

DESIGN REVIEW COMMISSION AGENDA

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

WEDNESDAY, JULY 30, 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

May 22, 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: King Chinook LLC
Location: 304 E. Wallace Avenue, Coeur d'Alene, ID 83814
Request: Design Review approval of 304 Lofts a 10-unit four story apartment building with enclosed lower-level parking in the Downtown Overlay North (DO-N) District and DC (Downtown Core) Zoning District (DR-3-25)

Presentation by Tami Stroud, Associate Planner

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 May 22, 2025
12:00 pm**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jef Lemmon
Denise Lundy
Jon Ingalls
Kevin Jester

STAFF MEMBERS PRESENT:

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

COMMISSIONERS ABSENT:

Michael Periera, Vice Chair

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Commissioner Lundy, seconded by Commissioner Jester, to approve the minutes of the Design Review Commission meeting on March 27, 2025. Motion Carried.

PUBLIC COMMENTS:

None.

STAFF COMMENTS:

Ms. Stroud made the following statements:

- Ms. Patterson will be doing a presentation after the hearing regarding the Downtown Regulations & Design Guidelines Working Group efforts.
- No Design Review applications have come in for the month of June.

COMMISSION COMMENTS:

None.

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

1. Applicant: Blue Fern Management LLC
 Location: 207, 211, 213 E. Garden Ave.
 Request: Request for the first meeting with the Design Review Commission for a proposed 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)

Presented by Tami Stroud, Associated Planner

Ms. Stroud provided the following statements:

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.

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 items below in order to schedule the First Meeting with the Design Review Commission.

The following design guidelines and standards were reviewed.

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

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

Ms. Stroud noted that the applicant has not requested any design departures.

Ms. Stroud indicated that the applicant has submitted a request for FAR bonuses for the proposed project related to Common Courtyard or Green (0.2 FAR). 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). Ms. Stroud noted that the Planning Director has reviewed and recommended approval of the applicants FAR bonus requests for the 15-unit townhome project and has determined that they are in the best interest of the community and meet the intent of the code.

Ms. Stroud noted the action alternatives. The DRC should grant the application on item DR-2-25, a request by Blue Fern Management LLC for design review approval for a proposed 15-townhome units located at 207, 211 and 213 E. Garen Avenue, Coeur d'Alene, Idaho, with or without conditions, or determine that the project with benefit from and additional DRC meeting to review project changes in response to the first DRC meeting if it is deemed necessary based on all the circumstances.

Ms. Stroud clarified that the Planning Department is proposing one condition:

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

Ms. Stroud concluded with her presentation.

Chairman Messina asked about the applicant receiving the FAR bonuses. How does that relate to what they did to receive the bonus?

Ms. Stroud replied they met the requirement for the percentage of the code and the residents would get the green space because of the vegetation between the space of the two buildings along with the bench and the lighting. The FAR bonus allows the applicant additional square footage to add to the buildings.

Commissioner Ingalls stated since two of the buildings have access from off of the alley, will they be improving the alley?

The applicant Mr. Scott Rosenstock replied, yes the alley will be paved.

Public testimony opened:

Alex Clohesey introduced himself as the architect for Blue Fern. He stated the Garden Townhomes is a proposal to construct 15 townhome style units on three parcels. This site has multi-family surroundings and single-family residential homes. He also noted that Blue Fern's Wallace Townhome project is on Wallace Avenue and 2nd Street. This parcel is vacant. This will be newly graded with the retaining wall removed.

Commissioner Lundy asked about the property to the east. Will it be raised to the level of the retaining wall, or will that wall be taken out as well?

Mr. Clohesey replied there are three existing walls that are built into that retaining wall. Those will be removed and then the parcels re-graded. We will be rebuilding the stairwells. They will come up from Garden Avenue frontage. On the eastern property line that is shared with one of the walkways, there will be some reworking, and a new fence will be installed with new landscaping.

Mr. Clohesey continued with his presentation. The overall site has R-17 zoning and falls within the Downtown Overlay Northside (DO-N) district and as such they are subject to the regulations of the Coeur d'Alene Infill Development standards. There will be three townhome buildings. Each building will have five (5) individual units. The access points for building one and the front entry points will be facing 2nd Street. The front door for Unit #5 will face Garden Street. The access for vehicles will be three curb cuts along 2nd Street. The proposed trash site location will be located just to the north of Building 3 in the alley out of the view. All the trees will be removed and replaced. There will be a 45 feet height limit. The parking requirement is 1.5 stalls per 2-bedroom unit and 2 stalls per 3-bedroom unit. The requirement is 25.5 parking stalls, and they will be providing 30 parking stalls. There is double the required setback amount along the eastern property line. This will provide for a better experience along the property line. There will be some landscaping screening for our own on property and the neighbors for more separation and privacy.

Commissioner Ingalls stated that you talk about the setbacks and the design element but also the setback from the residential use to the east. Your narrative talks about a single-family residence to the

east, but technically this is a multi-family complex.

Mr. Clohesey replied it is a two-story structure next door, and their design is to be respectful to the neighbors.

Commissioner Ingalls stated he would like to applaud the effort with respect to that step back. This does not apply to the Design Review Commission because it is a multifamily unit next door.

Mr. Clohesey continued with his presentation regarding the landscaping, which will have shrubs along the fence line and the trash enclosure. The courtyard space will be the focal point will be a green oasis in the middle of the development. There are existing utilities from the alley. Stormwater design will be routed to dry wells. During the winter months there will be some snow removal for the drive aisle. The site will be graded down so the buildings will not be so high up. They will keep the overhead power lines as well. The units will have private outdoor space in the form of decks.

Chairman Messina stated he likes to overall design, and on Garden Avenue on the side of the building he likes the different types of materials and the use of belly bands on the tall wall of the three buildings. Is there any way you can do something to break up the blank wall, maybe similar to what you do around the front doors such as a shed roof in lieu of the belly band? Maybe pieces of lumber on the side so you are not looking at a blank wall? Garden Avenue is more visible to folks, so it should not look like a blank wall.

Mr. Clohesey replied, a good element that he could look at is on the rear side of the buildings. They do have some bracket details on the lower roofs. He will see what he can add to break up the walls.

Chairman Messina stated he would like something to break up the look of the wall, so you are not looking at a tall 44-foot wall.

Mr. Clohessey agreed with Charman Messina, and he will work more with the design of the wall. He continued with his presentation regarding the materials and the color pallet. They will be using wood tones, lap siding, fiber cement, and board and batten siding. The colors will be neutral and blend in with the neighborhood. The FAR bonus will have a common courtyard space. The common courtyard shall be for the use of the residents and is located between Buildings 1 and 2. The front unit entries to Building 2 is accessed via the courtyard. Pedestrian scale lighting is proposed along the walking path and a bench is proposed in the center of the courtyard space. There will be stairs coming up from the sidewalk to the courtyard and it will be very inviting.

Commissioner Lemmon asked Mr. Stroud if there was a definition of a courtyard in the Infill standards.

Ms. Stroud replied there is a percentage of plantings and gardening material.

Commissioner Lemmon replied that this rendering does not seem to show a courtyard. He feels this is not a courtyard and there is no real usable space here for anyone. It is nice with the plantings. But this needs to be more of a yard, a place for people to enjoy, otherwise people will just walk to their units. People will not want to meet and have a conversation. Right now, there is just landscaping, sidewalk and one bench. As a committee giving you bonuses for it, we need to decide if this is a bonus.

Ms. Stroud replied that a courtyard is defined in the bonuses in the guidelines. The applicant did provide what was asked of them.

Chairman Messina stated we have been struggling with this guideline.

Commissioner Jester stated he would not define this as a courtyard but as a buffer zone. He does not think this will get us in trouble with the FAR bonus.

Commissioner Ingalls stated that Ms. Patterson, Community Planning Developer, will come in later and

talk about the work that the commission has done and what codes we are trying to work on some of these definitions. Maybe make some changes for the future. This project maybe needs two benches in this area to make it feel and function more like a courtyard.

Commissioner Lundy stated the bonuses are really to enhance the neighborhood for the public and the massing here with the landscaping and the planting will benefit the public more. The view corridor from Garden Avenue will be better for the neighborhood.

Mr. Clohesey stated we took the landscaping and leaned into that given the overall density into the site. We tried to provide nice view corridors for the public.

Chairman Messina stated he feels the public will not be using the one bench. It's between the two buildings and up the stairs. The applicant is using what our code states to get this bonus.

Commissioner Lundy commented that the landscape benefits the public more than the bench that the residents won't use.

Chairman Messina agreed. He suggested during the findings that a commissioner could make some suggestions for the courtyard.

Mr. Clohesey continued with his presentation. The landscaping will be drought tolerant, with shrubs and perennials. There will be screening of the parking lots and screening of the trash services. This will be far away from any buildings and people and will have landscaping for privacy. There will be horizontal cedar board fencing.

Commissioner Lemmon asked about what product will be used between the property lines. Will the fence also be cedar?

Mr. Clohesey replied yes, the fence will be cedar along the property line.

Mr. Clohesey stated there will be lighting along the walkways for the entryways and on every unit. There will be no rooftop mechanical equipment. They plan to use heat pump condensers for the heating of the units, and these will be placed on the 2nd story decks. Blue Fern has discovered a new product that you put over the condensers that cover up the mini split made by Air Deco. Parking areas will be in the garage. The grand scale trees will be removed and will be replaced, which has been approved by the Urban Forester. Each entrance to the units will be prominent, there will be front porch side lights, pots and planters with flowers. The massing of the building will have sloping roof lines will have dormers in the attic creating a cap to the building form.

Commissioner Lundy asked if the pots were going to be built in.

Mr. Clohesey replied he does not know if they would be a built-in feature or movable feature.

Ms. Stroud replied she appreciated the question because this was brought up with a different project. The applicant had said this was a feature in a presentation and when staff went out to inspect during the final inspection they were not there.

Commissioner Ingalls commented during the findings we could add condition regarding the courtyard space. He agrees with Commissioner Lemmon. He would like a second bench added, making it more usable space. He would like to add conditions 2 and 3. He would like to trust staff to review the submittal to make sure it meets the conditions.

Chairman Messina stated he would like to add some kind of roof canopy with more of a timber look to break up the blank walls as another condition.

Commissioner Lundy commented that it is up to the developer to put something in the courtyard space that the residents like, but she would not want more grass or concrete. She thinks it is more of a benefit to the public to have the native plants and landscaping. She also suggested that they consider using black vinyl windows if they intend to have a black trim around the windows. It looks chunky when you have white vinyl windows and black trim.

Commissioner Jester stated he agrees with Commissioner Lundy that he likes more softscape for the courtyard area. He appreciates the addition of the timber but when you look at the dormers those seemed forced. He thinks the dormers stand on their own.

Applicant Rebuttal:

None.

Public testimony closed:

None.

Commission Discussion:

Commissioner Lundy stated she appreciates the cedar fence as opposed to vinyl. The plant choices are great. She read the public comment that came in and she understands the struggle of the increased density, but the question is more if the project meets the zoning code and needs of the city. She thinks the floor area ratio bonus meets the code and the answer is yes. The Planning Director has agreed. For the public, having the building 2,000 sq feet bigger is going to be negligible. It is going to be 45 feet tall but having the extra plants and the buffering will offset that increase and the increased vegetation will be positive for the public.

Commissioner Ingalls motioned to approve the design with two additional conditions related to the courtyard and addressing the blank wall.

Motion by Commissioner Ingalls, seconded by Commissioner Lemmon, to approve Item DR-2-25 with additional conditions. Motion carried.

ROLL CALL:

| | |
|----------------------|-----------|
| Commissioner Lundy | Voted Aye |
| Commissioner Jester | Voted Aye |
| Commissioner Lemmon | Voted Aye |
| Chairman Messina | Voted Aye |
| Commissioner Ingalls | Voted Aye |

Motion was approved by a 5 to 0 vote.

Commissioner Periera was absent and there is a vacant seat on the commission.

PRESENTATION:

1. Downtown Regulations & Design Guidelines Working Group Update

Presentation by Hilary Patterson, Community Planning Director

Ms. Patterson made the following statements:

Scope of Work:

The City Council directed staff to evaluate and recommend updates to the Downtown Core and Downtown Infill (DO-E and DO-N) Development Standards and Design Guidelines in response to community feedback.

- Incorporate Historic Preservation Perspective
- Evaluate development potential of Downtown
- Evaluate current code and impacts to infrastructure/traffic
- Evaluate possible alternatives for Height and FAR
- Evaluate FAR Bonuses
- Evaluate other communities' standards and guidelines
- Stakeholder Engagement, Public Outreach & Communication

Ms. Patterson stated the working group members have discussed looking at the Downtown Overlay areas too. There are multiply underlying zoning districts, which makes it very complicated for staff and designers. For example, when you have an Overlay on top of underlying zoning in places, there are inherent conflicts. One of the things that has been discussed with the working group is to simplify the codes and maybe by making standalone zoning districts and getting rid of the conflicts. The working group started a year ago in May and they have had 16 meetings. Ms. Patterson has checked in with the City Council twice regarding the progress of the working group.

Ms. Patterson shared feedback from the City Council:

- Consider View Corridors and Shadows
- Supportive of having a Historic Core with limited heights
- Keep main streets more historic in nature
- Address Parking
- Review FAR Bonuses more stringently
- Incorporate Public Safety – such a fire/rescue if we continue the height of 220 feet
- Modeling to evaluate towers, traffic and parking
- Supportive of working with University of Idaho Architecture program

Ms. Patterson shared an update about efforts to partner with the University of Idaho's (UofI) Architecture program. She noted that unfortunately the City and UofI came to an impasse related to the agreement. We are parting ways with them and will be doing the work in-house with staff and the working group.

