

DESIGN REVIEW COMMISSION MEETING

In-person/Zoom

Conference Room #6, City Hall

THURSDAY, OCTOBER 27, 2022

12:00 pm

***ZOOM LOGIN INFORMATION**

THANK YOU FOR JOINING OUR VIRTUAL MEETING. PLEASE FOLLOW THE ZOOM INSTRUCTIONS BELOW TO PARTICIPATE AND MUTE YOUR MICROPHONE/PHONE UPON JOINING

Join by Computer <https://cdaid-org.zoom.us/j/91486560547?pwd=OGJTbIBBLzRKQjZQRzZ1dzFyZVpEQOT09>

Join by Phone (Toll Free): 888-475-4499 or 877-853-5257

Meeting ID: 91486560547

Passcode: 309950

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Gore, Snodgrass, Priest

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

June 30, 2022

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

1. Applicant: 512 North 1st, LLC
Location: Garden Avenue between N. 1st Street & 2nd Street
Request: A proposal to build a 34-unit condominium building along with a structured parking garage and two 5-unit townhome structures. The condominium building will be flanked by townhouses on each side that will front 1st and 2nd Streets. The site is located on a 33,000 SF parcel along Garden Avenue between 1st Street and 2nd Street with an alley along the south property line. 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.
(DR-3-22)
2. Applicant: Magnuson Properties Partnership
Location: 816 E. Sherman
Request: A proposed 12-unit three story apartment complex. Also included are two-duplex two-story structures. A total of 16 units are proposed and will be located in the DO-E zoning district. with the Commercial Limited (C-17L) zoning district as the underlying zoning district, and must adhere to the DO-E Guidelines and Standards.
(DR-4-22)

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.



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES**

**In-person/Zoom
Conference Room #5, City Hall
THURSDAY, JUNE 30, 2022
12:00 pm**

COMMISSIONERS PRESENT:

Jon Ingalls
Jef Lemmon
Greta Snodgrass
Michael Pereira
Skip Priest

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Joshua Gore
Tom Messina

CALL TO ORDER:

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

NEW BUSINESS

1. Applicant: Government Way Coeur d'Alene Hotel, LLC
Location: 2119 N. Government Way
Request: A request for a one-year extension for Item DR-2-21.

Tami Stroud, Associate Planner stated that Coeur d'Alene Hotel, LLC is requesting a one-year extension of an approved design of a three and five story 232-unit apartment project comprised of two buildings in the C-17 zoning district.

- On June 22, 2021, the Design Review Commission approved the design of a 232-unit apartment project comprised of two buildings in the C-17 zoning district.
- On May 27, 2022, we received a request from Government Way Coeur d'Alene Hotel, LLC for a one-year extension of the approved design.
- The Commission may, by motion, grant a one-year extension of the approved design of a 232-unit apartment building in the C-17 zoning district. If approved, the design approval is valid through June 22, 2023

Ms. Stroud concluded her presentation.

Motion by Lemmon, seconded by Ingalls , to approve Item DR-2-21 for a one-year extension. Motion approved.

ADJOURNMENT:

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

The meeting was adjourned at 12:08 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

A decorative border composed of a repeating pattern of purple diamonds in two shades, surrounding a central light purple rectangular area.

NEW

BUSINESS

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: OCTOBER 27, 2022

SUBJECT: DR-3-22: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A PROJECT COMPRISED OF THREE SEPARATE BUILDINGS:

THE GARDEN LOFTS, A 34-UNIT CONDOMINIUM BUILDING, AND TWO SEPARATE TOWNHOME STRUCTURES CONSISTING OF 5-UNITS EACH IN THE DOWNTOWN OVERLAY NORTH (DO-N) DISTRICT AND DC (DOWNTOWN CORE) ZONING DISTRICT.

LOCATION: A 33,000 SF PARCEL ALONG GARDEN AVENUE BETWEEN FIRST AND SECOND STREET.

APPLICANT / OWNER:
512 North 1st, LLC
840 Santa Fe Drive
Denver, CO 80204

ARCHITECT:
Monte Miller, Miller Stauffer Architects
601 Front Avenue, Suite 201
Coeur d'Alene, ID 83814

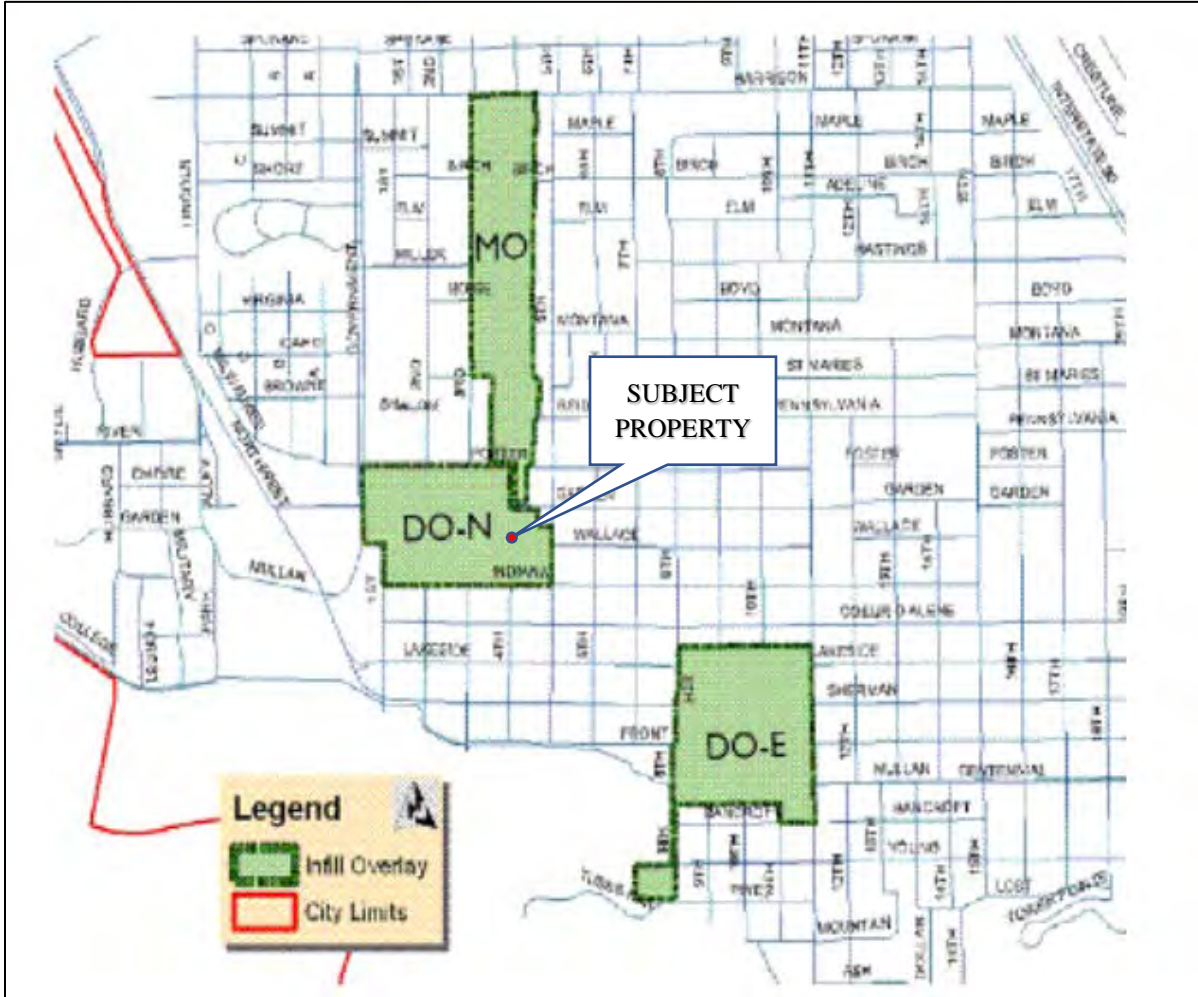
ACTION: The Design Review Commission will provide feedback to the applicant and staff how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting.

DECISION POINT: Monte Miller, Miller Stauffer Architects, on behalf of 512 North 1st LLC, is requesting a First Meeting with the Design Review Commission for a proposed 34-unit condominium building with a structured parking garage and two 5-unit townhome structures. The condominium building will be flanked by townhouses on each side that will front 1st and 2nd Streets. 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.

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 a 33,000 SF parcel along Garden Avenue between 1st Street and 2nd Street with an alley along the south property line. The subject property is currently vacant. The Roosevelt Inn bed and breakfast lies to the south, along with an 8-unit townhome complex. The applicant is proposing a modern 34-unit residential condominium building with a structured parking garage and two 5-unit townhome structures. The condominium building will be flanked by townhouses on each side that will front 1st and 2nd Streets. Each townhouse structure will consist of five units (10 total) with private garages accessed off a drive aisle between Garden Avenue and the alley.

The maximum height allowed in the Infill Overlay North District is 45'. The proposed 10-unit townhome project is 40' in height. The 34-unit residential loft project is four stories with the building height of 39'-6" with the top of the elevator shaft extending to 43'-6" which is under the maximum height allowed of 45'.

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)

34 CONDO UNITS: 31,781 SF FLOOR AREA
10 TOWNHOME UNITS: 18,220 SF FLOOR AREA

TOTAL BUILDING SF: 50,001 SF
(Building Total Area, includes space applied to parking, mechanical spaces, elevator & stair shafts, common area)

BACKGROUND:

A Project Review meeting with staff was held on **July 13, 2022**. 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 **April 15, 2022** staff met with Monte Miller, project architect 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:

Garden Lofts and Townhomes

CDA & KINGS ADD, LTS 1,2,3,4,5,6 BLK 15 1350N04W

NARRATIVE:

The Garden Lofts is a modern 34-unit residential condominium building boasting large outdoor decks and expansive glazing that will front Garden Avenue. A secure, structured parking garage will be located below the condos and accessed from alley between 1st and 2nd Street. The condominium building will be flanked by townhouses on each side that will front 1st and 2nd Streets. Each townhouse structure will consist of five units (10 total) with private garages accessed off a drive aisle between Garden Avenue and the alley.

The site is located on a 33,000 SF parcel along Garden Avenue between 1st Street and 2nd Street with an alley along the south property line. The Roosevelt Inn bed and breakfast lies to the south, along with an 8-unit apartment complex. To the north are two single family homes and seven townhomes. To the west are the Hitching Post and a commercial office building and to the east lies single structure with four living units.

The total allowable floor area for the condominium site is 34,350 SF (17,175 SF x 2 FAR). The total net floor area of the condo project will be approximately 32,000 SF. The building consists of three floors of residential units above a structured parking garage for a total of four stories. The total building area, including the parking, mechanical spaces, elevator, stair shafts and common areas is 49,235 SF. See attached Floor Area Summary for total areas of each use. The building height will be 39'-6" with the top of the elevator shaft extending to 43'-6", under the 45'-0" max height limit. Building amenities will include a large covered entrance, secure parking and a fitness center.

The townhomes will each sit on a 1,524 SF lot, with the two most southern townhome lots being slightly larger to accommodate a planting buffer between the building and alley. Each townhome will be four stories with a two-car garage off an access drive aisle at the rear. Each unit will house 3 bedrooms, 3 1/2 baths, with a back deck off the kitchen and a recreation room and large roof deck on the fourth level. Total building height for the townhomes is 40'-0".

The project meets each applicable design guidelines and design standards and has no design departures.

REQUESTED F.A.R. DEVELOPMENT BONUSES: GARDEN LOFTS

GARDEN AVENUE LOFTS DEVELOPMENT INTENSITY BONUSES



DEVELOPMENT BONUS - MAJOR AMMENITY 2a - EXTERIOR PUBLIC SPACE (+0.5 FAR)

To qualify for this bonus the space must be available for public use from 7am to dusk. The space must be an area equal to at least 2% of the total interior floor space of the development and no dimension shall be less than 8 feet. Landscaping, textured paving, pedestrian-scaled lighting, and seating must be included.

DESIGN INTENT:

This project has dedicated 10 feet adjacent to the right-of-way along Garden Avenue to create an enhanced landscape designed to elevate the public pedestrian experience, accessible 24/7. Sidewalks meander through thoughtfully selected trees, shrubs, flowers and groundcover with plant informational plaques along the path and seating niches highlighted with pavers beneath. Two percent of the total interior floor space of 34,194 SF is 684 SF. As designed, the dedicated public space amounts to approximately 1,280 SF.

SAMPLE IMAGERY:



REQUESTED F.A.R. DEVELOPMENT BONUSES: GARDEN LOFTS

**GARDEN AVENUE LOFTS
DEVELOPMENT INTENSITY BONUSES**



DEVELOPMENT BONUS - MAJOR AMMENITY 2b - PUBLIC ART OR WATER FEATURE (+0.5 FAR)

To qualify for this bonus the feature must be appraised at a value that is at least 1% of the value of building construction costs. Documentation of building costs and appraised value of the art or water feature shall be provided

DESIGN INTENT:

This project has dedicated 10 feet adjacent to the right-of-way along Garden Avenue to create an enhanced landscape designed to elevate the public pedestrian experience, accessible 24/7. At each end of this public space at the prominent street corners, basalt column fountains will be installed. The installation will include multiple basalt columns, decorative stone and plantings with accent lighting. Sculptural, kinetic art may also be incorporated into the design.

SAMPLE IMAGERY:



GARDEN AVENUE LOFTS DEVELOPMENT F.A.R. BONUSES:



GARDEN AVENUE TOWNHOMES DEVELOPMENT F.A.R. BONUS:

GARDEN AVENUE TOWN HOMES DEVELOPMENT INTENSITY BONUS



DEVELOPMENT BONUS - MINOR AMMENITY 1e - UPGRADED MATERIALS ON BUILDING (+0.2 FAR)

Use of brick and stone on the building facades that face streets.

DESIGN INTENT:

Garden Avenue Lofts and Town Homes will be designed with clean, contemporary aesthetics. The development will utilize upscale building materials such as steel, wood, modern panel systems with architectural reveals and concrete with expansive windows and generous decks. While this bonus is only being pursued for the town homes, they will compliment the upscale materials that will also be used on the lofts to create a cohesive, high-end development across the entire block.

SAMPLE IMAGERY:



GARDEN AVENUE TOWNHOMES DEVELOPMENT F.A.R. BONUSES:



Staff Evaluation:

Hilary Patterson, Community Planning Director has reviewed and recommended approval of the applicant's F.A.R. request for the 34-unit loft project and have determined that they meet the required amenities under each of the requested development bonuses.

Major Amenities: Public Art or Water Feature (0.5); Public Space (0.5); The project qualifies for a total allowable F.A.R of 2.0

The Community Planning Director also reviewed and recommended approval of the applicant's request for the requested F.A.R. Bonus request for the ten (10) townhome units for:

Minor Amenities: Upgraded Building Materials (0.2) The applicant proposed upgraded materials on the townhome buildings totaling a .2 F.A.R. The entire development (townhomes and condos) will all utilize the upgraded building materials, but the applicant did not need to pursue the bonus for the condo FAR.

SITE PHOTOS:

***SITE PHOTO - 1:** View along Second Street looking west at the subject the property. There is an 8-unit townhome complex in the photo on the north side of Garden.*



SITE PHOTO - 2: View from the corner of Garden and 2nd Street looking southwest at the subject the property.



SITE PHOTO - 3: View looking west along Garden Avenue with the subject property on the left:



SITE PHOTO - 4: View looking east at the interior of the subject property from 1st Street east along the alley.



SITE PHOTO - 5: View from 1st Street looking east along the alley. The Roosevelt Inn is on the right.



SITE PHOTO - 6: Looking north at the subject property with the 8-unit townhome complex in the background. Photo taken from the alley from the rear of the subject property.



SITE PHOTO - 7: View looking west toward 2nd Street from the alley at the neighboring properties.



SITE PHOTO - 8: View looking at the subject property from the alley near 2nd Street looking northwest.



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 on the following pages.



**APPLICANT'S
NARRATIVE**

APPLICANT'S DESIGN GUIDELINES WORKSHEET:

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 – A mixture of native and/or drought resistant plantings will be used to enhance the site and create interest year round.
- Screening of Parking Lots – N/A
- Screening of Trash/Service Areas – Trash collection will be within the private garages of the townhomes and the structured garage of the condominium complex. Bins will be pulled out collection day.
- Lighting Intensity – All lighting will be shielded, full cut off fixtures to prevent light trespass and minimize up-light spill/glare.
- Screening of Rooftop Mechanical Equipment – Parapets will be sized to screen all rooftop mechanical equipment on all buildings.
- Width and Spacing of Curb Cuts – There will only be two curb cuts for the two access lanes 143'-8" apart, between the townhomes and condos. They will be one direction, 14' wide lanes/curb cuts with a continuous sidewalk across the driveway.
- Parking Lot Landscape – N/A
- Location of Parking – Within the private garages of the townhomes and the private structured garage beneath the condos.
- Grand Scale Trees – There are no existing grand scale trees on the site. With +/- 20 feet of open space between the curb and structures, large scale tree types will be selected from the approved street tree list for installation.
- Identity Elements – Enhanced landscape and a water feature and art installation will anchor the two corners in the public green space that is being created.
- Fences Next to Sidewalks – N/A
- Walls Next to Sidewalks – N/A
- Curbside Planting Strips – Planting Strips will be provided along all of the curbs with vegetation and street trees.
- Unique Historic Features – Site is vacant, there are no historic signs or structures to be retained.
- Entrances – Townhome entrances will have stoops with canopies protecting the glazed entry doors, prominent address numbers, enhanced lighting and space for planters. The condominium entry will have a fully glazed, recessed entry with a suspended architectural canopy over a raised entrance plaza with built in planters, enhanced lighting and address numbers.

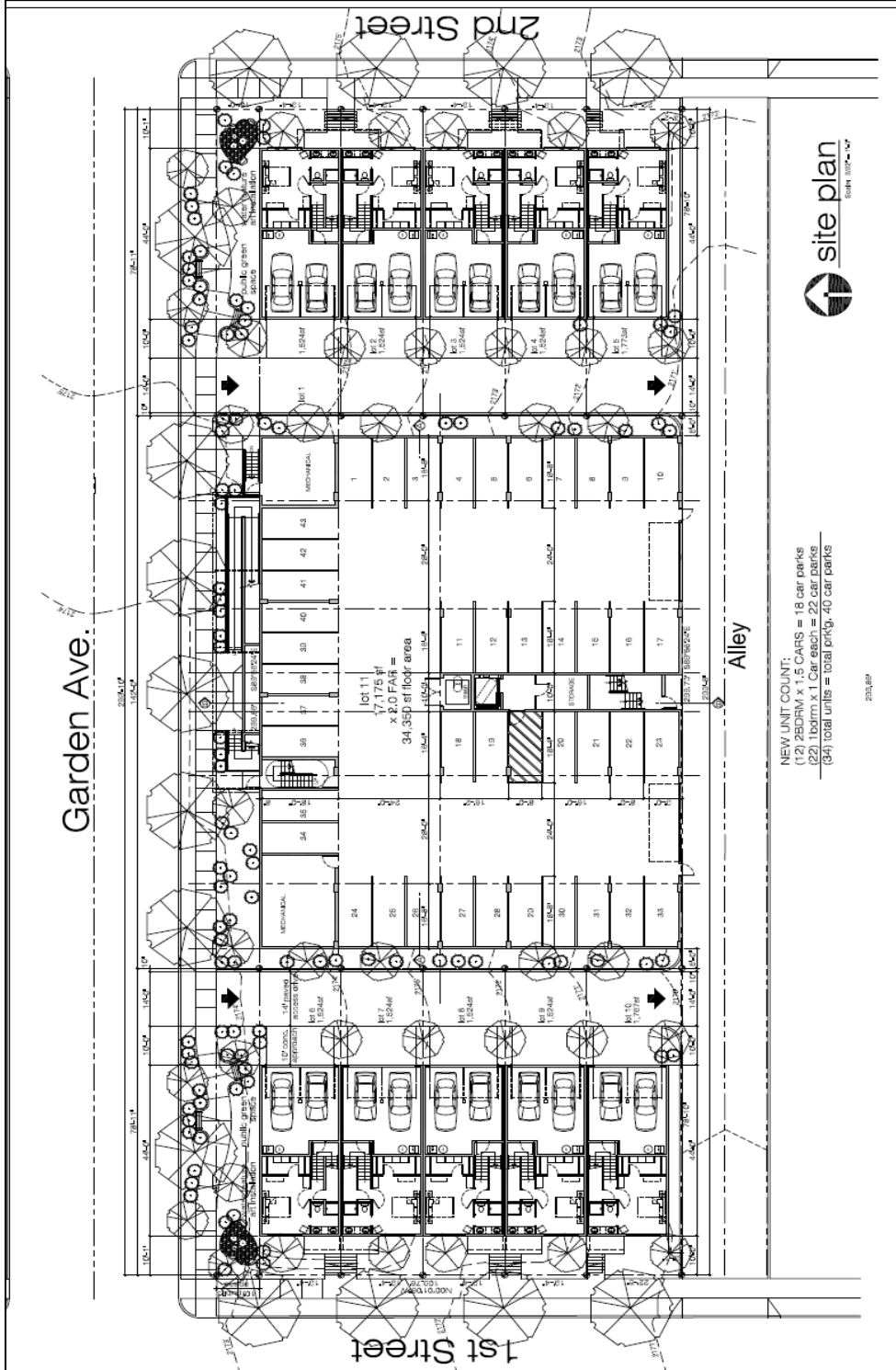
APPLICANT'S DESIGN GUIDELINES WORKSHEET: (continued)

- Orientation to the Street – The townhomes entrances will face 1st and 2nd streets while the condominium entry will face Garden Avenue. Detailed canopies, glazing, lighting and porches will identify the entrances.
- Massing: Base/middle/top – Both townhome and condominium buildings will have architectural formed concrete bases to anchor the buildings and serve as a backdrop to the perimeter landscaping. The middle massing is comprised of metal panel siding and large, rhythmic window openings. The condominiums façade will also be punctuated by recessed balconies at each unit. The top of the condominiums will boast parapets of varying heights creating a distinct stepped profile. The townhomes have upper level setbacks, changes in materials and partial canopies over the rooftop decks.
- Treatment of Blank Walls – There will be no blank walls. All walls will have windows, changes in materials and adjacent landscaping vegetation.
- Accessory Buildings – N/A
- Integration of Signs with Architecture – There will be signage for the condominium complex that will tie into the building architecture. No tenant signage.
- Creative/Individuality of Signs - N/A
- Setbacks Adjacent to Single Family – N/A
- Minimum/Maximum Setbacks – Setbacks from the public right of way are 10 feet.

SITE PLAN AND BUILDING ELEVATIONS:

The following pages include the proposed site plan, elevations and renderings for the Garden Lofts and Townhomes. The applicant is proposing 34-condominiums (lofts) with frontage along Garden Avenue and 10-townhomes, 5 units fronting 1st Street and 5 units fronting 2nd Street. The parcel will be subdivided into 11 lots, one for each townhome and one for the condo building.

