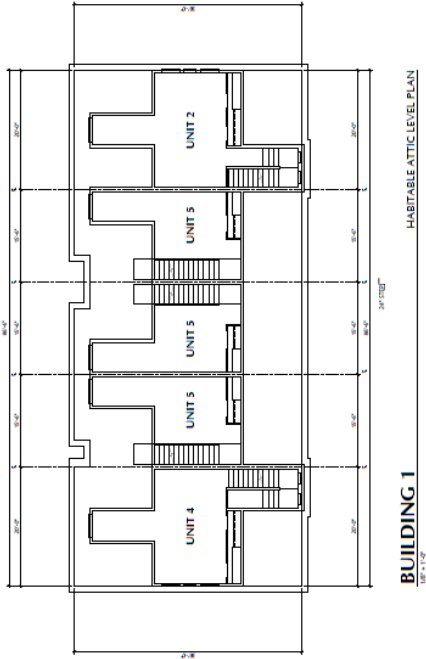
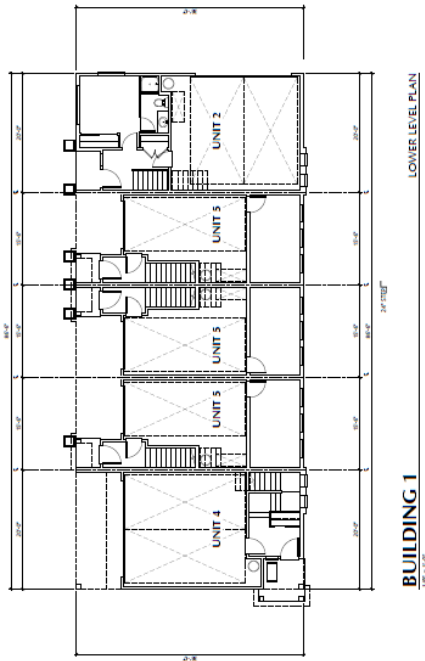
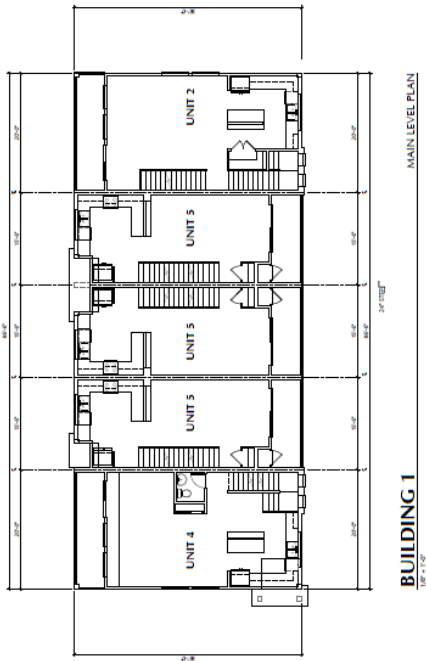
O. Integration of Signs with Architecture: n/a no signs proposed

P. Creative/Individuality of Signs: n/a no signs proposed

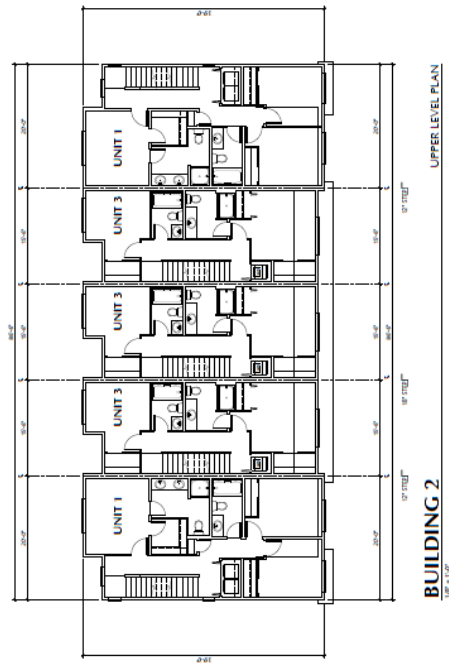
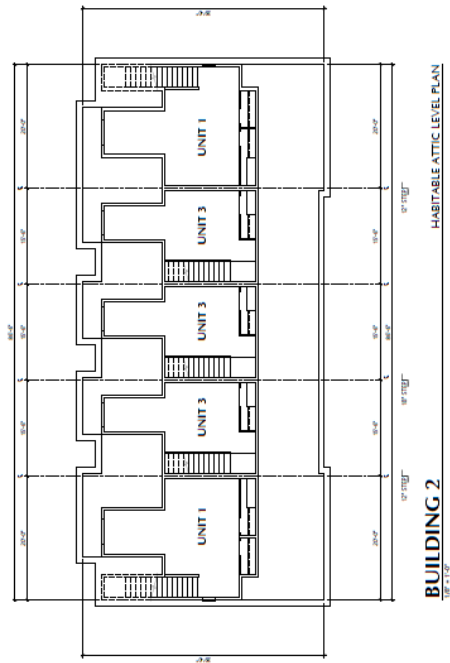
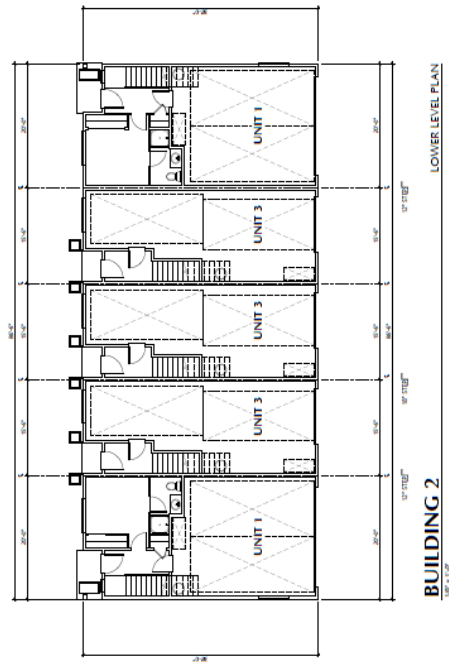
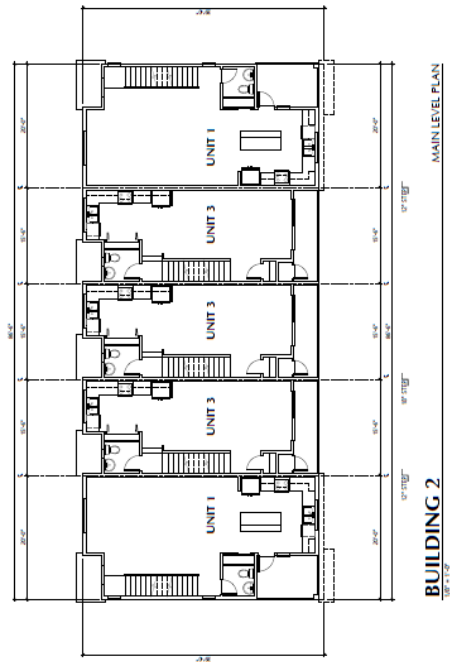
Setbacks Adjacent to Single Family: a 2-story single family residence is located on the property directly to the east of the subject parcels. The proposal provides a 10' setback at the eastern property line to the structure of Building 3. Since the adjacent structure is 2-stories the additional setback above 15' in building height should not be applicable. However, the 10' setback provided allows for an additional 5' of setback for the entire structure from the required minimum 5'. (30' height to the building eave = 15' additional height above 15' building height. Setback at a 4:12 ratio = 5':15'. 5' additional setback provided).

Q. Minimum/Maximum Setbacks: All buildings along the right-of-way are setback a minimum of 10' and no more than 20' from the edge of the right-of-way (between 10.5'-

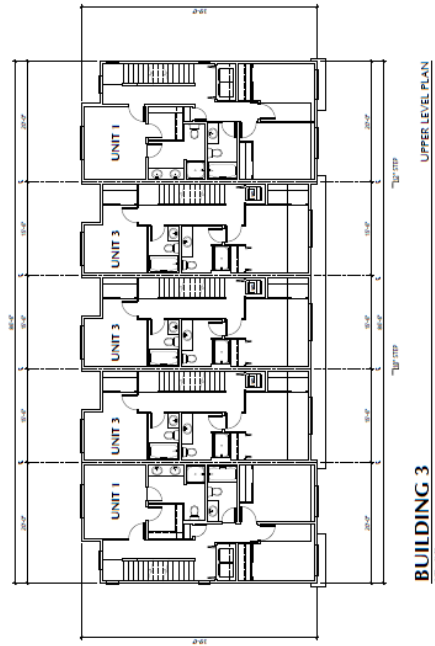
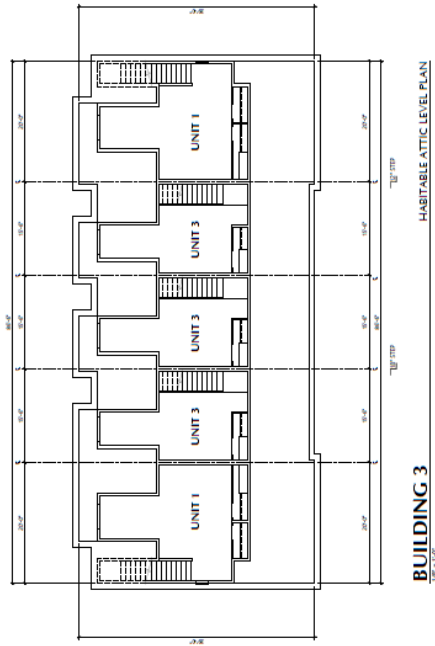
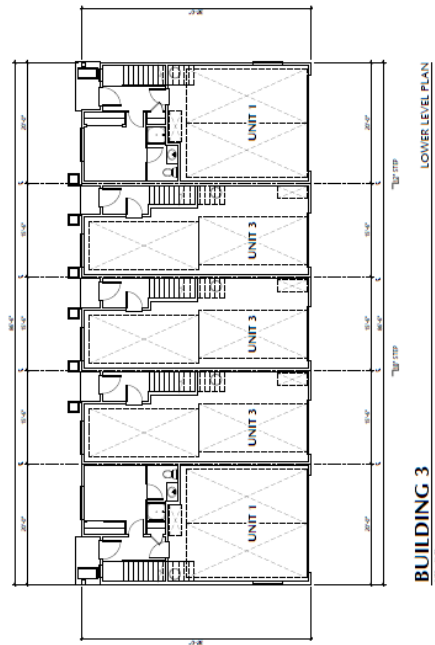
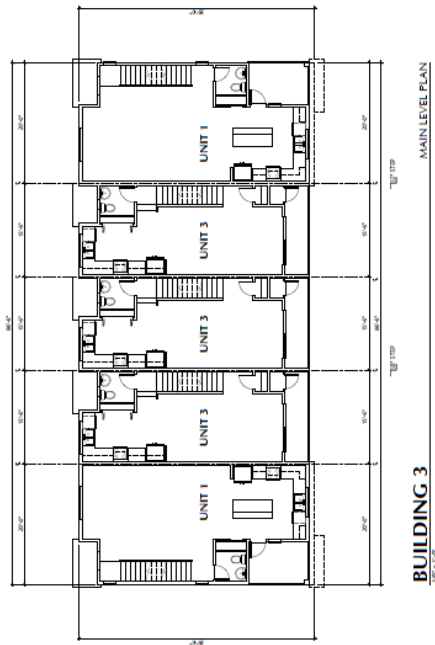
CONCEPT FLOOR PLAN: 207 GARDEN AVENUE TOWNHOMES:
BUILDING 1