She outlined the efforts to-date:

- Reviewed existing Development Standards, Design Guidelines & historic documents
- Outlined Desired Scenarios for Modeling
- Conversations with U of I about assistance with modeling and design guidelines
- Traffic Scoping Meeting with KMPO
- Reviewed Development Standards for possible changes
- FAR Bonuses
- Reviewed Design Guidelines (CDA and other comparable communities)
- Discussed making overlay districts into zoning districts
- Outdoor Lighting Considerations
- Reviewed other Codes & Guidelines
- Evaluated Tower Heights and Locations with in-house modeling
- Comparative Analysis of small lakeside communities and historic downtowns

She shared the Working Group's Initial Recommendations:

- Prospective Tower Heights:
 - Limit to 45' on Front, Sherman and Lakeside Avenues west of 8th St.
 - Limit to 110' on Coeur d'Alene Avenue west of 6th St.
 - No additional 220' towers in Downtown
- Remove Vehicular-Oriented Streets to focus on pedestrian-friendly design

- Address vehicular access, circulation and loading zones
- Preserve and Incorporate Historic Design concepts
- Ground Floor Design to support retail uses
- Address Outdoor Lighting
- Add more teeth for DRC
- Modify FAR Bonuses
- Invite Residential Advocates to Stakeholder Discussions
- Consider options for towners outside of Downtown Core

Ms. Patterson outlined the Summary of City Council Feedback from April 2025:

- Supportive of Working Group's recommendations
- Preserve downtown character, evaluate building heights, focus on pedestrian-friendly designs, and enhance downtown appeal
- Avoid the construction of large, block-like buildings
- No need to evaluate one-way streets
- Urgency with gathering public input – host meetings to collect feedback on specific aspects and ensure development aligns with community desires
- Involve modeling to visualize options for the community to allow for informed public input
- Involve all stakeholders, including property owners

She shared the Next Steps & Identified Priorities:

- Research the history of zoning/height in Downtown
- Develop a project webpage outlining the Working Group's efforts, list of members, history of zoning/height, presentations to City Council, etc.
- Work with community partners to share information and next steps
- Begin updating the design guidelines based on input from the Working Group
- Evaluate feasibility of bringing the design guidelines amendments in advance of code amendments
- In-house modeling to evaluate the building heights in Downtown and building spacing
- Create a list of stakeholders
- Stakeholder involvement – charrette style meetings to address key items related to possible code amendments and design guidelines and get their feedback.

Chairman Messina asked how did the height limits of 110 feet and 220 feet ever get chosen?

Ms. Patterson replied there is an intern working in the Planning Department who is focusing on this project. He is compiling the history of zoning and height limits in downtown. We will have a webpage with all the information. The downtown originally had C-34 zoning and there were no height restrictions for commercial or residential, similar to the C-17 zoning today. If you are outside of the Downtown, there is no height limit if you are 51% or more commercial. At the time, the city leaders realized they should probably have a height limit for downtown. The resort is approximately 220 feet tall, which is how that number was selected. The code allows you to get up to 220 feet with architectural projections if you can get all your FAR bonuses. The working group has seen the additional modeling of what could happen under the current code. They would like to limit the number of towers, location and height to preserve the historic nature and to not have a wall of towers on Front Avenue. The initial recommendation from the working group is to have a 45-foot limit on Front, Sherman and Lakeside and allow additional towers to go up to 110 feet on Coeur d'Alene Avenue west of 6th Street. The initial recommendation is no additional 220-foot towers in the Downtown. This will still need to be vetted. The working group has not met with the stakeholders and developers yet. This is still "a work in progress." There could be a suggestion to have workforce housing to get the FAR bonus that could be deed restricted in order to get additional heights. This is still preliminary.

Chairman Messina asked about increasing the setbacks as well. Also are you using the old buildings as a good point of reference for the height requirement? He would not like to go higher than any of the old

buildings now; he thinks those are around 45 feet.

Ms. Patterson replied, the working group has not gotten into that level of detail yet. The current code has a provision that if you build taller than 45 feet, you would have to start stepping the building back. This would be a consideration that we would want. There was some conversation during the last working group meeting with some concerns regarding the more north of Sherman that towers go, it would push into residential areas. There is a stair stepped approach that allows heights to taper up and then back down as it gets closer to residential areas, or looking at increased tower spacing, such as 80-foot spacing. But these need to be studied. Historical concepts and design have played a role in the past, along with pedestrian- and vehicular-oriented streets with the curb cuts. In the future we just want pedestrian-oriented streets. The working group would like to have more teeth for the Design Review Commission. The challenge with the FAR bonuses for the workforce housing is that no one has ever used them. The working group would like to make that more achievable and desirable. They have talked about having a bonus if the workforce housing is outside the downtown area but within the city limits and a bigger bonus if they can incorporate the workforce housing within the Downtown area. Other bonuses that have been discussed are public parking, public restrooms and Indoor public space. The working group has been looking at other communities' design guidelines. They like Kalispell, Montana's design guidelines that reflect the historical nature but allow modern design to happen.

Commissioner Lemmon asked if anyone else in the community has had any feed back besides council regarding the height?

Ms. Patterson stated a couple of property members from the Downtown owners reached out and stated they support the idea of less towers, but one property owner did comment that they had wanted to have a tower on their property. She did let them know they would have stakeholder meetings and input down the road.

Commissioner Lundy stated she would like to see the towers in the future consider view corridors. Otherwise, there will not be a view of the lake or of McEuen Park.

Commissioner Ingalls stated the modeling will help get a feel of how this will look downtown with the views and the shadowing.

Ms. Patterson concluded with her presentation


ADJOURNMENT

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

The meeting was adjourned at 2:24 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: JULY 30, 2025
SUBJECT: DR-3-25: REQUEST FOR A MEETING WITH THE DESIGN REVIEW COMMISSION FOR RE-APPROVAL OF 304 LOFTS A TEN UNIT FOUR STORY APARTMENT BUILDING WITH ENCLOSED LOWER-LEVEL PARKING IN THE DOWNTOWN OVERLAY NORTH (DO-N) DISTRICT AND DC (DOWNTOWN CORE) ZONING DISTRICT

LOCATION: A .13 ACRE PARCEL (5,488.56 SF) LOCATED AT 304 E. WALLACE AVENUE WITH FRONTAGE ON BOTH 3RD STREET AND WALLACE AVENUE

APPLICANT / OWNER:
King Chinook, LLC
P.O. Box 1727
Bellevue, WA 98009-1727

ARCHITECT:
Tim Wilson.
Momentum Architecture, Inc.
P.O. Box 1514
Coeur d'Alene, ID 83816

APPLICANTS REQUEST:

Tim Wilson, Momentum Architecture, on behalf of King Chinook, LLC, is requesting a Meeting with the Design Review Commission for the re-approval of a proposed ten (10) unit apartment building with enclosed lower-level parking to include 14,644 SF of building area. The subject property is in the Downtown Overlay North District (DO-N) with the Downtown Core (DC) zoning district as the underlying zoning. The project must adhere to the DO- N Design Guidelines and Standards.

DECISION POINT:

Should the Design Review Commission re-approve the design for a proposed ten (10) unit apartment building located at 304 E. Wallace 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) with the Downtown Core (DC) 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.

HISTORY:

On March 24, 2022, the Design Review Commission approved a request from Tim Wilson, Momentum Architecture, on behalf of Bryan and Kathy Kolb – Revocable Trust, for the design of a 10-unit (one-bedroom units) apartment building on a .13-acre site in item DR-2- 22. The DRC approval terminated one year from the date of approval which was on April 28, 2023, because substantial development or actual commencement of authorized activities had not occurred. The subject property changed hands multiple times, and the current owner/applicant, King Chinook, LLC is requesting re-approval of the design previously approved by the Design Review Commission. Because there were no significant changes to the proposed project previously approved by the Design Review Commission, staff waived the required Project Review meeting and held an Initial Meeting on May 29, 2025 with Planning Staff in order to streamline the process.

READER'S NOTE:

This staff report is largely unchanged from the version that went to the Design Review Commission in March 24, 2022. Because the DRC approval expired, and was not extended, the applicant needed to begin the process again. A full analysis is required for the commission to make findings. It is noted below where there are changes or no changes to the information, analysis and/or conditions.

PROJECT INFORMATION:

The applicant is proposing construction of a 10-unit four-story apartment building. The building area will be approximately 14,644 SF. The lot is currently vacant. The project consists of (5) five, one bedroom/studio units, and five (2) two-bedroom units. Nine parking stalls will be provided in the lower-level parking garage and four stalls will to be paid In lieu of per Code Section 17.05.727 which allows for a Fee in Lieu of Parking. Entrance into the parking garage will be located along Wallace Avenue and tenants will exit onto the alley to the south. Nine (9) spaces will be provided in the parking garage with four (4) spaces paid in Lieu of parking. The proposed changes are noted below:

Modifications being proposed to the original design per the applicant's Narrative:

Site/Floor Plan

- 5 - one-bedroom units reconfigured to two-bedroom units. Please note: No change to building footprint proposed. Refer to floor plan views for modifications proposed.
- 'Parking stalls required' modified from 10 stalls to 13 stalls due to the 5 units being re-designated as 2 bedrooms 'in lieu of' one-bedroom units. Please note: NO change to Building footprint proposed.
- 9 parking stalls provided on site thus 4 stalls to be paid 'in lieu of' by developer.
- Roof top balcony proposed at south end of upper level. Minimal visual impact to exterior of structure proposed. Refer to floor plan and elevation views attached.

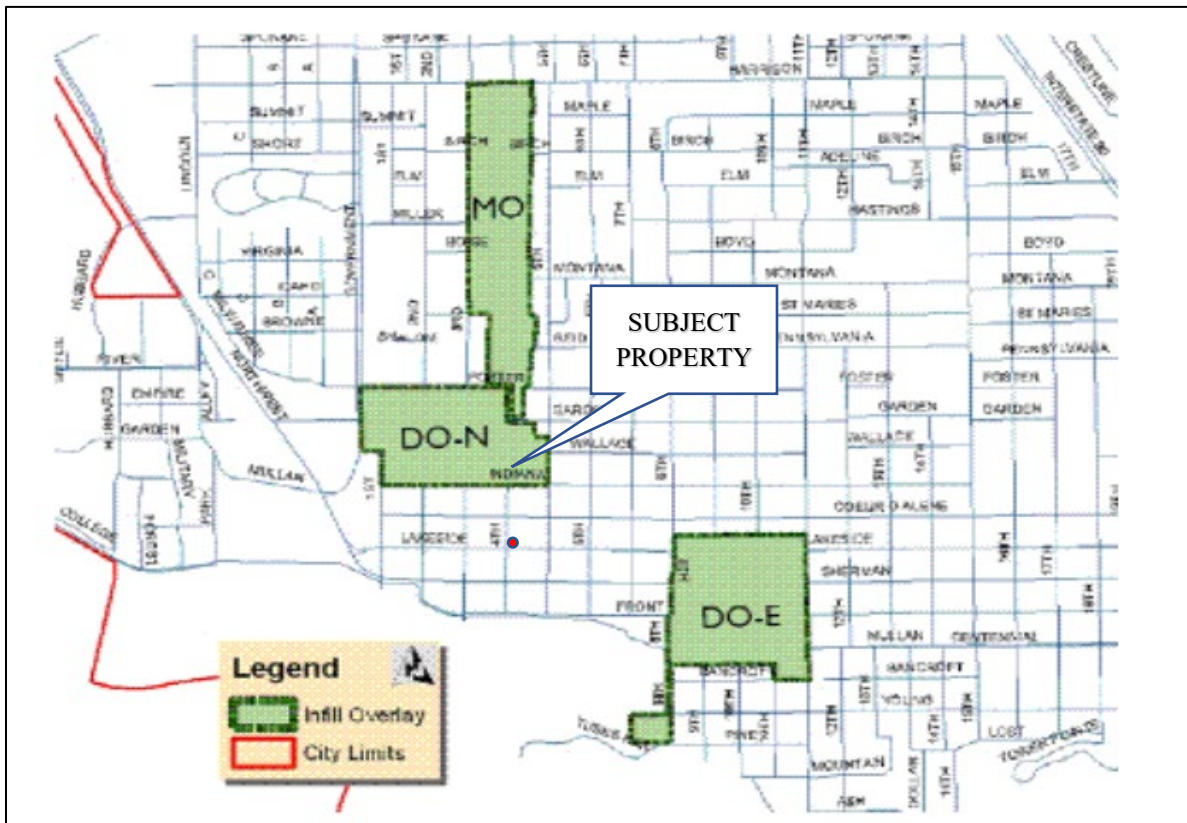
Exterior views:

- 'Architectural' Concrete Wall Panels with enhanced reveal lines proposed 'in lieu of' the CMU Block areas originally shown at lower-level parking area. Parking garage openings provided with 'Modern' metal grate panels.
- Prefinished horizontal Hardi-siding proposed 'in lieu of' the weathered wood siding areas originally shown.
- Exterior color scheme modified to owner preferred color palette. Refer to rendering views submitted.
- Exterior Balcony railings to consist of vertical metal pickets at maximum 4" O.C. 'in lieu of' the WWF originally shown.
- Roofing material to be EPDM Membrane roofing 'in lieu of' metal roofing originally shown.

GENERAL INFORMATION: 17.09.320

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.

DISTRICT BOUNDARIES:



Downtown Overlay; Northside (DO-N):

The boundaries of the DO-N district are as depicted in subsection C of this section. The intent of this district is to create a transition between the downtown core and 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 site is located on a 5,488 SF parcel at the SE corner of 3rd Street and Wallace Avenue at 304 E. Wallace Avenue. The subject property is currently vacant, and was a former auto sales lot with a +/- 400 SF office building for auto sales which was demolished in 2019. The applicant is proposing a ten (10) unit apartment building with enclosed lower-level parking. Entrance into the parking garage will be located along Wallace Avenue and tenants will exit onto the alley to the south. The apartment units will be comprised of five (5) one-bedroom studio/units and five (5) two-bedroom units. Nine (9) parking stalls will be provided in the lower-level parking garage and four (4) stalls will to be paid In lieu of per Code Section 17.05.727 which allows for a Fee in Lieu of Parking. The maximum height allowed in the Midtown Overlay District is 45'. The proposed structure is 45' tall.

The proposed project is located in the Downtown Overlay North– (DO-N) district with the Downtown Core (DC) zoning district as the underlying zoning. And must adhere to the Infill Overlay North Design Guidelines and Standards.

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

| | |
|---------------------|-----------|
| 10 APARTMENT UNITS: | 10,037 SF |
| GARAGE: | 4,607 SF |

| | |
|--------------------|-----------|
| TOTAL BUILDING SF: | 14,644 SF |
|--------------------|-----------|

(Building Total Area, includes space applied to parking, mechanical spaces, elevator & stair shafts, common area)

BACKGROUND:

Staff did not require an additional Project Review meeting as there was no significant changes to the design previously approved triggering an additional review. The initial Project Review meeting was held on **July 29, 2021**. During the original Project Review meeting, staff discussed the proposed project with the property owner and applicant's representative and provided code requirements pertaining to the Downtown Overlay North District (DO-N) and items that needed to be addressed.

On **May 29, 2025** staff met with Tim Wilson, 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.

Applicant's Narrative:

February 1, 2022 REVISED 5.28.25

TO: **Ms. Hilary Patterson – Planning Director**
City of Coeur d'Alene
Coeur d'Alene, ID 83814

PROJECT: **3rd and Wallace Residential Complex**
21.22

Job No.

25.38 304 E. Wallace Avenue

REVISED

Coeur d'Alene, ID 83814

Hillary,

This is our FORMAL **re-submittal** REQUEST for Development Bonuses for the 3rd and Wallace Residential Complex located at 304 E. Wallace Avenue. Below is our request details. Please also refer to our DRC Documents submitted.

Please note: This project was previously APPROVED as DR-2-22 and is now under new ownership. The new owners are requesting a few modifications to the original design which are listed on the second page. Items shown highlighted in ORANGE are items modified from original REQUEST document submitted.

Development Bonuses proposed/requested:

Minor Amenities:

1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrances side along Wallace Avenue. Special paving – 'stamped concrete/pavers' provided at building entrances and driveway approaches from right-of-way to the building facade.

1d. Alley Enhancements: Pedestrian-scaled lighting, secondary building entrance along alley.

1e. Upgraded Materials of Building: 'Architectural' Concrete walls with enhanced Reveal lines provided along entire lower level at each side of structure. Parking garage openings provided with 'Modern' metal grate panels.

| | |
|--------------------------------------|----|
| 1a. Additional Streetscape Features: | .2 |
| 1d. Alley Enhancements: | .2 |
| 1e. Upgraded Materials of Building: | .2 |

| | |
|-------------------------------|----|
| Total potential bonus points: | .6 |
|-------------------------------|----|

| | |
|-------------------------------|----|
| Total bonus points requested: | .5 |
|-------------------------------|----|

SUMMARY of the MODIFICATIONS being proposed to the original design.

Site/Floor Plan

- 5 - one bedroom units reconfigured to two bedroom units. Please note: NO change to Building footprint proposed. Refer to floor plan views for modifications proposed.
- 'Parking stalls required' modified from 10 stalls to 13 stalls due to the 5 units being re-designated as 2 bedrooms 'in lieu of' 1 bedroom units. Please note: NO change to Building footprint proposed.
- 9 parking stalls provided on site thus 4 stalls to be paid 'in lieu of' by developer.
- Roof top balcony proposed at south end of upper level. Minimal visual impact to exterior of structure proposed. Refer to floor plan and elevation views attached.

Exterior views:

- 'Architectural' Concrete Wall Panels with enhanced reveal lines proposed 'in lieu of' the CMU Block areas originally shown at lower level parking area. Parking garage openings provided with 'Modern' metal grate panels.
- Prefinished horizontal Hardi-siding proposed 'in lieu of' the weathered wood siding areas originally shown.
- Exterior color scheme modified to owner preferred color palette. Refer to rendering views submitted.
- Exterior Balcony railings to consist of vertical metal pickets at maximum 4" O.C. 'in lieu of' the WWF originally shown.
- Roofing material to be EPDM Membrane roofing 'in lieu of' metal roofing originally shown.

Thank-you for your consideration on these items and I look forward to the up-coming DRC meeting to further discuss as necessary.

Sincerely,

A handwritten signature in blue ink that reads "Tim A. Wilson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Tim A. Wilson

Principal Architect/Owner

Momentum Architecture, Inc.

E-mail: timw@momentumarch.com

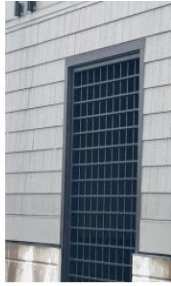
Web: www.MomentumArch.com

CC/ Chris Gayte – property owner

F.A.R. BONUSES PROPOSED FOR THE PROJECT:



'ARCHITECTURAL' CONCRETE
BASE MATERIAL
WITH ENHANCED REVEAL LINES
COLOR: NATURAL CONCRETE



PARKING AREA:
OPEN GRATE W/
METAL PANELS
COLOR: 'BLACK'



EXTERIOR CONCEPT



DRIVEWAYS - ENTRY WALKWAYS
PAVERS - STAMPED CONCRETE
Color: 'WASHED GREY'



DOWNWARD FACING
PEDESTRIAN LIGHTING
IN WALL ALONG 3RD STREET
AND ALLEY



PEDESTRIAN
WALKWAY LIGHTING,
BY PEDESTRIAN SIDEWALK
BENCH ALONG WALLACE AVE.



BENCH SEATING
ALONG WALLACE AVE.

NOTE: REFER TO LANDSCAPE PLAN,
F.A.R. SUMMARY FOR BONUSES

Third & Wallace Residential Complex

Coeur d'Alene, Idaho

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F.A.R. BONUSES



Staff Evaluation:

Hilary Patterson, Community Planning Director has reviewed and recommended approval of the applicant's F.A.R. request and have determined that they meet the required amenities under each of the requested development bonuses.

Minor Amenities: Additional Streetscape Features (0.2); Alley Enhancements (0.2); and Upgraded materials of Building (0.2). The project qualifies for a total allowable F.A.R of 1.6.

SITE PHOTO - 1: View along 3rd Street looking east at the subject the property:



SITE PHOTO - 2: View looking northeast along 3rd Street toward the subject the property:



SITE PHOTO - 3: View looking north along 3rd Street with the subject property on the right side of photo:



SITE PHOTO - 4: View looking west from the center of the subject property at the commercial and multi-family uses on the west side of 3rd Street and Wallace Avenue:



SITE PHOTO - 5: View looking south along Wallace Avenue near the intersection of 3rd/Wallace at the commercial business across from the subject property:



SITE PHOTO - 6: View along 3rd Street looking south with the subject property on the left in the photo:



SITE PHOTO - 7: View from the center of the subject property looking toward Wallace Avenue at the neighboring properties:



SITE PHOTO - 8: Looking east from the intersection of 3rd Street/Wallace Avenue. A portion of the subject property is on the right.



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 NORTH (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: Downtown Overlay North (DO-N)

The applicant has provided a response and additional details on how the project has met the required Downtown Overlay North (DO-N) Guidelines and Development Regulations as noted in the applicant's Design Guideline worksheet below.

Note the items highlighted in RED have been modified from original document submitted to provide further clarification as directed by the Planning Department.

- **General Landscaping:** A landscape plan has been provided depicting the proposed landscaping along Wallace Avenue and 3rd Street to meet the City of CDA landscape design standards. The landscaping includes new street trees, shrubs, and groundcovers that will provide seasonal color and interest. Please note: The landscape plan has been reviewed by the various city departments and was approved for building permit issuance. No changes are being proposed to the original landscape plan submitted.

Required planting strips are provided between the street curb and sidewalk along the Wallace Avenue frontage. These planting strips provide and maintain a residential neighborhood appeal. Planting strip landscaping includes new street trees and groundcovers that will provide seasonal color and interest.

- **Screening of Parking Lots:** The Parking area provided is internal and will be accessed one way from Wallace through to the Alley. The parking lot is provided with decorative concrete walls and screened openings which hide the cars from view. The internal parking stalls will be used by the residents. The Parking area will be provided with landscape areas around the perimeter walls which help soften the base of the parking structure.
- **Screening of Trash/Service Areas:** A trash enclosure is provided within the parking structure and will be accessed along the alley.
- **Lighting Intensity:** Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. All site lighting fixtures will be downward facing with shields. **NO** flashing lights nor up-lighting will be used.
- **Screening of Rooftop Mechanical Equipment:** There will NOT be Rooftop Mechanical equipment installed.
- **Width and Spacing of Curb Cuts:** A 12FT Wide Curb Cut will be provided along Wallace Ave. Sidewalk pattern and material will be continuous and connect to existing sidewalks.

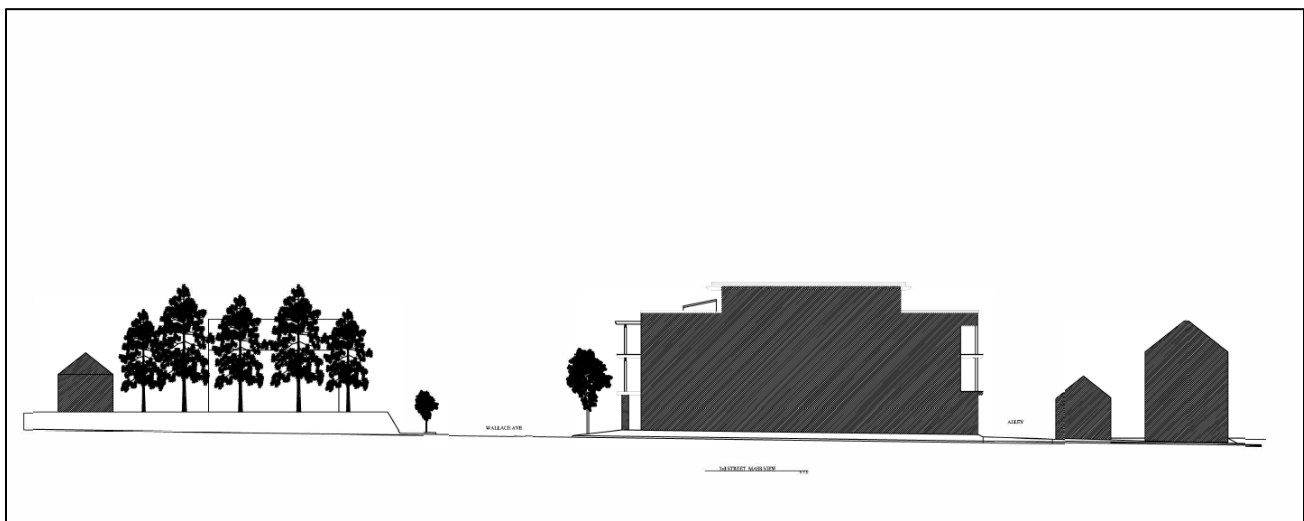
- **Parking Lot Landscape:** Parking Lot landscaping around internal parking structure to meet City of CDA standards, including parking lot trees. Refer to Landscape Plan for concept design.
- **Location of Parking:** Parking area is internal and will be accessed one way from Wallace through to the Alley.
- **Grand Scale Trees:** NA
- **Identity Elements:** Identity Elements provided along Wallace Avenue and 3rd Street, as part of the DO-N District, include: new street trees, accent trees shrubs, planting strips and groundcovers that will provide seasonal landscape color and interest. Refer to the exterior rendering views and the Landscape Plan.
- **Fences Next to Sidewalks:** NA
- **Walls Next to Sidewalks:** NA
- **Curbside Planting Strips:** Sidewalks along 3rd Street are existing and along Wallace will be improved. Continuous planting strips are provided on both sides of sidewalk along 3rd Street and Wallace Avenue. 3rd Street existing sidewalk is adjacent to street. Landscape areas are provided adjacent to the sidewalks. Refer to Landscape Plan submitted.
- **Unique Historic Features:** Existing Lot is vacant. New project signage will be fitting with the style of the building. Refer to exterior rendering views.
- **Entrances:** The primary residential & pedestrian entrance is accessed from Wallace Avenue. A Sidewalk is provided to the entrance. The entry door is recessed (1-Group A-i) and provided with cover above for protection from the elements (1-Group A-iii, 2) designed with CMU Masonry Column support (1-Group C-i). The entrance door is provided with a sidelight flanking the door (1-Group B-ii). The entry has an adjacent landscaping area. Refer to exterior rendering views.
- **Orientation to the Street:** 1. Large vertical entry signage/siding material variation and covered entrance has been provided to demonstrate a clear and defensible entry which is visible from Wallace Avenue. The entry door is recessed (2-a) and provided with cover (2-h) above for protection from the elements designed with CMU Masonry Column support. The entrance door is provided with a sidelight flanking the door. Pedestrian scale lighting has been provided at the entry as well as along 3rd Street and Alley sides. A lighted bollard has been provided at the sitting bench along Wallace Avenue (3). The primary entrance faces Wallace Avenue and is accessed from existing Wallace Avenue sidewalk. A sidewalk-ramp is provided direct to the entrance (4).

- Massing: Base/middle/top
 - Top: Built up 12" DBL Step Cornice/Fascia provided at TOP. EPDM membrane Roofing provided at low sloped areas.
 - 2. Middle: Wall panels are material mix of Hardi-lap siding, vertical corrugated metal siding, Hardi-wall panels are provided with a variety of texture and colors to be an aesthetically pleasing combination. Refer to rendering views. Several balconies and recessed areas have also been provided as part of the MIDDLE zone.
 - 3. Base: 'Architectural' concrete walls with enhanced Reveal lines are provided along the entire lower level at each side-BASE of structure. Parking garage openings are provided with 'Modern' metal grate panels along 3rd Street. Refer to rendering views.
- Treatment of Blank Walls: BASE: 'Architectural' concrete walls with enhanced Reveal lines are provided along the entire lower level at each side-BASE of structure. Parking garage openings are provided with 'Modern' metal grate panels along 3rd Street. MIDDLE: Wall panels are material mix of Hardi-lap siding, vertical corrugated metal siding, Hardie-wall panels are provided with a variety of texture and colors to be an aesthetically pleasing combination. Refer to rendering views. Several balconies and recessed areas have also been provided to break things up visually.
- Accessory Buildings: NA
- Integration of Signs with Architecture New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.
- Creativity/Individuality of Signs New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.
- Setbacks Adjacent to Single Family: Primary structure is set at 3'6" from the east property line. The elevator and stairway bump out is 1' from the east property line. Refer to site plan diagram. Setbacks have been discussed and reviewed with Planning & Building departments.
- Sidewalk Uses: Sidewalk will be a pedestrian walkway. Sidewalks along 3rd Street existing and along Wallace will be improved. Refer to Landscape plan for Street trees and planting areas.
- Maximum/Maximum Setbacks: Zoning setbacks are 0-20FT along 3rd Street (street-side), 10-20FT along Wallace Avenue, 0FT along Alley (rear) and Side-

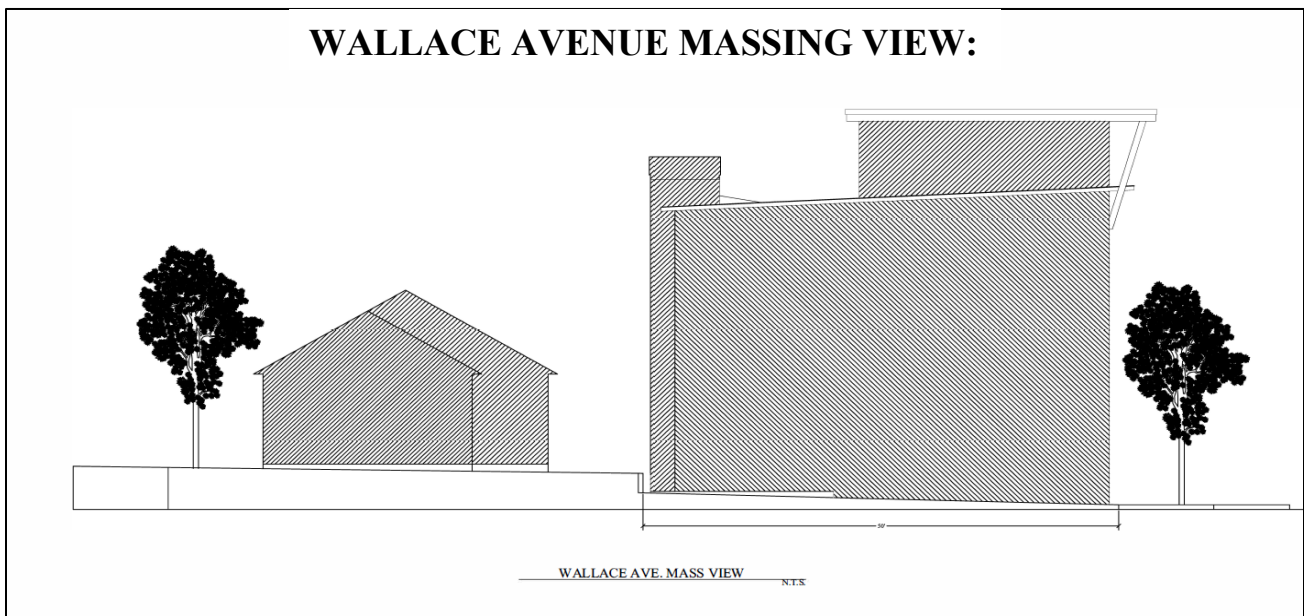
yards. Project setbacks provided are: 8 INCHES along 3rd Street, 10FT along Wallace Avenue, 1FT-8INCHES along Alley (rear), 3FT-6INCHES along Side-yard to primary structure, and 1FT from the Side-yard to the elevator and stairway bump-outs. Entry Canopy along Wallace setback is at 4FT-4INCHES providing visual prominence to principal entry. Setbacks have been discussed and reviewed with Planning & Building departments.

- Ground Floor Windows: Storefront system along Wallace Avenue. Parking garage openings are provided with 'Modern' metal grate panels along 3rd Street and mimic storefront window openings.

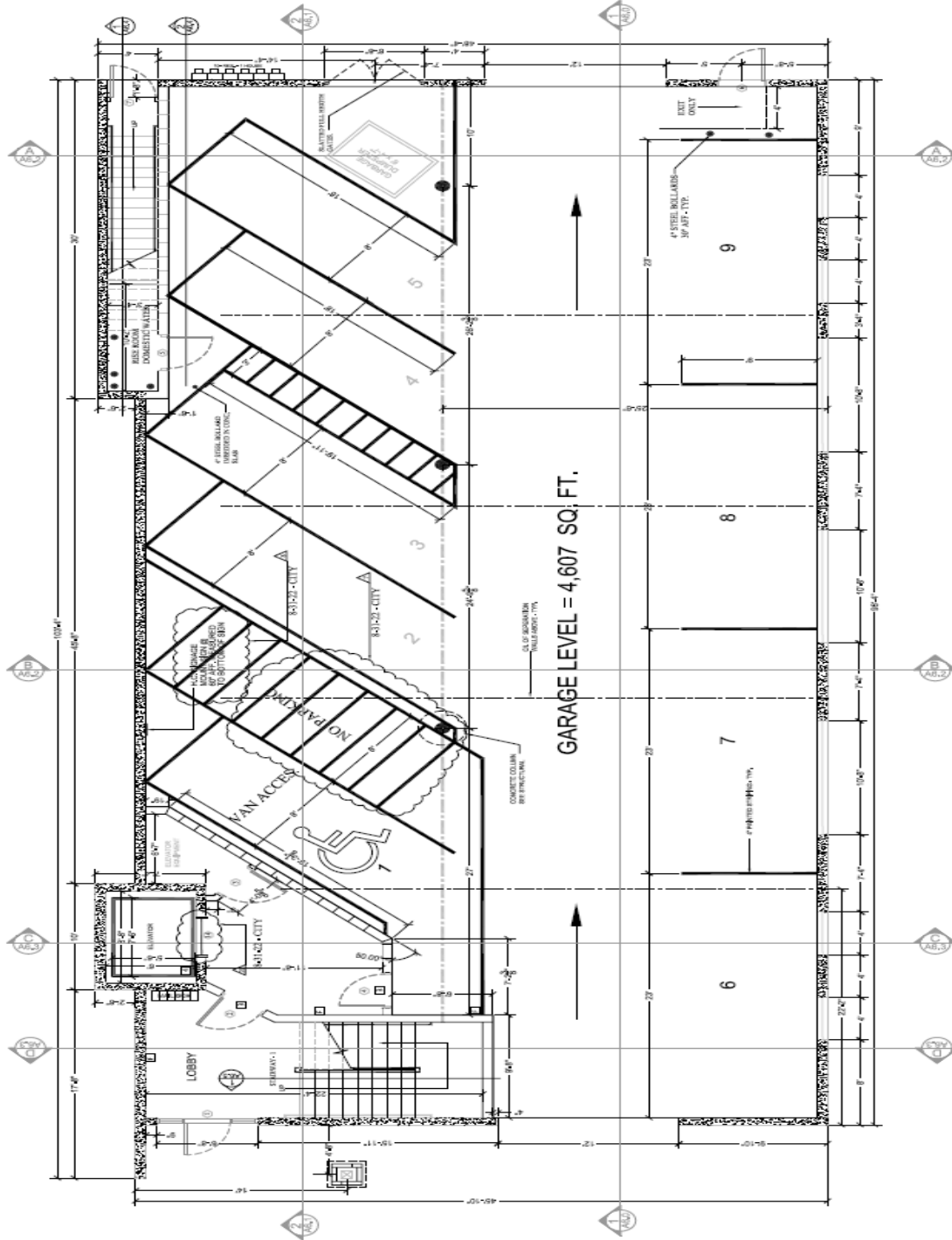
3RD STREET MASSING VIEW:



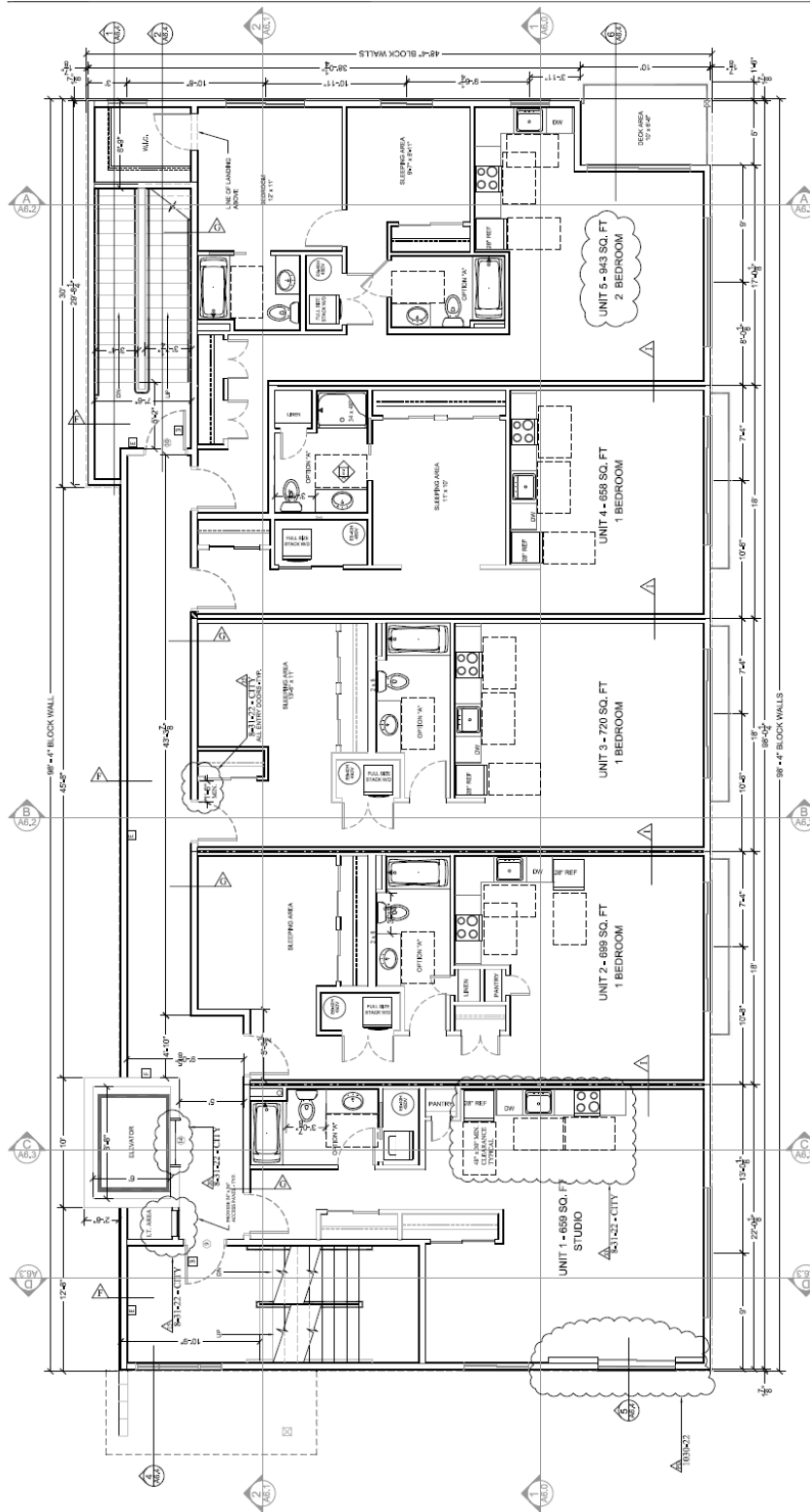
WALLACE AVENUE MASSING VIEW:



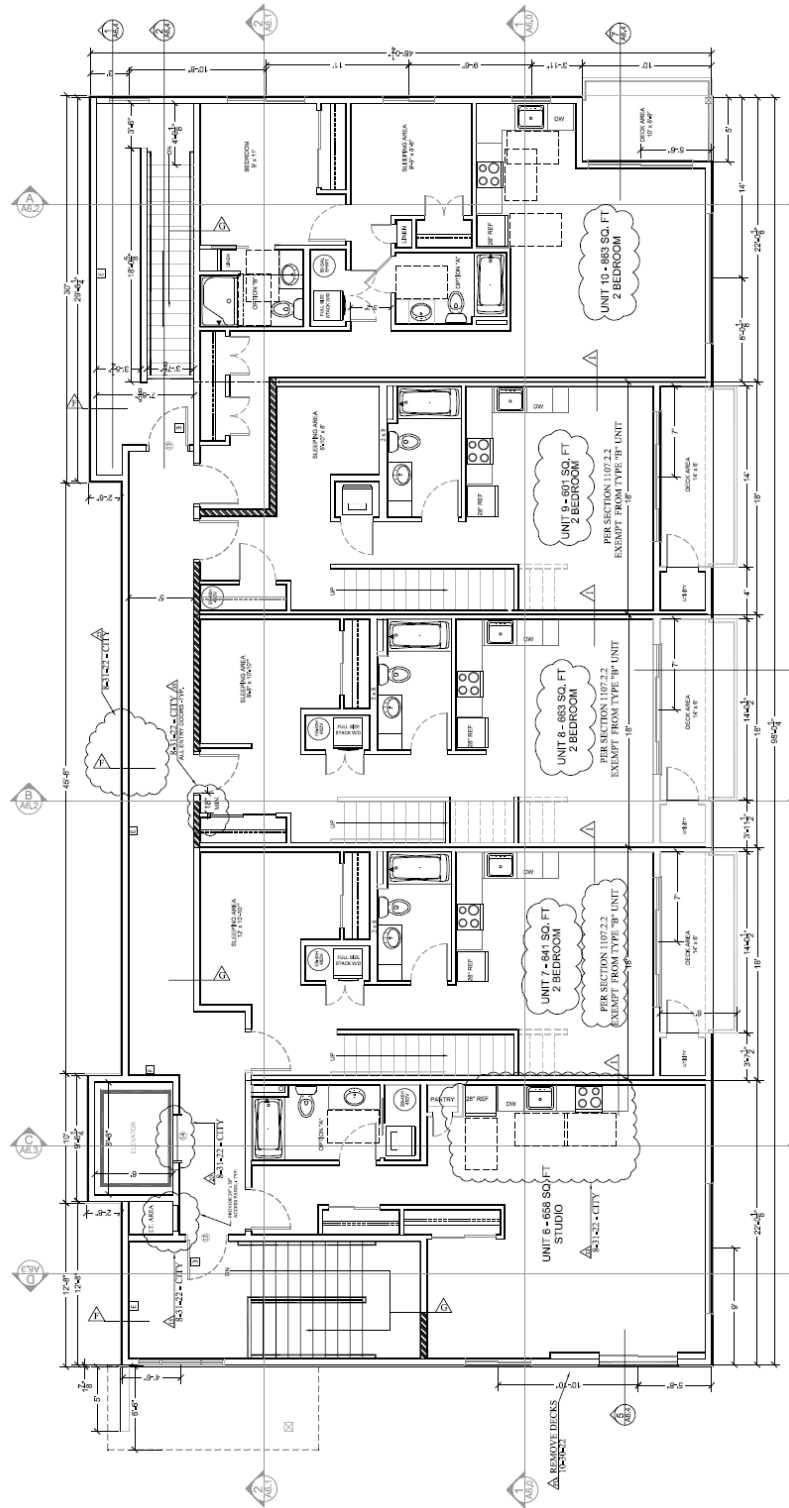
SITE PLAN: GARAGE LEVEL



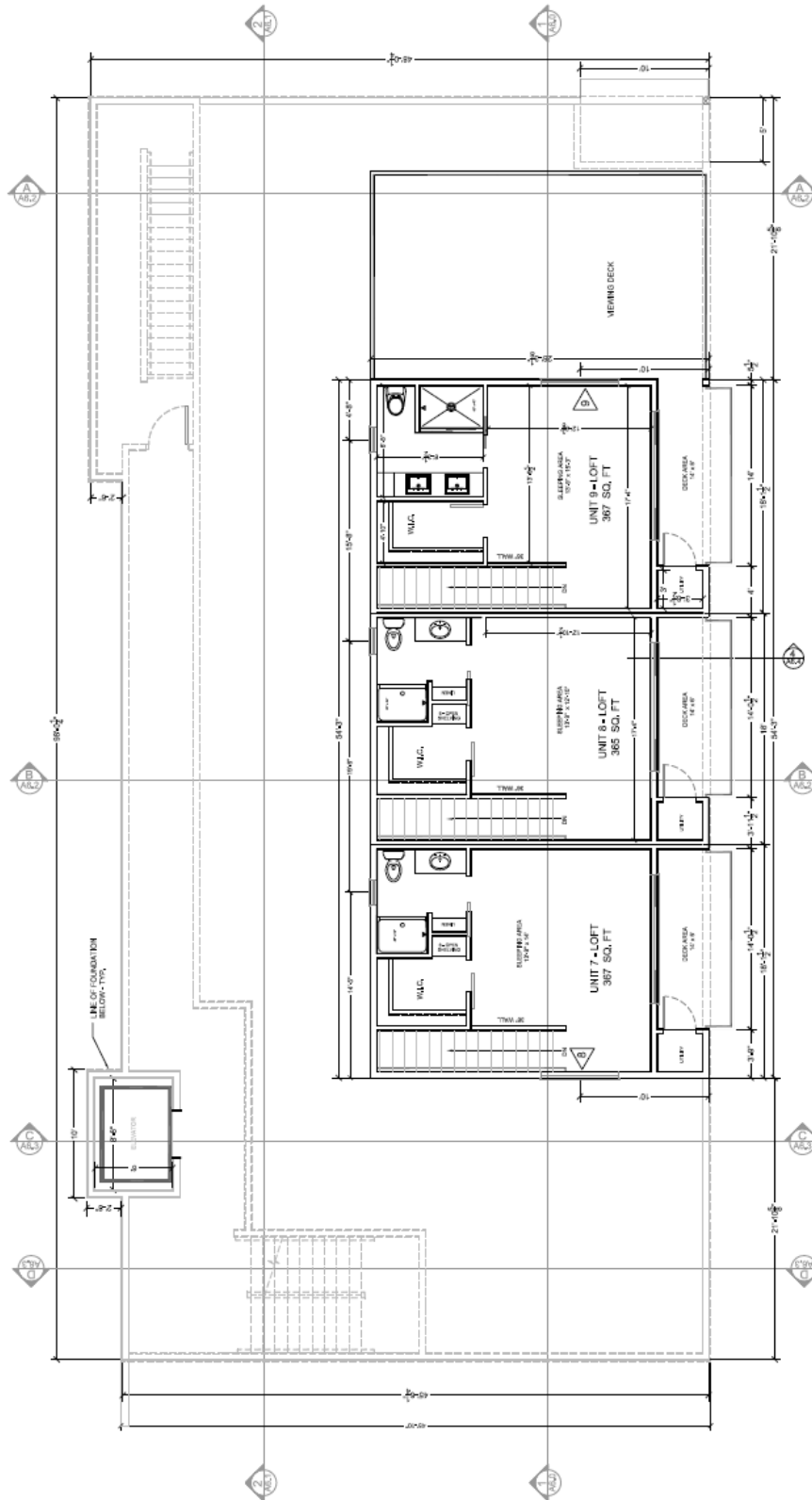
FLOOR PLANS: LEVEL 2



FLOOR PLANS: LEVEL 3



FLOOR PLANS: LOFT LEVEL



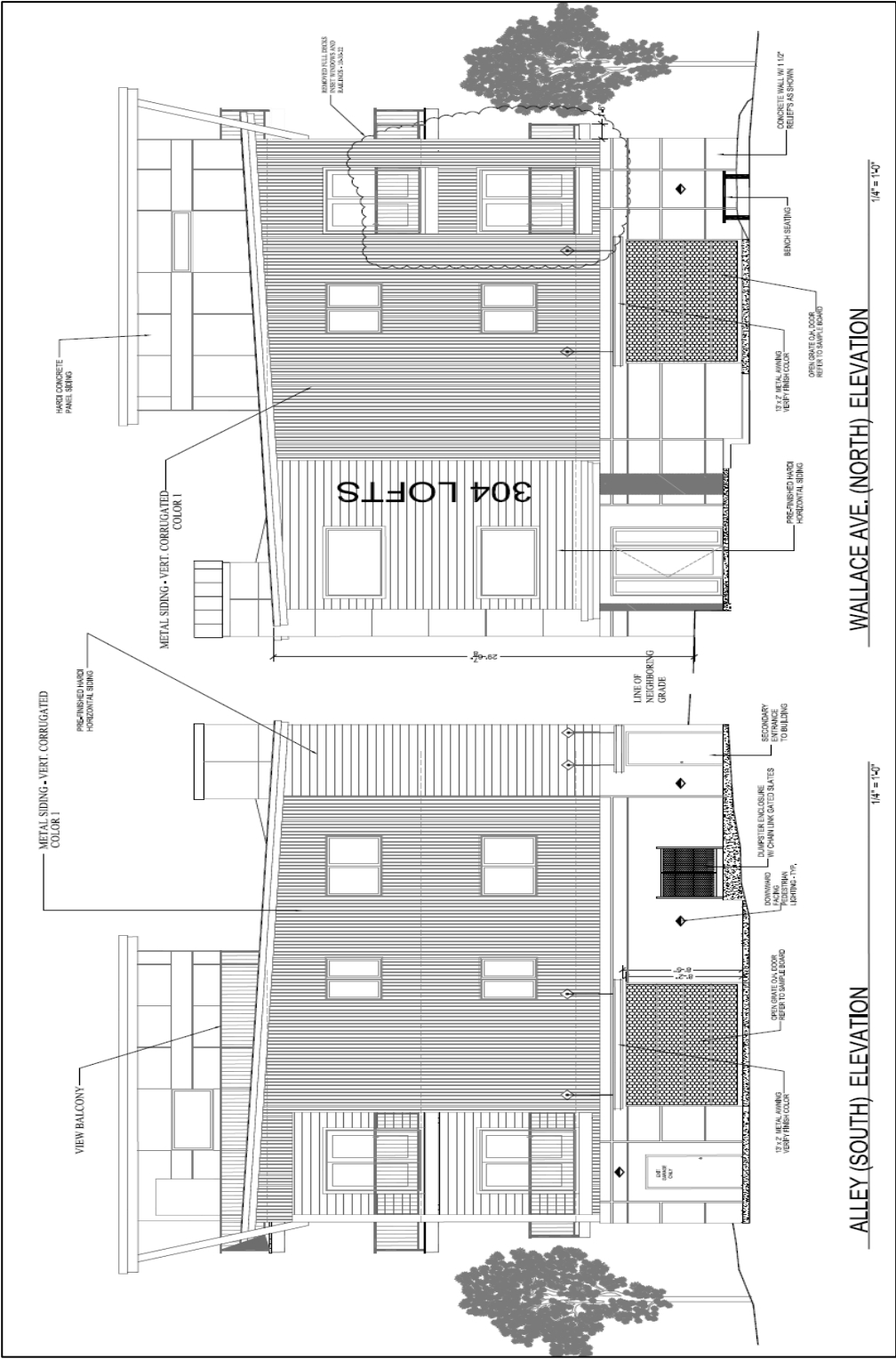
LOFT LEVEL FLOOR PLAN

LOFT LEVEL = 1,234 SQ. FT.
SEE SHEETS A7.0 THRU A7.9 FOR INDIVIDUAL UNIT FRAMING AND ELECTRICAL PLANS

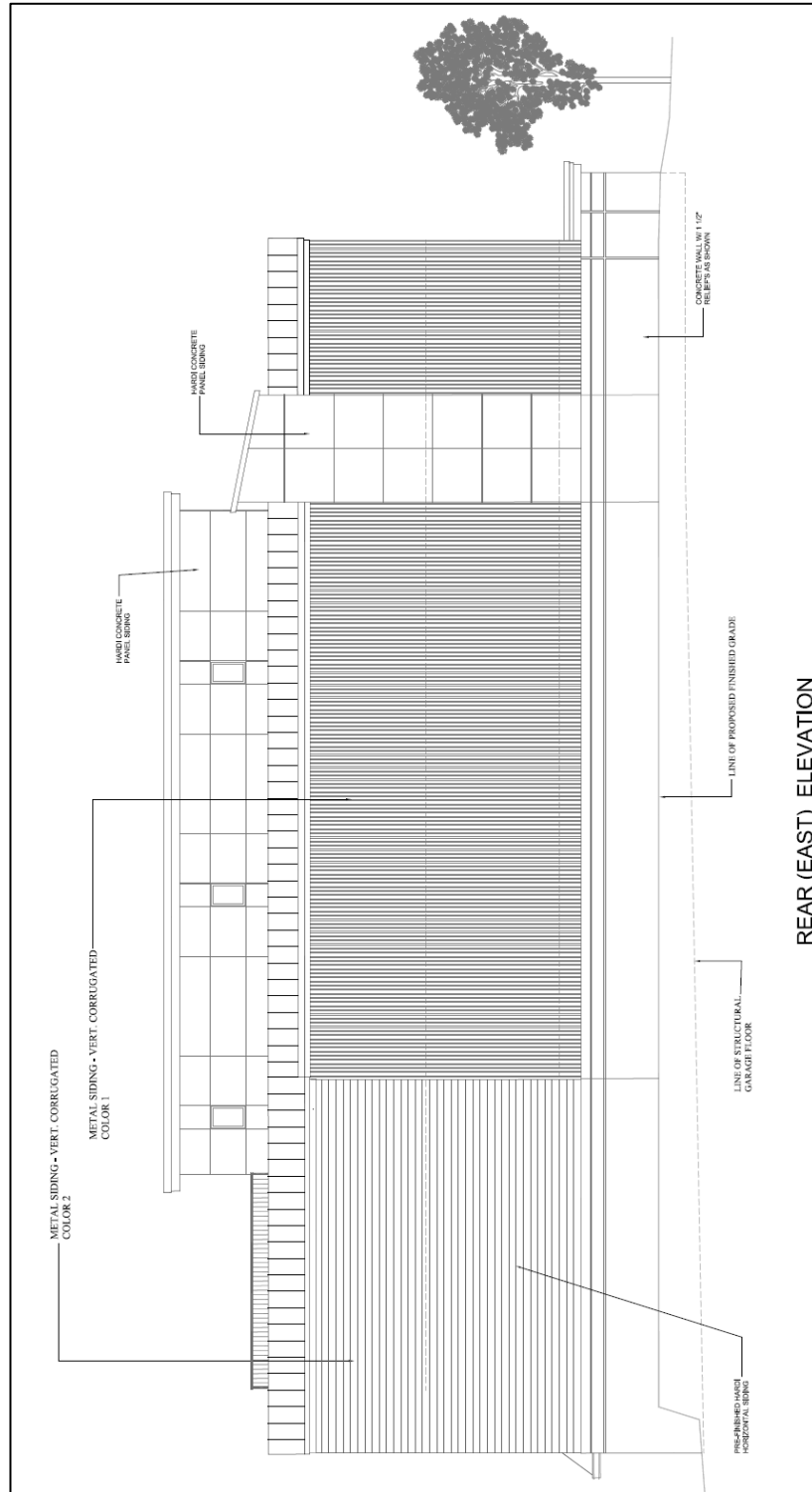
3RD STREET ELEVATION:



ALLEY & NORTH ELEVATIONS:




EAST (REAR) ELEVATION:

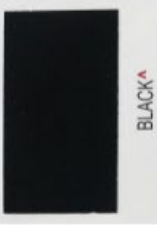


FINISH MATERIALS 3rd and Wallace Residential Complex 304 E. Wallace Avenue, Coeur d'Alene, Idaho

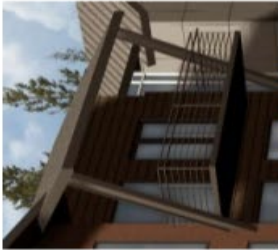
EXTERIOR MATERIALS:




EXTERIOR HARDWARE:
ADA APPROVED
EMTAK, OR APPR.
COLOR: BLACK




RESIDENTIAL WINDOW MATERIAL:
ANDERSON '100' SERIES
METAL CLAD or VINYL
FRAMES OR APPR.
COLOR: 'BLACK'




EXPOSED METAL
DIAGONOL KNEE BRACES
COLOR: 'BLACK'
GUITTERS/FASCIA TO MATCH




WALL MOUNTED LIGHT
FIXTURE: BY 'KICHLER LIGHTING' OR APPR.
COLOR: 'BLACK' WITH 'OPAQUE GLASS'




ROOFING MATERIAL #1:
EPDM MEMBRANE ROOFING -
COLOR: 'GREY' OR APPR.




INDUSTRIAL RAILING DETAIL
W/ VERTICAL PICKETS
COLOR: BLACK




EXTERIOR RESIDENTIAL SLIDING DOORS:
ANDERSON SERIES '100'
DOOR/WDW PRODUCTS OR APPR.
COLOR: 'BLACK'




OVERHEAD GARAGE DOOR:
OPEN GRATE
WAYNE DALTON - MODEL 600 OR APPR.



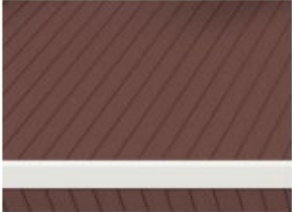

EXTERIOR COLOR PALLET
SAMPLE - SIMILAR



PARKING AREA: OPEN GRATE
'MODERN' METAL PANELS'
COLOR: 'BLACK'






EXTERIOR MATERIALS:

WALL PANEL #1

'HARD-LAP' HORIZONTAL SIDING

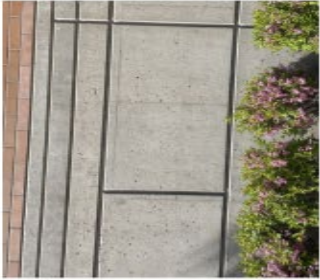

COLOR: 'COLONIAL RED' OR APPR.

WALL PANEL #2:

GALVANIZED VERTICAL METAL SIDING

COLOR: 'OCEANIA BLUE' OR APPR.






WALL PANEL #3

'ARCHITECTURAL' CONCRETE BASE MATERIAL

WITH ENHANCED REVEAL LINES

COLOR: 'NATURAL CONCRETE'



WALL PANEL #4

'METAL PANEL' COLUMN DETAIL

OR



'HARD-PANEL SIDING'

COLOR: 'WINTER WHITE' OR APPR.

12" METAL FASCIA CORNICE



COLOR: 'BLACK'

PATIO:

WOOD W/ DURADEK FLOOR FINISH

COLOR: 'DRIFTWOOD' OR APPR.

ENTRY COLUMN:

'ARCHITECTURAL' CONCRETE

OR SMOOTH FACE CMU

COLOR: 'NATURAL' CONCRETE

3RD AND WALLACE APARTMENT BUILDING & ORIGINAL COLOR SCHEME



ORIGINAL COLOR SCHEME

PROPOSED COLOR SCHEME

3rd and Wallace Residential Complex
304 E. Wallace Avenue, Coeur d'Alene, Idaho



RENDERING: VIEW LOOKING SOUTHEAST



RENDERING: VIEW LOOKING EAST



RENDERING: VIEW LOOKING SOUTH



RENDERING: VIEW LOOKING NORTHEAST



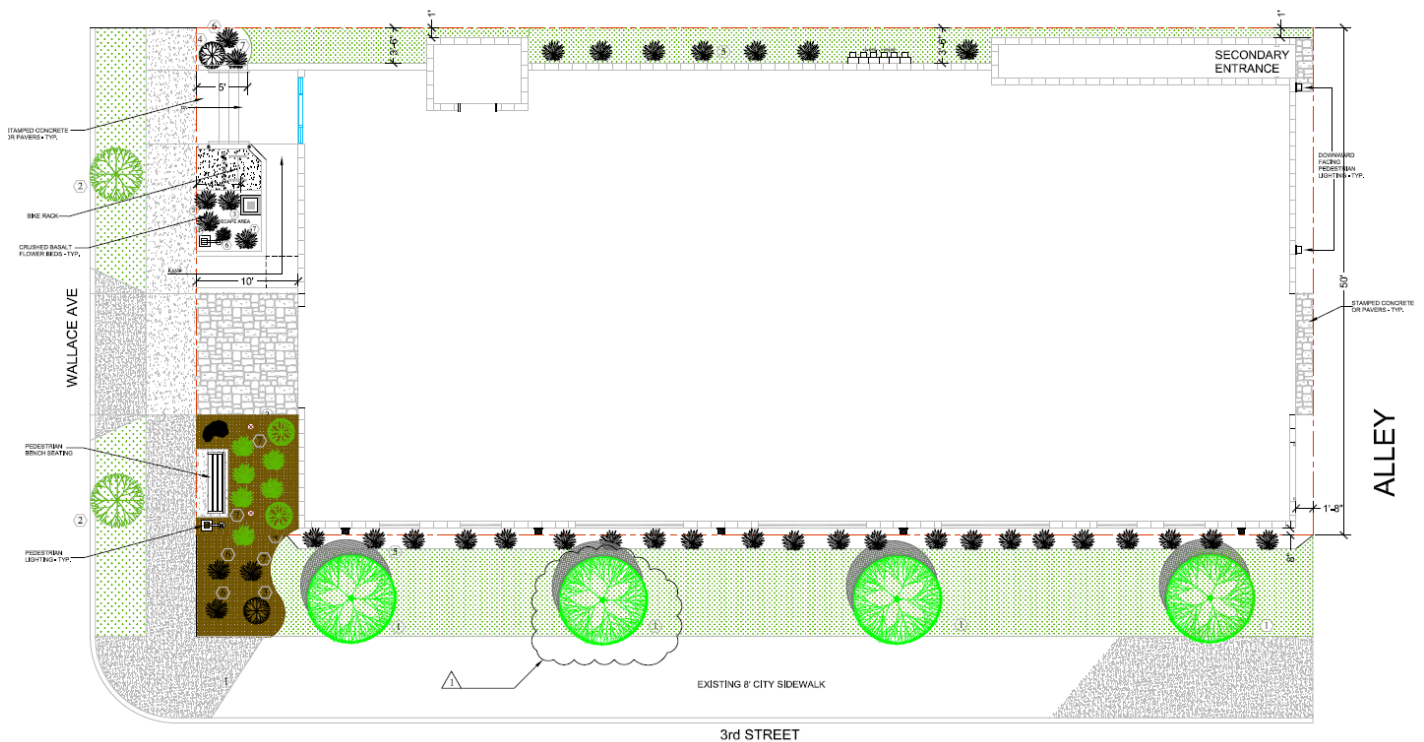
RENDERING: VIEW LOOKING SOUTHWEST



RENDERING: VIEW LOOKING NORTHWEST



LANDSCAPE PLAN:



STAFF EVALUATION OF FACTS:

- The applicant is seeking design review re-approval from the DRC for the 304 Lofts (Item DR-3-25).
- The subject property is located at 304 Wallace with frontage on Wallace Avenue and 3rd Street, legally described as Lot 1, Block 24, CDA & KINGS ADD, to the town of Coeur d'Alene, according to the plat recorded in Book C of Deeds at Page 144, records of Kootenai County, Idaho.
- The existing zoning is in the Infill Overlay East (DO-N) District with the underlying zoning as DC (Downtown Core) 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 5,488 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 July 29, 2021 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, 2022, and again on May 29, 2025, as required by M.C. § 17.325(D).
- Public testimony will be received by the DRC at a public hearing on July 30, 2025.
- All legal notice requirements for the public hearing have been met:
 - Eighty-four (84) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on July 11, 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 July 12, 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 July 14, 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 1.06 The applicant has requested development bonuses – Additional Streetscape Features (.2) alley Enhancements (.2) Upgraded Materials of Building (.2). The project qualifies for a total allowable FAR of 1.06 (with a base of 1.0 and 0.6 in bonuses). The Planning Director has recommended approval. (FAR BONUSES)
- The proposed project would be four stories and a 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 1.0 parking stalls per one bedroom unit and 1.5 spaces per two bedroom units in the DO-N Infill Overlay District. There are five (1) one-bedroom units requiring 1.0 space per unit and five (2) two-bedroom units requiring 1.5 spaces per unit. A total of 13 parking spaces are required. The applicant has provided 13 parking spaces. 4 additional stalls will be paid in lieu which meets the parking requirement in the Infill Overlay District DO-N standards. (PARKING COUNT & LOCATION)
- A landscape plan has been provided depicting the proposed landscaping along Wallace Avenue and 3rd Street to meet the City of CDA landscape design standards. The landscaping includes new street trees, shrubs, and groundcovers that will provide seasonal color and interest. Please note: The landscape plan has been reviewed by the various city departments and was approved for building permit issuance. No changes are being proposed to the original landscape plan submitted. Required planting strips are provided between the street curb and sidewalk along the Wallace Avenue frontage. These planting strips provide and maintain a residential neighborhood appeal. Planting strip landscaping includes new street trees and groundcovers that will provide seasonal color and interest. (GENERAL LANDSCAPING)
- N/A. The Parking area provided is internal and will be accessed one way from Wallace through to the Alley. The parking lot is provided with decorative concrete walls and screened openings which hide the cars from view. The internal parking stalls will be used by the residents. The Parking area will be provided with landscape areas around the perimeter walls which help soften the base of the parking structure. (SCREENING OF PARKING LOTS)

- Trash/service areas are required to be screened. A trash enclosure is provided within the parking structure and will be accessed along the alley. (SCREENING OF TRASH/SERVICE AREAS)
- In order to conserve energy, prevent glare and reduce light pollution, site and exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. Fixtures will be shielded to prevent light trespassing outside the property boundaries. Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. All site lighting fixtures will be downward facing with shields. NO flashing lights nor up-lighting will be used. (LIGHTING INTENSITY – STREET LIGHTING)
- Per the guidelines, the rooftop mechanical equipment must be screened. No rooftop mechanical equipment is proposed. (SCREENING OF ROOFTOP MECHANICAL EQUIPMENT)
- The proposed plan provides a 12-foot wide Curb Cut will be provided along Wallace Avenue. Sidewalk pattern and material will be continuous and connect to existing sidewalks. (CURB CUTS WIDTH AND SPACING)
- N/A. No parking lots are proposed. (PARKING LOT LANDSCAPE)
- Parking area is internal and will be accessed one way from Wallace through to the Alley. 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 garage to enter the structure is facing Wallace Avenue. (LOCATION OF PARKING)
- N/A. There are no grand scale trees on the subject property. (GRAND SCALE TREES)
- DO-N District: Identity Elements provided along Wallace Avenue and 3rd Street, as part of the DO-N District, include: new street trees, accent trees shrubs, planting strips and groundcovers that will provide seasonal landscape color and interest. Refer to the exterior rendering views and the Landscape Plan. (IDENTITY ELEMENTS)
- N/A. No fencing is proposed for this project. (FENCES NEXT TO SIDEWALKS)
- N/A. There are no walls proposed adjacent to sidewalks on either Wallace Avenue or 3rd Street. (WALLS NEXT TO SIDEWALKS)
- Sidewalks along 3rd Street are existing and along Wallace Avenue will be improved. Continuous planting strips are provided on both sides of sidewalk along 3rd Street and Wallace Avenue. 3rd Street existing sidewalk is adjacent to street. Landscape areas are provided adjacent to the sidewalks. Refer to Landscape Plan submitted. (CURBSIDE PLANTING STRIPS)
- Existing Lot is vacant. New project signage will be fitting with the style of the building. Refer to exterior rendering views. (UNIQUE HISTORIC FEATURES)

- The DO-N guidelines require the principal entry be marked by at least one element from each of the required Group A, Group B and Group C lists.
 - The primary residential & pedestrian entrance is accessed from Wallace Avenue. A Sidewalk is provided to the entrance. The entry door is recessed
 - (Group A-i) and provided with cover above for protection from the elements
 - (Group A-iii,2) designed with CMU Masonry Column support
 - (Group C-i). The entrance door is provided with a sidelight flanking the door
 - (Group B-ii). The entry has an adjacent landscaping area. Refer to exterior rendering views. (ENTRANCES)

- In order to provide a clearly defined, welcoming, and safe entry for pedestrians from the sidewalk into the building, primary pedestrian access will be through a covered entrance has being provided to demonstrate a clear and defensible entry which is visible from Wallace Avenue along with a large vertical entry signage/siding material variation and The entry door is recessed (2-a) and provided with cover (2-h) above for protection from the elements designed with CMU Masonry Column support. The entrance door is provided with a sidelight flanking the door. Pedestrian scale lighting has been provided at the entry as well as along 3rd Street and Alley sides. A lighted bollard has been provided at the sitting bench along Wallace Avenue (3). The primary entrance faces Wallace Avenue and is accessed from existing Wallace Avenue sidewalk. A sidewalk ramp is provided direct to the entrance (4). (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)
 - **Top:** Built up 12” DBL Step Cornice/Fascia provided at TOP. EPDM membrane Roofing provided at low sloped areas.
 - **Middle:** Wall panels are material mix of Hardi-lap siding, vertical corrugated metal siding, Hardi-wall panels are provided with a variety of texture and colors to be an aesthetically pleasing combination. Refer to rendering views. Several balconies and recessed areas have also been provided as part of the MIDDLE zone.
 - **Base:** ‘Architectural’ concrete walls with enhanced Reveal lines are provided along the entire lower level at each side-BASE of structure. Parking garage openings are provided with ‘Modern’ metal grate panels along 3rd Street. Refer to rendering views.

- BASE :‘Architectural’ concrete walls with enhanced Reveal lines are provided along the entire lower level at each side-BASE of structure. Parking garage openings are provided with ‘Modern’ metal grate panels along 3rd Street. MIDDLE: Wall panels are material mix of Hardi-lap siding, vertical corrugated metal siding, Hardie-wall panels are provided with a variety of texture and colors to be an aesthetically pleasing combination. Refer to rendering views. Several balcony’s and recessed areas have also been provided to break things up visually. (TREATMENT OF BLANK WALLS)

- New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan. (INTEGRATION OF SIGNS WITH ARCHITECTURE)
- New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan. (CREATIVITY/INDIVIDUALITY OF SIGNS)
- The primary structure is set at 3'6" from the east property line. The elevator and stairway bump out is 1' from the east property line. Refer to site plan diagram. Setbacks have been discussed and reviewed with Planning & Building departments. (SETBACKS ADJACENT TO SINGLE-FAMILY)
- Zoning setbacks are 0-20 feet along 3rd Street (street side), 10-20 feet along Wallace Avenue, 0 feet along the alley (rear) and internal side yards. Project setbacks provided are: 8 inches along 3rd Street, 10 feet along Wallace Avenue, 1-foot 8 inches along the alley (rear), 3 feet 6 inches along the interior sideyard to primary structure, and 1-foot from the sideyard to the elevator and stairway bump-outs. The Entry Canopy along the Wallace Avenue setback is at 4 feet 4 inches providing visual prominence to the principal entry. Setbacks have been discussed and reviewed with the Planning & Building departments. (MINIMUM/MAXIMUM SETBACKS)

RECOMMENDED CONDITIONS OF APPROVAL

1. The proposed design shall be substantially similar to those submitted with Item DR-3-25.

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-3-25, a request by Tim Wilson, Momentum Architecture on behalf of King Chinook LLC for design review re-approval for a 10-unit four story building, on a .13-acre site. A total of 13 parking spaces are required, 9 parking spaces have been provided onsite and four (4) being paid In Lieu. The property is located at 304 Wallace 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 or if it is deemed necessary based on all the circumstances.