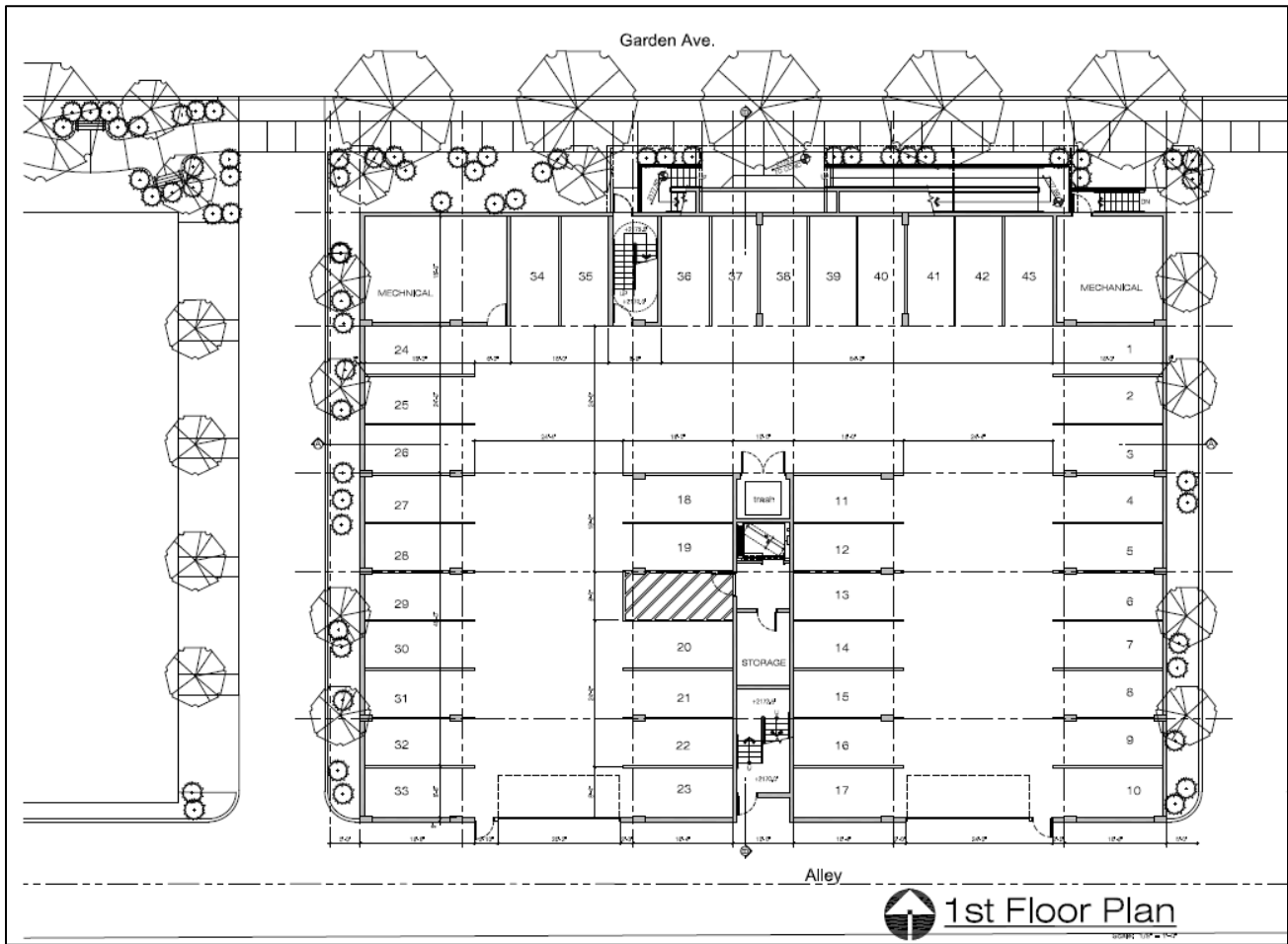
OVERALL SITE PLAN:



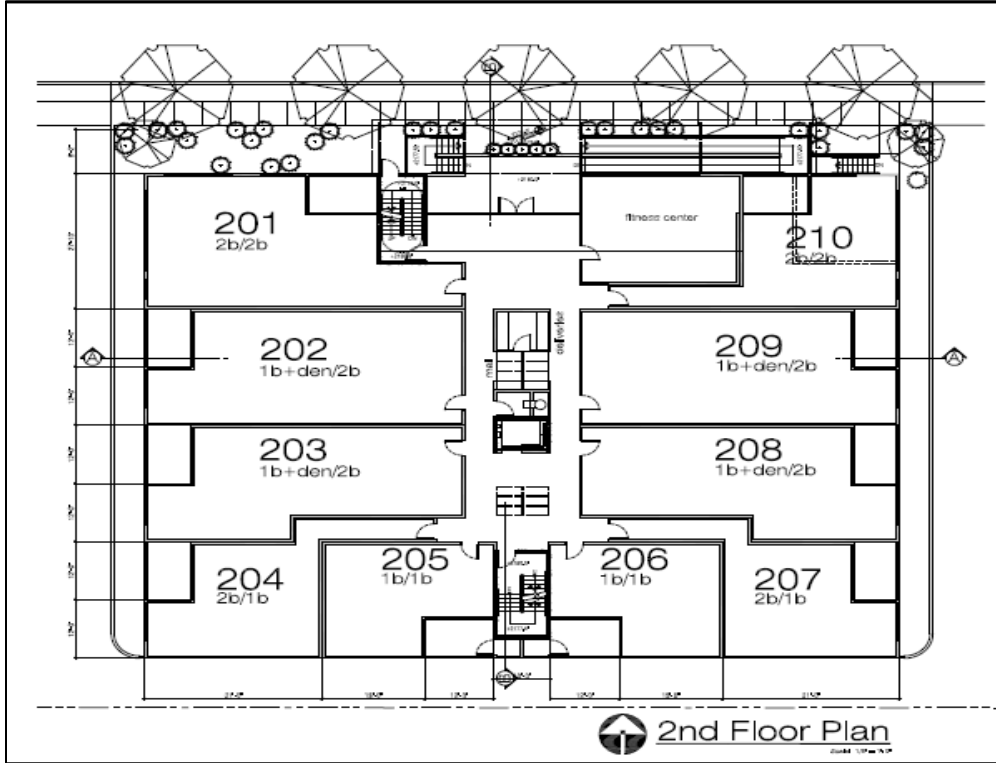
NEW UNIT COUNT:
 (17) 2BDRM x 1.5 CARS = 18 car parks
 (22) 1BDRM x 1 Car each = 22 car parks
 (34) total units = total parking 40 car parks