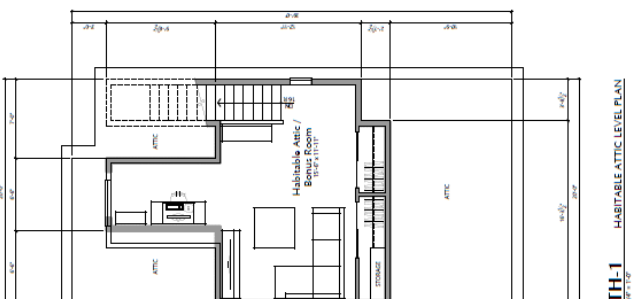
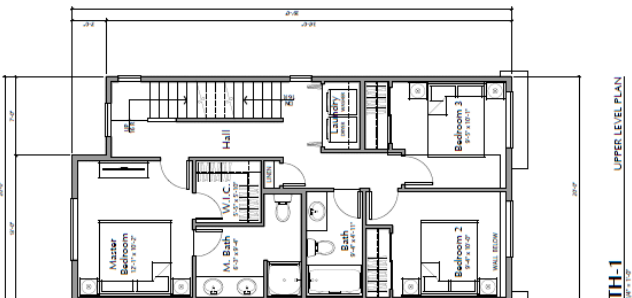
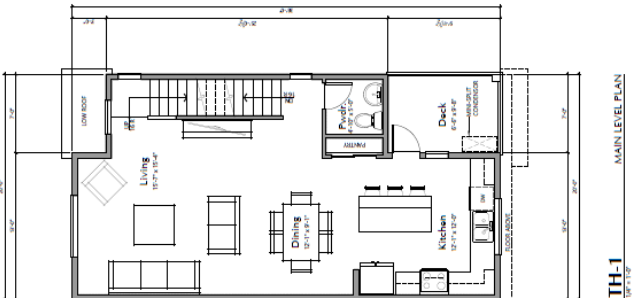
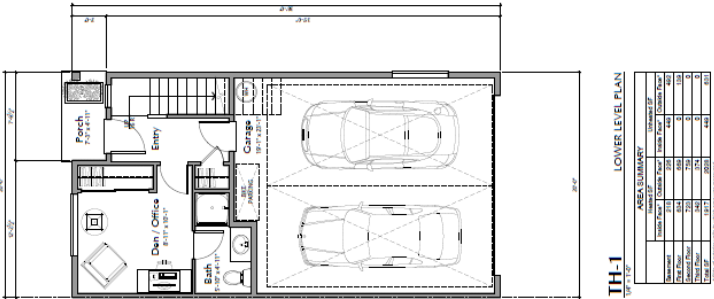
CONCEPT FLOOR PLAN: 207 GARDEN AVENUE TOWNHOMES:
BUILDING 2



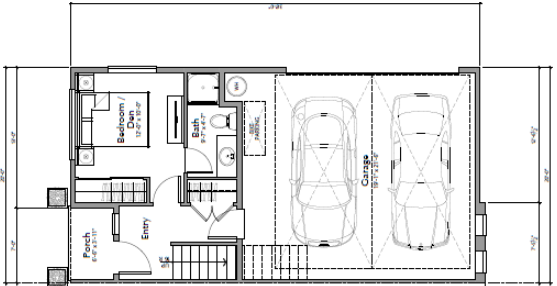
CONCEPT FLOOR PLAN: 207 GARDEN AVENUE TOWNHOMES:
BUILDING 3



CONCEPT FLOOR PLAN: 207 GARDEN AVENUE TOWNHOMES: TH1



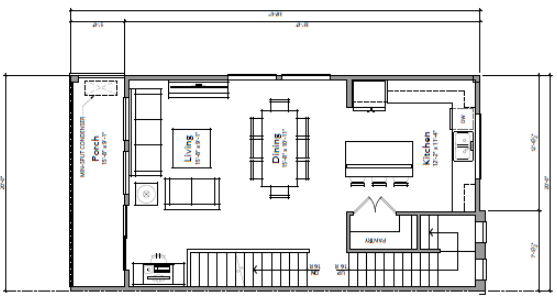
CONCEPT FLOOR PLAN: 207 GARDEN AVENUE TOWNHOMES: TH2



TH-2
1/8" = 1'-0"

LOWER LEVEL PLAN

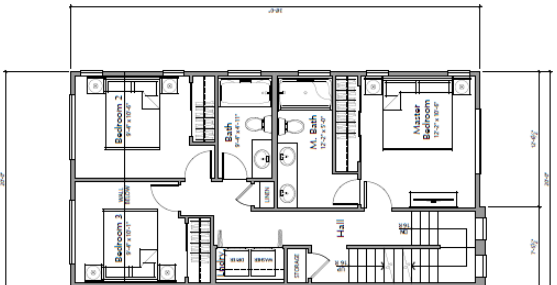
GROSS SURFACE		FINISHED FLOOR	
Area	Area	Area	Area
Garage	360.00	Living	144.00
Bedroom	144.00	Dining	100.00
Bath	30.00	Kitchen	100.00
Entry	64.00	Staircase	100.00
Other	0.00	Other	0.00
Total	638.00	Total	344.00



TH-2
1/8" = 1'-0"

MAIN LEVEL PLAN

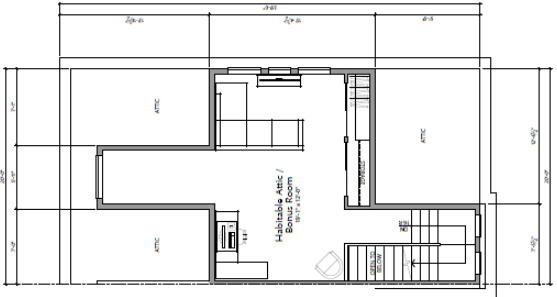
GROSS SURFACE		FINISHED FLOOR	
Area	Area	Area	Area
Living	324.00	Dining	144.00
Kitchen	144.00	Bath	30.00
Porch	100.00	Bedroom	144.00
Other	0.00	Other	0.00
Total	568.00	Total	318.00



TH-2
1/8" = 1'-0"

UPPER LEVEL PLAN

GROSS SURFACE		FINISHED FLOOR	
Area	Area	Area	Area
Bedroom 1	144.00	Bedroom 2	144.00
Bedroom 3	144.00	Bath	30.00
Master Bedroom	144.00	Other	0.00
Total	576.00	Total	318.00



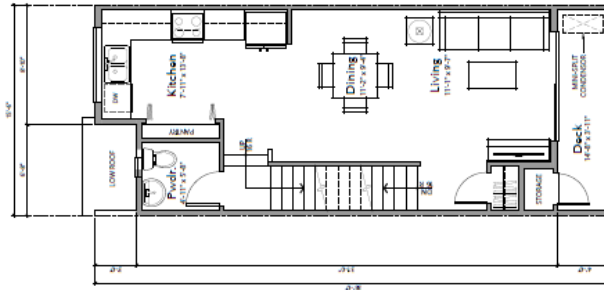
TH-2
1/8" = 1'-0"

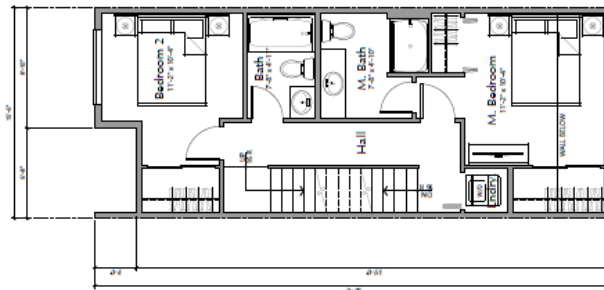
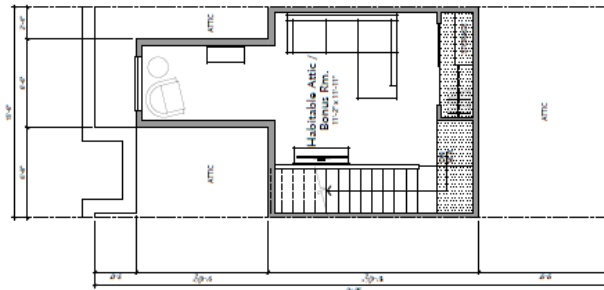
HABITABLE ATTIC LEVEL PLAN

GROSS SURFACE		FINISHED FLOOR	
Area	Area	Area	Area
Bedroom	324.00	Bath	30.00
Other	0.00	Other	0.00
Total	354.00	Total	330.00

The second floor plan includes a car garage (11'0" x 12'0") with a car icon, a storage area (11'0" x 12'0") with a storage icon, a porch (4'0" x 2'11") with a porch icon, and a set of stairs leading up to a landing. The overall dimensions of the second floor are 11'0" by 12'0".