Attachments:

Application & Applicant's Narrative

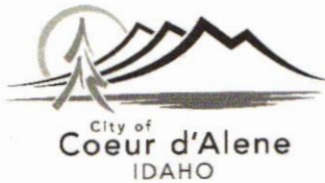
Minutes Excerpt from DR-2-22, March 24, 2022

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APPLICANT'S APPLICATION

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DESIGN REVIEW APPLICATION

DR-3.25

STAFF USE ONLY

Date Submitted: 5/3/25

Received by: TS

Fee paid: 2402⁰⁰

Project # DRC

304 Wallace

REQUIRED SUBMITTALS

Application Fee: \$ 2,000.00

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00 + \$74.00
(The City's standard mailing list has 28 addresses per public hearing)

✓ \$2,402.00

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.

PAID

5-2024

JUN 02 2025

Page 1 of 11

CITY OF COEUR D'ALENE

03178448

DESIGN REVIEW APPLICATION

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

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

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

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

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

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

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

DEADLINE FOR SUBMITTALS:

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

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

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

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

APPLICATION INFORMATION

| | | |
|---|----------------------------|--|
| PROPERTY OWNER: King Chinook LLC | | |
| MAILING ADDRESS: PO Box 1727 | | |
| CITY: Bellevue | STATE: WA | ZIP: 98009-1727 |
| PHONE: 206-240-9789 | FAX: | EMAIL: cjayte@yahoo.com |
| APPLICANT OR CONSULTANT: MOMENTUM ARCHITECTURE - TIM WILSON | | ARCHITECT STATUS: ENGINEER <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> |
| MAILING ADDRESS: P.O. Box 1514 | | |
| CITY: COEUR D'ALENE | STATE: ID | ZIP: 83816 |
| PHONE: 208-664-4251 | Cell: 208-661-6634 Fax: | EMAIL: timw@momentumarch.com |

FILING CAPACITY

- ☒ Recorded property owner as to of 5/15/25
- ☐ Purchasing (under contract) as of _____
- ☐ 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: 304 E. Wallace 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 checked="" type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/> | | |
| TAX PARCEL # C-1800-024-001-0 | TOTAL NUMBER OF LOTS: 1 | ADJACENT ZONING: DC |
| GROSS AREA/ACRES: .13 ACRES | CURRENT LAND USE: VACANT | ADJACENT LAND USE: COMMERCIAL/RESIDENTIAL. |
| DESCRIPTION OF PROJECT/REASON FOR REQUEST: NEW PROPOSED 10 UNIT APARTMENT complex w/ ENCLOSED LOWER LEVEL PARKING. | | |
| | | |
| | | |

CERTIFICATION OF APPLICANT:

I, King Chinook LLC, 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: [Signature]

Manager (applicant) Chris Gayle

Notary to complete this section for applicant:

Subscribed and sworn to me before this 27th day of May, 2025.



Notary Public for WA Residing at: Woodinville WA 98072

My commission expires: 2/19/29

Signed: [Signature]
 (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: King Chinook LLC Telephone No.: 206-240-9739

Address: PO Box 1727 Bellevue WA 98009-1727

Signed by Owner: [Signature]

Manager

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 27th day of May, 2025.

Notary Public for WA Residing at: Woodinville WA



My commission expires: 2/19/29

Signed: [Signature]
 (notary)

CERTIFICATION OF APPLICANT:

I, Chris Gayte, 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)

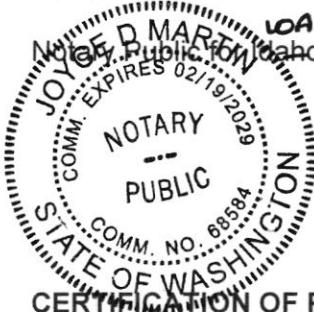
Notary to complete this section for applicant:

Subscribed and sworn to me before this 27th day of May, 2025.

Notary Public for Idaho Residing at: Woodinville WA

My commission expires: 2/19/29

Signed: Joyce D Martin
 (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: King Chinook LLC Telephone No.: 206-240-9139

Address: PO Box 1727 Bellevue WA 98009-1727

Signed by Owner: _____

Manager

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this 27th day of May, 2025.

Notary Public for ~~Idaho~~ WA Residing at: Woodinville WA

My commission expires: 2/19/29

Signed: Joyce D Martin
 (notary)





Infill Overlay Districts Review Sheet **(17.07.900)**

REVIEWED BY:

DATE:

INFILL DESIGNATION

☐ MO

☒ DO-N

☐ DO-E

DESIGN REVIEW REQUIRED

☒ YES *Previous*

☐ NO

ACTIVITY PERMITTED

(All 3)

(DO-E&N)

☒ YES

☐ 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 |
|---------|-------------|------------|-----------------|------------|------------------|
| | Basic | With Bonus | Basic | With Bonus | |
| MO | 1.0 | 2.0 | 0.5 | 1.0 | 3.0 |
| DO-N | <u>1.0</u> | <u>2.0</u> | 0.3 | 0.9 | 2.9 |
| DO-E | 0.5 | 1.0 | 0.3 | 0.6 | 1.6 |

MINOR BONUS =

F.A.R.

(0.2 each)

| | | |
|-------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> | Streetscape Features | <i>Seating, pedestrian lights, trees, or special paving</i> |
| <input 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 checked="" type="checkbox"/> | Alley Enhancement | <i>Pedestrian scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.</i> |
| <input checked="" 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 checked="" type="checkbox"/> | Below Structure Parking | <i>All required parking must be contained within a structure that is below grade.</i> |

HEIGHT =

☐ MO (45')

☒ DO-N (45')

☐ 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) *9 on site & in-lieu of pay*

☒ **Residential Units** (see drop down for requirements)

MO & DO-E

DO-N

☐ **Commercial**

1 space per 330 SF

☐ **Shared**

Per Plan Dir

Grand Total:

13

| Elderly | Studio | 1 B/R | 2 B/M | 3 B/R | 4+ B/R |
|---------|----------|----------|----------|-------|--------|
| | <i>2</i> | <i>3</i> | <i>5</i> | | |

*Restaurant over 1000SF (1 space per 200 SF)

*Different uses (20% reduction)

MEETS DESIGN STANDARDS

NOTE: If 3 level need "massing"
(Base, middle, top)

☒ YES

☐ NO

DESIGN GUIDELINES WORKSHEET FOR: East Design Guidelines (DO-N)

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project (Please fill out and submit with your application)

- 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

* SEE DRG SUBMITTAL PACKET
FOR RESPONSES. *



MEMO

February 1, 2022 REVISED 5.28.25

TO: **Ms. Hilary Patterson – Planning Director**
City of Coeur d'Alene
Coeur d'Alene, ID 83814

PROJECT: **3rd and Wallace Residential Complex**
304 E. Wallace Avenue
Coeur d'Alene, ID 83814

Job No. 21.22
REVISED 25.38

Hillary,

This is our FORMAL **re-submittal** REQUEST for Development Bonuses for the 3rd and Wallace Residential Complex located at 304 E. Wallace Avenue. Below is our request details. Please also refer to our DRC Documents submitted.

Please note: This project was previously APPROVED as DR-2-22 and is now under new ownership. The new owners are requesting a few modifications to the original design which are listed on the second page. Items shown highlighted in ORANGE are items modified from original REQUEST document submitted.

Development Bonuses proposed/requested:

Minor Amenities:

1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrances side along Wallace Avenue. Special paving – 'stamped concrete/pavers' provided at building entrances and driveway approaches from right-of-way to the building facade.

1d. Alley Enhancements: Pedestrian-scaled lighting, secondary building entrance along alley.

1e. Upgraded Materials of Building: **'Architectural' Concrete walls with enhanced Reveal lines** provided along entire lower level at each side of structure. **Parking garage openings provided with 'Modern' metal grate panels.**

| | |
|--------------------------------------|----|
| 1a. Additional Streetscape Features: | .2 |
| 1d. Alley Enhancements: | .2 |
| 1e. Upgraded Materials of Building: | .2 |
| <hr/> | |
| Total potential bonus points: | .6 |
| Total bonus points requested: | .5 |



SUMMARY of the MODIFICATIONS being proposed to the original design.

Site/Floor Plan

- 5 - one bedroom units reconfigured to two bedroom units. Please note: NO change to Building footprint proposed. Refer to floor plan views for modifications proposed.
- 'Parking stalls required' modified from 10 stalls to 13 stalls due to the 5 units being re-designated as 2 bedrooms 'in lieu of' 1 bedroom units. Please note: NO change to Building footprint proposed.
- 9 parking stalls provided on site thus 4 stalls to be paid 'in lieu of' by developer.
- Roof top balcony proposed at south end of upper level. Minimal visual impact to exterior of structure proposed. Refer to floor plan and elevation views attached.

Exterior views:

- 'Architectural' Concrete Wall Panels with enhanced reveal lines proposed 'in lieu of' the CMU Block areas originally shown at lower level parking area. Parking garage openings provided with 'Modern' metal grate panels.
- Prefinished horizontal Hardi-siding proposed 'in lieu of' the weathered wood siding areas originally shown.
- Exterior color scheme modified to owner preferred color palette. Refer to rendering views submitted.
- Exterior Balcony railings to consist of vertical metal pickets at maximum 4" O.C. 'in lieu of' the WWF originally shown.
- Roofing material to be EPDM Membrane roofing 'in lieu of' metal roofing originally shown.

Thank-you for your consideration on these items and I look forward to the up-coming DRC meeting to further discuss as necessary.

Sincerely,

Tim A. Wilson


Principal Architect/Owner

Momentum Architecture, Inc.

E-mail: timw@momentumarch.com

Web: www.MomentumArch.com

CC/ Chris Gayte – property owner



2022 MINUTES

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DESIGN REVIEW COMMISSION MINUTES

In-person/Zoom
Conference Room #6, City Hall
THURSDAY, MARCH 24, 2022
12:00 pm

COMMISSIONERS PRESENT:

Jon Ingalls
Tom Messina
Greta Snodgrass
Michael Pereira
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Josh Gore
Jef Lemmon

CALL TO ORDER:

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

MINUTES: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS

February 24, 2022

Motion by Ingalls, seconded by Ward to approve the minutes for Design Review Commission meeting on February 24, 2022. Motion approved.

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

1. Applicant: Bryan & Kathleen Kolb, Revocable Land Trust
Location: 304 Wallace
Request: A proposed 14,644 sq. ft 10-unit apartment complex with enclosed lower-level parking in the DON (Downtown Overlay North) zoning district. (DR-2-22)

Tami Stroud, Associate Planner made the following statements:

- Tim Wilson, Momentum Architecture, on behalf of Bryan and Kathy Kolb – Revocable Trust, is requesting a First Meeting with the Design Review Commission for a proposed ten (10) unit apartment complex with enclosed lower-level parking.
- Entrance into the parking garage will be located along Wallace Avenue and tenants will exit onto the alley to the south.
- The apartment units will be comprised of eight one-bedroom layouts and two studio units. Eight parking stalls will be provided in the lower-level parking garage and two stalls will be paid In lieu of per Code Section 17.05.727 which allows for a Fee in Lieu of Parking.

- The subject property is in the Downtown Overlay North District (DO-N) with the Downtown Core (DC) zoning district as the underlying zoning. The project must adhere to the DO- N Design Guidelines and Standards.
- Hilary Anderson, Community Planning Director has reviewed and recommended approval of the applicant's F.A.R. request and have determined that they meet the required amenities under each of the requested development bonuses.
- Minor Amenities: Additional Streetscape Features (0.2); Alley Enhancements (0.2); and Upgraded materials of Building (0.2). The project qualifies for a total allowable F.A.R of 1.6.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Ingalls stated that parking and FAR aren't items the Design Review Commission consider. Chairman Messina questioned will they be allowed to park on the street or in a parking garage etc. Ms. Stroud explained when we look at these areas, we base our decision on that people will choose to walk. Chairman Messina inquired if In lieu of parking is determined at staff level. Ms. Stroud commented that is correct and explained that it is an allowed opportunity calculated at \$10,000 per parking space that will be paid at time when the building permit is issued. She added since the in-lieu of parking was established in the 80's nobody has used it.

Tim Wilson and Joe Chapman applicant representatives provided the following statements:

- Mr. Wilson stated that property is getting harder to find in the downtown area with an owner looking to improve a lot that has been vacant for a long time.
- He explained that this project will provide 10 apartments with lower-level parking with the alley area to be screened.
- He explained the design concept will be for 10- 1-bedroom units or 8-one bedroom and two studios with the idea to get people living downtown.
- He stated that we have had multiple meetings with staff for this project and feel we have met the Design Guidelines
- He described the Lower-level parking area space will be filled in with some artistic panels to look like when done tree limbs across the opening.
- He commented that we won't be adding any new street trees but meeting the city guidelines to be more pedestrian friendly.
- We will be adding a bench along Wallace Avenue with low level pedestrian lights placed around the alley to the entry door.
- He described the lower-level material used will be cinder block and provided sample for the commission to review. He added the color will be a "sandy tone".

Commissioner Ingalls commented in the past the city has had a requirement that certain projects trigger paving a portion of the alley. Mr. Chapman explained that we have discussed that requirement with Engineering and that 50 feet of the alley will be paved. Mr. Wilson explained that we will be placing pedestrian lighting in the alley with a secondary access in the backside of the building. He explained that there won't be an entrance along third to keep Third Street clear since it's a busy street.

The applicant concluded his presentation.

Commissioner Messina noted on some of the tall walls where there are a lot of windows suggested breaking up the wall by putting some overhang on the windows. Mr. Wilson explained that they could take some vertical siding and wrap it around the building which would break up the material. Mr. Chapman commented we have to be careful because of the fire rating rule and that any overhang will be expensive and suggested at the bump out add a different color.

Commissioner Ward inquired if additional trees could be added on the eastside to break up the wall. Mr. Chapman explained we could add some trees, but concerned about what the neighbors would think about additional trees. Ms. Stroud reminded the commission that the placement of any additional landscaping has to be irrigated. Mr. Kolb owner explained that Mr. Wilson and Mr. Chapman had referenced the wall on the condo units across the street which has a bare wall with no windows and that they both spent a lot of time trying not to duplicate that look to this building and that he wouldn't object adding some horizontal movement to the wall that would be a great idea leaving the other three walls untouched since they are busier. Mr. Wilson explained he would be more comfortable extending vertical siding around the corner. Chairman Messina inquired if that could be added as a condition. Ms. Stroud suggested you could add a condition that would need to be specific and if the condition is for the blank wall on the east side to add horizontal material on the pop out, wrapping around or addition to the deck and request that staff work with the applicant if it meets what was suggested and if not would bring it back.

Commissioner Ward commented that he appreciates helping to provide affordable housing. Mr. Chapman explained that many of their customers are working from home and have designed space within the units to provide an office to meet that need.

Janet Fishburn commented that the project looks great and would like a copy of the soils report when the permit is done since they live next to the project. She inquired if there will be any underground parking or first level parking and would like the name/email address for all members of the Design Review Commission as a contact as construction goes forward. Chairman Messina explained that a soils report to ask the owners to get that report and for trees please discuss with the applicant and not something this commission looks at and suggested to stay in touch with the owners or the building department for any updates.

DISCUSSION:

The commission discussed and decided to add the following two conditions to the project:

1. Add an additional bench along 3rd Street to meet the F.A.R. Bonus request.
2. Provide an additional treatment along the east side (interior) of the building, on the pop out wall to provide enhancements by using a different color of metal. In addition, wrap the south side, along the alley, approximately 5'-6' on the corner of the building with the same material to break up the blank wall. Staff will review the updated material change prior to building permit issuance.

Motion by Ward , seconded by Ingalls , to approve Item DR-2-22 Motion approved.

ADJOURNMENT:

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

The meeting was adjourned at 1:06 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

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PUBLIC COMMENTS

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From: [Martinez, Leo](#)
To: [CLARK, TRACI](#)
Subject: PUBLIC NOTICE FOR DESIGN REVIEW ON JULY 30, 2025
Date: Wednesday, July 16, 2025 10:33:02 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[DR-3-25 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 13051)



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



The information in this electronic message is privileged and confidential and is intended solely for the use of the individual(s) and/or entity named above, and any unauthorized disclosure, copying, distribution or taking of any action in reliance upon on the contents of these electronically transmitted materials is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and destroy this message and any copies.

From: CLARK, TRACI
Sent: Friday, July 11, 2025 9:44 AM
To: CLARK, TRACI
Subject: [EXTERNAL]PUBLIC NOTICE FOR DESIGN REVIEW ON JULY 30, 2025

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

Greetings,
Attached is a copy of the public hearing notice for the **DESIGN REVIEW COMMISSION** on
WEDNESDAY July 30, 2025, at Noon.

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: [Janet Fishburn](#)
To: [CLARK, TRACI](#)
Subject: Public Hearing July 30, 2025
Date: Monday, July 21, 2025 1:33:10 PM

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

We are the owners of the house at 308 E. Wallace in Coeur d'Alene, and we are now living in Nevada. Relatives of ours are living in that house and renting from us.

Even though I'm sure you have a valid contract with the people wanting to build the Condos next door to our house, we do want you to know that we are not in favor of that construction, and we do not want the contractors to remove any fencing that is on our property, unless they contact us first. Our phone number is [REDACTED]

Best wishes, Janet and Maurice Fishburn

From: [Kim Stevenson](#)
To: [CLARK, TRACI](#)
Subject: ITEM: DR-3-25
Date: Wednesday, July 16, 2025 1:48:17 PM
Attachments: [image001.png](#)

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

Good Afternoon Traci,
The Coeur d'Alene Airport has no comment on this item.
Thank you! Kim

 **Kim Stevenson**
Compliance Administrator
Coeur d'Alene Airport
208-446-1861

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COEUR D'ALENE DESIGN REVIEW COMMISSION

FINDINGS AND ORDER

DR-3-25

INTRODUCTION

This matter came before the Design Review Commission (“DRC”) on July 30, 2025, DR-3-25, a request for a meeting with the Design Review Commission for design re-approval of 304 Lofts a 10-unit apartment complex with enclosed lower-level parking in the Downtown Overlay (DO-N) District and DC (Downtown Core) Zoning District.

APPLICANT/OWNER: King Chinook, LLC

LOCATION: Subject property is described as 304 E. Wallace Avenue with frontage on both 3rd Street and Wallace Avenue.

A. FINDINGS OF FACT

The DRC finds that the following facts, A1 through A35, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing:

1. The applicant is seeking design review re-approval from the DRC for the 304 Lofts (Item DR-3-25).
2. The subject property is located at 304 Wallace with frontage on Wallace Avenue and 3rd Street, legally described as Lot 1, Block 24, CDA & KINGS ADD, to the town of Coeur d’Alene, according to the plat recorded in Book C of Deeds at Page 144, records of Kootenai County, Idaho.
3. The existing zoning is in the Infill Overlay East (DO-N) District with the underlying zoning as DC (Downtown Core) 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 5,488 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 July 29, 2021 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, 2022, and again on May 29, 2025, as required by M.C. § 17.325(D).
9. Public testimony will be received by the DRC at a public hearing on July 30, 2025.
10. All legal notice requirements for the public hearing have been met:
 - o Eighty-four (84) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on July 11, 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 July 12, 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 July 14, 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 1.06. The applicant has requested development bonuses – Additional Streetscape Features (.2) alley Enhancements (.2) Upgraded Materials of Building (.2). The project qualifies for a total allowable FAR of 1.06 (with a base of 1.0 and 0.6 in bonuses). The Planning Director has recommended approval. (FAR BONUSSES)
 12. The proposed project would be four stories and a 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 1.0 parking stalls per one bedroom unit and 1.5 spaces per two bedroom units in the DO-N Infill Overlay District. There are five (1) one-bedroom units requiring 1.0 space per unit and five (2) two-bedroom units requiring 1.5 spaces per unit. A total of 13 parking spaces are required. The applicant has provided 13 parking spaces. 4 additional stalls will be paid in lieu which meets the parking requirement in the Infill Overlay District DO-N standards. (PARKING COUNT & LOCATION)
 14. A landscape plan has been provided depicting the proposed landscaping along Wallace Avenue and 3rd Street to meet the City of CDA landscape design standards. The landscaping includes new street trees, shrubs, and groundcovers that will provide seasonal color and interest. Please note: The landscape plan has been reviewed by the various city departments and was approved for building permit issuance. No changes are being proposed to the original landscape plan submitted. Required planting strips are provided between the street curb and sidewalk along the Wallace Avenue frontage. These planting strips provide and maintain a residential neighborhood appeal. Planting strip landscaping includes new street trees and groundcovers that will provide seasonal color and interest. (GENERAL LANDSCAPING)
 15. N/A. The Parking area provided is internal and will be accessed one way from Wallace through to the Alley. The parking lot is provided with decorative concrete walls and screened openings which hide the cars from view. The internal parking stalls will be used by the residents. The Parking area will be provided with landscape areas around the perimeter walls which help soften the base of the parking structure. (SCREENING OF PARKING LOTS)
 16. Trash/service areas are required to be screened. A trash enclosure is provided within the parking structure and will be accessed along the alley. (SCREENING OF TRASH/ SERVICE AREAS)
 17. In order to conserve energy, prevent glare and reduce light pollution, site and exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. Fixtures will be shielded to prevent light trespassing outside the property boundaries. Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. All site lighting fixtures will be downward facing with shields. NO flashing lights nor up-lighting will be used. (LIGHTING INTENSITY – STREET LIGHTING)

18. Per the guidelines, the rooftop mechanical equipment must be screened. No rooftop mechanical equipment is proposed. (SCREENING OF ROOFTOP MECHANICAL EQUIPMENT)
19. The proposed plan provides a 12-foot-wide Curb Cut will be provided along Wallace Avenue. Sidewalk pattern and material will be continuous and connect to existing sidewalks. (CURB CUTS WIDTH AND SPACING)
20. N/A. No parking lots are proposed. (PARKING LOT LANDSCAPE)
21. Parking area is internal and will be accessed one way from Wallace through to the Alley. 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 garage to enter the structure is facing Wallace Avenue. (LOCATION OF PARKING)
22. N/A. There are no grand scale trees on the subject property. (GRAND SCALE TREES)
23. DO-N District: Identity Elements provided along Wallace Avenue and 3rd Street, as part of the DO-N District, includes new street trees, accent trees shrubs, planting strips and groundcovers that will provide seasonal landscape color and interest. Refer to the exterior rendering views and the Landscape Plan. (IDENTITY ELEMENTS)
24. N/A. No fencing is proposed for this project. (FENCES NEXT TO SIDEWALKS)
25. N/A. There are no walls proposed adjacent to sidewalks on either Wallace Avenue or 3rd Street. (WALLS NEXT TO SIDEWALKS)
26. Sidewalks along 3rd Street are existing and along Wallace Avenue will be improved. Continuous planting strips are provided on both sides of sidewalk along 3rd Street and Wallace Avenue. 3rd Street existing sidewalk is adjacent to street. Landscape areas are provided adjacent to the sidewalks. Refer to Landscape Plan submitted. (CURBSIDE PLANING STRIPS)
27. Existing Lot is vacant. New project signage will be fitting with the style of the building. Refer to exterior rendering views. (UNIQUE HISTORIC FEATURES)
28. The DO-N guidelines require the principal entry be marked by at least one element from each of the required Group A, Group B and Group C lists.
 - The primary residential & pedestrian entrance is accessed from Wallace Avenue. A Sidewalk is provided to the entrance. The entry door is recessed
 - (Group A-i) and provided with cover above for protection from the elements
 - (Group A-iii,2) designed with CMU Masonry Column support
 - (Group C-i). The entrance door is provided with a sidelight flanking the door
 - (Group B-ii). The entry has an adjacent landscaping area. Refer to exterior rendering views. (ENTRANCES)
29. In order to provide a clearly defined, welcoming, and safe entry for pedestrians from the sidewalk into the building, primary pedestrian access will be through a covered entrance has being provided to demonstrate a clear and defensible entry which is visible from Wallace Avenue along with a large vertical entry signage/siding material variation and The entry door is recessed (2-a) and provided with cover (2-h) above for protection from the elements designed with CMU Masonry Column support. The entrance door is provided with a sidelight flanking

the door. Pedestrian scale lighting has been provided at the entry as well as along 3rd Street and Alley sides. A lighted bollard has been provided at the sitting bench along Wallace Avenue (3). The primary entrance faces Wallace Avenue and is accessed from the existing Wallace Avenue sidewalk. A sidewalk ramp is provided direct to the entrance (4).
(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)
 - a. **Top:** Built up 12” DBL Step Cornice/Fascia provided at TOP. EPDM membrane Roofing provided at low sloped areas.
 - o **Middle:** Wall panels are material mix of Hardi-lap siding, vertical corrugated metal siding, Hardi-wall panels are provided with a variety of texture and colors to be an aesthetically pleasing combination. Refer to rendering views. Several balconies and recessed areas have also been provided as part of the MIDDLE zone.
 - o **Base:** ‘Architectural’ concrete walls with enhanced Reveal lines are provided along the entire lower level at each side-BASE of structure. Parking garage openings are provided with ‘Modern’ metal grate panels along 3rd Street. Refer to rendering views.
31. BASE ‘Architectural’ concrete walls with enhanced Reveal lines are provided along the entire lower level at each side-BASE of structure. Parking garage openings are provided with ‘Modern’ metal grate panels along 3rd Street. MIDDLE: Wall panels are material mix of Hardi-lap siding, vertical corrugated metal siding, Hardie-wall panels are provided with a variety of texture and colors to be an aesthetically pleasing combination. Refer to rendering views. Several balcony’s and recessed areas have also been provided to break things up visually.
(TREATMENT OF BLANK WALLS)
32. New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan. (INTEGRATION OF SIGNS WITH ARCHITECTURE)
33. New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan. (CREATIVITY/INDIVIDUALITY OF SIGNS)
34. The primary structure is set at 3’6” from the east property line. The elevator and stairway bump out is 1’ from the east property line. Refer to site plan diagram. Setbacks have been discussed and reviewed with Planning & Building departments. (SETBACKS ADJACENT TO SINGLE-FAMILY)
35. Zoning setbacks are 0-20 feet along 3rd Street (street side), 10-20 feet along Wallace Avenue, 0 feet along the alley (rear) and internal side yards. Project setbacks provided are: 8 inches along 3rd Street, 10 feet along Wallace Avenue, 1-foot 8 inches along the alley (rear), 3 feet 6 inches along the interior sideyard to primary structure, and 1-foot from the sideyard to the elevator and stairway bump-outs. The Entry Canopy along the Wallace Avenue setback is at 4 feet 4 inches providing visual prominence to the principal entry. Setbacks have been discussed and reviewed with the Planning & Building departments.
(MINIMUM/MAXIMUM SETBACKS)

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

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

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).

36. General Landscaping
- ~~37. Screening of Parking Lots~~
38. Screening of Trash/Service Areas
39. Lighting Intensity
40. Screening of Rooftop Mechanical Equipment
41. Width and Spacing of Curb Cuts
42. Parking Lot Landscape
43. Location of Parking
- ~~44. Grand Scale Trees~~
45. Identity Elements
- ~~46. Fences Next to Sidewalks~~
- ~~47. Walls Next to Sidewalks~~
48. Curbside Planting Strips
49. Unique Historic Features
50. Entrances
51. Orientation to the Street
52. Massing: Base/middle/top
53. Treatment of Blank Walls
- ~~54. Accessory Buildings~~
55. Integration of Signs with Architecture
56. Creative/Individuality of Signs
57. Setbacks Adjacent to Single Family
58. Minimum/Maximum Setbacks

C. DECISION

The DRC, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that 304 Lofts the 10-unit four story building located at 304 Wallace Avenue should be granted design review approval today with the following conditions.

Conditions:

1. The proposed design shall be substantially similar the DRC approval of item DR-3-25.

(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 with conditions.

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 approve carried by a to vote.