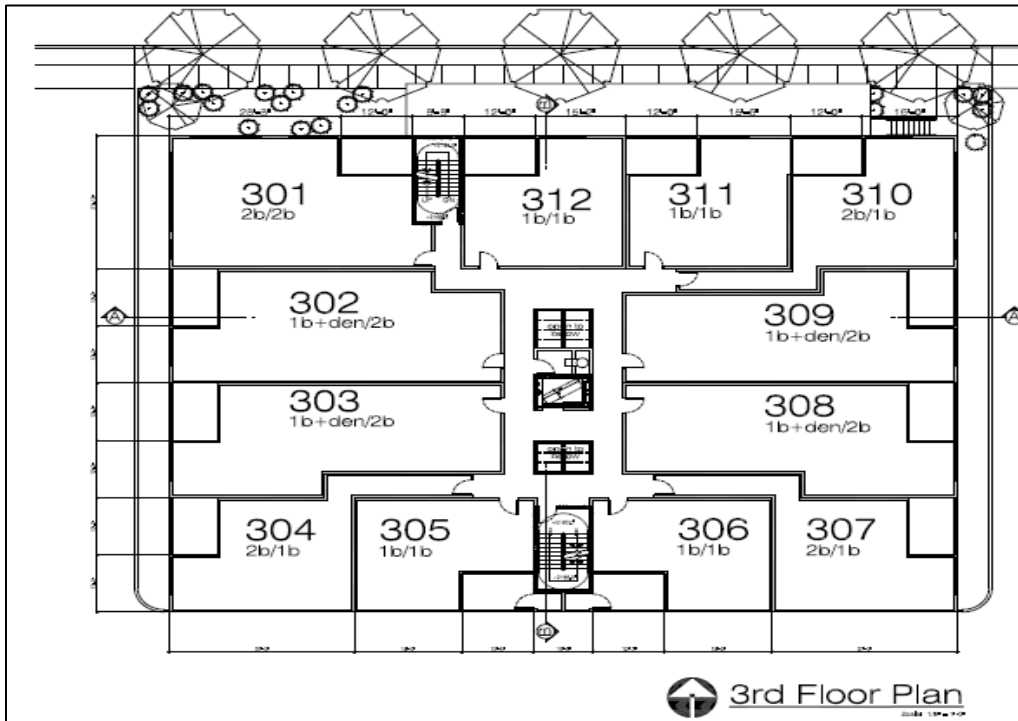
FIRST FLOOR PLAN: GARDEN LOFTS



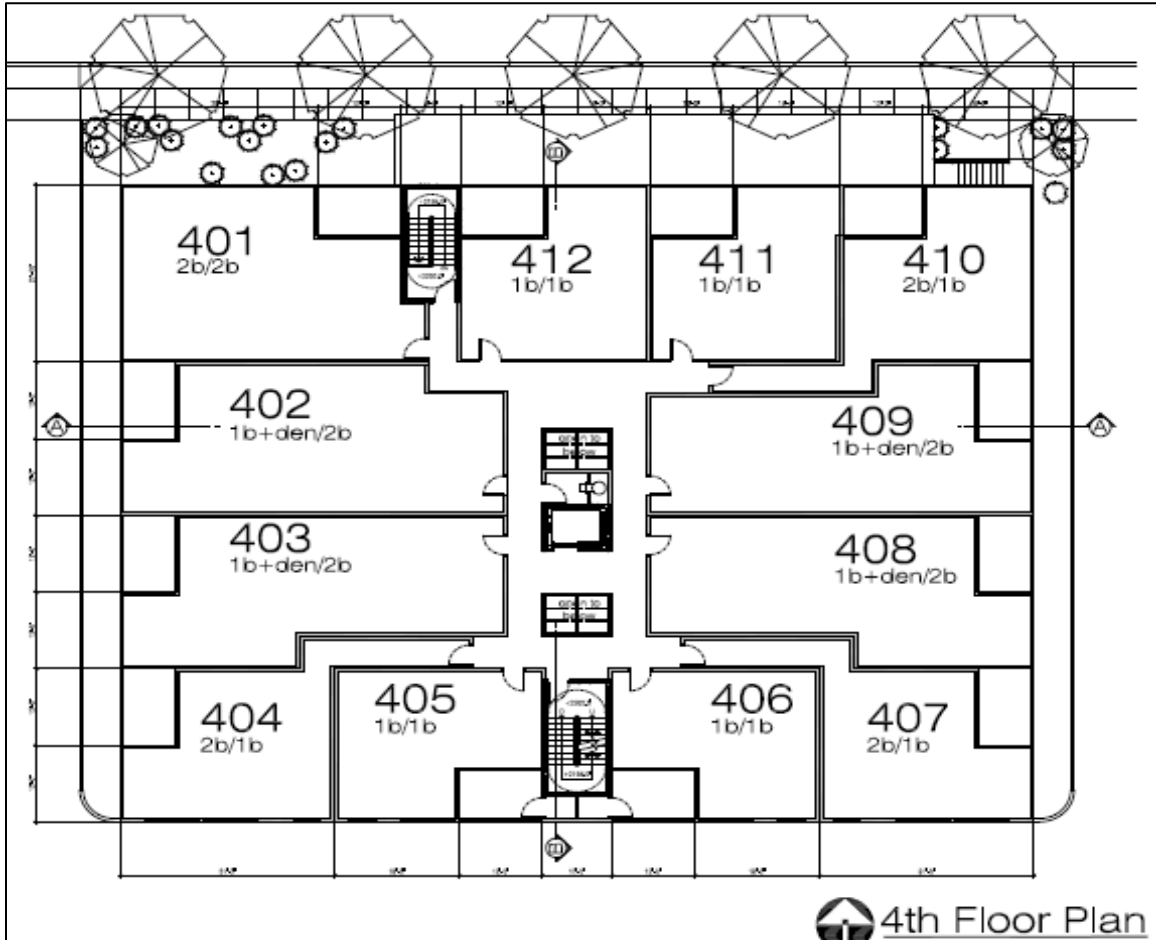
FLOOR PLANS: LEVEL 2



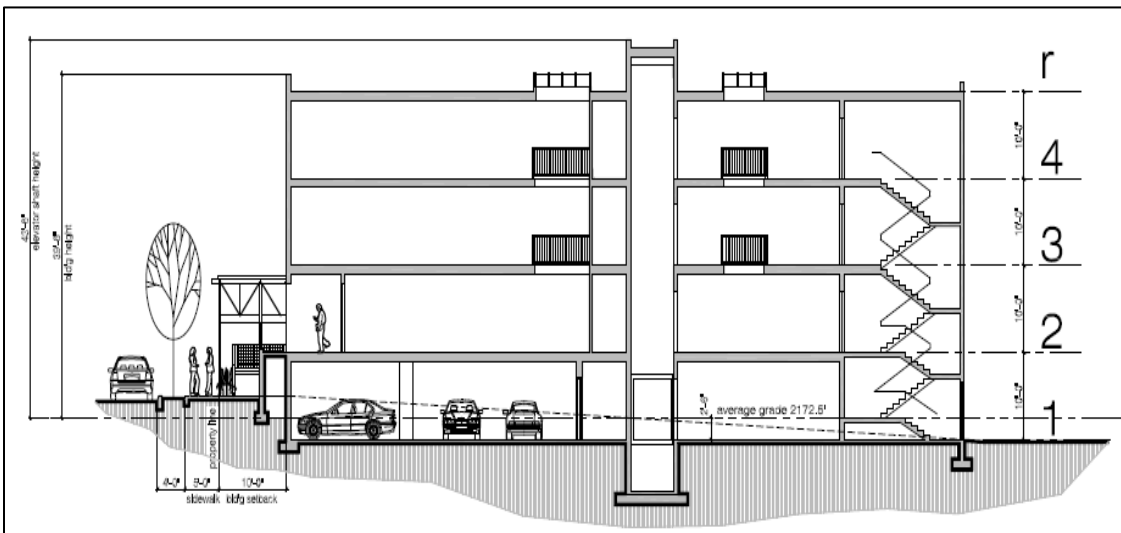
FLOOR PLANS: LEVEL 3



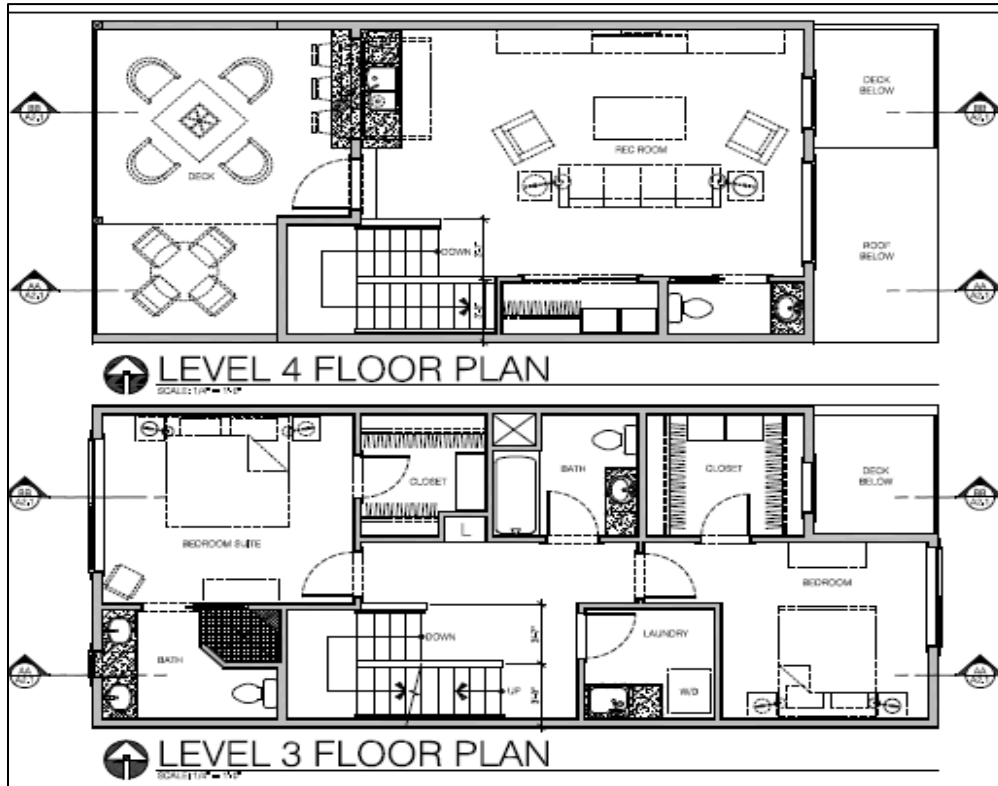
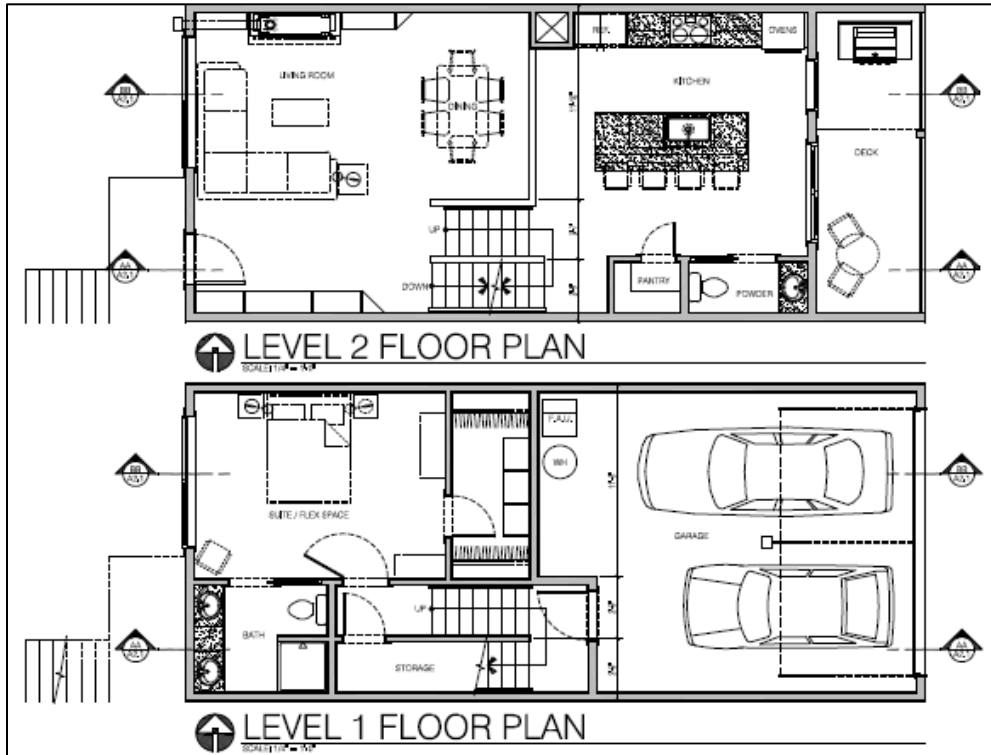
FLOOR PLANS: LOFT LEVEL



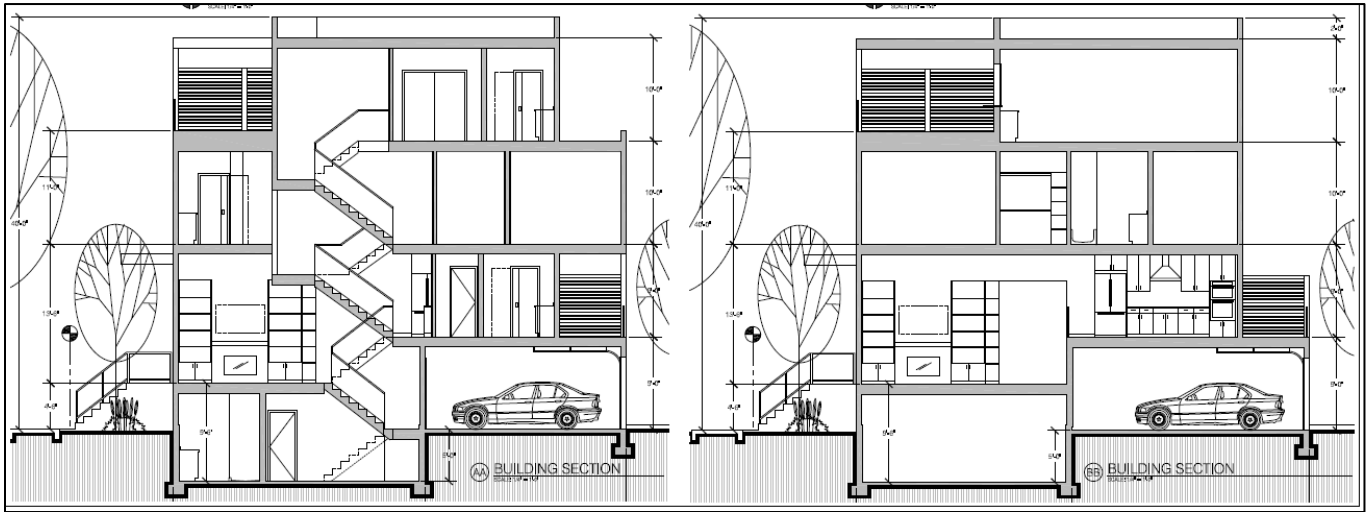
GARDEN LOFTS BUILDING SECTION:



GARDEN TOWNHOMES: FLOOR PLANS



GARDEN TOWNHOMES BUILDING SECTION:



RENDERING: VIEW LOOKING SOUTH FROM GARDEN (LOFTS)



RENDERING: VIEW LOOKING SOUTHWEST FROM GARDEN (LOFTS)



RENDERING: VIEW LOOKING SOUTHEAST FROM GARDEN (LOFTS)



RENDERING: VIEW LOOKING SOUTHWEST FROM 2ND/GARDEN (TOWNHOMES WITH LOFTS IN BACKGROUND)



RENDERING: VIEW LOOKING SOUTHEAST FROM GARDEN (TOWNHOMES)



RENDERING: VIEW LOOKING SOUTHEAST FROM 1ST/GARDEN (TOWNHOMES)



RENDERING: VIEW LOOKING EAST FROM 1ST STREET (TOWNHOMES)



EXTERIOR MATERIALS:





MILLERSTAUFFER
ARCHITECTS

GARDEN AVENUE
CONDOS & TOWNHOMES



TERRA COTTA PAINTED ARCHITECTURAL PANEL

WEATHERED COPPER BRACKETS

DARK BRONZE PAINTED STEEL

DARK BRONZE WINDOW FRAMES

ASH GRAY BRACKETS, SNAP LOCK METAL PANEL

ROUGH SAWN WOOD SOFFIT

TOWNHOUSES

SANDBLASTED CONCRETE WITH FEATURE STRIPS



DARK BRONZE PAINTED STEEL

TERRA COTTA PAINTED ARCHITECTURAL PANEL

DARK BRONZE WINDOW FRAMES



ROUGH SAWN WOOD SOFFIT

WEATHERED COPPER METAL PANEL

ASH GRAY METAL PANEL



TERRA COTTA PAINTED ARCHITECTURAL PANEL

DARK BRONZE PAINTED STEEL

DARK BRONZE WINDOW FRAMES

SANDBLASTED CONCRETE WITH FEATURE STRIPS

CONDOMINIUMS

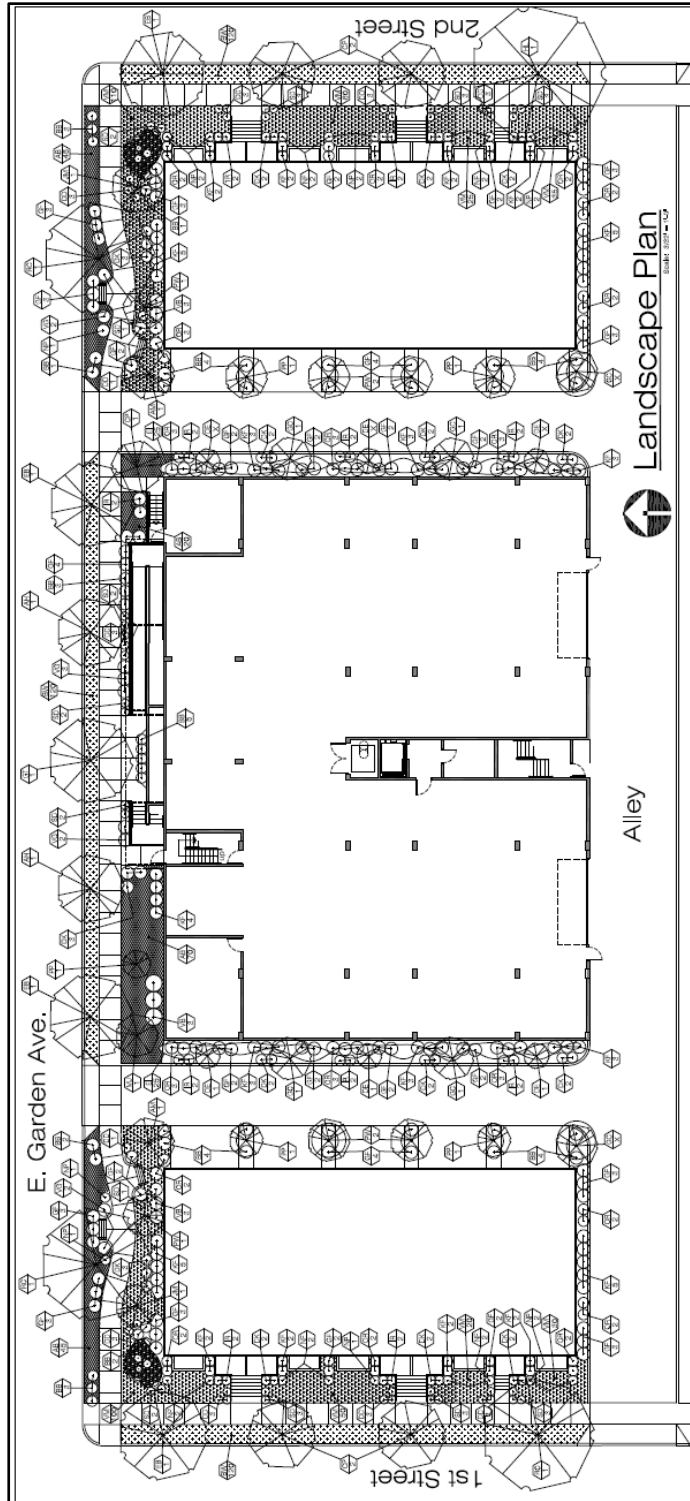
EXTERIOR MATERIALS: CONDOMINIUMS (LOFTS)



EXTERIOR MATERIALS: TOWNHOMES



LANDSCAPE PLAN:



PLANT LIST:



STAFF EVALUATION

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required Downtown Overlay North Guidelines and Standards, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved/approved with conditions, or recommended for an Optional Second Meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-3-22, a request by Monte Miller, Miller Stauffer Architects on behalf of 512 North 1st LLC for a First Meeting with the Design Review Commission for a 34-unit condominium building with structured parking and two five-unit (5) townhomes buildings on Garden Avenue between First and Second Street, Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be substantially similar to those submitted with Item DR-3-22.

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the Optional Second Meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION:

The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and approve or approve with conditions the proposed project, or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.

Garden Lofts and Townhomes

CDA & KINGS ADD, LTS 1,2,3,4,5,6 BLK 15 1350N04W

NARRATIVE:

The Garden Lofts is a modern 34-unit residential condominium building boasting large outdoor decks and expansive glazing that will front Garden Avenue. A secure, structured parking garage will be located below the condos and accessed from alley between 1st and 2nd Street. The condominium building will be flanked by townhomes on each side that will front 1st and 2nd Streets. Each townhouse structure will consist of five units (10 total) with private garages accessed off a drive aisle between Garden Avenue and the alley.

The site is located on a 33,000 SF parcel along Garden Avenue between 1st Street and 2nd Street with an alley along the south property line. The Roosevelt Inn bed and breakfast lies to the south, along with an 8-unit apartment complex. To the north are two single family homes and seven townhomes. To the west are the Hitching Post and a commercial office building and to the east lies single structure with four living units.

The total allowable floor area for the condominium site is 34,350 SF (17,175 SF x 2 FAR). The total net floor area of the condo project will be approximately 32,000 SF. The building consists of three floors of residential units above a structured parking garage for a total of four stories. The total building area, including the parking, mechanical spaces, elevator, stair shafts and common areas is 49,235 SF. See attached Floor Area Summary for total areas of each use. The building height will be 39'-6" with the top of the elevator shaft extending to 43'-6", under the 45'-0" max height limit. Building amenities will include a large covered entrance, secure parking and a fitness center.

The townhomes will each sit on a 1,524 SF lot, with the two most southern townhome lots being slightly larger to accommodate a planting buffer between the building and alley. Each townhome will be four stories with a two-car garage off an access drive aisle at the rear. Each unit will house 3 bedrooms, 3 1/2 baths, with a back deck off the kitchen and a recreation room and large roof deck on the fourth level. Total building height for the townhomes is 40'-0".

The project meets each applicable design guidelines and design standards and has no design departures.

Garden Lofts and Townhomes

PID: C-1800-015-001-A

NORTH HALF OF BLOCK 15, COEUR D'ALENE & KINGS ADDITION, LOTS 1,2,3,4,5,6
SOUTHWEST QUARTER SECTION 13, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M.,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: OCTOBER 27, 2022
SUBJECT: DR-4-22: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR A 12-UNIT RESIDENTIAL BUILDING AND 2 ADDITIONAL DUPLEX STRUCTURES: TOTALING 16 UNITS

LOCATION: 816 E. SHERMAN AVENUE: LOCATED ON THE SOUTH SIDE OF SHERMAN AVENUE WITH FRONTAGE ON BOTH SHERMAN AVENUE AND FRONT STREET

APPLICANT/OWNER
Magnuson Properties Partnership
PO Box 2350
Coeur d’Alene, ID 83816

ARCHITECT:
Tim Wilson, Momentum Architecture
112 E. Hazel Avenue, Studio B
Coeur d’Alene, ID 83814

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision during the First Meeting, or request an Optional Second Meeting.

A. AREA MAP:



B. AERIAL PHOTO:



DECISION POINT: Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership is requesting a First Meeting with the Design Review Commission for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site. The subject property is in the Infill Overlay District (DO-E) with the Commercial Limited (C-17L) zoning district as the underlying zoning district, and must adhere to the DO-E Guidelines and Standards.

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.

C. PROJECT ANALYSIS:

The subject property is located at 816 E. Sherman Avenue, with frontage on both Sherman Avenue and Front Street. There is an existing building on the site that was built in 1963. It has been used primarily for commercial office space. The applicant is proposing a 12-unit three story apartment building with approximately 14,764 SF of living area along Sherman Avenue, and two (2) duplex structures (two story) with approximately 4,384 SF along Front Street. There are a total of 16-residential units including 13 – single bedroom units and 3 – two-bedroom units. 21 surface parking stalls will be provided for the apartment project. Garages will be provided for the duplex units.

The proposed project replaces an older commercial office building which will be demolished. The maximum height allowed in the DO-E in the commercial zone is 38'. The height of the proposed apartment project is 38". The maximum height of the duplexes is 24' 11". The subject property is in the DO-E (Downtown Overlay East) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

City staff met with the applicant's representatives on **August 10th, 2022**, for the required Initial Meeting with staff. At the meeting staff reviewed the DO-E Guidelines and Standards and discussed:

- A. Guidelines that apply to the proposed development,
- B. FAR Bonuses to be requested and provided, and
- C. A request for a Design Departure for the Roof Pitch Guideline.

SITE PHOTO – 1: *View of the subject property from Sherman Avenue looking west.*



SITE PHOTO – 2: View along Sherman Avenue with a portion of the subject property on the right looking east.



SITE PHOTO - 3: View along Sherman Avenue looking southwest at a portion of the subject property.



SITE PHOTO - 4: View looking south from the center of the subject property.



SITE PHOTO - 5: View from Sherman Avenue looking west at the neighboring medical office.



SITE PHOTO - 6: View from Sherman Avenue looking south at the Blackwell House, which abuts the subject property on the east.



SITE PHOTO - 7: View looking north along Sherman Avenue at the “Sherman 5 West” project.



SITE PHOTO -8: Looking north at “The Nest” a townhome project under construction directly across from the subject property.



SITE PHOTO – 9: View from Front Street looking north at the rear portion of the subject property.



SITE PHOTO – 10: View from the SWC of the property along Front Street looking north at the subject property.



SITE PHOTO – 11: View from the interior portion of the subject property looking north toward Sherman Avenue.



SITE PHOTO – 12: View from Front Street looking southwest toward the subject property.



SITE PHOTO – 13: View from the center of the subject property looking west at the existing single-family dwelling unit that abuts the interior property line.



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

The project summary includes an F.A.R. bonus allowed for the following:

- Streetscape features - Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving- ‘stamped concrete/pavers’ provided at building entrances to the building façade.
- Upgraded building materials – Stone veneer masonry provided along patio walls and deck façade along Sherman Avenue.

Development Bonuses:

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

F.A.R. BONUS SUMMARY:

<p>#1</p> 	<p>#1</p> 	
<p>BENCH SEATING ALONG SHERMAN AVE.</p>	<p>PEDESTRIAN WALKWAY LIGHTING, BY PEDESTRIAN SIDEWALK BENCH ALONG SHERMAN AVE.</p>	<p>EXTERIOR CONCEPT</p>
<p>#1</p> 	<p>#2</p> 	<p>NOTE: REFER TO LANDSCAPE PLAN, F.A.R. SUMMARY FOR BONUS DESCRIPTIONS</p>
<p>ENTRY WALKWAY PAVERS- STAMPED CONC. Color: 'WASHED GREY'</p>	<p>PRO-FIT 'MODERA' LEDGESTONE INTEGRAL COLOR: 'CARBON'</p>	
<p>816 Sherman Avenue Residential Complex Coeur d'Alene, Idaho F.A.R. BONUSES</p>		

Evaluation:

The Community Planning Director has reviewed and approved the Applicant’s F.A.R. request and has determined that they meet the required amenities under each of the requested development bonuses – Minor Amenities: Additional Streetscape Features: (0.2); Upgraded building materials (0.2). The project qualifies for a total allowable F.A.R of .9 (with a base of .5)

Applicant's Narrative:



M E M O

August 18, 2022

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

PROJECT: 816 Sherman Avenue Lofts
816 Sherman Avenue
Coeur d'Alene, ID 83814

Job No. 21.97

Hilary,

This is our FORMAL REQUEST for F.A.R. Development Bonuses and Roofline Guideline Deviation for the 816 Sherman Avenue Residential Complex located at 816 Sherman Avenue and Front Avenue. Below are our request details. Please also refer to our DRC Documents submitted.

Development Bonuses proposed/requested:

Minor Amenities:

1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving – 'stamped concrete/pavers' provided at building entrances to the building facade.

1e. Upgraded Materials of Building: Stone veneer masonry provided along patio walls and deck facade along Sherman Avenue.

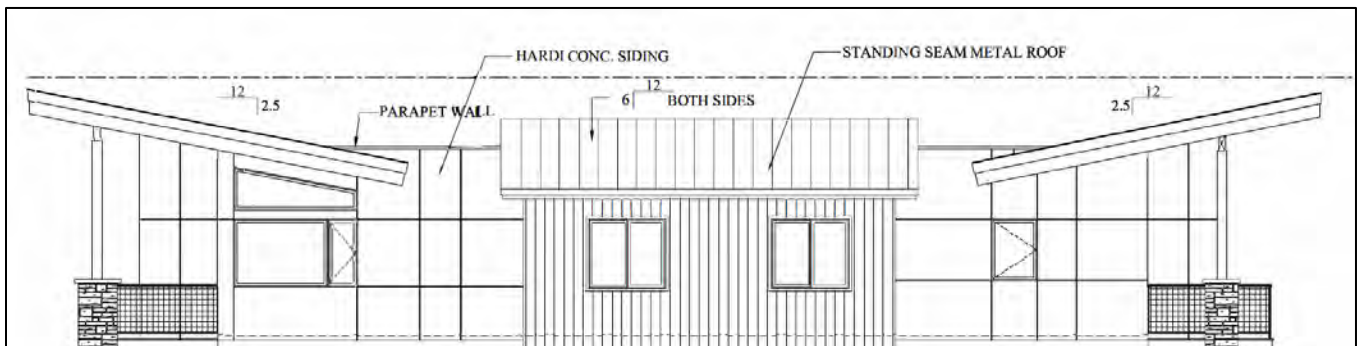
1a. Additional Streetscape Features:	.2
1e. Upgraded Materials of Building:	.2
Total Bonus Points proposed/requested: (see above)	.4
Total combined F.A.R. available: .5 (base) + .4 (bonuses) =	.9
Total combined F.A.R. provided:	.78

DESIGN DEPARTURES:

The applicant has requested a Design Departure for the Design Guideline requiring a minimum slope of 4:12 pitch and has requested the approval of a combination of varying sloped roofs ranging from 2 5/12, 3/12, 4/12, 6/12 and a few parapets for the proposed apartment complex and duplex structures.

The applicant has provided nearby examples of property addresses with varying pitched roofs: 804-812 E. Lakeside Avenue – low slope roof; 720-724 E. Lakeside – flat roof; 915 E. Sherman Avenue – low slope roof with mix of flat roof; 816 E. Sherman Avenue (current property) – low slow pitch. (See the applicant's request for a design departure request on the following page).

Partial West Elevation/Roof Pitch



DESIGN GUIDELINES: ROOF PITCH

➤ **Roof Pitch:**

Intent:

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

Standards:

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

Evaluation:

Section 17.07.940 of the Design Guidelines state that the guidelines allow for some flexibility in application, providing that the intent of the Code is met. The Applicant has requested the above-noted Design Departure. In order for the DRC to approve a design departure, they must find that:

1. The requested departure meets the intent statements relating to applicable development standards and design guidelines.
2. The departure will not have a detrimental effect on nearby properties or the City as a whole.

3. The project's building(s) exhibits a high degree of craftsmanship, building detail, architectural design, or quality of materials that are not typically found in standard construction. In order to meet this standard, an applicant must demonstrate to the Planning Director that the project's design offers a significant improvement over what otherwise could have been built under minimum standards and guidelines.
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design of the project as a whole.
5. The project must be consistent with the Comprehensive Plan and any applicable plan. (Ord. 3328 §8, 2008; Ord. 3192 §10, 2004).

Applicant's Design Departure Request:



We would also like to request a Deviation from the Design Guidelines:

We propose a combination of varying sloped roofs ranging from 2.5/12, 3/12, 4/12, 6/12, & a few Parapets. This is a deviation from the minimum 4/12 slope and maximum 12/12 slope guideline. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation.* We believe this will provide a better visual solution to the overall project. It helps reduce the overall height of the buildings and blends better with surrounding structures. We believe the varying pitch roof solution is compatible with the neighboring residential, multi-family, and commercial structures. If you refer to the following surrounding addresses with varying pitched roofs: 804-812 E. Lakeside Avenue – low slope roof; 720-724 E. Lakeside – flat roof; 915 E. Sherman Avenue – low slope with mix of flat roof; 816 E. Sherman Avenue (current property) – low slope pitch.

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 written in a cursive style and is flanked by horizontal lines on both sides.

Tim A. Wilson
Principal Architect/Owner
Momentum Architecture, Inc.

Nearby examples of previously approved projects with deviations for the roof pitch.

The Nest- Lakeside Avenue (1:12 pitch)



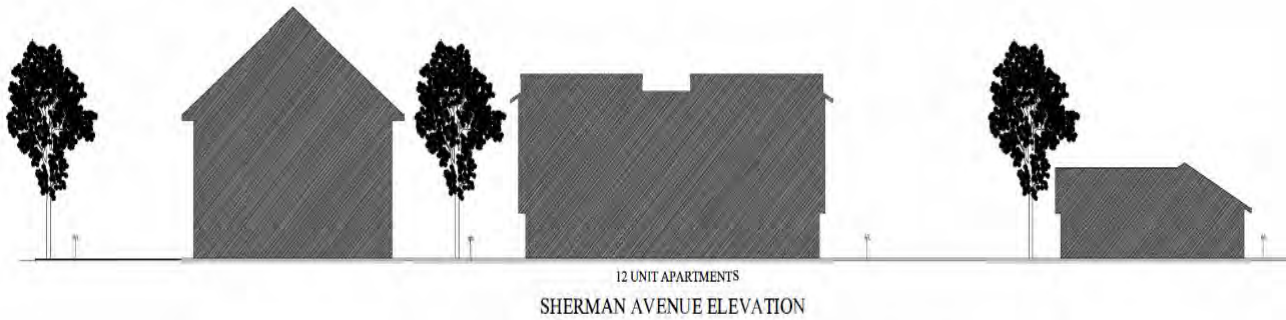
Mullan Avenue Townhomes – Mullan Avenue (3:12 pitch)



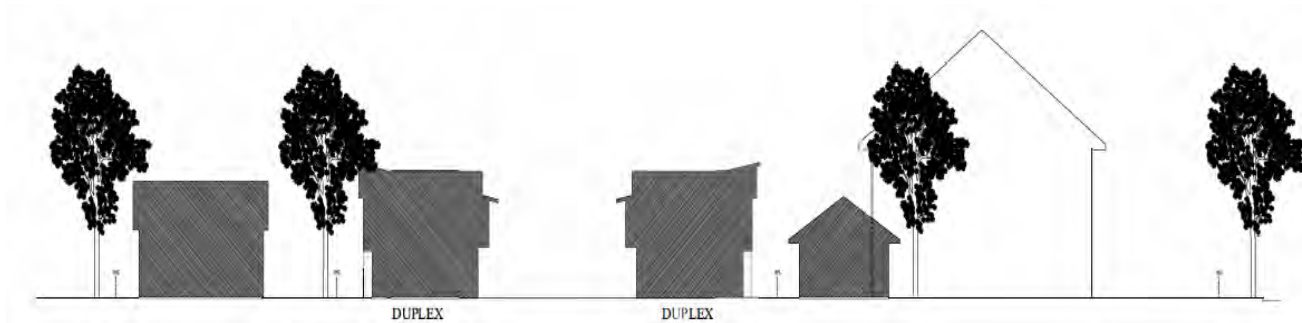
Evaluation:

Hilary Anderson, Community Planning Director, has recommended approval of the requested Design Departure as listed above on page 6. The Design Review Commission will make the final determination on the design departure and the overall project design.

MASSING: SHERMAN AVENUE: 12-UNIT APARTMENT PROJECT



FRONT STREET: 2 DUPLEX STRUCTURES



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

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

APPLICANT'S DESIGN GUIDELINES WORKSHEET: (Infill Overlay East DO-E)

DESIGN REVIEW APPLICATION Page 8 of 11 DESIGN GUIDELINES WORKSHEET FOR: East Design Guidelines (DO-E)

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:** Landscaping to meet City of CDA standards. New street trees/landscape areas being ADDED. Existing Grand Scale trees along Front Avenue are Preserved. Refer to Landscape Plan for concept design.
- **Screening of Parking Lots:** Parking area is internal and screened by the buildings, access will be from Front Street.
- **Screening of Trash/Service Areas:** A trash enclosure is provided within the parking area and will be accessed from Front Street
- **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:** Rooftop Mechanical Equipment will be screened from view and positioned behind proposed parapet walls/sloped roof areas.
- **Curb Cuts Width and Spacing:** A 12FT Wide Curb Cut will be provided along Front Avenue. Sidewalk pattern and material will be continuous and connect to existing sidewalks.
- **Parking Lot Landscape:** Parking Lot landscaping around internal parking area to meet City of CDA standards, including parking lot trees. Refer to Landscape Plan for concept design.
- **Location of Parking:** Parking area is within the buildings and will be accessed from Front Street
- **Grand Scale Trees:** Grand Scale Trees to be preserved on perimeter of property. Refer to Landscape Plan for concept design.
- **Identity Elements:** Refer to the exterior rendering views and Landscape Plan.
- **Fences Next to Sidewalks:** Existing fence near Blackwell.
- **Walls Next to Sidewalks:** 30" Tall landscape/patio walls will be level with stone Veneer Masonry and solid caps along Sherman Avenue Suites.
- **Curbside Planting Strips:** Sidewalks along Sherman Avenue and Front Street are existing. Refer to Landscape/Site Plan submitted

APPLICANT'S DESIGN GUIDELINES WORKSHEET: (Continued)

- **Unique Historic Features:** NA. New project signage will be fitting with the style of the building. Refer to exterior rendering views.
- **Entrances:** The primary residential & pedestrian entrances will be accessed from Sherman Avenue and Front Street. A Sidewalk is provided to each entrance. The entry doors are recessed (Group A) and provided with cover above for protection from the elements designed with Stone Veneer Masonry pier supports (Group C). The entrance doors are provided with a sidelight flanking each door (Group B). The entry has an adjacent landscaping area. Refer to exterior rendering views.
- **Orientation to the Street:** Pedestrian accessed through Sherman Avenue entrance and Front Street. A Sidewalk is provided to the entrances. The entry doors are recessed and provided with cover above for protection from the elements designed with Stone Veneer Masonry pier supports. The entrance door is provided with a sidelight flanking the door.
- **Treatment of Blank Walls:** 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.
- **Creative/Individuality of Signs:** New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.
- **Minimum/Maximum Setbacks:**

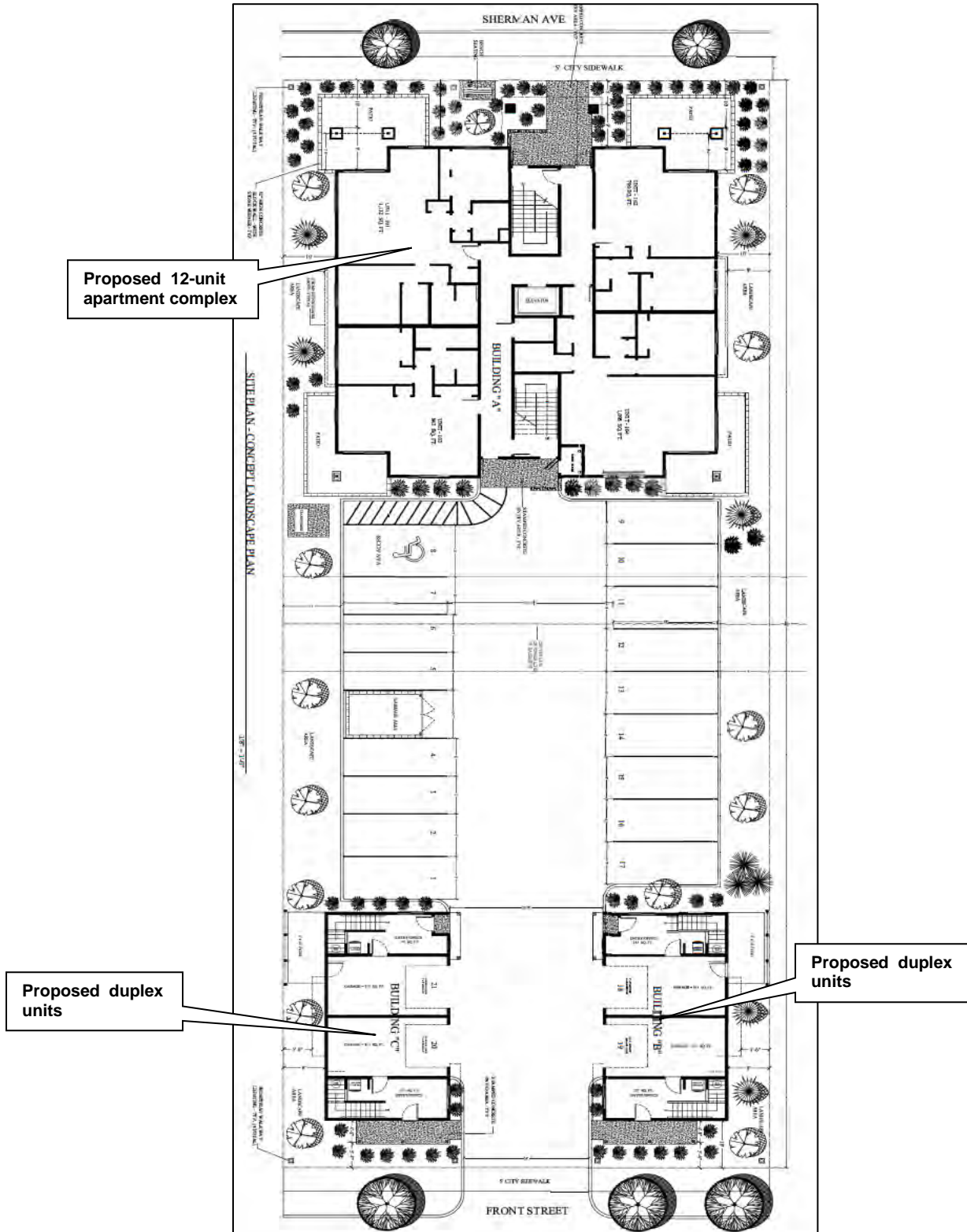
Sherman Avenue Structure: 10' Front yard setback for buildings and 10' side yard setback. Covered entry canopy is 2'.