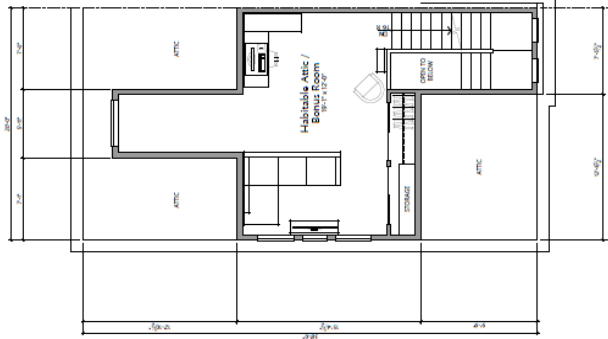
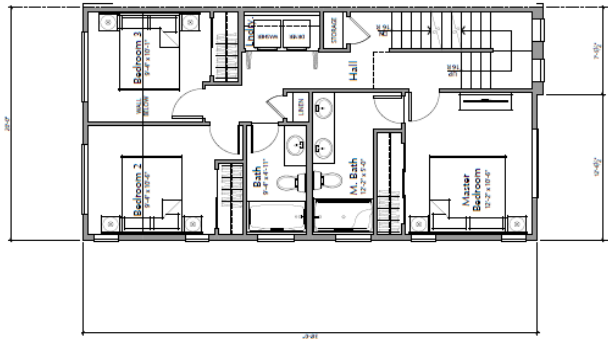
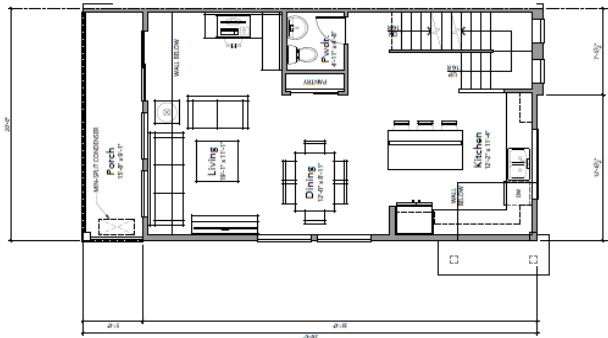
AREA SUMMARY			
	Heated SF		Unheated SF
	Inside Face	Outside Face	
Basement	67	69	519
First Floor	460	460	66
Second Floor	825	825	0
Third Floor	281	280	0



$$1/x^2 = 1 - x^2$$
 $1/4^x + 1/2^x$ 
$$1.4^2 \times 1.2^2$$

The floor plan shows a main house with a two-car garage (18' x 26') and a porch (6' x 6'). The entry leads to a living area with stairs. The overall dimensions are 36' 0" wide by 27' 0" deep.

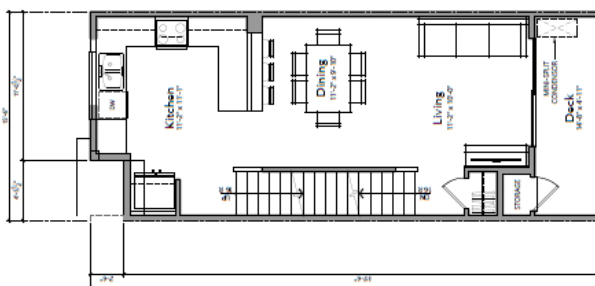
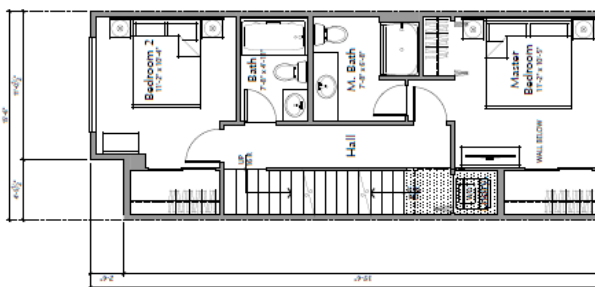
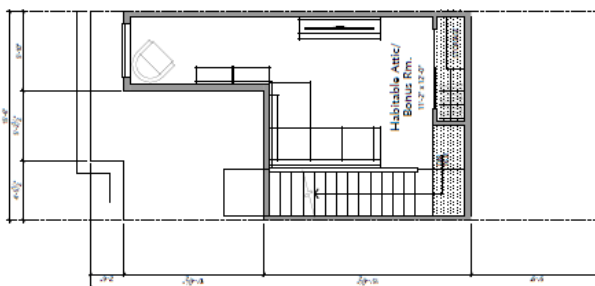
AREA SUMMARY				
	Inland IP		Uninhabited IP	
	Inland P ¹	Outside P ²	Inland P ³	Outside P ⁴
Summer	125	135	432	475
First Fall	627	660	60	60
Second Fall	725	760	0	0
Third Fall	352	364	0	0
Total IP	1859	1919	492	535



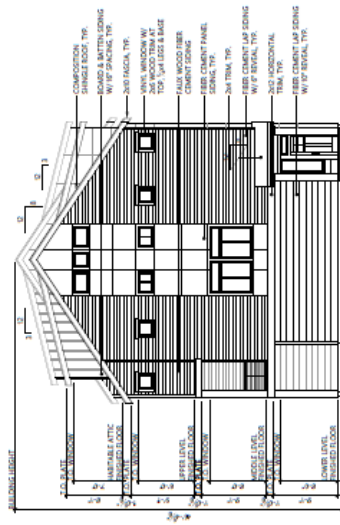
Second Floor Plan Details:

- Porch:** 4'-0" x 4'-0"
- Entry:** 4'-0" x 4'-0"
- Stairs:** 4'-0" x 4'-0"
- Kitchen:** 4'-0" x 4'-0"
- Dining:** 4'-0" x 4'-0"
- Living:** 4'-0" x 4'-0"
- Bonus/Shop:** 14'-0" x 18'-0"
- Garage:** 14'-0" x 20'-0"
- Storage:** 4'-0" x 4'-0"
- Overall Dimensions:** 34'-0" (width), 44'-0" (depth)

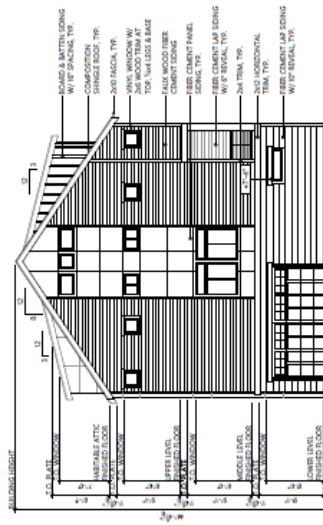
AREA SUMMARY				
	Heated SF		Unheated SF	
	Inside Floor	Outside Floor	Inside Floor	Outside Floor
Basement	146	227	276	503
First Floor	476	450	0	67
Second Floor	543	578	0	0
Third Floor	258	273	0	0
Grand Total	1423	1528	276	569


$$10^6 = 10^2 \cdot 10^4$$

$$1.0^{\circ} \pm 1.2^{\circ}$$
 $\sqrt{4^2 + 1^2} = 5$

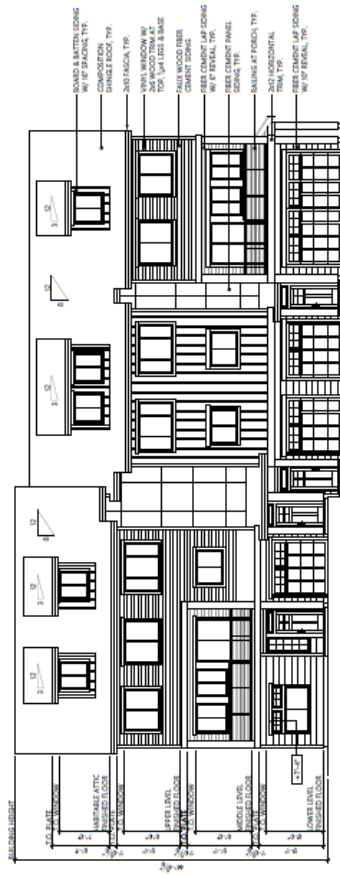
BUILDING 1 ELEVATIONS:



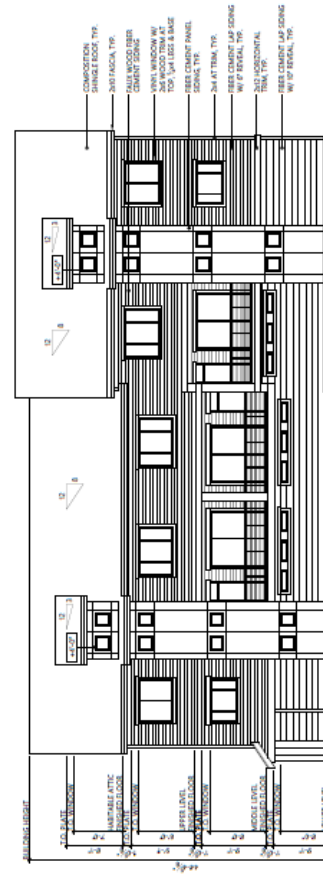
BUILDING 1 FRONT ELEVATION
1/8" = 1'-0"



BUILDING 1 SIDE ELEVATION
1/8" = 1'-0"

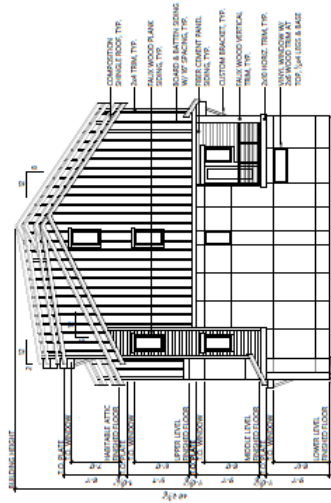


BUILDING 1 REAR ELEVATION
1/8" = 1'-0"

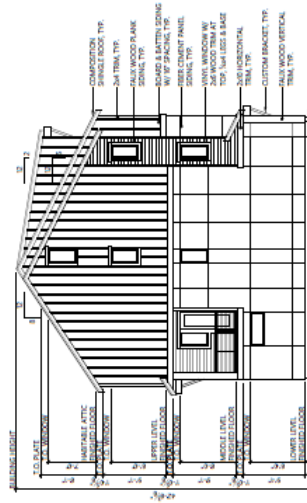


BUILDING 1 SIDE ELEVATION
1/8" = 1'-0"

BUILDING 2 ELEVATIONS:



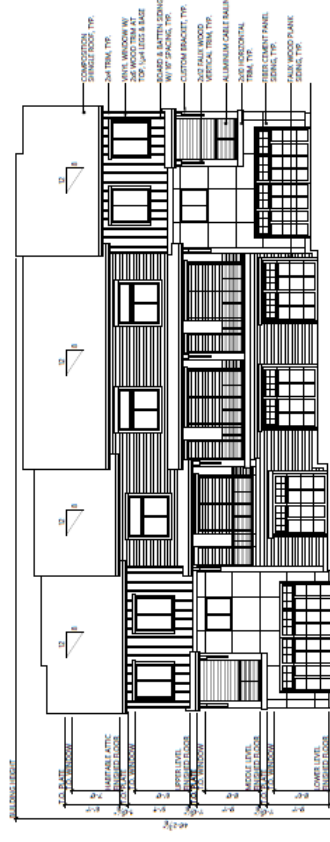
BUILDING 2 SIDE ELEVATION
1/8" = 1'-0"



BUILDING 2 SIDE ELEVATION
1/8" = 1'-0"

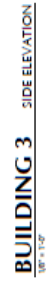


BUILDING 2 FRONT ELEVATION
1/8" = 1'-0"



BUILDING 2 REAR ELEVATION
1/8" = 1'-0"

PAGE 39



207 GARDEN TOWNHOMES: FRONT ELEVATION



207 GARDEN TOWNHOMES: SIDE ELEVATION



ELEVATIONS: 207 GARDEN TOWNHOMES (REAR BLDG 1)



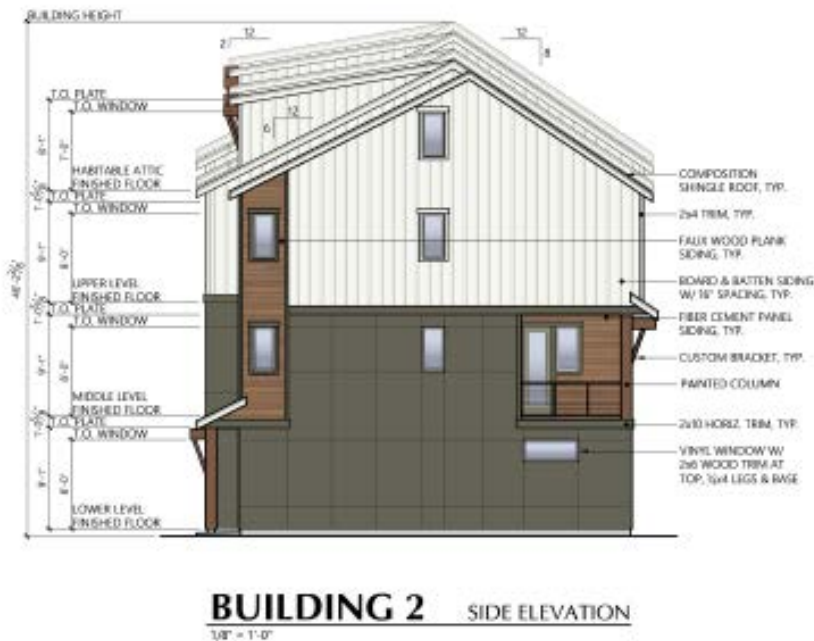
ELEVATIONS: 207 GARDEN TOWNHOMES (SIDE BLDG 1)



ELEVATIONS: 207 GARDEN TOWNHOMES (FRONT BLDG 2)



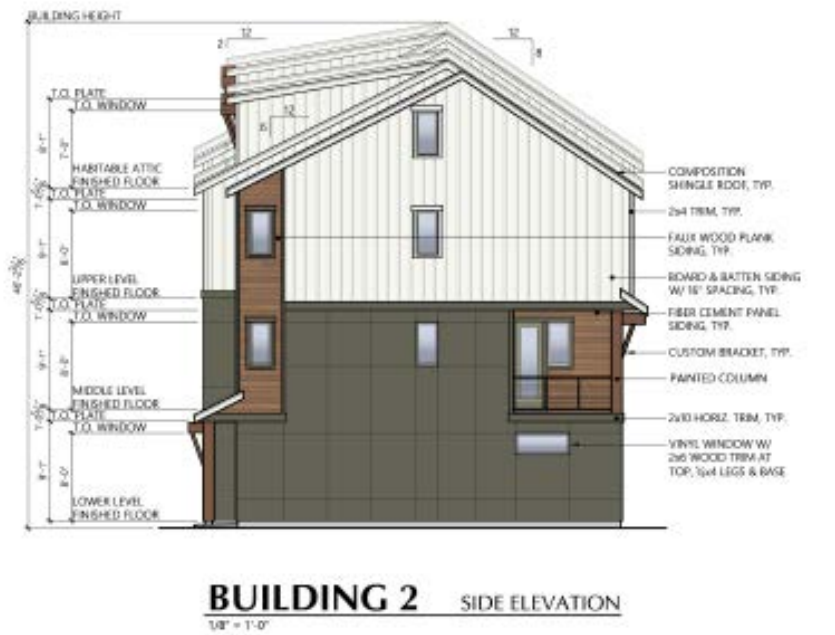
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ELEVATIONS: 207 GARDEN TOWNHOMES (FRONT BLDG 2)



ELEVATIONS: 207 GARDEN TOWNHOMES (SIDE BLDG 2)



ELEVATIONS: 207 GARDEN TOWNHOMES (FRONT BLDG 3)



ELEVATIONS: 207 GARDEN TOWNHOMES (SIDE BLDG 3)



ELEVATIONS: 207 GARDEN TOWNHOMES (REAR BLDG 3)


















ELEVATIONS: 207 GARDEN TOWNHOMES (SIDE BLDG 3)


















MATERIAL LEGEND:

MATERIAL LEGEND

	6" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "WINCHESTER" ON HARDIE PANEL		6" FIBER CEMENT LAP SIDING HARDIE PANEL - "CITYSCAPE" SW7067
	6" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "SUMMER WHEAT" ON HARDIE PANEL		10" FIBER CEMENT LAP SIDING HARDIE PANEL - "CITYSCAPE" SW7067
	BOARD & BATTEN SIDING W/ 16" SPACING HARDIE PANEL - "CITYSCAPE" SW7067		TRIM - "FEFFERCORN" SW7674
	BOARD & BATTEN SIDING W/ 16" SPACING HARDIE PANEL - "HIGH REFLECTIVE WHITE" SW7757		TRIM - "FAVESTONE" SW7642
	FIBER CEMENT PANEL SIDING HARDIE PANEL - "HIGH REFLECTIVE WHITE" SW7757		TRIM - "MEANDER" FFG 1029-5
	FIBER CEMENT PANEL SIDING HARDIE PANEL - "IRON ORE" SW7069		TRIM - "HIGH REFLECTIVE WHITE" SW7757
	FIBER CEMENT PANEL SIDING HARDIE PANEL - "MODERN GRAY" SW7632		ASPHALT SHINGLE ROOFING IKO CAMBRIDGE - DUAL BLACK
	FIBER CEMENT PANEL SIDING HARDIE PANEL - "FLUNGE POOL" FFG1029-7		

COLOR SCHEMES & PROJECT INSPIRATION

MATERIAL LEGEND

	6" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "WINCHESTER" ON HARDIE PANEL		6" FIBER CEMENT LAP SIDING HARDIE PANEL - "CITYSCAPE" SW7067
	6" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "SUMMER WHEAT" ON HARDIE PANEL		10" FIBER CEMENT LAP SIDING HARDIE PANEL - "CITYSCAPE" SW7067
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	FIBER CEMENT PANEL SIDING HARDIE PANEL - "MODERN GRAY" SW7632		ASPHALT SHINGLE ROOFING IKO CAMBRIDGE - DUAL BLACK
	FIBER CEMENT PANEL SIDING HARDIE PANEL - "FLUNGE POOL" FFG1029-7		



Smooth Hardie Panel Siding



Dormers






















LANDSCAPE PLAN:



PLANT SCHEDULE

LANDSCAPE SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
TREES				
	4	ACER GRISEUM	PAPERBARK MAPLE	2" CAL. MIN.
	4	BETULA NIGRA 'LITTLE KING'	FOX VALLEY® DWARF RIVER BIRCH	2" CAL. MIN.
	3	CORNUS KOUSA 'EDDIE'S WHITE WONDER'	KOUSA DOGWOOD	1.5" CAL. MIN.
	2	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR EUROPEAN BEECH	2" CAL. MIN.
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>
SHRUBS				
	31	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL.
	55	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	1 GAL.
	30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
	151	HEMEROCALLIS X 'ORANGE'	ORANGE DAYLILY	1 GAL.
	15	LONICERA NITIDA	BOX LEAF HONEYSUCKLE	3 GAL.
	25	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.
	34	NEPETA X 'PICTURE PURRFECT'	PICTURE PURRFECT CATMINT	1 GAL.
	16	PHILADELPHUS LEWISII	WILD MOCKORANGE	3 GAL.
	36	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.
	34	ROSA X 'MEIRADANA'	ICECAP™ FLORIBUNDA ROSE	3 GAL.
	23	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GAL.
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
GROUND COVERS				
	237 SF	AJUGA GENEVENSIS	BLUE BUGLE	4" POT
	1,451 SF	FESTUCA IDAHOENSIS	IDAHO FESCUE	4" POT
	1,444 SF	GAULTHERIA SHALLON	SALAL	4" POT
	2,385 SF	LAWN		HYDROSEED
	188 SF	SEDUM DIVERGENS	SPREADING STONECROP	4" POT
	740 SF	VINCA MINOR	COMMON PERIWINKLE	4" POT

STAFF EVALUATION OF FACTS:

- The applicant is seeking design review approval from the DRC for the 207 Garden Townhome (Item DR-2-25).
- The subject property is located at 207, 211 and 213 E. Garden Avenue with frontage on Garden Avenue and 2nd Street, legally described as Lots 7,8,9 & 10, Block 9 in CDA & KINGS ADD, according to the records of Kootenai County, Idaho.
- The existing zoning is in the Infill Overlay East (DO-N) District with the underlying zoning as R-17 (Residential at 17 units/acre) zoning district as shown by the City's zoning map, and is subject to the Infill Overlay District (DO-N) Design Standards and the M.C. Chapter 17.07.900, Article VII, and § 17.09.305, and review by the City's DRC.
- The subject property is 21,926 square feet.
- The total building square footage would be 23,957 square feet.
- The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(A) through (E).
- The applicant completed a project review meeting with the original submittal on January 16, 2025 as required by M.C. § 17.09.325(B).
- The applicant has completed an initial meeting with staff with the original submittal on March 1, 2025, as required by M.C. § 17.325(D).
- Public testimony will be received by the DRC at a public hearing on May 22, 2025.
- All legal notice requirements for the public hearing have been met:
 - Ninety (90) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on May 2, 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 May 3, 2025, which fulfills the legal requirement for the Design Review as provided by M.C. § 17.09.315(A).
 - The subject property was posted with the public hearing notice on May 13, 2025, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
- The project is below the allowable floor area ratio (FAR) as provided in M.C. § 17.05.685(A). The maximum allowed FAR in the DO-N zoning district is 2.0. The project requires an FAR of 1.09 The applicant has requested development bonuses – Common Courtyard or Green:(0.2) The project qualifies for a total allowable FAR of 1.09 (with a base of 1.0 and 0.2 in bonuses). The Planning Director has recommended approval. (FAR BONUSES)
- The proposed project would be three stories with habitable attic space and maximum of 45' feet tall which is the maximum allowable in the Infill Overlay District (DO-N) pursuant to M.C. § 17.05.690(A). (BUILDING HEIGHT)

- M.C. §17.05.725(A)(3) requires 1.5 parking stalls per two bedroom unit and 2.0 spaces per three bedroom unit in the DO-N Infill Overlay District. There are nine (9) two-bedroom units requiring 1.5 space per unit and six (6) three-bedroom units requiring 2.0 spaces per unit. A total of 26 parking spaces are required. The applicant has provided 30 parking spaces, which is four (4) more than is required by the Infill Overlay District DO-N standards. The project provides garages for some of the units along with the surface parking space in front of the garages providing surface parking spaces for the townhome project. (PARKING COUNT & LOCATION)
- A landscape plan has been provided depicting the proposed landscaping along Garden, Avenue and 2nd Street to meet the landscape design standards. The landscaping includes accent trees, shrubs, and groundcovers that will provide seasonal color and interest. Grand Scale trees along the Garden Avenue frontage will be removed and replanted. Nick Goodwin, Urban Forester has been working with the development team. (GENERAL LANDSCAPING)
- This guideline is not applicable, as no parking lots are proposed (SCREENING OF PARKING LOTS)
- Trash /service areas are required to be screened. Trash collection is proposed to the north of Building 3, adjacent to the alley and near the Access Drive Aisle and away from public right-of- way. The collection area is screened from view via privacy fencing and evergreen plantings provided adjacent to the proposed fencing that will be 6' in height. (SCREENING OF TRASH/ SERVICE AREAS)
- For the proposed townhome project, light fixtures are provided at each unit entry porch and bollard lighting is provided throughout the common courtyard space along the pedestrian walkway.
 - The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties (see locations and fixture specifications on sheet A14)
 - The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties
 - No flashing lights are proposed. No uplighting is proposed. (LIGHTING INTENSITY – STREET LIGHTING)
- No rooftop mechanical equipment is proposed. Heat pump condensers for each unit have been located on upper-level unit decks. Location of condensing units on the deck reduces their visual presence at ground level and deck railings shall help screen the mechanical units from view. In addition, condenser's will be screened using pre-fabricated coverings to further shield them from view on the deck. (SCREENING OF ROOFTOP MECHANICAL EQUIPMENT)
- There are three (3) proposed curb cuts off of 2nd Street that would provide vehicular access to three of the garages in Building 1. The fourth garage in Building 1 would be access off of the alley. Vehicular access for Buildings 2 and 3 would be from the alley. The sidewalk pattern and material are carried through the driveways to promote continuous and uninterrupted sidewalks. (CURB CUTS WIDTH AND SPACING)

- N/A. This guideline is not applicable, as no parking lots are proposed. (PARKING LOT LANDSCAPE)
- Parking for the proposed townhome project is primarily located within unit garages to minimize the visual impact of parking areas, with additional parking on driveway aprons. The majority of garages are accessed via an internal drive aisle and located at the rear of the unit. Building 1, fronting Second Street has garages and driveway aprons along the street frontage. The garages are residential in scale and are recessed between 7'-8' from the face of the building to minimize their visual impact on the pedestrian realm. (LOCATION OF PARKING)
- On-site grand scale trees are proposed to be removed per the approval of Nick Goodwin, Urban Forester and replaced with Kousa Dogwoods, European Beech and Paperbark Maples along Second Street and Garden Avenue street frontages. The City's Urban Forester has evaluated the health of the grand scale trees and determined they can be removed and replaced. (GRAND SCALE TREES)
- DO-N District: Identity elements for the DO-N District include seasonal landscaping, street trees, accent trees, garden planting strips and/or yard art. A variety of tree species, including Paperbark Maples, Kousa Dogwoods, and European Beech are planted along the streetscape. All species are found on the City's approved tree list. Accent trees, such as River Birch, are located at the courtyard. Landscaping and groundcover are composed of drought tolerant plantings and are arranged to buffer the development from drive aisles and walkways. This softens the structures connection to the ground plane and creates a rich pedestrian experience. Lawn is provided along the planters at back of curb to provide visibility and match with the neighboring character. (IDENTITY ELEMENTS)
- A cedar fence is proposed along the eastern property line of the project. (FENCES NEXT TO SIDEWALKS)
- N/A. This guideline is not applicable. There are no walls proposed adjacent to sidewalks. The existing low retaining wall adjacent to the sidewalk on both street frontages will be removed and the site regraded as part of the proposal. (WALLS NEXT TO SIDEWALKS)
- Required planting strips are provided between the street curb and sidewalk along the Garden Avenue frontage as well as the Second Street frontage adjacent to the subject properties. Planting strips are primarily composed of lawn and street trees-Kousa Dogwood, Paperbark Maple, and Tricolor European Beech-which form a continuous buffer between curb and sidewalk, except where interrupted by driveways. (CURBSIDE PLANTING STRIPS)
- The site is currently vacant and does not contain any historic signs, pavement markings or structures to retain. (UNIQUE HISTORIC FEATURES)
- The DO-N guidelines require the building entry be marked by at least one element from each of the required Group A, Group B and Group C lists.

- Visual Prominence: Each unit entrance is identifiable from the street or sidewalk, marked by the following elements from Groups A, B and C: front porch, sidelights flanking the doorway, and pots and planters with flowers (please see sheet A14 for specifics). Unit porches signify the unit entrance in the context of the building façade. Sidelights, transom windows, and partial door-lights, allow visibility and transparency at the entry for safety and security. Potted flowers coordinate with the general landscaping to soften the transition from the pedestrian realm to the private entry.
(ENTRANCES)
- Clearly Identifiable Entry: Entries consist of open porches, with glazing and lighting to create a welcoming and defensible entry space at each unit.
 - Required Entry Design Elements: Entrances are identified by individual covered entry porches (d), with low roofs above, breaking down the scale of the larger building façade to a more human scale element on a unit-by-unit basis. Each entrance contains glazing in the form of sidelights and/or transom windows adjacent to or above the glazed entry door (g).
 - Pedestrian Scale Lighting Required: Porch lighting is provided at each entryway.
 - Entry to Face Street: All unit entries are oriented to the public right-of-way or to the common walk along the internal courtyard spaces on-site (Buildings 2 and 3). The internal walkways connect directly to the public sidewalk in the right-of-way.
(ORIENTATION TO THE STREET)
- In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of “base,” “middle,” top” guidelines the applicant has addressed the massing as noted: The proposed structures incorporate a top, middle and base as required by the Infill Overlay-DO N district. (MASSING: BASE/MIDDLE/TOP)
 - The building massing exhibits a distinctively residential roof line with sloping roof surfaces and dormers at the attic, creating a cap to the building form.
 - The middle section is defined through color and material changes, changes in window type and recessed balconies at the side and rear elevations.
 - The base of the building is grounded by the horizontal datum of the porch roof lines, detailing at columns and brackets under the low roofs, and recessed, covered entry porches.
- All building facades within public view (front and side elevations) are designed and detailed to avoid large expanses of blank wall. Windows are included on each building facade, along with visual interest provided by changes in material/color and building modulation. Elevations that will face the public right-of-way are enhanced with materials wrapping the corner of the building to a logical transition point, as well as prominent recessed corner decks at the upper level that provide relief and depth along the plane of the façade wall. Landscaping along the side elevations, adjacent to the wall surface, helps tie the building to the surrounding site. There are no walls that meet the definition of long blank walls (>30' of uninterrupted façade). (TREATMENT OF BLANK WALLS)
- No signage is proposed. (INTEGRATION OF SIGNS WITH ARCHITECTURE)
- No signage is proposed. (CREATIVITY/INDIVIDUALITY OF SIGNS)

- N/A. The proposal does not abut a side yard of an existing single-family residence. There are single-family residences north of the project site across the alley, but this standard only applies to abutting side yards. (SETBACKS ADJACENT TO SINGLE-FAMILY)
- All buildings along the right-of-way are setback a minimum of 10' and no more than 20' from the edge of the right-of-way (between 10.5'-12' – see site plan for dimensions). Landscaping and walkways to each entry porch, help transition from the public realm of the right-of-way to the private realm of the unit. Repetition of unit entries along the right-of-way creates a residential street frontage, encouraging a sense of neighborhood and community at the sidewalk and streetscape. (MINIMUM/MAXIMUM SETBACKS)

RECOMMENDED CONDITIONS OF APPROVAL

Planning:

1. The proposed design shall be substantially similar the DRC approval of item DR-2-25.

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-2-25, a request by Blue Fern Management LLC for design review approval for a 15-unit townhome project known as 207 Garden Townhomes located at 207, 211 and 213 E. Garden Avenue, Coeur d'Alene, Idaho, 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.

Attachments:

Application



APPLICANT'S APPLICATION

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DESIGN REVIEW APPLICATION

STAFF USE ONLY

Date Submitted: 4-1-25 Received by: _____ Fee paid: 2328.00 ✓ Project #: DR-2-25

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.

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 is § 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 posed on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: Our Town Development LLC		
MAILING ADDRESS: 921 E Pennsylvania Ave		
CITY: Coeur D'Alene	STATE: ID	ZIP: 83814
PHONE: 208-640-3794	FAX:	EMAIL: raniel@ourtowncda.com
APPLICANT OR CONSULTANT: Blue Fern Management LLC, attn: Scott Rosenstock		STATUS: ENGINEER / OTHER
MAILING ADDRESS: 18300 Redmond Way, Suite 120		
CITY: Redmond	STATE: WA	ZIP: 98052
PHONE: 425-403-0818	FAX:	EMAIL: scott@bluefern.com

FILING CAPACITY

- ☐ Recorded property owner as to of _____
☒ Purchasing (under contract) as of 6/14/24
☐ 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: 207, 211, 213 E Garden Ave, Coeur D'Alene, ID 83814		
EXISTING CITY 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-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL # C1800009007A, C18000090090, C18000090100	TOTAL NUMBER OF LOTS: currently 3, 1 Lot proposed	ADJACENT ZONING: R-17
GROSS AREA/ACRES: 0.5 acres	CURRENT LAND USE: vacant	ADJACENT LAND USE: residential
DESCRIPTION OF PROJECT/REASON FOR REQUEST:		
Proposed community consisting of 15 townhome-style units on 0.5 acres of land. The proposed		
project will be entitled as a condominium development with 3-buildings on 1 legal lot.		
FAR Bonus has been approved by staff. Design Review is being requested to continue with		
approvals for the entitlement and permitting.		

