

**DESIGN REVIEW COMMISSION
MINUTES
FEBRUARY 24, 2022
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE
12:00 pm**

COMMISSIONERS PRESENT:

Jon Ingalls
Jef Lemmon
Tom Messina
Greta Snodgrass
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Michael Pereira
Joshua Gore

CALL TO ORDER:

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

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

Motion by Ingalls, Seconded by Ward, to approve the minutes for September 23, 2021. Motion approved.

NEW BUSINESS

1. Applicant: Front Row Properties
 Location: 301 Front Street
 Request Front Row Properties, LLC is requesting a meeting with the Design Review Commission for a proposed a mixed-use development of 60 residential condominium units located above five levels of structured parking; two levels below grade and three above grade and retail along Front Ave consisting of food and beverage establishments. The site is located on a 18,912 SF parcel at the NE corner of 3rd St and Front Ave., the former open parking lot and drive-thru teller for US Bank. The US Bank building is located on a separate parcel, north of the alley. The total allowable floor area for our site is 113,472 SF and the total height of the building is 199'-0" consisting of (19) total floors above grade (includes mechanical penthouse)
 (DR-1-22)

Tami Stroud, Associate Planner made the following statements

- A Project Review meeting with staff was held on **September 20, 2021**. During that meeting, staff discussed the proposed project with the property owner and applicant's representative and provided concerns and code requirements that needed to be addressed.
- Staff did an analysis of the mixed-use project based on the code requirements noted in the Basic Development Standards and Downtown Design Guidelines.
- The mixed-use project meets the Basic Development Standards noted in the Downtown Core (DC) zoning district. Staff provided feedback to the applicant's architect addressing each Downtown Core

Design Guideline and providing details to the design team on how they can meet the guidelines where deficiencies were noted in the Project Review meeting staff report provided by Planning staff.

- The applicant has requested a Design Departure for the “No Curb Cut” Guideline within the Downtown Core (DC) zoning district. The Downtown Coeur d’Alene Design Guidelines prohibit new curb cuts along a Pedestrian-Oriented Streets and Vehicular-Oriented Street as noted in the Downtown Design Guidelines unless a Design Departure request is approved.
- The applicant has submitted a Narrative with including the justification for the request and several graphics depicting the proposed entry/exit along 3rd Street utilizing the curb cuts for the project.
- It is expected that the proposed development will have a lower impact on pedestrian traffic than the existing parking lot and bank drive-thru.
- As the traffic study illustrates, the 3rd Street frontage will also have fewer constraints to pedestrian travel than much of downtown Sherman Avenue.
- Although building components will create sight obstructions at the sidewalk, the proposed warning lights will provide a safety benefit by alerting both the pedestrians and the drivers of potential conflicts. In fact, the warning lights proposed at the alley are an improved situation over what is experienced at many alley/sidewalk intersections throughout downtown.
- She stated if approved there are three conditions:
 - The proposed design shall be substantially similar to those submitted with Item DR-1-22.
 - The project shall incorporate the pedestrian safety features as presented in the applicant’s traffic study and as agreed to with the City Engineer.
 - The project shall minimize construction impacts to 3rd Street, Front Avenue, the alley and neighboring properties, and comply with the construction and roadway closure plans agreed to with the Streets & Engineering Department and Fire Department.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Ingalls inquired about the Design Guidelines regarding vehicular vs. pedestrian-oriented streets. He questioned when where the Design Guidelines adopted. Ms. Stroud answered that they were adopted in 2005 and explained prior to 2005 there were no height limits, Design Standards, no bulk/scale just C-34. Commissioner Ingalls commented since that time a lot of things have happened to downtown regarding changes to the roads and remembered when Lakeside didn’t go through to Northwest Boulevard and referenced the entry at One Lakeside goes what isn’t designated as a pedestrian oriented street but so close to the park with many people who walk there and added that he didn’t see Lakeside on the list or Front and suggest that the next time we update the Design Guidelines to include the many changes that has happened since 2005. Ms. Stroud answered that is something staff can look at in the future. Commissioner Ingalls referenced the city parking garage, One Lakeside, Parkside, McEuen etc. and commented spent a lot of time downtown with not a lot of traffic go/coming from these places and inquired during the project review was there any discussion of accidents. Ms. Stroud answered there hasn’t been and why we asked the applicant to provide a traffic study and have the city engineer look at it and explained typically don’t look at it and normally don’t get comments from the city engineer who noted this project would have a less of impact then the previous uses based on the parking study.