Duplex Structures along Front Avenue: 10' Front yard setback for buildings and 8' side yard setback. Covered entry patio is 4'.

There are no rear yard setbacks on this property.

Project meets zoning setbacks, refer to Site Plan.
- **Roof Pitch:** Requesting Deviation to 4/12 min. slope. Combo of 2.5/12, 3/12, 4/12, 6/12, & Parapet roofs to mix it up; Transition between residential neighbors and commercial.
- **Building Bulk and Spacing:** The project is broken up into 3 separate structures creating a campus feel, transitioning from commercial to residential. Structures orientated to the street frontages with parking in the center hidden behind the structure. Project bulk similar to surrounding structures. Per guidelines, building facing Sherman Avenue is less than 100ft at 73'6".

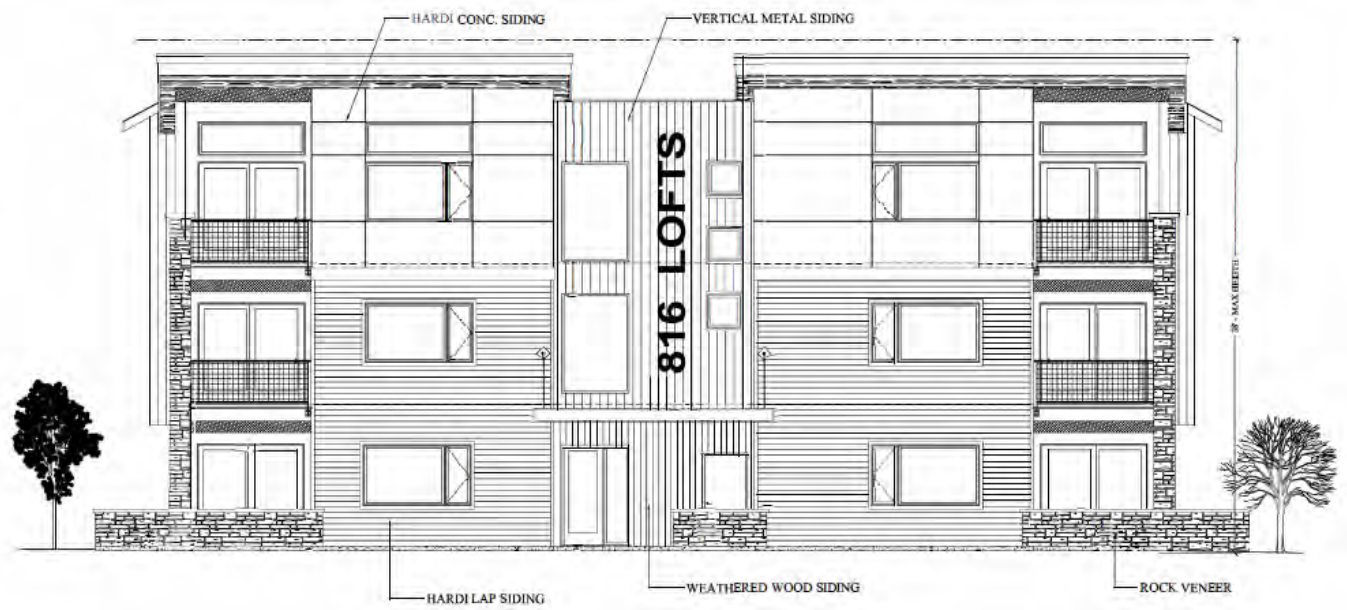
SITE PLAN:



NORTH ELEVATION: APARTMENTS



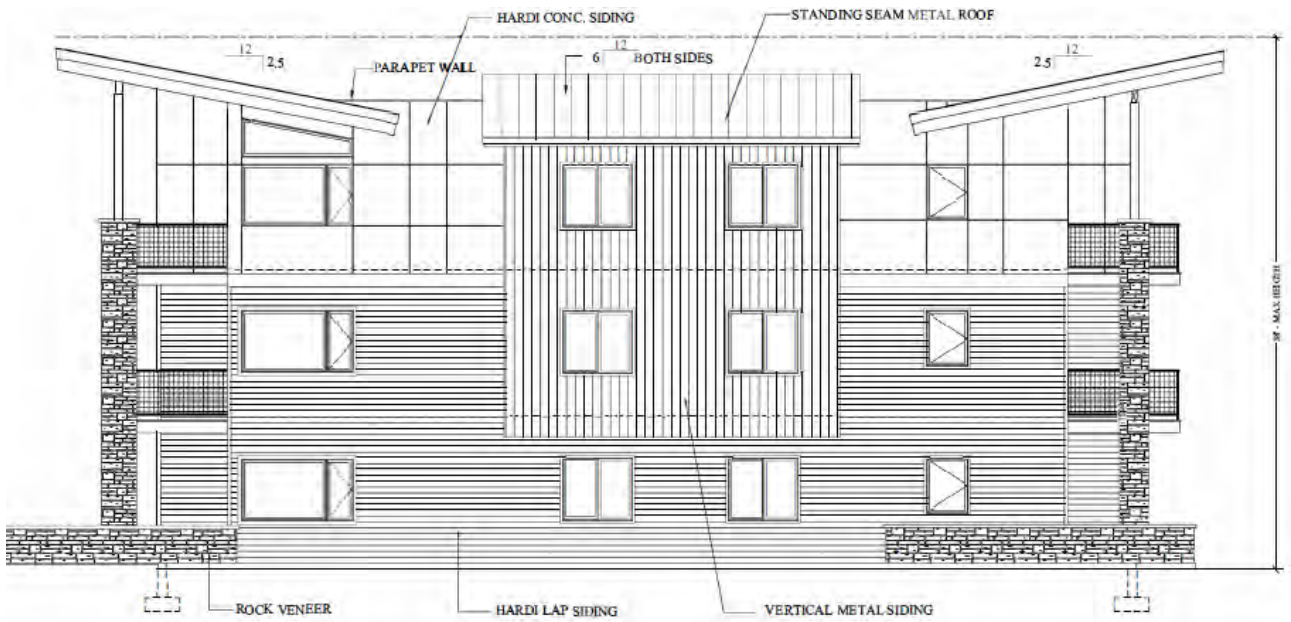
SOUTH ELEVATION: APARTMENTS



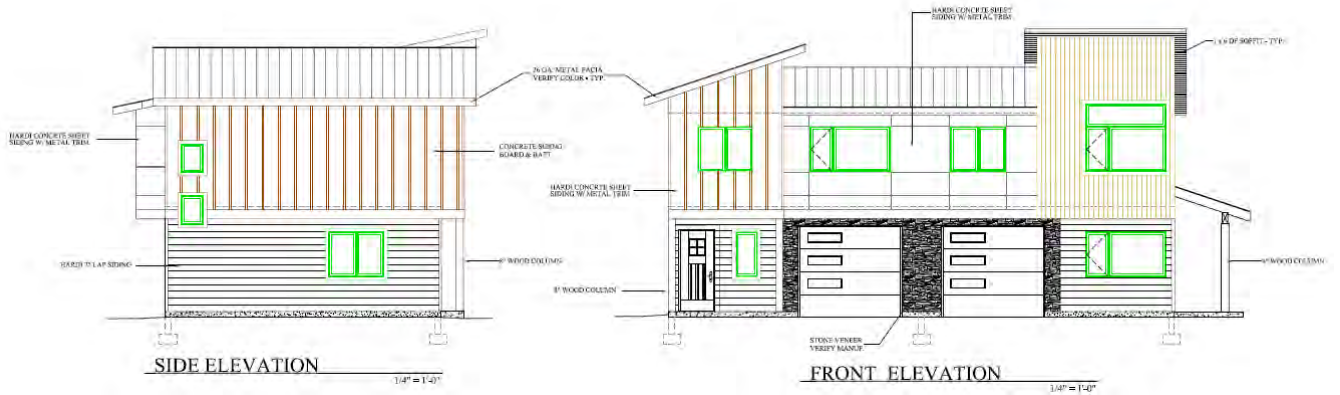
EAST ELEVATION: APARTMENTS



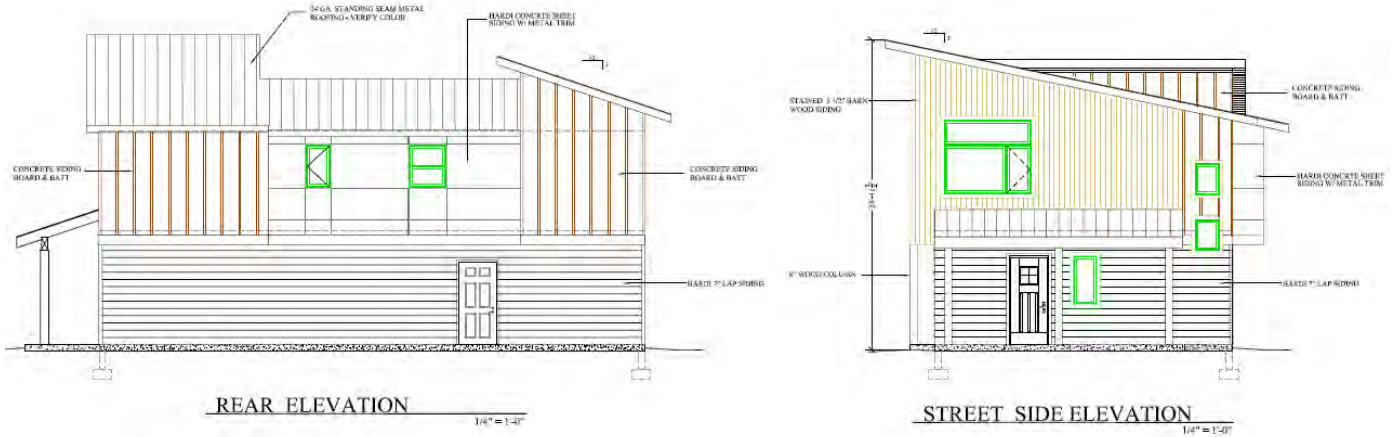
WEST ELEVATION: APARTMENTS



FRONT AND SIDE ELEVATIONS: DUPLEX



REAR AND STREET SIDE ELEVATIONS: DUPLEX



EXTERIOR VIEWS: LOOKING SOUTH



EXTERIOR VIEW: LOOKING NORTH FROM THE INTERIOR PARKING AREA (REAR VIEW)



EXTERIOR VIEW: INTERIOR SIDE AND PARTIAL REAR VIEW



EXTERIOR VIEW: LOOKING NORTH FROM THE INTERIOR PARKING AREA



EXTERIOR VIEWS: VIEW FROM FRONT AVENUE (DUPLEX):



EXTERIOR VIEWS: VIEW FROM FRONT AVENUE (DUPLEX):



EXTERIOR VIEWS: INTERNAL SIDE VIEW DUPLEX:



EXTERIOR VIEWS: SIDE VIEW DUPLEX:



MATERIAL BOARD:

FINISH MATERIALS
Sherman Avenue Residential Complex
816 Sherman Avenue, Coeur d'Alene, Idaho



WALL PANEL #1
'WEATHERED WOOD' VERTICAL SIDING



WALL PANEL #2:
GALVANIZED VERTICAL METAL SIDING
COLOR: 'MISTIQUE PLUS'



WALL PANEL #5
PRO-FIT MODERA LEGSTONE
INTEGRAL COLOR: 'CARBON'

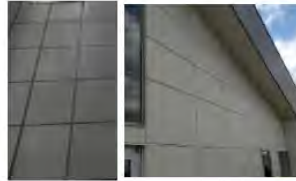
ROOFING MATERIAL #1:
STANDING SEAM METAL ROOFING -
'METAL SALES' OR APPR.
COLOR: 'DARK GREY'
GUTTERS/FASCIA TO MATCH



ROOFING MATERIAL #2:
MEMBRANE ROOFING—EPDM
COLOR: 'GREY'



WALL PANEL #3: BASE
HORIZONTAL HARDIE LAP SIDING
COLOR: 'BROWN'
OR APPR.



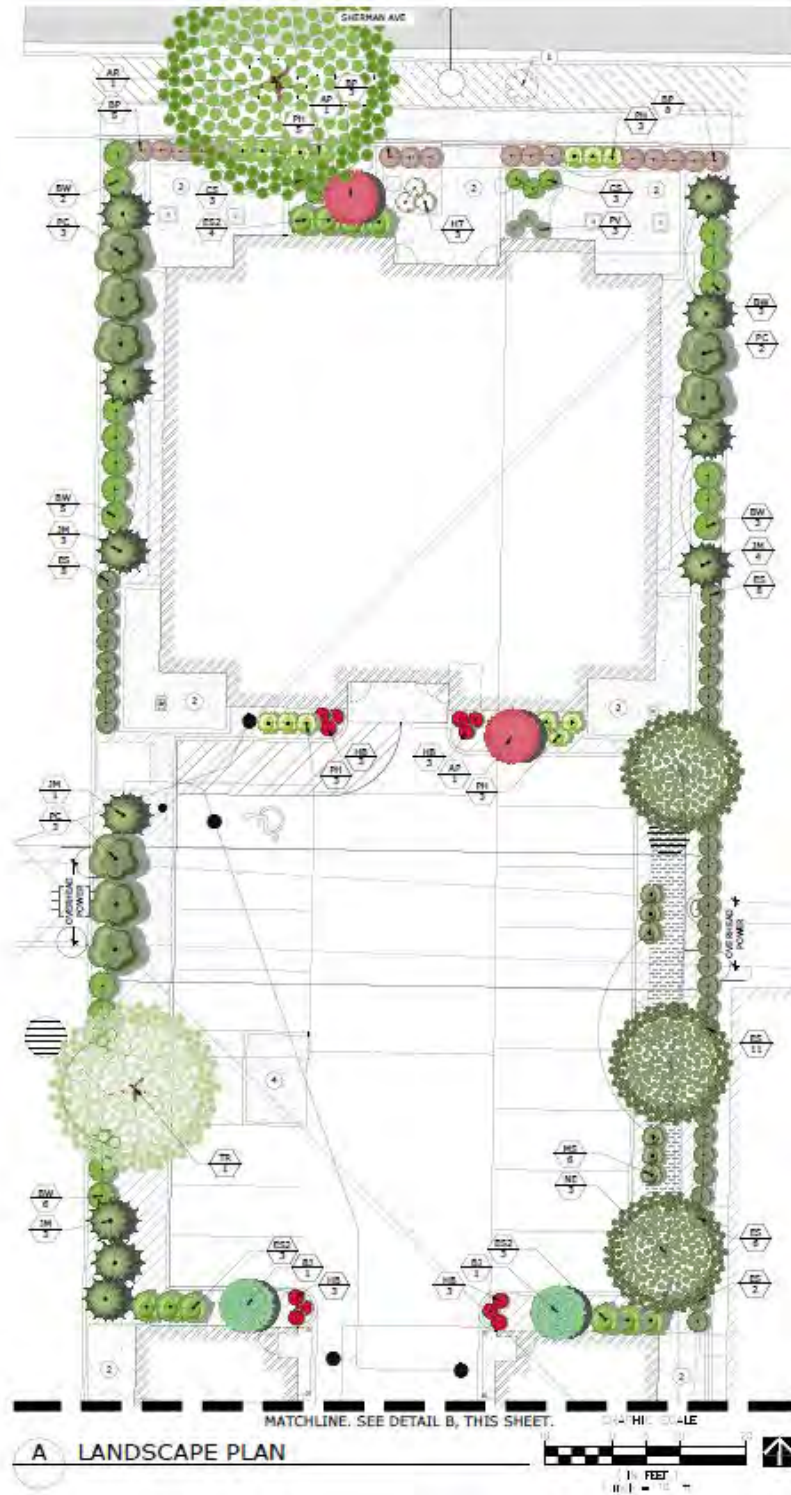
WALL PANEL #4: MIDDLE
'METAL PANEL' COLUMN DETAIL
OR
'HARDIE-PANEL SIDING'
COLOR: 'WHITE'



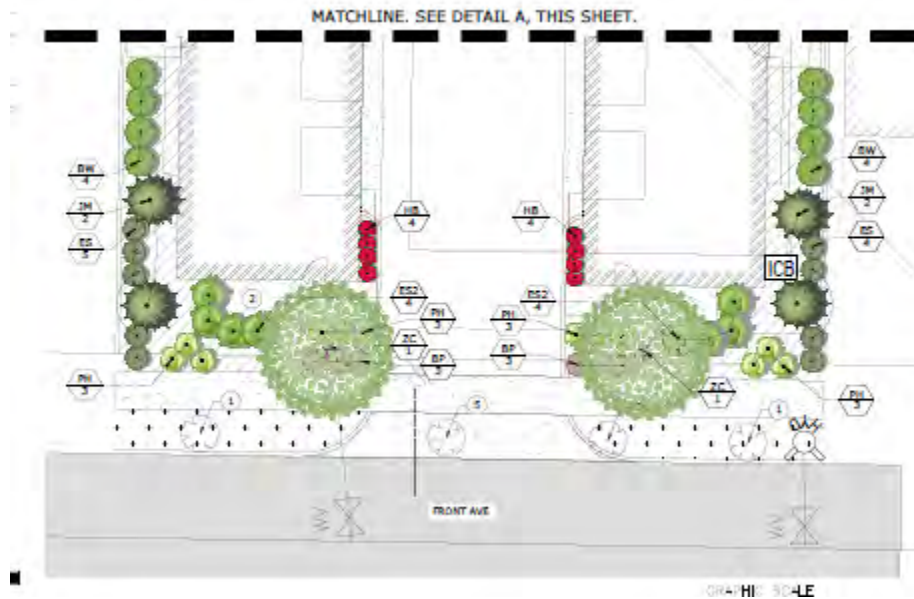
12" METAL FACIA/CORNICE: TOP



PRELIMINARY LANDSCAPE PLAN:



PRELIMINARY LANDSCAPE PLAN:



STAFF EVALUATION:

The DRC should provide input on the proposed design and identify any needed changes to the proposed project. The Design Review Commission must determine, based on the information before them, whether the proposed project meets the required Infill Overlay East (DO-E) Design Guidelines, where applicable. Specific guidelines that meet or do not meet the guidelines should be stated in the Record of Decision.

FINDINGS OF FACT:

The Design Review Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

CONCLUSIONS OF LAW:

The Design Review Commission has the authority to hear this case and order that it will be approved/approved with conditions, or recommended for an Optional Second Meeting. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

RECORD OF DECISION:

Based on the Findings of Fact and Conclusions of Law, the Design Review Commission hereby orders that Item DR-4-22, a request by Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership for design review approval for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site located at 816 E. Sherman Avenue, Coeur d'Alene, Idaho is approved/approved with conditions or requires an Optional Second Meeting.

PROPOSED CONDITIONS (if approved):

1. The proposed design shall be substantially similar to those submitted with Item DR-4-22

17.03.325: COMPLIANCE WITH STANDARDS AND GUIDELINES:

The applicant has the obligation to prove that the project complies with the adopted design standards and guidelines, which serve as the basis for the design review. The design review commission may not substitute the adopted standards and guidelines with other criteria of its own choosing. Nor may it merely express individual, personal opinions about the project and its merits. Nevertheless, it may apply its collective judgment to determine how well a project comports with the standards and guidelines and may impose conditions to ensure better or more effective compliance. It also must be recognized that there will be site specific conditions that need to be addressed by the commission as it deliberates. The commission is authorized to give direction to an applicant to rectify aspects of the design to bring it more into compliance. The commission is authorized to approve, approve with conditions or deny a design following the Optional Second Meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

ACTION:

The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The Design Review Commission can render a decision and **approve or approve with conditions** the proposed project, or may suggest changes or recommendations to the proposed project and require an Optional Second Meeting.



**APPLICANT'S
NARRATIVE**

816 Sherman Avenue Residential COMPLEX

816 Sherman Avenue, Coeur d'Alene, Idaho

PROJECT DESCRIPTION/NARRATIVE

New construction of 12 Unit three-story apartment complex approximately 14,764 SF of living area along Sherman Avenue. Also included are two duplex two story structures over tenant lease garage spaces along Front Avenue. Proposed is total of 16 residential units including 13 - single bedroom units and 3 - two bedroom units. This project replaces an older commercial office building which will be demolished. Project is designed to comply with the Eastside Overlay design guidelines.

ZONING INFORMATION

Address: 816 Sherman Avenue

Parcel: C-6795-002-001.A

Zoning: DE-O (Downtown Overlay Eastside) C17-L

Acres: .49 Acres
Site Area: 21,518.64 S.F.

Height Allowed: 38 FT
Proposed Height: 38 FT -

Number of Stories: 3 Stories

Parking Required: 13 - One bedroom units – 1.0 space per unit
3- Two bedroom units – 1.75 spaces per unit
Total parking required – 18.5 stalls

Parking Provided: **21** Stalls provided

DEVELOPMENT PROGRAM

Building Size/Use:	12 PLEX APT. 3 Story:	14,674 SF
	2- DUPLEX's: 2 Story:	4,384 SF
	<u>w/ Garage:</u>	<u>1,244 SF</u>
	Total Living area SF:	19,058 SF
	Total SF including garages:	20,302 SF
Occupancy type:	R-2, R-3 Multi-family Residential - Residential	
Construction Type:	5/B	
Building Criteria:	Seismic Design Category:	C
	International Building Code:	2018

Site Size: (.49 Acres) 21,518 SF

F.A.R. (base- Residential): .5 times parcel size: 10,759 SF
F.A.R. (max.- Residential): 1.5 times parcel size: 32,277 SF

Building Size:	Residential:	19,058 SF
Provided:	Common areas:	2,358 SF*
	Garage:	1,600 SF*
	<u>Total Building</u>	<u>20,302 SF</u>
	Total Building (less common-garages)	Area
		16,700 SF F.A.R.

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

F.A.R. Bonuses:	Base:	.5
	<u>With Bonuses Allowed:</u>	<u>1.0</u>
	Total F.A.R. Allowed:	1.5
	Total F.A.R. Provided:	.78

F.A.R. CALC's: 21,518 SF x 0.5 = 10,978 SF BASE ALLOWED F.A.R.
21,518 SF x 1.5 = 32,277 SF MAX ALLOWED F.A.R.
16,700 SF PROVIDED F.A.R. (.78)

Development **Bonuses** proposed/requested:

Minor Amenities:

1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving – 'stamped concrete/pavers' provided at building entrances to the building facade.

1e. Upgraded Materials of Building: Stone veneer masonry provided along patio walls and deck facade along Sherman Avenue.

1a. Additional Streetscape Features:	.2
1e. Upgraded Materials of Building:	.2

<u>Total bonus points proposed/requested: (see above)</u>	<u>.4</u>
Total combined F.A.R. available: .5 (base) + .4 (bonuses) =	.9
Total combined F.A.R. provided:	.78

Parcel Map