CERTIFICATION OF APPLICANT:

I, _____, 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: _____
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____
(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: _____ Telephone No.: _____

Address: _____

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____
(notary)



<u>Infill Overlay Districts Review Sheet</u> <u>(17.07.900)</u>					REVIEWED BY:		DATE:	
INFILL DESIGNATION								
<input type="checkbox"/> MO			<input checked="" type="checkbox"/> DO-N			<input type="checkbox"/> DO-E		
DESIGN REVIEW REQUIRED								
<input checked="" type="checkbox"/> YES						<input type="checkbox"/> NO		
ACTIVITY PERMITTED								
(All 3) <input checked="" type="checkbox"/> YES						<input type="checkbox"/> NO		
F.A.R. MULTIPLIER = (bonus items must be provided)								
(F.A.R.+ bonus x SF of lot)								
Grand Total of SF Allowed:								
Overlay		Residential		Non-Residential		Combined Maximum		
		<i>Basic</i>		<i>With Bonus</i>		<i>Basic</i>		<i>With Bonus</i>
MO		1.0		2.0		0.5		1.0
DO-N		1.0		2.0		0.3		0.9
DO-E		0.5		1.0		0.3		0.6
MINOR BONUS = F.A.R. (0.2 each)								
<input type="checkbox"/>		Streetscape Features		<i>Seating, pedestrian lights, trees, or special paving</i>				
<input checked="" type="checkbox"/>		Common Court Yard		<i>4% of floor area – paved & 30% landscaped</i>				
<input type="checkbox"/>		Canopy Over Public Sidewalk		<i>5' width for 75% of frontage – 8' to 10' height</i>				
<input type="checkbox"/>		Alley Enhancement		<i>Pedestrian scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.</i>				
<input type="checkbox"/>		Upgraded Building Materials		<i>Use of brick and stone on the building facades that face streets</i>				
<input type="checkbox"/>		Preservation of Grand Scale Trees		<i>Deciduous & evergreen 20" diameter, measured at 4.5' above ground, and/or 45' height. Health and compatibility with the proposed development shall be reviewed by city urban forester. The number of trees preserved in order to satisfy this criterion is left to the discretionary review process.</i>				
MAJOR BONUS = F.A.R. (0.5 each)								
<input type="checkbox"/>		Exterior Public Space		<i>Public use from 7:00 A.M. to dusk. Must be 2% of the total interior floor space of the development and no dimension shall be less than 8'. Landscaping, textured paving, pedestrian scaled lighting, and seating must be included.</i>				
<input type="checkbox"/>		Public Art or Water Feature		<i>Appraised value (1%) of the value of building construction costs. Documentation of building costs and appraised value of the art or water feature shall be provided.</i>				
<input type="checkbox"/>		Through Block Pedestrian Connection		<i>Walkway must be at least six feet (6') wide and allow the public to walk between a street and an alley or another street. The walkway must be flanked with plantings and pedestrian scaled lighting.</i>				
<input type="checkbox"/>		Below Structure Parking		<i>All required parking must be contained within a structure that is below grade.</i>				
HEIGHT =								
<input type="checkbox"/> MO (45')			<input checked="" type="checkbox"/> DO-N (45')			<input type="checkbox"/> DO-E (35'res. or 38'com.)		
Principal Structures Near District Boundaries: The height of principal structures located within fifty feet (50') of districts having a lower height limit shall not exceed the height limit for the adjacent district.								
Accessory Structures: The height of accessory structures, including detached garages, shall not exceed fourteen feet (14') measured to the high point of a flat or the ridge of a low slope roof or eighteen feet (18') measured to the ridge of a medium to high slope roof.								
PARKING								
(see main sheet for breakdown of space requirements)								
<input checked="" type="checkbox"/> Residential Units (see drop down for requirements)						<input type="checkbox"/> Commercial		<input type="checkbox"/> Shared
MO & DO-E						DO-N		1 space per 330 SF
<i>Elderly</i>		<i>Studio</i>		<i>1 B/R</i>		<i>2 B/M</i>		<i>3 B/R</i>
				9		6		
Grand Total:						*Restaurant over 1000SF (1 space per 200 SF)		*Different uses (20% reduction)
MEETS DESIGN STANDARDS								
NOTE: If 3 level need "massing" (Base, middle, top)								
<input checked="" type="checkbox"/> YES						<input type="checkbox"/> NO		

April 1, 2025

207 Garden Townhomes Design Review Project Narrative

The 207 Garden Townhomes is a proposal to construct 15 townhome style units on 3 parcels located at 207, 211, 213 E Garden Ave.

The proposal seeks to submit for a short plat to combine the existing parcels into one. The lot area of the newly created parcels will be +/- 21,926 sq. ft. (0.50 acres) The project would then develop under a condominium plat with multiple structures on the newly created parcel.

The subject parcels are zoned R-17 and fall within the Downtown Overlay – Northside (DO-N), and as such are subject to the regulations of the Coeur d’Alene Infill Development Regulations and Design Standards, in addition to the zoning regulations for the R-17 zoning.

Under Section III of the Infill Development Regulations and Design Standards, “infill development is encouraged, including urban housing forms (e.g. townhomes...)” in the DO-N overlay district. Development Intensity under Section IV is regulated by F.A.R., with a permitted base of 1.0 and maximum of 2.0. Therefore, the base floor area allowable for the project is 21,926 sq. ft. The project proposes 23,957 sq. ft. of floor area in the 3 townhome buildings, for a total F.A.R. of 1.09. The proposal includes a request for F.A.R. bonus of 0.2 under Development Bonuses permitted in subsection C.1-Minor Amenities, proposing a common courtyard space between Buildings 1 and 2. The courtyard space shall be a common location available to all tenants/residents of the development. The proposed space totals 1,795 sq. ft. in area, exceeding 4% of the total building area for the project (958.28 sq. ft.), Of the 1,795 sq. ft., approximately 1,292 sq. ft. are landscaped with groundcover, plantings and several trees, in excess of the required 30% landscaping requirement (538.5 sq. ft.). Pedestrian seating and lighting are provided in the form of a bench and bollard lighting, as is detailed in the Design Review package. A summary of the F.A.R. calculations for the proposal is provided on the Site Plan in the submitted materials.

Under Section V, maximum permitted building height in the DO-N overlay is 45’-0”. The proposed structures are 3-stories in height with a habitable attic and the proposed height, measured to the peak of the roof, is not to exceed 45’-0” as demonstrated on the building elevations.

Under Section VI, minimum parking requirements are 1.5 stalls/2-bedroom unit and 2.0 stalls/3-bedroom unit. The proposed unit mix of 2 and 3-bedroom townhomes requires a total of 25.5 (26) parking stalls. 30 parking stalls are proposed. A summary of the parking requirements and stall locations are indicated on the Site Plan. Parking for the project is proposed in unit garages and/or driveway aprons accessed via the alley and an internal drive aisle, or along Second St. via a total of three driveway cuts. No surface parking lots are proposed on-site. Bike parking shall be provided within unit garages.

Coeur d'Alene Infill Development Regulations and Design Standards (DO-N) Narrative:

VII. Design Standards

- A. *General Landscaping*: Proposed landscaping is drought tolerant and includes street trees, accent trees, shrubs, and groundcovers that will provide seasonal color and interest. The plant palette includes perennials such as Daylily, Catmint, Rose, and Spiraea to highlight landscaped areas of the site.

The proposed refuse area is screened by shrubs and fencing, which provides visual screening on all sides.

Common courtyard space is provided between Buildings 1 and 2, including a walkway for circulation and landscaped planting beds.

- B. *Screening of Parking Lots*: Not applicable, as no parking lots are proposed.

- C. *Screening of Trash/Service Areas*:

1. *General Requirements*

- a. Trash collection is proposed to the north of Building 3, adjacent to the alleyway along the northern boundary of the parcel and away from public right-of-way.
- b. The collection area is screened from the neighboring parcel via privacy fencing and on-site landscaping. The use of horizontal cedar boards is intended to fit in with the style and materials proposed for the buildings on-site, in particular the woodtone siding accents. The enclosure will be further screened via evergreen plantings provided adjacent to the proposed fencing, 6' in height.

- D. *Lighting Intensity*: light fixtures are provided at each unit entry porch and bollard lighting is provided throughout the common courtyard space along the pedestrian walkway.

1. *General Requirements*

- a. The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties (see locations and fixture specifications on sheet A14). The bollard light fixture is downlit, intended to illuminate the walkway and minimize light-spill and glare. (see locations and fixture specifications on sheet A11 & A14).
 - b. The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties (see locations and fixture specifications on sheet A14). The bollard light fixture is downlit, intended to illuminate the walkway and minimize light-spill and glare. (see locations and fixture specifications on sheet A11 & A14).
 - c. No flashing lights are proposed.
 - d. No uplighting is proposed.
- E. *Screening of Rooftop Mechanical Equipment:* n/a no rooftop mechanical equipment is proposed. Heat pump condensers for each unit have been located on upper level unit decks (please see unit floor plans sheets B4-B8 for specific locations).
 - 1. *General Requirements*
 - a. Location of condensing units on the deck reduces their visual presence at ground level and deck railings shall help screen the mechanical units from view. In addition, condenser's will be screened using pre-fabricated coverings to further shield them from view on the deck.
- F. *Width and Spacing of Curb Cuts:*
 - 1. *General Requirements*
 - a. Only residential curb-cuts are proposed.
 - b. The sidewalk pattern and material are carried through the driveways to promote continuous and uninterrupted sidewalks (see landscape plan for specifics).
 - c. Internal access to the site is limited to 3 curb cuts are proposed along Second St, the remainder of the vehicular access to the site is directly from the alleyway at the northern property boundary.

VIII. Design Guidelines

- A. *General Landscaping:* Proposed landscaping is drought tolerant and includes street trees, accent trees, shrubs, and groundcovers that will provide seasonal color and interest. The plant palette includes perennials such as Daylily, Catmint, Rose, and Spiraea to highlight landscaped areas of the site.

The proposed refuse area is screened by shrubs and fencing, which provides visual screening on all sides.

Common courtyard space is provided between Buildings 1 and 2, including a walkway for circulation and landscaped planting beds.

B. Parking Lot Landscape: Not applicable, as no parking lots are proposed.

C. Location of Parking: parking is located in unit garages to minimize the visual impact of parking areas. The majority of garages are accessed via an internal drive aisle and located at the rear of the unit. Building 1, fronting Second St. has garages and driveway aprons along the street frontage. The garages are residential in scale and are recessed between 7'-8' from the face of the building to minimize their visual impact on the pedestrian realm.

D. Grand Scale Trees: On-site trees will be removed per the approval of Nick Goodwin, Urban Forester, and replaced with Kousa Dogwoods, European Beech and Paperbark Maples along the Second St and Garden Ave. street frontages.

E. Identity Elements:

3. *DO-N District:* Identity elements for the DO-N District include seasonal landscaping, street trees, accent trees, garden planting strips and/or yard art. A variety of tree species, including Paperbark Maples, Kousa Dogwoods, and European Beech are planted along the streetscape. All species are found on the City's approved tree list. Accent trees, such as River Birch, are located at the courtyard. Landscaping and groundcover are composed of drought tolerant plantings and are arranged to buffer the development from drive aisles and walkways. This softens the structures connection to the ground plane and creates a rich pedestrian experience. Lawn is provided along the planters at back of curb to provide visibility and match with the neighboring character.

F. Fences Next to Sidewalks: A cedar fence is proposed at the trash enclosure for screening as well as along the eastern property line of the project.

G. Walls Next to Sidewalks: n/a no walls proposed adjacent to sidewalks. The existing low retaining wall adjacent to the sidewalk on both street frontages will be removed and the site regraded as part of the proposal.

H. Curbside Planting Strips:

1. Required planting strips are provided between the street curb and sidewalk along Garden Avenue and Second Street frontages adjacent to the subject properties.
2. Planting strips are primarily composed of lawn and street trees-Kousa Dogwood, Paperbark Maple, and Tricolor European Beech-which form a continuous buffer between curb and sidewalk, except where interrupted by driveways.

I. Unique Historic Features:

1. The site is currently vacant and does not contain any historic signs, pavement markings or structures to retain.
2. No new landmark signs are proposed.

J. Entrances:

1. *Visual Prominence:* Each unit entrance is identifiable from the street or sidewalk, marked by the following elements from Groups A, B and C: front porch, sidelights flanking the doorway, and pots and planters with flowers (please see sheet A14 for specifics). Unit porches signify the unit entrance in the context of the building façade. Sidelights, transom windows, and partial door-lights, allow visibility and transparency at the entry for safety and security. Potted flowers coordinate with the general landscaping to soften the transition from the pedestrian realm to the private entry.
2. *Weather Protection:* Low roofs above the porches provide weather protection at each entrance.

K. Orientation to the Street:

1. *Clearly Identifiable Entry:* Entries consist of open porches, with glazing and lighting to create a welcoming and defensible entry space at each unit.
2. *Required Entry Design Elements:* Entrances are identified by individual covered entry porches (d), with low roofs above, breaking down the scale of the larger building façade to a more human scale element on a unit-by-unit basis. Each entrance contains glazing in the form of sidelights and/or transom windows adjacent to or above the glazed entry door (g).
3. *Pedestrian Scale Lighting Required:* Porch lighting is provided at each entryway.
4. *Entry to Face Street:* All unit entries are oriented to the public right-of-way or to the common walk along the internal courtyard spaces on-site (Buildings 2 and 3). The internal walkways connect directly to the public sidewalk in the right-of-way.

L. Massing: Base/middle/top:

1. The building massing exhibits a distinctively residential roof line with sloping roof surfaces and dormers at the attic, creating a cap to the building form.
2. The middle section is defined through color and material changes, changes in window type and recessed balconies at the side and rear elevations.
3. The base of the building is grounded by the horizontal datum of the porch roof lines, detailing at columns and brackets under the low roofs, and recessed, covered entry porches.

M. Treatment of Blank Walls:

1. *Required Architectural Elements:* All building facades within public view (front and side elevations) are designed and detailed to avoid large expanses of blank wall. Windows are included on each building facade, along with visual interest provided by changes in material/color and building modulation. Elevations that will face the public right-of-way are enhanced with materials wrapping the corner of the building to a logical transition point, as well as prominent recessed corner decks at the upper level that provide relief and depth along the plane of the façade wall. Landscaping along the side elevations, adjacent to the wall surface, helps tie the building to the surrounding site.
2. There are no walls that meet the definition of long blank walls (30+ feet of uninterrupted façade).

N. Accessory Buildings: n/a no accessory buildings are proposed

O. Integration of Signs with Architecture: n/a no signs proposed

P. Creative/Individuality of Signs: n/a no signs proposed

Setbacks Adjacent to Single Family: a 2-story single family residence is located on the property directly to the east of the subject parcels. The proposal provides a 10' setback at the eastern property line to the structure of Building 3. Since the adjacent structure is 2-stories the additional setback above 15' in building height should not be applicable. However, the 10' setback provided allows for an additional 5' of setback for the entire structure from the required minimum 5'. (30' height to the building eave = 15' additional height above 15' building height. Setback at a 4:12 ratio = 5':15'. 5' additional setback provided).

Q. Minimum/Maximum Setbacks: All buildings along the right-of-way are setback a minimum of 10' and no more than 20' from the edge of the right-of-way (between 10.5'-12' – see site plan for dimensions). Landscaping and walkways to each entry porch help transition from the public realm of the right-of-way to the private realm of the unit. Repetition of unit entries along the right-of-way creates a residential street frontage, encouraging a sense of neighborhood and community at the sidewalk and streetscape.



PUBLIC COMMENTS

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From: Donna Phillips
To: [CLARK, TRACI](#)
Subject: RE: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION MAY 22, 2025
Date: Friday, May 2, 2025 9:49:29 AM
Attachments: [image001.png](#)

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

Good Morning,

The City of Hayden has not comments regarding this request. Thank you for the opportunity to provide comments.

Donna Phillips, GISP

Community Development Director

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, May 2, 2025 8:34 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION MAY 22, 2025

Greetings,

Attached is a copy of the public hearing notice for the next **Design Review Commission Meeting** on **Thursday May 22, 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



From: J Burzynski
To: [CLARK, TRACI](#)
Subject: Item DR-2-25
Date: Wednesday, May 14, 2025 7:54:29 PM

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

I am writing with questions and concerns regarding the city's continued approval of projects on Garden Avenue.

What is your goal for allowing 35 townhomes to be built on one block and now 17 Townhomes on the next? Aside from promoting overcrowding, excessive traffic, increased road safety issues, and potential for all forms of increased pollution (noise, trash, etc.) these large complexes being built on small parcels of land are not positive for the neighborhood. They are especially not positive for our street.

Item DR-2-25 and the Blue Fern Management, LLC project called 207 Garden Townhomes is the 2nd project in recent months being approved on Garden Avenue. Building 17 townhomes (or 15, the letter I received has both numbers listed) is overkill on a .5 acre total lot. On Sherman Avenue, similar lots have 5 townhomes - a much more appropriate number for a neighborhood with single-family homes and small apartment/condominium buildings (7 units or less).

There is already a 60-unit condo complex being built downtown in addition to One Lakeside and the other large condominium complexes; plenty of condensed housing and the addition of more which detracts from the quintessential feeling of downtown CDA.

Your continued approval of these bigger, multi-unit complexes is reminiscent of a large city plan to accommodate as many people as possible in a small space and/or for builders to profit as much as possible by doing the same.

Please reconsider what you are doing to our neighborhood. Approve proposals to add single-family homes or a complex with fewer units that fit in with the style of the neighborhood and downtown area. Consider the amount of people, traffic, etc. that will result from these plans and how they impact the current residents.

I was against the 35- townhouse complex and am against this 17- townhouse proposal.

Jodi Burzynski
Garden Avenue resident

From: Kim Stevenson
To: [CLARK, TRACI](#)
Subject: ITEM(s): DR-2-25 / ZC-3-25
Date: Tuesday, May 6, 2025 4:49:53 AM
Attachments: [image001.png](#)

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

Good Morning Traci,

The Coeur d'Alene Airport has no comment on either of these items.

Have a great day, Kim



From: Martinez, Leo
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION MAY 22, 2025
Date: Monday, May 5, 2025 10:48:52 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[DR-2-25 public notice .pdf](#)

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 12970)



Leo Martinez
Associate, Operations Support • Real Estate Services

O: 805-541-8912 | F: 805-538-6204
18781 El Camino Real | Atascadero, CA 93422
Leo.Martinez@phillips66.com



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From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Friday, May 2, 2025 8:34 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION MAY 22, 2025

This Message Is From an External Sender


This message came from outside your organization.

[Report Suspicious](#)

Greetings,

Attached is a copy of the public hearing notice for the next **Design Review Commission Meeting** on **Thursday May 22, 2025**.

If you have any comments, please let me know.



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COEUR D'ALENE DESIGN REVIEW COMMISSION

FINDINGS AND ORDER

DR-2-25

INTRODUCTION

This matter came before the Design Review Commission (“DRC”) on May 22, 2025, DR-2-25, a request for a meeting with the Design Review Commission for design approval of a 15-unit townhome project known as 207 Garden Townhomes in the Downtown Overlay North (DO-N) District R-17 Units/Acres) as the underlying zoning district.

APPLICANT/OWNER: Blue Fern Management LLC

LOCATION: Subject properties are described as 207, 211 and 213 E. Garden Avenue located on the northeast corner of 2nd Street and Garden Avenue includes three parcels that will be consolidated through a future condominium plat process are legally described as Lots 7,8,9,& 10, Block 9 in Coeur d’Alene & Kings Addition, according to the corrected plat recorded in book “C” of deed, page 144, of Kootenai County, Idaho.

A. FINDINGS OF FACT

The DRC finds that the following facts, A1 through A37, 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

1. The applicant is seeking design review approval from the DRC for the 207 Garden Townhomes, a 15-unit townhome project (Item DR-2-25).
2. The subject property is located at 207, 211 and 213 E. Garden Avenue with frontage on Garden Avenue and 2nd Street, legally described as Lots 7,8,9 & 10, Block 9 in CDA & KINGS ADDITION, according to the records of Kootenai County, Idaho.
3. The existing zoning is in the Infill Overlay East (DO-N) District with the underlying zoning as R-17 (Residential at 17 units/acre) zoning district as shown by the City’s zoning map, and is subject to the Infill Overlay District (DO-N) Design Standards and the M.C. Chapter 17.07.900, Article VII, and § 17.09.305, and review by the City’s DRC.
4. The subject property is 21,926 square feet.
5. The total building square footage would be 23,957 square feet.
6. The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(A) through (E).
7. The applicant completed a project review meeting with the original submittal on January 16, 2025 as required by M.C. § 17.09.325(B).
8. The applicant has completed an initial meeting with staff with the original submittal on March 1, 2025, as required by M.C. § 17.325(D).
9. Public testimony will be received by the DRC at a public hearing on May 22, 2025.

10. All legal notice requirements for the public hearing have been met:
- Ninety (90) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on May 2, 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 May 3, 2025, which fulfills the legal requirement for the Design Review as provided by M.C. § 17.09.315(A).
 - The subject property was posted with the public hearing notice on May 13, 2025, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
11. The project is below the allowable floor area ratio (FAR) as provided in M.C. § 17.05.685(A). The maximum allowed FAR in the DO-N zoning district is 2.0. The project requires an FAR of 1.09. The applicant has requested development bonuses – Common Courtyard or Green:(0.2). The project qualifies for a total allowable FAR of 1.09 (with a base of 1.0 and 0.2 in bonuses). The Planning Director has recommended approval. (FAR BONUSSES).
12. The proposed project would be three stories with habitable attic space and maximum of 45' feet tall which is the maximum allowable in the Infill Overlay District (DO-N) pursuant to M.C. § 17.05.690(A). (BUILDING HEIGHT)
13. M.C. §17.05.725(A)(3) requires 1.5 parking stalls per two bedroom unit and 2.0 spaces per three bedroom unit in the DO-N Infill Overlay District. There are nine (9) two-bedroom units requiring 1.5 space per unit and six (6) three-bedroom units requiring 2.0 spaces per unit. A total of 26 parking spaces are required. The applicant has provided 30 parking spaces, which is four (4) more than is required by the Infill Overlay District DO-N standards. The project provides garages for some of the units along with the surface parking space in front of the garages providing surface parking spaces for the townhome project. (PARKING COUNT & LOCATION)
14. A landscape plan been provided depicting the proposed landscaping along Garden Avenue and 2nd Street to meet the landscape design standards. The landscaping includes accent trees, shrubs, and groundcovers that will provide seasonal color and interest. Grand Scale trees along the Garden Avenue frontage will be removed and replanted. Nick Goodwin, Urban Forester has been working with the development team. (GENERAL LANDSCAPING)
15. This guideline is not applicable, as no parking lots are proposed (SCREENING OF PARKING LOTS)
16. Trash /service areas are required to be screened. Trash collection is proposed to the north of Building 3, adjacent to the alley and near the Access Drive Aisle and away from public right-of-way. The collection area is screened from view with privacy fencing and evergreen plantings provided adjacent to the proposed fencing that will be 6' in height. (SCREENING OF TRASH/ SERVICE AREAS)
17. For the proposed townhome project, light fixtures are provided at each unit entry porch and bollard lighting is provided throughout the common courtyard space along the pedestrian walkway.
- The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties (see locations and fixture specifications on sheet A14)
 - The unit porch fixture is cylindrical, shielding light-spill and glare from neighboring properties
 - No flashing lights are proposed. No uplighting is proposed. (LIGHTING INTENSITY – STREET LIGHTING)

18. Rooftop mechanical equipment is proposed. Heat pump condensers for each unit have been located on upper-level unit decks. Location of condensing units on the deck reduces their visual presence at ground level and deck railings shall help screen the mechanical units from view. In addition, condenser's will be screened using pre-fabricated coverings to further shield them from view on the deck.
(SCREENING OF ROOFTOP MECHANICAL EQUIPMENT)
19. There are three (3) proposed curb cuts off of 2nd Street that would provide vehicular access to three of the garages in Building 1. The fourth garage in Building 1 would be access off of the alley. Vehicular access for Buildings 2 and 3 would be from the alley. The sidewalk pattern and material are carried through the driveways to promote continuous and uninterrupted sidewalks.
(CURB CUTS WIDTH AND SPACING)
20. This guideline is not applicable, as no parking lots are proposed. (PARKING LOT LANDSCAPE)
21. Parking for the proposed townhome project is primarily located within unit garages to minimize the visual impact of parking areas, with additional parking on driveway aprons. The majority of garages are accessed via an internal drive aisle and located at the rear of the unit. Building 1, fronting Second Street has garages and driveway aprons along the street frontage. The garages are residential in scale and are recessed between 7'-8' from the face of the building to minimize their visual impact on the pedestrian realm. (LOCATION OF PARKING)
22. On-site grand scale trees are proposed to be removed per the approval of Nick Goodwin, Urban Forester and replaced with Kousa Dogwoods, European Beech and Paperbark Maples along Second Street and Garden Avenue street frontages. The City's Urban Forester has evaluated the health of the grand scale trees and determined they can be removed and replaced. (GRAND SCALE TREES)
23. DO-N District: Identity elements for the DO-N District include seasonal landscaping, street trees, accent trees, garden planting strips and/or yard art. A variety of tree species, including Paperbark Maples, Kousa Dogwoods, and European Beech are planted along the streetscape. All species are found on the City's approved tree list. Accent trees, such as River Birch, are located at the courtyard. Landscaping and groundcover are composed of drought tolerant plantings and are arranged to buffer the development from drive aisles and walkways. This softens the structures connection to the ground plane and creates a rich pedestrian experience. Lawn is provided along the planters at back of curb to provide visibility and match with the neighboring character.
(IDENTITY ELEMENTS)
24. A cedar fence is proposed along the eastern property line of the project. (FENCES NEXT TO SIDEWALKS)
25. N/A. This guideline is not applicable. There are no walls proposed adjacent to sidewalks. The existing low retaining wall adjacent to the sidewalk on both street frontages will be removed and the site regraded as part of the proposal. (WALLS NEXT TO SIDEWALKS)
26. Required planting strips are provided between the street curb and sidewalk along the Garden Avenue frontage as well as the Second Street frontage adjacent to the subject properties. Planting strips are primarily composed of lawn and street trees-Kousa Dogwood, Paperbark Maple, and Tricolor European Beech-which form a continuous buffer between curb and sidewalk, except where interrupted by driveways. (CURBSIDE PLANTING STRIPS)
27. The site is currently vacant and does not contain any historic signs, pavement markings or structures to retain. (UNIQUE HISTORIC FEATURES)

28. The DO-N guidelines require the building entry be marked by at least one element from each of the required Group A, Group B and Group C lists.
- Visual Prominence: Each unit entrance is identifiable from the street or sidewalk, marked by the following elements from Groups A, B and C: front porch, sidelights flanking the doorway, and pots and planters with flowers (please see sheet A14 for specifics). Unit porches signify the unit entrance in the context of the building façade. Sidelights, transom windows, and partial door-lights, allow visibility and transparency at the entry for safety and security. Potted flowers coordinate with the general landscaping to soften the transition from the pedestrian realm to the private entry. (ENTRANCES)
29. Clearly Identifiable Entry: Entries consist of open porches, with glazing and lighting to create a welcoming and defensible entry space at each unit.
- Required Entry Design Elements: Entrances are identified by individual covered entry porches (d), with low roofs above, breaking down the scale of the larger building façade to a more human scale element on a unit-by-unit basis. Each entrance contains glazing in the form of sidelights and/or transom windows adjacent to or above the glazed entry door (g).
 - Pedestrian Scale Lighting Required: Porch lighting is provided at each entryway.
 - Entry to Face Street: All unit entries are oriented to the public right-of-way or to the common walk along the internal courtyard spaces on-site (Buildings 2 and 3). The internal walkways connect directly to the public sidewalk in the right-of-way. (ORIENTATION TO THE STREET)
30. In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of “base,” “middle,” top” guidelines the applicant has addressed the massing as noted: The proposed structures incorporate a top, middle and base as required by the infill Overlay-DO N district. (MASSING: BASE/MIDDLE/TOP)
- The building massing exhibits a distinctively residential roof line with sloping roof surfaces and dormers at the attic, creating a cap to the building form.
 - The middle section is defined through color and material changes, changes in window type and recessed balconies at the side and rear elevations.
 - The base of the building is grounded by the horizontal datum of the porch roof lines, detailing at columns and brackets under the low roofs, and recessed, covered entry porches.
31. All building facades within public view (front and side elevations) are designed and detailed to avoid large expanses of blank wall. Windows are included on each building façade, along with visual interest provided by changes in material/color and building modulation. Elevations that will face the public right-of-way are enhanced with materials wrapping the corner of the building to a logical transition point, as well as prominent recessed corner decks at the upper level that provide relief and depth along the plane of the façade wall. Landscaping along the side elevations, adjacent to the wall surface, helps tie the building to the surrounding site. There are no walls that meet the definition of long blank walls (>30' of uninterrupted façade). (TREATMENT OF BANK WALLS).
32. No signage is proposed. (INTEGRATION OF SIGNS WITH ARCHITECTURE)
33. No signage is proposed. (CREATIVITY/INDIVIDUALITY OF SIGNS)
34. N/A. The proposal does not abut a side yard of an existing single-family residence. There are single-family residences north of the project site across the alley, but this standard only applies to abutting side yards. (SETBACKS ADJACENT TO SINGLE-FAMILY)
35. All buildings along the right-of-way are setback a minimum of 10' and no more than 20' from

the edge of the right-of-way (between 10.5'-12' – see site plan for dimensions). Landscaping and walkways to each entry porch, help transition from the public realm of the right-of-way to the private realm of the unit. Repetition of unit entries along the right-of-way creates a residential street frontage, encouraging a sense of neighborhood and community at the sidewalk and streetscape. (MINIMUM/MAXIMUM SETBACKS)

(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] or [is not]** in conformance with the applicable design standards. The project **[would] or [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 Downtown Overlay Northside (DON Design Guidelines & 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

C. DECISION

The DRC, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the 15-unit townhome project known as 207 Garden Townhomes [should be granted design review approval today (with the following conditions)] or [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-2-25.

(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] or [require a second meeting to address design concerns]**.

ROLL CALL

Commissioner Jester	Voted	(AYE/NAY)
Commissioner Ingalls	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.