Monte Miller provided the following statements:

- He addressed the Design Guidelines for this project. Please click [here](#) for the entire list.
- He stated that they have asked for a Design Departure for two curb cuts on Third Street.

Mr. Miller concluded his presentation.

Commission Comments:

Commissioner Ward complimented the applicant on one of the is most impressive presentations that he has seen.

Public testimony open:

David Denton inquired what time of the year was the traffic study done and how many months did it take to complete. Ms. Stroud answered that the applicant can give you specific dates on when the traffic study was done and typically Design Review doesn't address traffic but in this case because of the deviation we asked the City Engineer to take a closer look. He inquired about boat access during the summer, the right turn out of the building seems decent. He commented that the applicant indicated that there were 120 parking stalls for the residents and will there be any parking stalls inside the building for the commercial residents to use. Chairman Messina explained that the Design Review Commission doesn't address parking and that the applicant can address that question. Ms. Stroud explained in the Downtown Core (DC) when a commercial use is proposed the parking is exempt for that project. Mr. Denton questioned that there are only two commercial properties proposed for the building and he noted that he lives in Parkside and inquired how large is the garbage collection area going to be for this project and where he lives garbage collection is every other day and on the weekend commercial contractors use the bins and is an issue. He questioned if the entry garage doors will remain closed during the day and if the residents will have recognition system to open the doors.

Brad Jordan explained that he has been involved in Coeur d'Alene for a long time and back in 2005 we had no guidelines for the downtown and at that time the economy was hot with concerns about building big buildings so the Urban Renewal agency financed a 45,000 high rise study and doubts any other city has more comprehensive ordinance then what we have with a lot of the characteristics of this building including One Lakeside are the result of that study. He commented that he supports the departure for the curb cuts with a lot of examples downtown and is downtown a lot seeing no conflict with the curb cuts which is need to ingress/egress the garages He added that this building when done will generate business for the community and supports the project.

Craig Bruce inquired where the crane will be located during construction.

Rebuttal:

Monte Miller provided the following statements.

- He stated that we will have two retail spaces that will be a total of 3,000 sq.ft.
- He noted that parking will not be inside for staff it will be only for residents. Chairman Messina inquired how residents will access the garage from the street. Mr. Miller explained each resident will have sensor activated door openers that come in a variety of distances so the resident can pick the distance that works for them
- He noted that garbage collection hasn't been discussed yet for this project.
- He explained that the traffic count was done for the summer months and the maximum that was used was 1,200 pedestrians per day.
- He noted that the crane will be located inside site utilizing the elevator shaft footing to support the crane.

Commissioner Lemmon inquired it looks like the building will be in between Quicksilver questioned what is the distance from your building to Quicksilver. Mr. Miller answered that the distance is about 3'feet varies between 2-3' feet and discovered when the survey was done that the property pins exceed 170' feet by 18' inches and explained property is never a true "square" and will need access to that property for garbage collection. Commissioner Lemmon inquired if this will be blocked off. Mr. Miller stated that is correct.

Commissioner Ward inquired about the blank wall and pointed out that could have some art on the front of that wall and inquired if that wall is in front of parking area and if that wall wasn't their cars would be exposed.

Mr. Miller stated that is correct. Commissioner Ward noted on Front Street you will have retail or food service but noticed there were bar stools along the sidewalk so will be sitting facing the restaurant rather than outside sitting facing the lake. Mr. Miller stated there could be outdoor sitting and commented that space hasn't been designed yet but would like to see food service. Chairman Messina inquired if there is a food service on the lower level where will the vents mechanical equipment be stored. Ms. Stroud explained when we don't have tenant space not determined yet and that the applicant would need a project review where they would get from staff the recommendations for that type of equipment. Mr. Miller explained that all equipment would be located inside.

Public testimony closed.

Discussion:

Commissioner Ingalls stated this is an outstanding presentation and how Mr. Miller addressed all the Design Guidelines including the deviation for the curb cuts based on previous testimony. He stated that the City Engineer provided comments that support this project and it seems that we are managing these buildings fine. He stated that he supports this project and doesn't see the need for a second meeting.

Commissioner Lemmon commented that this is a great project and likes the way the queuing area is designed and likes the idea on the blank wall to put some art work and great project.

Commissioner Ward commented this is a nice design and will support this request.

Motion by Ingalls, seconded by Lemon , to approve Item DR-1-22. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Snodgrass	Voted	Aye
Commissioner Ward	Voted	Aye
Chairman Messina	Voted	Aye

Motion to approve carried by a 5-0 vote.

ADJOURNMENT:

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

The meeting was adjourned at 1:36 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant