

**DESIGN REVIEW COMMISSION AGENDA**  
**COEUR D'ALENE PUBLIC LIBRARY**  
**LOWER LEVEL, COMMUNITY ROOM**  
**702 E. MULLAN**  
**Thursday SEPTEMBER 22, 2016**  
**12:00 pm**

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

**ROLL CALL:** Ives, Ingalls, Dodge, Lemmon, McKernan, Messina, Pereira, Gore, Green

**APPROVAL OF MINUTES:**

August 25, 2016

**PUBLIC COMMENTS (non-agenda items):**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**NEW BUSINESS:**

1. Applicant: U.S. Forest Service, Mary Farnsworth  
Location: 3600 W. Nursery Road  
Request: Mary Farnsworth, on behalf of the U.S. Forest Service is requesting a second meeting with the Design Review Commission for the construction of a two (2) story office building totaling +/- 31,268 sq. and a (1) story warehouse building totaling +/- 30,565 sq. The subject property is within the C-17L (Commercial Limited at 17 units/acre) **(DR-2-16)**
  
2. Applicant: CDA Partners Mullan  
Location: 821 E. Mullan Avenue  
Request: CDA Partners is requesting a third and final meeting with the Design Review Commission for the design and construction of (43) residential units totaling 45,482 sq.ft. The subject property is within the Infill Overlay District DO-E zoning districts. **(DR-4-16)**

**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.

***\*The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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**DESIGN REVIEW COMMISSION  
MINUTES  
AUGUST 25, 2016  
LOWER LEVEL, COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

George Ives, Chairman  
Jon Ingalls  
Rich McKernan  
Tom Messina  
Michael Pereira, (Alternate)  
Joshua Gore, (Alternate)

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Admin. Assistant

**COMMISSIONERS ABSENT:**

Rick Green  
Jef Lemmon  
Mike Dodge

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Motion by Pereira, seconded by Gore, to approve the minutes of the Planning Commission meeting on July 28, 2016. Motion approved.

**COMMISSION COMMENTS:**

None.

**STAFF COMMENTS:**

None.

**PUBLIC COMMENTS:**

None.

**NEW BUSINESS**

1. Applicant: DLR Properties  
Location: 722 N. 4<sup>th</sup> Street

Request: DLR Properties is requesting a third and final meeting with the Design Review Commission for the construction of a 3-story structure to include (8) 1br. Residential units totaling 4,878 sq.ft. The subject property

is within the Midtown Overlay District (MO) zoning district. **(DR-3-16)**

Tami Stroud, Planner, presented the staff report and answered questions from the Commission.

Commissioner Messina inquired as to what type of lighting will be used for this project.

Tim Wilson, Applicant Representative, confirmed the lighting used will be simple and down facing.

**Public Testimony open.**

Tim Wilson, Applicant Representative, testified that they took the recommendations given to them by the commission at their last meeting and incorporated those changes to the site plan presented tonight. He explained that the proposed 8-unit building has been moved to the north one foot (1') to provide separation for the interior side yard setback to the existing adjacent single family structure. The fence has been extended to the south property line to block more views for the neighbors in the back. The trash/service area has been relocated to the rear of the property toward Reid Avenue and will be enclosed and screened. He noted that the proposed color scheme has been softened to better blend in the neighborhood.

Yvonne Stewart said that she appreciates that the applicant relocated the dumpster to the back and inquired if the yellow color chosen for the building could be more like a softer yellow. She stated that she is still concerned that when the building is done it will only be 9 feet from her house and provided a tape measure to show the commission what 9 feet would look like.

Commissioner Messina inquired what would be the side yard setback if a house was built on the property. Ms. Stroud explained per the code the requirement for a side yard is "0" feet.

Ms. Bright asked if the commissioners would "walk in her shoes" and whether they would like to have a building that close to their home. She inquired as to what type of trees the applicant intends to provide as a buffer on the property and the type of material used for the fence. Mr. Wilson affirmed that the fence will be wood and they have not chosen the type of trees to be used, but assured Ms. Bright that they will choose mature trees that will help provide a buffer between the building and the home.

Ms. Bright asked about the pitch of the roof when the building is completed. Mr. Wilson stated that the height will be 32 feet when done.

Ms. Bright remarked that she feels that this building does not match the character of the other homes in this area, and predicted that the property will not be maintained since the units will be rented and renters don't take care of their property.

Chairman Ives commented that he had a similar situation where he lives and is sympathetic to Ms. Bright's feelings.

Kevin Eskelin stated that he has lived in this area for 22 years and remarked when this building is done it will have the biggest impact on his home since his home will sit behind the building. He noted that within the Infill Regulations is a statement of "Protection of the Neighborhood," and by approving this project he feels that it will not protect the existing homes in the area because this project doesn't fit. He explained that the style does not blend with the other homes in the area and hopes that the trees that the applicant agrees to plant will be mature and compliment the property. He stated that if the applicant is approved, he will appeal the decision for the reason that this project does not fit in the neighborhood.

Lynn Schwendel said she has lived in the mid-town area since 1954 and is a part of a group called "Mid-Town Matters" that gets together on a regular basis to discuss new projects and issues in mid-town. He commented that he remembers when the city hired a consultant, Mark Hinshaw from Seattle, to help put together the Design Regulations specific to mid-town and when the city held public meetings for the public

to give their input, nobody showed up. He later found out per city regulations that the city was only required per state code to publish the meeting notice in the Legal section of the paper, that nobody reads. He agrees with the comments from Commissioners Ingalls and Dodge at the last meeting held in July, that this project is not appropriate for this area.

Commissioner Ingalls stated that this process has evolved between the applicant and the neighborhood and noted that he believes that with the changes on the site plan presented tonight, it appears that the applicant was listening. He explained that the Design Review Commission is limited on making decisions on the design of the building based on the criteria listed within the Design Regulations, and feels that the changes presented today meet the criteria. He remarked that he is sympathetic to the neighborhood and feels that if he lived in this area, he might feel the same way.

Commissioner Messina stressed that the applicant stay in touch with the neighborhood through the building process and stick with the plan. He noted that he feels that the neighborhood is sensitive to the trees and hopes that the applicant will provide mature trees that will help provide a barrier for the homes next to this property. He feels the applicant has made some great improvements.

Mr. Chapman reassured the neighborhood that they will put in mature trees.

Chairman Ives recited the Design Review Regulations Purpose Statement that states that "The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. It is the intent of these development standards to encourage a sensitive form of development and to allow for a reasonable use that complements the visual character and the nature of the city." He explained that the commission must make a decision based on these guidelines and purpose statement and that sometimes you can't make everyone happy. He noted that the public has a right to appeal if they are not happy with the decision made by the commission.

Commissioner Gore stressed that the applicant keep in touch with the neighbors and "beef up" the landscaping.

Mr. Chapman assured the neighborhood that the owner of this property has done many projects in the city that are not "slums" and feels that the people who will be living in these units will be "upper class people".

Commissioner Gore agreed that the applicant has made the appropriate changes that meet the Design Guidelines.

**Motion by Pereira, seconded by Ingalls, to approve Item DR-3-16. Motion approved.**

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner McKernan	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by 5-0 vote.

**ADJOURNMENT/CONTINUATION:**

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

The meeting was adjourned at 12:54 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DRAFT

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER  
**DATE:** SEPTEMBER 22, 2016  
**SUBJECT:** DR-2-16: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A TWO (2) STORY OFFICE BUILDING IN THE C-17L (COMMERCIAL LIMITED) ZONING DISTRICT

**LOCATION:** 3600 WEST NURSERY ROAD

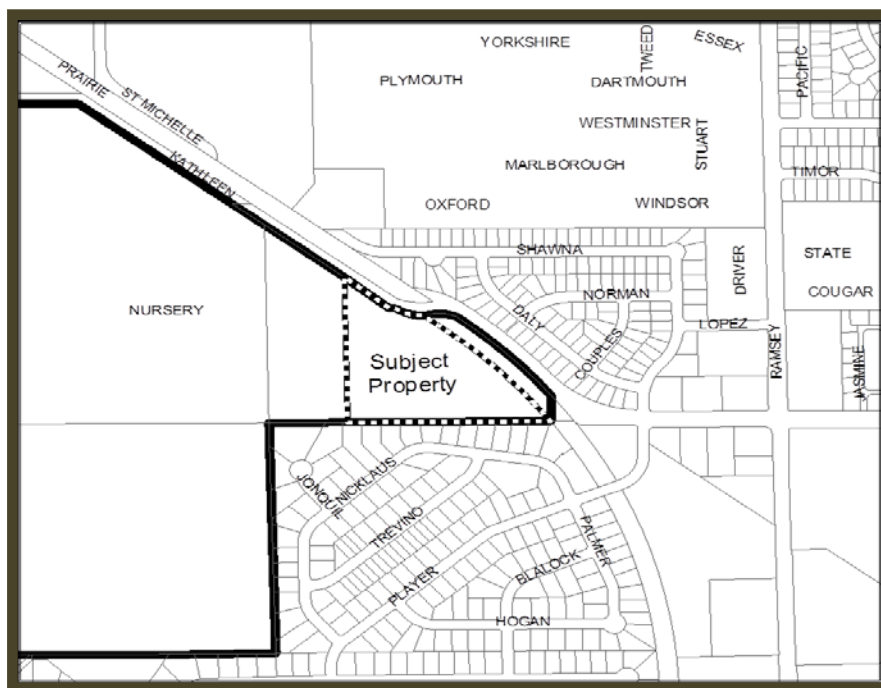
**APPLICANT/OWNER**

U.S. Forest Service – Mary Farnsworth  
3815 Schreiber Way  
Coeur d'Alene, ID

**ARCHITECT:**

A&E Architects  
222 North Higgins Avenue  
Missoula, MT

**SITE MAP:**



**DECISION POINT:** Mary Farnsworth on behalf of the U.S. Forest Service is requesting a Second meeting with the Design Review Commission, for the construction of a two (2) story office building totaling +/-31,268 sq. ft. The applicant is also building a warehouse, which will be an accessory use to the office building. The subject property is in the C-17L (Commercial Limited at 17 units/acre).

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the C-17L (Commercial Limited) zoning district Design Guidelines. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more

into compliance with the Design Guidelines. The DRC also has the option to waive the third and Final Meeting and render a decision during the Second Meeting.

**GENERAL INFORMATION:**

17.09.320: A. Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so the outcome can meet both the goals of the City and the Applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

(A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17L (Commercial Limited) zoning district.)

**A. AERIAL VIEWS:**



**B. PROJECT ANALYSIS**

The Applicant is requesting a Second meeting with the Design Review Commission for the construction of a two (2) story office building and a one (1) story warehouse building, which is an accessory structure to the office use on the site. The U.S. Forest Service opted to work with the City, and provide a higher standard by agreeing to go through the City's process and seek Design Review approval, and is requesting a Second Meeting with the Design Review Commission. The office building would be wood framed and the warehouse building would be metal framed. The warehouse building will also include a fenced, secure area



to house their fleet vehicles and provide staff parking. The proposed project also includes visitor parking for the office use and 200 stalls for on-site employee parking. The subject property is in the C-17L (Commercial Limited at 17 units/acre) Zoning District.

The Applicant's Project Summary is included in the packet.

**In response to the June 23, 2016, Design Review meeting and discussion, the Applicant has provided the following updates:**

The proposed landscaping for the site and street trees are provided in the updated site plan. In response to the request to see the sidewalks continued, former City Engineer Gordon Dobler, noted that sidewalks were not required on the north side of Kathleen.

**C. REQUESTED DESIGN DEPARTURES:**

- NONE.

**D. SITE PHOTO - VIEW FACING EAST:**







**The Design Review Commission met with the Applicant, and asked them to provide additional information regarding the following items:**

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).

**Commercial design guidelines for consideration are as follows:**

- *Curb Cuts: Width and Spacing.*
- *Sidewalks Along Street Frontages.*
- *Street Trees.*
- *Grand Scale Trees.*
- *Walkways.*
- *Residential/Parking Lot Screening.*
- *Parking Lot Landscaping.*
- *Lighting.*
- *Screening of Service and Trash Areas.*
- *Screening of Rooftop Equipment.*
- *Entrance Visible from Street.*
- *Windows Facing Street.*
- *Treatment of Blank Walls.*

The Design Review Commission may suggest changes or recommendations to the Applicant prior to the Third and Final meeting.

**During the final meeting with the Design Review Commission, discussion topics include:**

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

The last step will be the Third and Final meeting with the Design Review Commission. The Design Review Commission may suggest changes or recommendations to the Applicant prior to the Third Meeting before rendering a decision to approve, approve with conditions, or deny the design. The DRC also has the option to waive the final meeting and render a decision during the Second Meeting.

**ACTION:** The Commission may provide direction to the Applicant, to rectify aspects of the design, to bring it more into compliance with the design guidelines. The DRC also has the option to waive the Final Meeting and render a decision during the Second Meeting.



**APPLICANT'S  
NARRATIVE**



## **INRC – Interagency Natural Resource Center**

Coeur d'Alene, ID

May, 23<sup>rd</sup> 2016

### **City of Coeur d'Alene – Pre Application Meeting with Planning Staff**

#### **PROJECT SUMMARY**

This project includes three main components:

1. Site work
2. Office Building
3. Warehouse Building

#### *SITE WORK*

- A new entrance from the north into the site
- Visitor parking at the Office Building
- Asphalt, surface parking with 200 stalls for on-site employee parking
- An outdoor amphitheater for employees
- (2) Outdoor break areas for employees
- On-site mechanical equipment to serve new buildings
- (2) trash enclosures
- Walkways between the two buildings

#### *OFFICE BUILDING*

- *Wood framed*
- *2 story*
- *31,268 total square feet*
- *Main entry to face north, towards Kathleen Ave.*

#### *WAREHOUSE BUILDING*

- *Metal framed*
- *1 story*
- *30,565 total square feet*
- *Main entry to face north, towards Kathleen Ave.*
- *Fenced, secure wareyard to house fleet vehicles and staff parking*

## DEVELOPMENT PLAN

### Office Building

No. of floors	2
First/Ground Floor	14,603 SF
Second Floor	14,341 SF
Lower Level	2,323 SF
Total Bldg. SF	31,268 SF
Uses / Spaces within building	Meeting Rooms, Conference Rooms, Private Offices, Open Offices, Reception, Mechanical Rooms, Restrooms (public & private)

### Warehouse

No. of floors	1
First/Ground Floor	30,565 SF
Total Bldg. SF	30,565 SF
Uses / Spaces within building	Radio Dispatch, Hotshots, General Storage, Training Room, Vehicle Storage, Private Offices, Open Offices, Restrooms, Showers, Lockers

## TABLE OF CONTENTS of APPLICATION DOCUMENTS

### *Exhibit A*

#### **SITE MAP / PARKING INFORMATION**

- Showing property lines, rights of ways, easements, topography
- Number of stalls, access points, surface vs. structured parking

### *Exhibit B*

#### **CONTEXT MAP**

- Showing building footprints and parcels within 300ft

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**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-2-16  
RECORD OF DECISION**

**A. INTRODUCTION:**

Mary Farnsworth on behalf of the U.S. Forest Service is requesting a second meeting with the Design Review Commission, for the construction of a two (2) story office building totaling +/-31,268 sq.ft. The subject property is in the C-17L (Commercial Limited at 17 units/acre).

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The first meeting with the applicant was held on June 23, 2016.
  - a. Comments were received from:

**Mark Shoup, Forest Service representative, members of the public and the Design Review Commission:**

Motion by Ingalls, seconded by Lemmon, to move to the second meeting. The motion passed unanimously.

2. The second meeting with the applicant was held on September 22, 2016.
  - a. Comments were received from:

MOTION by,                      seconded by, to not require a third meeting, and approve the design as submitted.

**C. GUIDELINES THAT HAVE BEEN MET:** (*Write N/A for Not Applicable – add comments if necessary*)

**INFILL OVERLAY DISTRICTS**

**17.07.900: Purpose:**

The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. **IT IS THE INTENT OF THESE DEVELOPMENT STANDARDS TO ENCOURAGE A SENSITIVE FORM OF DEVELOPMENT AND TO ALLOW FOR A REASONABLE USE THAT COMPLEMENTS THE VISUAL CHARACTER AND THE NATURE OF THE CITY.**

**DESIGN GUIDELINES:**

**In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.**

- *Curb Cuts: Width and Spacing*
- *Sidewalks Along Street Frontages*
- *Street Trees*
- *Grand Scale Trees*
- *Walkways*
- *Residential/Parking Lot Screening*
- *Parking Lot Landscaping*

- *Lighting*
- *Screening of Service and Trash Areas*
- *Screening of Rooftop Equipment*
- *Entrance Visible from Street*
- *Windows Facing Street*
- *Treatment of Blank Walls*

**D. DESIGN DEPARTURES:**

**PROPOSED CONDITIONS:**

Motion by,   seconded by,   to approve the foregoing Record of Decision.

**ROLL CALL:**

Commissioner Dodge	Voted
Commissioner Ingalls	Voted
Commissioner Lemmon	Voted
Commissioner Green	Voted
Commissioner McKernan	Voted
Commissioner Messina	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Gore	Voted

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CHAIRMAN GEORGE IVES

STATE OF IDAHO)

) ss.

County of Kootenai)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_

Notary Public for \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However, such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

## **RIGHT OF APPEAL**

**FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.**

## **COMPLIANCE WITH APPROVED PLAN**

**ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.**

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

**FROM:** TAMI STROUD, PLANNER  
**DATE:** SEPTEMBER 22, 2016  
**SUBJECT:** DR-4-16: REQUEST FOR A THIRD AND FINAL MEETING WITH THE DESIGN REVIEW COMMISSION FOR A 43-UNIT RESIDENTIAL DEVELOPMENT LOCATED WITHIN THE DO-E INFILL OVERLAY DISTRICT

**LOCATION:** 821 EAST MULLAN AVENUE

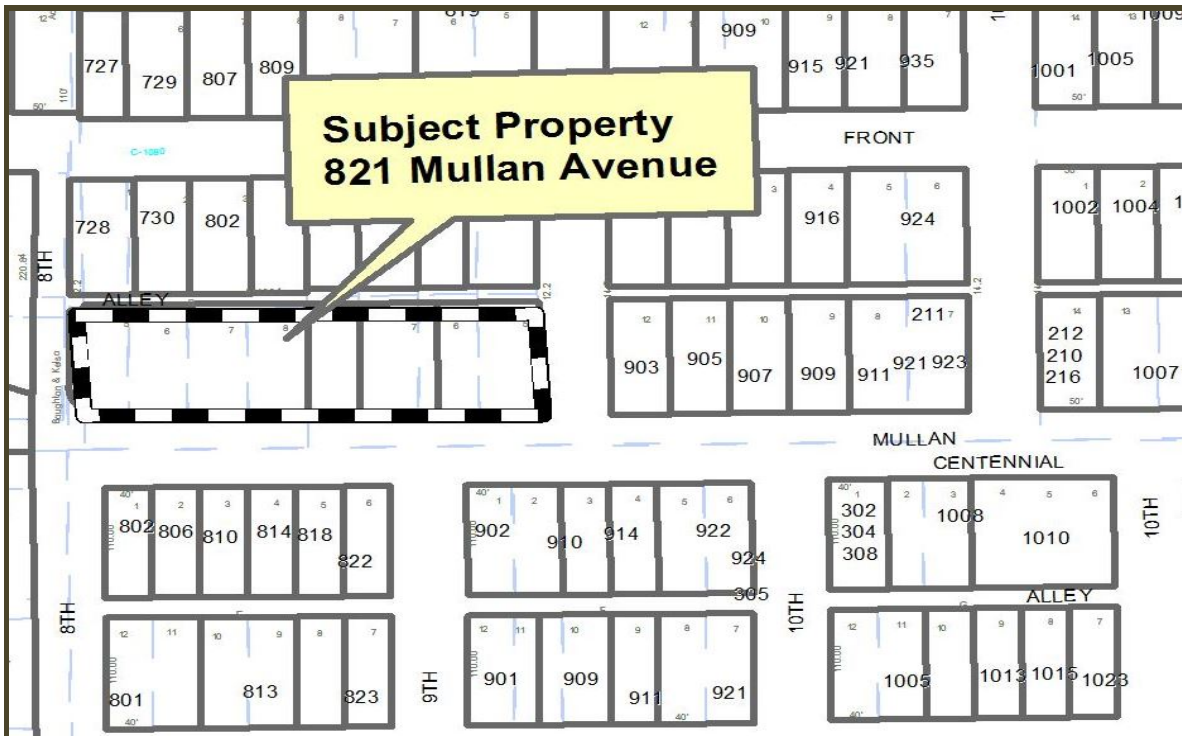
**APPLICANT/OWNER**  
CDA Partners Mullan  
140 Cherry Street, #201  
Hamilton, MT 59840

**ARCHITECT:**  
Momentum Architecture  
112 Hazel Avenue, Suite B  
Coeur d'Alene, ID 83814

**DECISION POINT:** Tim Wilson on behalf of Coeur d'Alene Partners Mullan is requesting a Third Meeting with the Design Review Commission, for a 43-unit residential development. This would replace the Shady Pines apartment complex located on the site. The property is currently within the Downtown Overlay – Eastside District (DO-E) Infill District.

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Downtown Overlay – Eastside District (DO-E) Design Guidelines. The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the design guidelines and render a decision to approve, approve with conditions, or deny the design.

**SITE MAP:**



**GENERAL INFORMATION:**

17.09.320: A. Development Applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the Applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

**A. AERIAL VIEWS:**



**B. PROJECT ANALYSIS**

The Applicant is requesting a Third Meeting with the Design Review Commission for the construction of a residential building in the Downtown Overlay-Eastside (DO-E) Infill District. The property is 1.022 acres located between 8<sup>th</sup> and 9<sup>th</sup> Streets along Mullan Avenue. The original proposal was for 52 residential units. The Applicant has reduced the number to 43 units and a total of 45,482 square feet.

The Applicant has provided 58 parking spaces for the proposed 43 unit structure. 56 parking stalls are required.

The proposed access is to the rear of the two-way public alley. The proposed parking will be located to the rear of the proposed residential structure.

### **HISTORY:**

**On June 23, 2016, the Design Review Commission met with the Applicant and requested additional information with regard to the below items:**

- Bulk and space of the building.
- Massing of the wall; and the connectors won't eliminate the concern.
- Concerns with the front wall facing Mullan Avenue. Consider reducing the elevation of that wall so when people are on Centennial Trail they are not looking at a wall.
- Provide additional information about the A/C units. Location and how they will be screened.
- Consider looking at the roof lines that include some design enhancements.

**During the Design Review Commission held on July 28, 2016, the DRC made the below motion. In addition, the DRC provided the following feedback to the Applicant noted below:**

#### ***Motion by Ingalls, seconded by Gore:***

*Move the item to the Third and Final Meeting with the DRC. The Commission is providing guidance to the Applicant with a strong preference for no flat roofs, and to significantly address the connectors and other details; including but not limited to exterior lighting, trash enclosures/screening, screening of the alley, reduce the massing, incorporating the base-middle-top, breaking up the roof planes and incorporating some steeper pitches and gables, making the building look more like row houses, and reducing the building height on the east end to two (2) stories.*

Other direction provided by the Commission included:

- The requested design departures seem to be the stumbling block.
- Scale back connectors or eliminate them.
- Transition versus intrusion.
- Current design is too commercial -- too much glass and flat roofs.
- Alley is a big problem (Design Standards call for traffic calming).
- Address trash enclosures.
- Base-Middle-Top needs to be incorporated into the design. The base is missing.
- Scale back the project. Project massing too large, and as designed, requires large connectors.
- 2-story buildings would be better (especially on east end).
- Refer Applicants to letters from the neighbors.

The Applicant's Project Modification Summary is included below noting the modifications made to the project:

**Modification Summary**

821 Mullan Ave, The Lake Apartments

**7/28/16 DRC Meeting**

1. East building 3 stories
2. Building corners flat roofs and commercial look
3. Corner of 8<sup>th</sup> and Mullan sidewalk and landscaping
4. Connectors with shed roof, higher profile
5. 49 Units
6. 4 parking space reduction request with bike lockers
7. Base/middle/top distinction missing
8. Flat roof departure requested
9. No alleyway traffic calming measures

**Current Plan**

- East building 2 stories as suggested by DRC
- Pitched roofs with residential look
- Public use easement with textured paving, tables, and chairs
- Narrower connectors with pitched roof and 4' lower profile
- 43 Units
- 2 extra spaces provided from required amount AND keeping bike lockers
- Distinction provided with siding/roof transitions, windows, balconies
- No flat roof departure requested
- Textured paving added at both ends of alley

**Old Connector**

Taller



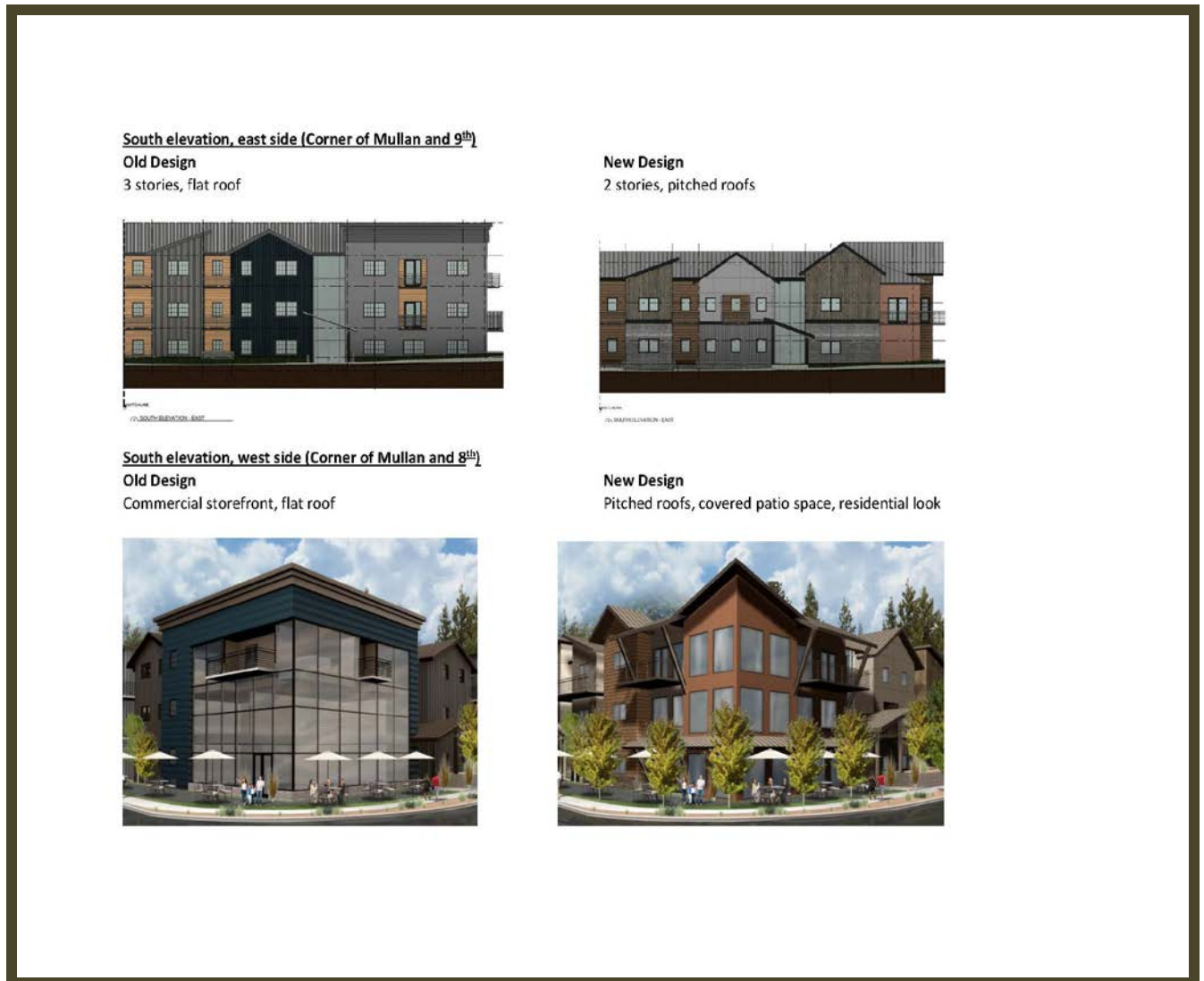
**New Connector**

Shorter lower profile





The Applicant's Project Modification Summary is continued below:



**C. REQUESTED DESIGN DEPARTURE:**

The Applicant has requested one design departure for "The Lake Apartment project".

➤ **Bulk and Spacing:**

**Intent:**

To retain the scale of buildings in the neighborhood.

**Standards:**

The maximum horizontal dimension of a building facing a street should be no more than 100 feet.  
A minimum 15-foot separation should be maintained between buildings that face the street.

The Applicant has designed the proposed structure to include “Building Connectors” at the second floor level between the three major buildings. The areas are designed to provide an internal pedestrian and accessible path between the buildings’ common areas, and the individual units.

The Applicant has stated the three buildings meet the 100’ length guideline for “Bulk and Spacing”, and still provides building separation by 29.5’ at the west wing and 42.5’ at the east wing. Based upon the feedback from the Commission, the Developer has reduced the depth and height of the connectors by 4’, and added a sloped roof with a 4:12 pitch. The connectors will include the mechanical and be screened from public view. They have also increased the amount of glazing on the connectors.

The connectors are set back from the street and placed at the rear side of the structure near the parking lot. This design is in response to the DRC feedback to break up the building. The public will be able to see under and over the connectors. They are designed primarily with glass, to also see through the connectors. The intent of the connector is to provide a sense of separation and meet the intent of the “Bulk and Spacing” Guideline.

## DESIGN GUIDELINES—DO-E only

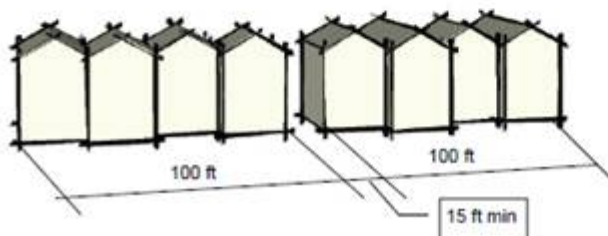
### BUILDING BULK AND SPACING

**Intent:**

To retain the scale of buildings in the neighborhood.

**Standards:**

1. The maximum horizontal dimension of a building facing a street should be no more than 100 feet.
2. A minimum 15 foot separation should be maintained between buildings that face the street.



**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).

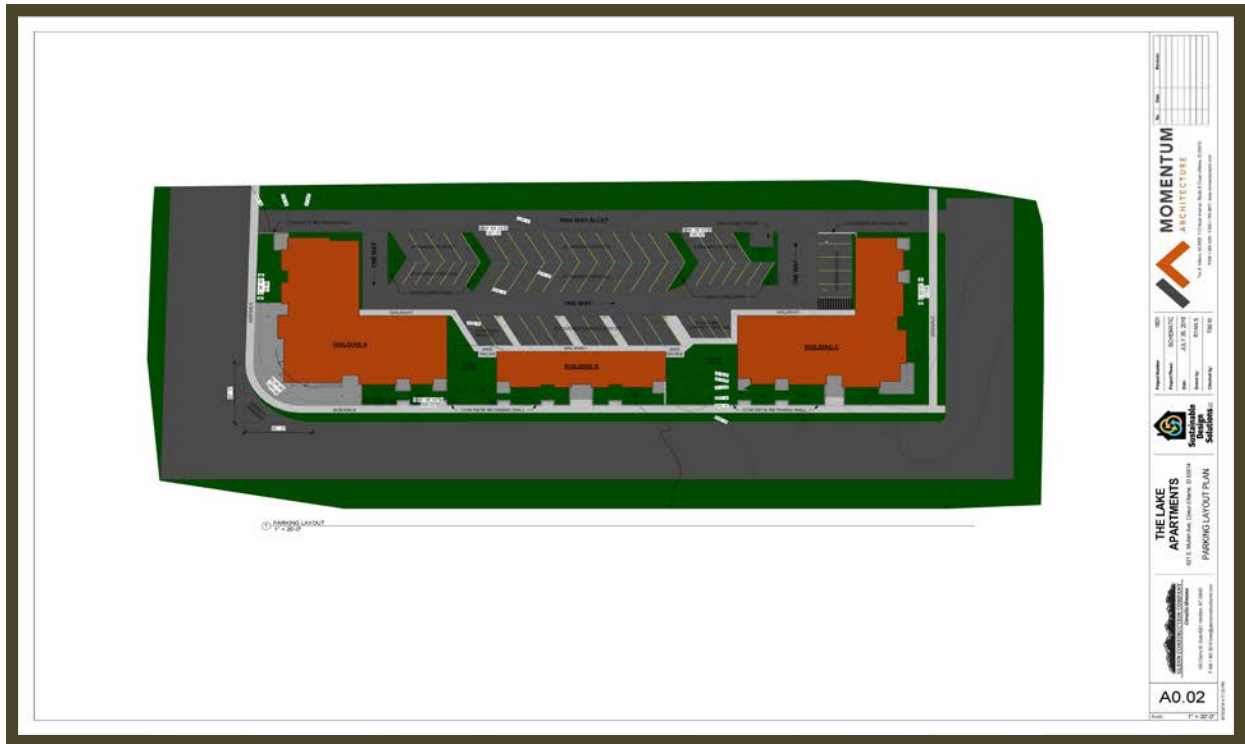
**D. REQUESTED F.A.R. DESIGN BONUSES (Minor/Major Amenities):**

The Community Planning Director has reviewed and approved 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); Preservation of Grand Scale Trees (0.2); Alley Enhancements (0.2); and Major Amenities: Exterior Public Space (0.5). The project qualifies for a total allowable F.A.R of 1.6.

**EXISTING STRUCTURES ON SITE:**



**SITE PLAN/PARKING LAYOUT:**



**SOUTH ELEVATION:**



# NORTH ELEVATION:



# EAST / WEST ELEVATIONS:



FULL ELEVATIONS SOUTH AND NORTH:



① COMPLETE NORTH ELEVATION  
1/8" = 1'-0"



② COMPLETE SOUTH ELEVATION  
1/8" = 1'-0"

No.	Date	Revisions

**MOMENTUM ARCHITECTURE**  
The A. Wilson, INC. 117 West Avenue, Suite B, Clinton, NJ 08814  
P.O. Box 1001, Clinton, NJ 08814

NO. 1  
Project Number: SCHEMATIC  
Project Name: JULY 26, 2016  
Site: RYAN'S  
Drawn By: T.M.W.  
Checked By:

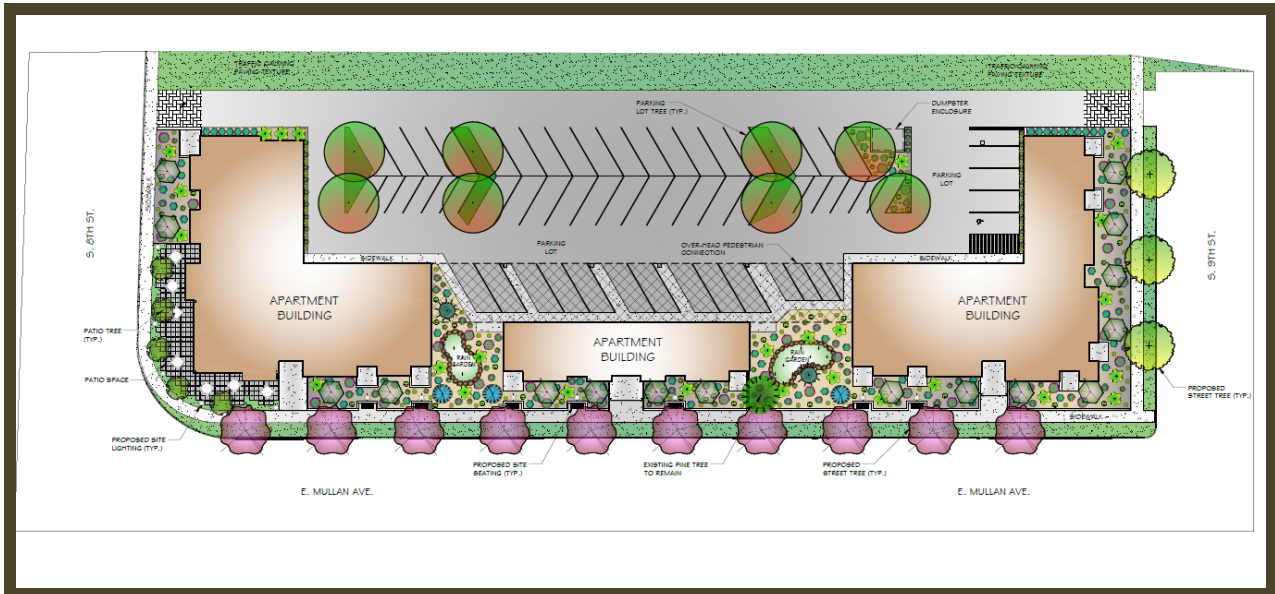
**Sustainable Design Solutions, LLC**

**THE LAKE APARTMENTS**  
827 E. Main Ave., Clinton, NJ 08814  
FULL ELEVATIONS SOUTH AND NORTH

**GREENE CONSTRUCTION COMPANY**  
100 Cherry St., Suite 400, Fairfield, NJ 08008  
P.O. Box 1001, Clinton, NJ 08814

A2.06  
Date: 1/8" = 1'-0"

# OVERALL LANDSCAPE PLAN:



SEATING BENCH

TABLE CHAIRS

EXISTING LOGGYHEAD AND BOLLARD LIGHTING EXAMPLE

**OVERALL SITE PLAN**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

SCALE: 1/8" = 1'-0"

NO.	REVISIONS

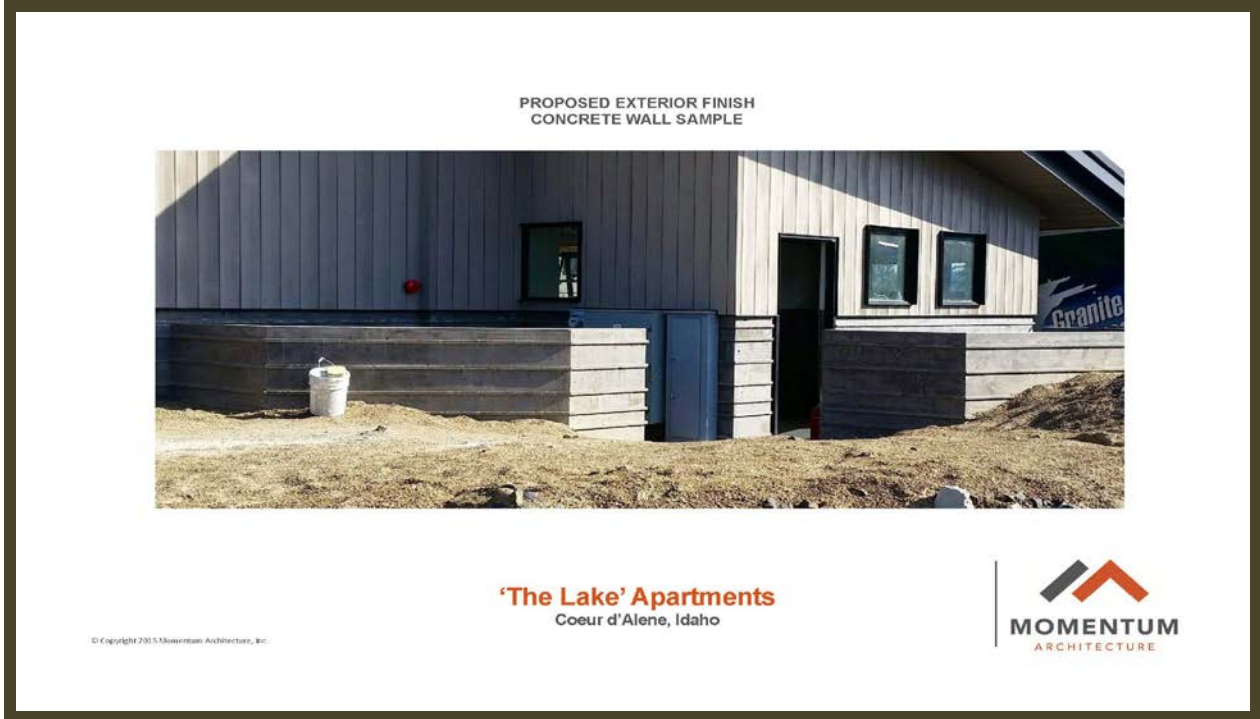
**LANDSCAPE ARCHITECTURE GROUP, INC.**  
Landscape Architecture Group, Inc. is an Equal Opportunity Employer.

**THE LAKE APARTMENTS**  
CORNER DAVENUE @ S 9TH

DESIGNED BY: LAG  
CHECKED BY: JAG  
DATE: 9/22/16  
SCALE: 1/8" = 1'-0"

L1

**PROPOSED EXTERIOR FINISH CONCRETE WALL SAMPLE:**



**EXTERIOR FINISHES:**





**3D PERSPECTIVE: 8<sup>TH</sup> STREET AND MULLAN AVENUE**



**3D PERSPECTIVE: 9<sup>TH</sup> STREET AND MULLAN AVENUE**





**During the Third and Final meeting with the Design Review Commission, discussion includes:**

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

**Design guidelines for consideration are as follows:**

**DO-E**

- 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.

**ACTION:** The Design Review Commission will provide feedback to the Applicant and ensure that the proposed structure meets the intent of the Infill Overlay District (DO-E). The Commission may provide direction to the Applicant to rectify aspects of the design, to bring it more into compliance with the Design Guidelines.

**During the Third and Final meeting with the Design Review Commission, the discussion includes:**

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

The last step will be the Third and Final meeting with the Design Review Commission. The Design Review Commission may suggest changes or recommendations to the Applicant and render a decision to approve, approve with conditions, or deny the design.

A decorative border composed of a grid of purple diamonds in various shades, surrounding a central light purple rectangular area.

**APPLICANT'S  
NARRATIVE**

# 'THE LAKE' APARTMENT COMPLEX Revised 9.14.16

821 E. Mullan Avenue, Coeur d'Alene, Idaho

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## PROJECT DESCRIPTION

New construction of an approx. 45,482 S.F. 43 Unit Apartment Complex developed along Mullan Avenue in the Downtown Overlay - Eastside District. This facility will replace the existing dilapidated 'Shady Pines' apartment complex currently located on the property. Design to blend with the neighboring residential and eclectic-modern commercial uses.

## ZONING INFORMATION

Address: 821 E. Mullan Avenue

Legal: Refer to Title Report attachment

Zoning: DO-E (Downtown Overlay - Eastside)

Acres: 1.0229 Acres  
Area: 44,557.52 S.F.

F.A.R. (base): .5 times parcel size: 22,279 S.F.

F.A.R. (max.): 1.6 times parcel size: 71,292 S.F.

Height Allowed: 35' Residential, 38' Commercial  
Proposed Height: 35' +-

Number of Stories: 3 Stories

Parking Required:

Studio:	4 units x 1:	4	Stalls
1 Bdrm:	25 units x 1:	25	Stalls
2 Bdrm:	11 units x 1.75:	19.25	Stalls
3 Bdrm:	3 units x 2.5:	7.5	Stalls
Total Required:		55.75	Stalls

Parking Provided: 58 Stalls (includes 2 HCAP, 1 being Van Accessible)

# 'THE LAKE' APARTMENT COMPLEX

---

821 E. Mullan Avenue, Coeur d'Alene, Idaho

## DEVELOPMENT PROGRAM

Building Size:	Residential:	33,082 S.F.
	Common Area:	2,921 S.F.*
	<u>Corridors/Elevators:</u>	<u>9,479 S.F.*</u>
	Total Building:	45,482 S.F.

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

F.A.R. Bonuses:	Base:	.5
	Streetscape Features:	.2
	Preservation of Grand	
	Scale Trees:	.2
	Alley Enhancements:	.2
	<u>Exterior Public Space:</u>	<u>.5</u>
	Total F.A.R. proposed:	1.6

Lot Size: 44,557.52 S.F. x 1.3 = 71,292 S.F. allowed

Building Use: Apartments – New

Occupancy: Residential:

Occupant Load:	Residential:	33,082 S.F./200 S.F./occ.:	165 occ.
	<u>Common Areas:</u>	<u>2,921 S.F./100 S.F./occ.:</u>	<u>29 occ.</u>
	Total Occ.Load:		194 occ.

Construction Type: 5-B

Building Criteria: Seismic Design Category: C  
International Building Code: 2012

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**COEUR D'ALENE DESIGN REVIEW COMMISSION  
FILE NUMBER DR-4-16  
RECORD OF DECISION**

**A. INTRODUCTION:**

Tim Wilson on behalf of Coeur d'Alene Partners Mullan is requesting a Third Meeting with the Design Review Commission, for a 43-unit residential development. This would replace the Shady Pines apartment complex located on the site. The property is currently within the Downtown Overlay – Eastside District (DO-E) Infill District.

**B. SUMMARY OF EVIDENCE RECEIVED:**

1. The first meeting with the applicant was held on June 23, 2016.
  - a. Comments were received from:

**Tim Wilson on behalf of DLR Properties, Brian Glenn, members of the public and the Design Review Commission:**

Motion by Ingalls, seconded by Gore, to move to the second meeting. The motion passed unanimously.

2. The second meeting with the applicant was held on July 28, 2016.
  - a. Comments were received from:

**Tim Wilson on behalf of DLR Properties, Brian Glenn, members of the public and the Design Review Commission:**

MOTION by Ingalls, seconded by Gore, to require a third meeting. The motion passed unanimously.

3. The third/final meeting with the applicant was held on September 22, 2016.
  - a. Comments were received from:

**C. GUIDELINES THAT HAVE BEEN MET:** *(Write N/A for Not Applicable – add comments if necessary)*

**INFILL OVERLAY DISTRICTS**

**17.07.900: Purpose:**

The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. **IT IS THE INTENT OF THESE DEVELOPMENT STANDARDS TO ENCOURAGE A SENSITIVE FORM OF DEVELOPMENT AND TO ALLOW FOR A REASONABLE USE THAT COMPLEMENTS THE VISUAL CHARACTER AND THE NATURE OF THE CITY.**



## **Downtown Overlay – Eastside (DO-E)**

The boundaries of the DO-E 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 residential areas to the east. Infill development is encouraged, including urban housing (e.g. townhouses, courtyard housing, cottages) with a height limit that is compatible with lower scaled development. However, it is intended that development within the district consist of sufficient density to warrant the provision of parking below grade. Moreover, a limited array of goods and services are 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.

### **DESIGN GUIDELINES:**

**In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project.**

- 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
- Integration of Signs with Architecture
- Creative/Individuality of Signs

### **D. DESIGN DEPARTURES:**

#### ➤ **Bulk and Spacing:**

##### **Intent:**

To retain the scale of buildings in the neighborhood.

##### **Standards:**

The maximum horizontal dimension of a building facing a street should be no more than 100 feet. A minimum 15 foot separation should be maintained between buildings that face the street.

### **PROPOSED CONDITIONS:**

**None.**

Motion by, seconded by, to approve the foregoing Record of Decision.

ROLL CALL:

Commissioner Dodge	Voted
Commissioner Ingalls	Voted
Commissioner Lemmon	Voted
Commissioner Green	Voted
Commissioner McKernan	Voted
Commissioner Messina	Voted
Alternate Commissioner Pereira	Voted
Alternate Commissioner Gore	Voted

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CHAIRMAN GEORGE IVES

STATE OF IDAHO)

) ss.

County of Kootenai)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of the Design Review Commission,

Respectively, of the City of Coeur d'Alene that executed the foregoing instrument and acknowledged to me that said Design Review Commission of the City of Coeur d'Alene executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

\_\_\_\_\_

Notary Public for \_\_\_\_\_

Residing at \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Pursuant to Section 17.09.335A Appellate Body, "Final decisions of the Design Review Commission may be appealed to the City Council if an appeal is requested within 10 days after the record of decision has been issued. The appeal shall be in the form of a letter written to the Mayor and City Council and shall be filed with the Planning Director or his or her designee."

Section 17.09.340C, Lapse of Approval states that "Unless a different termination date is prescribed, the design approval shall terminate one year from the effective date of its granting unless substantial development or actual commencement of authorized activities has occurred. However, such period of time may be extended by the Design Review Commission for one year, without public notice, upon written request filed at any time before the approval has expired and upon a showing of unusual hardship not caused by the owner or applicant."

A copy of the Design Review Commission's Record of Decision Worksheet will be available upon request from the Planning Department at 208-769-2240.

## **RIGHT OF APPEAL**

**FINAL DECISIONS OF THE DESIGN REVIEW COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. THE WRITTEN APPEAL MUST BE RECEIVED BY THE PLANNING DIRECTOR WITHIN TEN (10) DAYS AFTER THE WRITTEN RECORD OF DECISION IS DISTRIBUTED AS REQUIRED BY MUNICIPAL CODE SECTION 17.09.330(B). THE APPEAL MUST BE ACCOMPANIED BY THE APPEAL FEE AND STATE THE FILE NUMBER OF THE PROJECT BEING APPEALED.**

## **COMPLIANCE WITH APPROVED PLAN**

**ONCE APPROVED, THE PROJECT MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL CONDITIONS OF APPROVAL. IF THE DEVELOPMENT APPLICANT WISHES TO MODIFY THE DESIGN IN A SUBSTANTIAL MANNER OR SUBMITS AN APPLICATION FOR PERMIT APPROVAL THAT DOES NOT INCORPORATE ALL OF THE SUBSTANTIVE ELEMENTS OF THE APPROVED DESIGN, THE DEVELOPMENT APPLICANT MUST SUBMIT THE REVISED PLAN FOR DESIGN REVIEW AND APPROVAL. COMPLIANCE WITH THE APPROVED DESIGN WILL BE DETERMINED BY THE PLANNING DIRECTOR OR HIS OR HER DESIGNEE. THE RECORD OF DECISION WILL BE RECORDED SO THAT SUBSEQUENT OWNERS ARE MADE AWARE OF THE CONDITIONS OF APPROVAL.**



WRITTEN COMMENTS

FOR

DR-4-16

**STUHMILLER, SHANA**

---

**From:** ANDERSON, HILARY  
**Sent:** Wednesday, September 21, 2016 10:54 AM  
**To:** STUHMILLER, SHANA; STROUD, TAMI  
**Subject:** FW: Lake Apartments Project (Shady Pines)

**From:** Roger Smith [<mailto:rdsmith2009@gmail.com>]  
**Sent:** Wednesday, September 21, 2016 10:04 AM  
**To:** ANDERSON, HILARY  
**Subject:** Lake Apartments Project (Shady Pines)

*HILLARY - Please distribute to Design Review Commission. Thanks. Roger*

TO: Design Review Commission  
City of Coeur d'Alene

SUBJECT: Lake Apartments Development Project

Based on the language on Design Review in City's documents, I believe there is an overriding Design Review requirement that the project be generally a 'good fit' for the neighborhood. The DRC must keep in mind the following (excerpts from the City website info re. the Design Review procedure):

*The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the proponent, as well as address concerns of people who live and own property and businesses in close proximity to the development. In order for this process to work effectively, the proponent must be willing to consider options, not merely to details, but to basic form, orientation, massing, relationships to existing sites and structures, surrounding street and sidewalks, and how the building is seen from a distance.*

AND...

*If it appears that only by imposing numerous conditions could a proposal be brought into compliance and there appears to be a lack of interest on the part of the applicant to do so, the Board is expressly authorized to issue a denial.*

This project as designed is too massive and generally a 'bad fit' for the existing older, 'single family' neighborhood. It would also remove over 20 mature healthy trees, an important characteristic of the East Mullan neighborhood.

The City should demand better. The project, as proposed, should be denied.

Thank you.

Roger Smith, 810 Bancroft St., CDA

## STUHMILLER, SHANA

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**From:** STROUD, TAMI  
**Sent:** Monday, September 19, 2016 10:34 AM  
**To:** STUHMILLER, SHANA  
**Cc:** ANDERSON, HILARY  
**Subject:** FW: Shady Pines Site Apartment Proposal

Shana:

Please add the below email to the record for The Lake Apartments.

Thanks.

Tami

**From:** Robert Smee [mailto:rwsmeegmail.com]  
**Sent:** Thursday, September 15, 2016 12:37 PM  
**To:** STROUD, TAMI  
**Subject:** Shady Pines Site Apartment Proposal

Please disregard my previous version of this e-mail as I have corrected a few typos and enter the following in it's place. Thank You,

Tami Stroud

Planner - Design Review Liaison

City of Coeur d'Alene

Please enter the following into the record for the September 22, 2016 Design Review Meeting considering the proposed apartment complex at the existing Shady Pines site on Mullan Ave between 8th and 9th streets:

There are are numerous issues with the current proposal for that site that are causes for concern. The overall scale of this proposal in both architectural mass and in density are not in keeping with the neighborhood. Forty-nine units on a site of one acre is a higher density than exists anywhere else in the DO-E infill overlay district and must be scrutinized proportionally. My concerns with this project are:

1. The present height of the structure is not consistent with the neighborhood nor the intent of the DO-E design standards. The structures are situated close to three streets in order to accommodate surface parking. This makes adherence to the height limit and roof slope standards critical in order to eliminate a looming effect over the street. The document submitted by Momentum Architecture contains:

Height Allowed: 35' Residential, 38' Commercial  
Proposed Height: 35' +/-

The "35' +/-" statement in this document is unacceptable. In addition, a flat-topped roof exception should not be granted for similar reasons. Sloped roofs are less of a visual obstruction than vertical wall faces and if allowed at all, the flat-top design should not be granted at the full height of 35 feet.

2. The massing of the structure is not consistent with the neighborhood nor the intent of the DO-E design standards. A minimum 15 foot separation between buildings is required to "retain the scale of buildings in the neighborhood." The design attempts to subvert this requirement with "Building Connectors," however these features serve to increase the massive scale of three buildings and create the appearance of a single monolithic structure. This design fails to satisfy design criteria to create structures "compatible with lower scaled development," as is stated in the DO-E infill design standards and should not be allowed.

3. The plan calls for an inordinate number of studio and single bedroom units. Studio and one bedroom apartments, comprising 66% of this structure also carry the lowest requirement for parking per unit. The designer has maximized these units which will cause a dramatic change to the current make-up of the neighborhood. With 11 two bedroom units and 3 three bed units, this building configuration will cause a dramatic departure from the family-oriented neighborhood it sits within. This also will create additional parking problems whenever the proposed residents have guests, as well as a dramatic increases in traffic along Mullan, Front, Eighth, Ninth, Tenth and Eleventh streets.

4. The parking plan is not consistent with the intent of the DO-E design standards. Per the City's Infill Design Standards, the DO-E overlay district is intended to "warrant the provision of parking below grade." While the population density of the structure is certainly adequate to warrant underground parking, the design falls short of this goal. The surface parking should be placed below ground in order to maintain the historical cottage-like aesthetic of the neighborhood. Momentum Architecture is also requesting a variance to eliminate 4 parking stalls, which should be denied for the same reasons. While encouraging bicycling is admirable, it does not warrant decreasing the number of parking spaces. There is no evidence supporting Momentum Architecture's assumption that providing bike lockers will eliminate vehicles, and certainly no justification for their assumed rate of six bicycles to one vehicle.

5. The FAR calculations presented in the proposal do not adhere to the requirements put forth in the Infill Development Regulations and Design Standards. Momentum Architecture's document claims corridors and common areas are not included in FAR calculations:

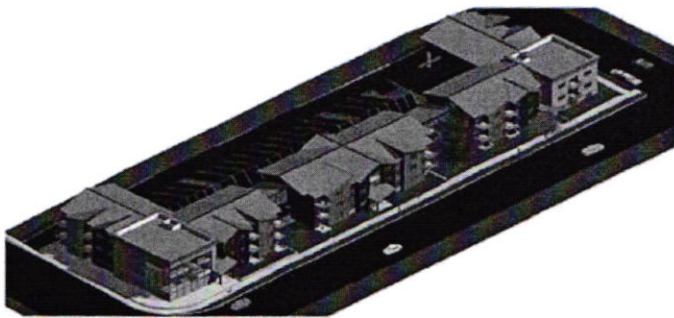


Building Size:	Residential:	37,192 S.F.
	Common Area:	3,895 S.F.*
	Corridors/Elevators:	10,428 S.F.*
	Total Building:	51,515 S.F.

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

The only spaces exempt from inclusion in FAR calculations are parking areas, elevators, staircases, mechanical spaces and exterior decks, porches and arcades. Both common areas and corridors are required to be included in the FAR calculation. In addition, it is unclear whether or not Momentum is including the 72 linear feet of "Building Connectors" in this calculation. These structures contain hallways, which also are not exempted from FAR calculations in the infill design standards. They need to be included and accounted for as per the specification.

6. The Grand Scale Tree FAR Bonus proposed by Momentum Architecture is not in keeping with the DO-E Infill intent. Momentum Architecture proposes a 0.2 bonus for preservation of grand scale trees. The below rendering shows one grand scale tree being saved on the property and another tree remaining in the parking strip (which is the city's tree).



There are approximately 11 grand scale trees on the site and to preserve one and expect to receive a full bonus defeats the intent of the bonus system. The project should be granted a pro-rated bonus if any at all.

7. The Alley Improvements FAR Bonus of 0.2 proposed by Momentum Architecture is also not in keeping with the intent of the DO-E Infill Design Requirements. This bonus is included in the requirements specifically to "encourage pedestrian use of the alley" as is stated in section IV, subsection D. With the massive number of parking spaces and resulting traffic, pedestrian use of the alley will be significantly deteriorated, not encouraged. In addition, all improvements to the alley are intrinsic to the construction of the parking lot, not optional improvements to benefit alley users. Granting a bonus that does not meet the intent of the requirement and is integral to the proper function of a building's internal facilities is not appropriate and should be denied.

These seven reasons demonstrate that the plan proposed by Momentum Architecture and CDA Partners Mullan, as it stands, fails to satisfy the design standards and goals put forth by the city and therefore should be denied. I encourage them to revise their proposal and design a structure that complements the neighborhood makeup and character as well as meets the spirit of the city's design standards. A lower density, lower profile structure is necessary to maintain the community make-up and aesthetic of our wonderful neighborhood. Thank you for your time and for considering all of the members of the community as our city grows and improves.

Robert Smee

1010 E. Front Ave.  
Coeur d'Alene, ID

To: George Ives, Chairman Design Review Committee  
From: Joe Morris, East Mullan Historic District Neighborhood Association  
Re: Lake Apartment Project  
Date: September 21, 2016

My comments will be based on the thoughtful motion passed at the July 28, 2016 DRC meeting which stated: "The commission is providing guidance to the applicant with a strong preference for no flat roofs, and significant changes to the connectors and other details, including but not limited to exterior lighting, trash enclosures/screening, screening of the alley, reducing the massing, incorporating the base-middle-top, breaking up the roof planes, and including some steep pitches and gables, making the building look more like row houses and reducing the building height on the east end to two stories."

### **Compliance**

Substantial changes have been made to the design of these apartments since the last meeting but the project still does not fully address the direction outlined by the DRC motion providing guidance.

**Pitched Roofs:** There is more of a pitched roof look to the design and although no flat roof departure is requested, the outside deck on the top of the southwest corner remains. Also, the 40 high pitched wall on the southwest corner does not have a residential look that fits the neighborhood or a base-middle-top design

**Connectors:** The design standard says there shall be at least a 15 foot break every 100 feet of building, so the connectors require approval of a variance in this design standard. The reason given for the connectors at the last meeting was "...to maintain flow. The tenants don't have to walk outside to get to either side providing good safety." If that is indeed the goal, then eight foot wide connectors would suffice. What has not been said is that the connectors are being used as lounge areas and provide for covered parking. Reducing the width from 20 feet to 16 feet does not meet the intent of the DRC motion.

### **Reduce Building Height on the East end to two stories**

The number of stories has been reduced from three to two stories, but the east corner building height as I read it, remains at the same 35 feet height. This does little to address the height reduction requested in the DRC motion.

### **Base-Middle-Top**

The design has improved compliance with this standard, but still needs further work to fully comply.

### **Conclusion**

Although there have been changes in the design, these changes do not go far enough to comply with the breadth of changes outline in the DRC motion.

**From:** Brad Banta [<mailto:bbanta2442@gmail.com>]

**Sent:** Tuesday, September 20, 2016 3:20 PM

**To:** STROUD, TAMI

**Cc:** Lynn Morris; Joe Morris

**Subject:**

Mr Ives,

My name is Brad Banta and I own the home at 911 E Bancroft. Due to work I am unable to attend the upcoming meetings; however, I simply would like to express to you that I am fully in favor of Joe and Lynn Morris's position with respect to the Lake Apartments.

Respectively,

Brad Banta  
208.660.6186