

DESIGN REVIEW COMMISSION MEETING
“VIRTUAL”
THURSDAY, MAY 27, 2021
12:00 pm

NOTE: The City is utilizing Governor Little’s Stage 4 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6’ within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaidorg.zoom.us/j/97837994142?pwd=TUIVdY5ZnVNeUxMRlo0dThDY0MwUT09>
Join by Phone (Toll Free): 888-475-4499 or 877-853-5257
Meeting ID: 978 3799 4142
Passcode: 469215

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, Ward

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

March 18, 2021

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

1. Applicant: Allan Measom
Location: 810 E. Lakeside Avenue
Request: A proposal to build Five (5) three level single family homes , each with an attached 2-car garage within the DO-E Infill Overlay District requires Design Review Commission approval.
(DR-3-21)

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.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City’s YouTube channel. time.

**DESIGN REVIEW COMMISSION
MINUTES
MARCH 18, 2021
Virtual Meeting
12:00 pm**

COMMISSIONERS PRESENT:

Jon Ingalls
Jef Lemmon
Tom Messina
Greta Snodgrass
Michael Pereira
Phil Ward

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhmiller, Admin. Assistant

12:00 P.M. CALL TO ORDER:

Joshua Gore

ROLL CALL: Ingalls, Lemmon, Messina, Pereira, Snodgrass, Ward

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

Motion by Ingalls, seconded Lemmon, to approve the Design Review Commission Minutes on September 24, 2020. Motion approved.

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

1. Applicant: Ernie and Nicole Wilson
Location: 222 E. Garden Avenue
Request: A proposal for a garage structure with a second story living unit and loft area above. Any project over 2 stories and/or 4 dwelling units within the DO-N Infill Overlay District (DR-1-21)

Tami Stroud, Associate Planner stated that Ernest and Nicole Wilson are requesting a First Meeting with the Design Review Commission for a proposed garage structure with a second story living unit and loft area above. The subject property is in the DO-N Ifill Overlay District requiring Design Review Commission review for any project over 2 stories and/or 4 dwelling units. .

Ms. Stroud provided the following comments

- The subject property is located at 222 E. Garden Avenue, which is on the west side of 3rd Street and Garden Avenue.
- The single-family dwelling was constructed in approximately 1909, The applicant would like to add a garage structure in the rear yard with a two-story residential use above the garage.
- Because the subject property falls within the DO-N Infill district, this would not be considered an Accessory Dwelling Unit (ADU) but as a residential living unit allowed in the Infill district. The proposed two-story residential use above the garage is +/- 1891 square feet.

- The proposed garage will accommodate parking for 3 vehicles, and meets the requirement for the required parking for a one (1) bedroom unit located within the garage structure. The overall height of the structure will be +/- 36'6".
- The subject property is located within the DO-N (Downtown Overlay- North) zoning district, which has a maximum height of 45'.
- The allowable floor area ratio (FAR) is 1.0 as the basic and 2.0 with bonuses for a residential use in the DO-N zoning district. Because the DO-N allows for residential uses based on FAR, this structure would not be considered accessory. It would be based on allowable square footage. More than one residential unit could be located within the proposed structure above the garage.
- Any project, over 2 stories and/or 4 dwelling units requires Design Review Commission review and is subject to the Infill Overlay Regulations. The proposed structure will be used for a residential use. This proposal is more than two stories, which is why the Design Review Commission is reviewing the project.
- City staff met with the applicants during the application submittal process and discussed the proposed garage structure with a living unit exceeding two stories for the required Initial Meeting with staff.

REQUESTED DESIGN DEPARTURE:

- The applicant has requested a design departure for the below guideline. The proposed structure is currently five (5") from the property line along 3rd Street. The code requires a setback from the edge of the public right of way be at least 10 feet and no more than 20 feet.
- She stated if approved there are two conditions.

Ms. Stroud concluded her presentation.

Commission Comments:

Nichole & Ernie Wilson applicant provided the following statements:

- Mr. Wilson explained looking at neighbors' garage that was 10' feet off sidewalk and thought we could do the same.
- He explained that last summer their neighbor was having a problem coming out of the alley because of our high fence on the corner so we decided to drop that corner area of the fence so the neighbors could safely get out on 3rd Street to be able to see traffic coming. He added that we would like to put lighting in the alley since there isn't enough lighting in that area and place the stone veneer on the building. He stated if approved this will be an improvement to the property.
- He added we will be redoing the sewer and the landscaping will be replaced.
- He noted that they would also like to get their boat and vehicles off the parking into a garage would be one of the main reasons.

Mr. Wilson concluded his presentation.

Commission Comments:

Chairman Messina inquired the height of the existing house. Mr. Wilson stated that he doesn't know the height of the house. Ms. Stroud commented that the home was built in 1909 and wasn't noted in our existing permits. Chairman Messina explained the reason he asked about the height of the house because he thinks the structure would be taller than the house. Ms. Wilson stated that she thinks the structure will be higher compared to the structure behind them that is lower.

Discussion:

Commissioner Ingalls questioned that he received the revised packet with some changes and in the first packet was some discussion of whether the roof pitch was out of compliance with the guidelines so he got out a copy of the guidelines and in the guidelines states the roof pitch can have a minimum slope of 4:12 with a max slope of 12:12 and in his packet those measurements pertain to the Downtown Overlay-East (DOE) guidelines and now with the revised packet that isn't mentioned. Ms. Stroud explained that the roof pitch isn't an issue that is the reason for the revised packet they are in the Downtown Overlay- North (DON) district.

Commissioner Ingalls explained an issue he struggled with the setback guideline and would feel better with that setback if the fence along third street side would go away. He explained that one of the elements that we look at are fences next to sidewalks and the fence already exists this could be a significant visual change to the property especially with the relief with the setback and suggested to see the fence to comply with the design criteria that the fence needs to be a "more visually transparent than opaque material and sounds like the applicant would like to make the fence different. He commented would like to hear from the applicant plans for the fence and likes the project that is well done and that the east elevation the one most visible to the public is the elevation with most interest.

Mr. Wilson explained that his neighbor recently put a sign up stating that you can't park 15 feet from the north of the alley going south. Mrs. Wilson explained this would go from 3rd Street over so we won't have a fence in that area. Mr. Wilson explained along that side will replace that portion of the fence but understands what Commissioner Ingalls was saying. Mrs. Wilson commented they were hoping to not change the fence to make it more appealing but the privacy factor is important and under the impression since it already existed could remain but would make the fence more visually appealing but would like to keep the privacy. Mr. Wilson noted the picture in the staff report that the fence line going north to the garage all the fencing will be gone so coming out of the alley be able to see traffic.

Commissioner Lemmon inquired if the fence is on the property line. Mr. Wilson explained that the fence is off the sidewalk and the neighbor's fence is made out of rocks which if it needed to be moved would be difficult.

Commissioner Ward commented that he understands what Commissioner Ingalls was saying and concurs since use is not our issue however, when driving up the alley from the West going East and 3rd is a one-way street and look to the left the fence is on the right side, he doesn't want the fence to come down and suggested to maybe angle the fence from the point of the new structure 45 degrees so you can see what is coming towards you. He added with the addition of the Garage not a lot of room but will be a big improvement to the property.

Mr. Wilson explained coming from the alley going west to east planned along that 29ft no fence but will be putting in shrubs. Commissioner Ward you can take the fence down or angle it whatever works best but visibility is an issue.

Mrs. Wilson explained when they had their sewer line inspected, we had removed a big cherry tree for the preparation of this project and found that the roots from the tree had caused an issue which would have not brought to our attention if we hadn't done this remodel.

Commissioner Ingalls inquired about the use lighting and hopes that it will be more of down lighting that won't be a distraction to the neighbors and inquired if there will be any roof top equipment. Mr. Wilson explained no roof top equipment and that the lighting on the garage would be off at night.

Chairman Messina inquired if this is approved will the design be tied into the approval. Ms. Stroud explained that if approved the design shall be similar to what is submitted but will still need to have a plan check done to make sure they meet the setback. She commented in our code it states that fences used must be more visually transparent than opaque adjacent to the street she suggested if added a condition that states "should new fence be installed it needs to be more visually transparent and meet the Design

Criteria Guidelines” Commissioner Ingalls commented that he would like to be cautious and not “overreach” he explained that they have an existing fence and after hearing from the applicant they intend to remove the fence from the alley and that will satisfy the “vision triangle” concerns and if that is covered and forget the other things mentioned.

Chairman Messina since there are not materials questioned if a second meeting is needed to have those material brought back. Ms. Stroud explained since this project is considered a residential use that is not a concern.

Commissioner Ingalls commented that is comfortable not seeing any materials.

Motion by Ingalls, seconded by Ward, to approve Item DR-1-19 stating that all the applicable Design Guidelines in the DOE have been met and approved this as the final meeting. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Snodgrass	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a 5-0 vote.

ADJOURNMENT

Motion by Ingalls, seconded by Ward, to adjourn the meeting.

The meeting was adjourned at 12:36 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

PROJECT NARRATIVE

This project consists of 5 single family homes which will be located at the address know currently as 810 E Lakeside Ave and exists within the DO-E.

Legal description: O BRIENS 1ST ADD TO CDA AMENDED, LTS 1, 2, 3 BLK 3 1350N04W

On behalf of the owners, we are requesting a Second and Final Meeting with the Design Review Commission, seeking final approval of this project.

The site currently sits vacant and is zoned R-17. Originally consisting of 3 lots, it recently underwent the subdivision process and successfully divided into 5 equal lots.

We are proposing to fill in this long-standing vacant lot with (5) three level single family homes, each with an attached 2 car garage. Each garage will be flanked with additional parking spaces that are to be finished with turnstone pavers instead of standard asphalt. We also plan to pave the alley, completing the access from 9th street all the way to 8th as the alleyway currently stops halfway between the two streets

We also plan to construct a +/- 2'-0" retaining wall between the property and sidewalk (on lakeside) with public amenities that include built in pedestrian scale lighting, public benches and landscaping.

FAR Bonus:

- Streetscape lighting
- Landscaped retaining wall
- Public benches
- Alley enhancements:
 - o Pedestrian scale lighting
 - o 'Turfstone' pavers at additional parking spaces
- Premium building materials:
 - o Board form concrete
 - o Exposed steel structure (finished)
 - o Exposed heavy timber
 - Deck joists
 - Roof rafters
 - Trellis
 - o Premium wood siding
 - o Premium tall windows
 - o Sliding glass window walls
 - o Roof top planters

At 3,284 (FAR calculated) square feet per unit, the project currently sits at .99 FAR. We would be relying on the above listed bonuses to take us from 0.5 FAR allowable to 1.0 FAR allowable.

Design Departures:

- Minimum 4:12 roof pitch to a 1:12 roof pitch
 - o See design departure narrative

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: MAY 27, 2021
SUBJECT: DR-3-21: REQUEST FOR THE FIRST MEETING WITH THE DESIGN REVIEW COMMISSION FOR FIVE (5) SINGLE FAMILY RESIDENCES (COMPRISED OF FOUR TOWNHOUSES AND ONE SINGLE-FAMILY DETACHED RESIDENCE)

LOCATION: 810 E. LAKESIDE AVENUE: SOUTH SIDE OF LAKESIDE AVENUE, E. OF 8TH STREET

APPLICANT/OWNER

Allan Measom
2942 W. Everwell Bay Ln.
Coeur d'Alene, ID 83814

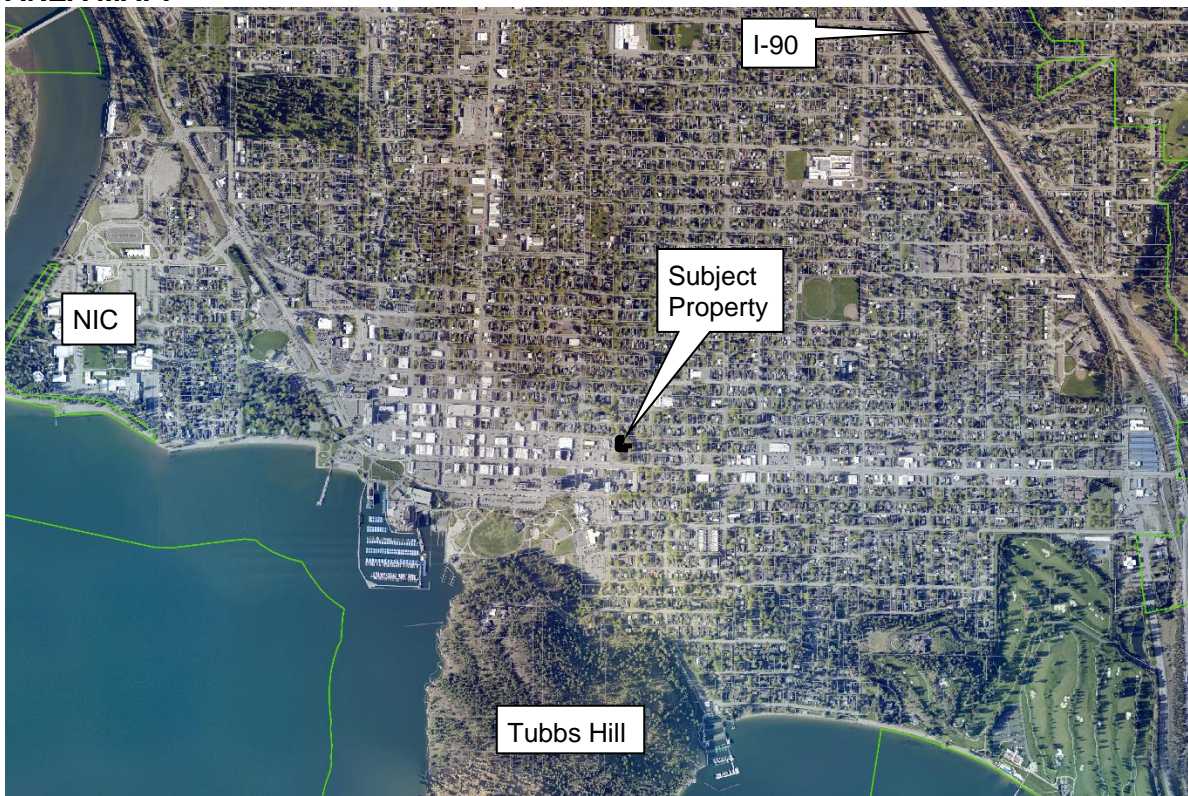
ARCHITECT:

John Neary, d'Zign Group Architecture
21 Commerce Drive
Coeur d'Alene, ID 83815

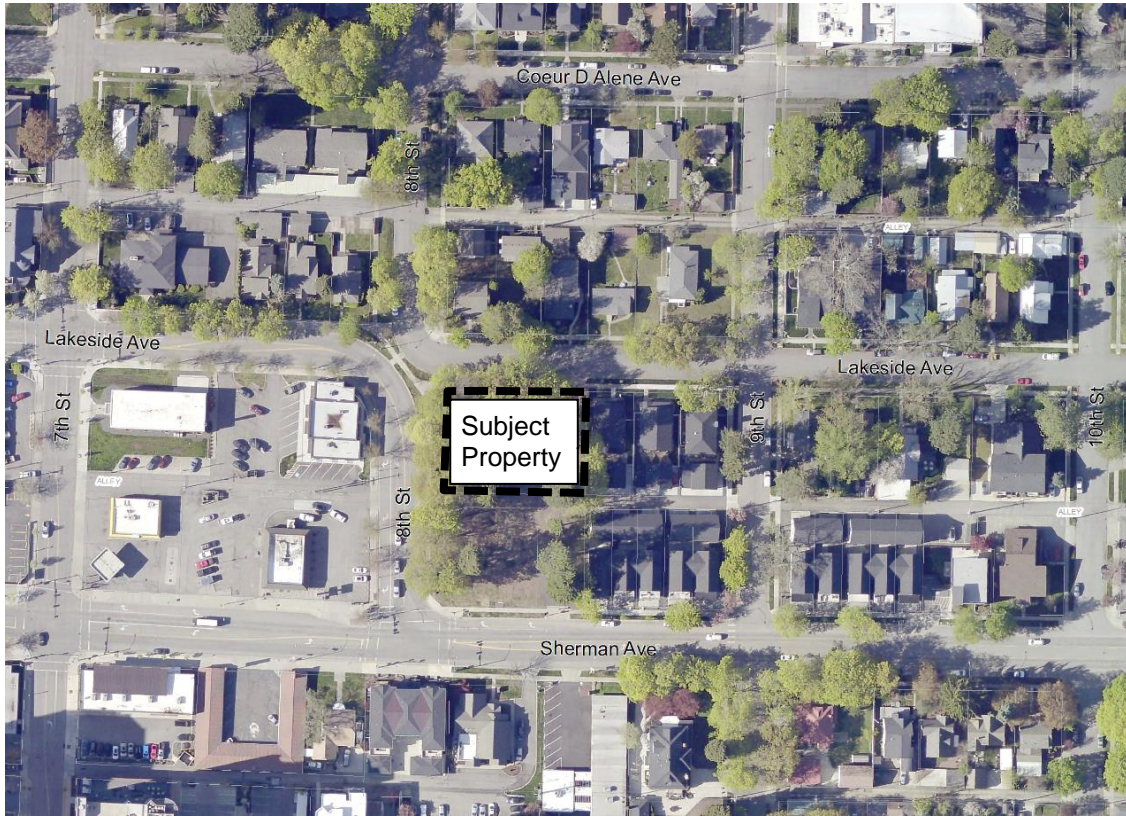
ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant, and may suggest changes or recommendations to the proposed project. The DRC may render a decision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

DECISION POINT: John Neary, on behalf of Allen Measom is requesting a First Meeting with the Design Review Commission for five (5) single family dwellings (comprised of four townhomes and one detached single-family residence) on a .378-acre site. The subject property is in the DO-E (Downtown Overlay East) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

AREA MAP:



LOCATION MAP:



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:

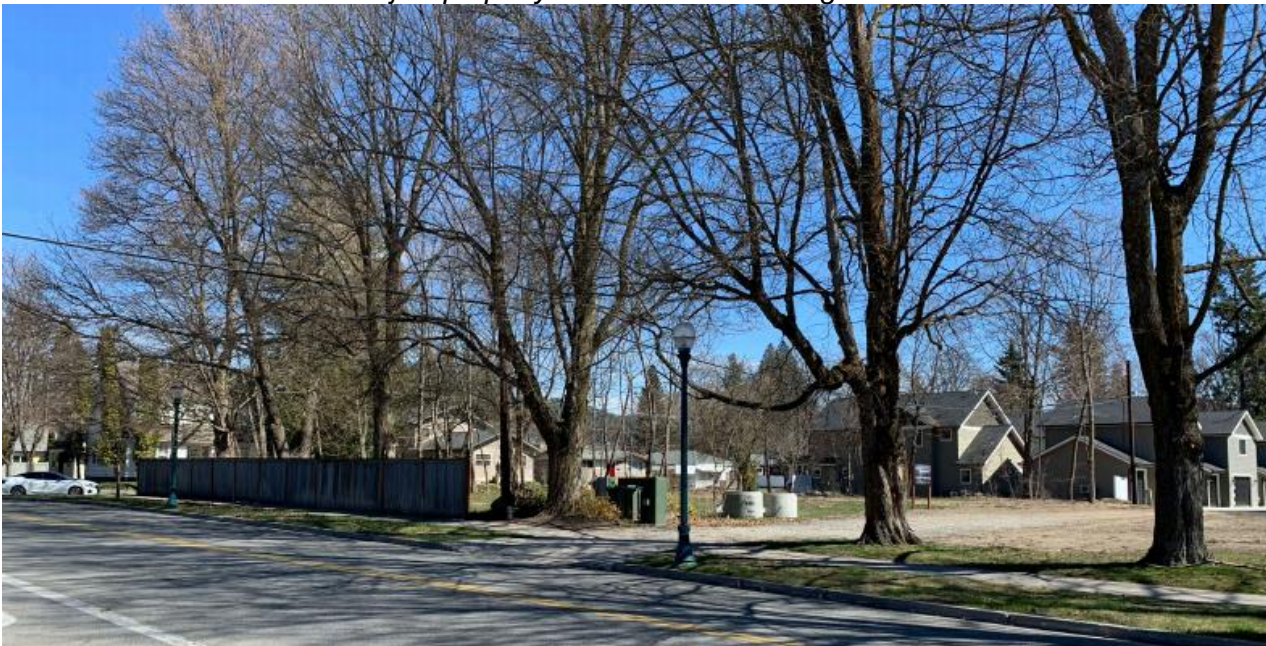
The subject property is located at 810 E. Lakeside Avenue, and on the east side of 8th Street and the south side of Lakeside Avenue. The site recently went through the preliminary plat process to divide the original three (3) lots into five (5) lots. The subject property is zoned R-17 and is currently vacant. The applicant is proposing to build five (5) three level single family homes (comprised of four townhomes and one single-family detached residence), each with an attached garage. Each garage will be flanked with additional parking spaces that are to be finished with turnstone pavers instead of standard asphalt. Four of the units will be connected by a common wall and built using townhouse construction. Each home will be approximately 3,284 square feet per unit. The applicant has also asked for FAR bonuses for this proposed project.

The five (5) lots within the proposed development are zoned R-17 and are located within the Downtown East (DO-E) Infill Overlay district. The DO-E also allows for an increased height and uses a Floor Area Ratio (FAR) to determine allowable square footage of livable space. The maximum height allowed in the DO-E is 35'. The height of the proposed project is 34' 5".

City staff met with the applicant's representatives on April 13th, 2020, 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 Photos: *View of the subject property from 8th Street looking northeast.*



Site Photos: *View from the interior of the subject property looking west toward 8th Street.*



Site Photos: *View from Lakeside Avenue looking southwest toward the subject property.*



Site Photos: *View of the subject property along Lakeside Avenue looking southeast.*



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

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

- Streetscape lighting
- Landscaped retaining wall
- Public benches
- Alley enhancements
- Premium building materials

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.

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: Streetscape lighting (0.2); Landscaped retaining wall (0.2) Alley Enhancements (0.2); Public benches (0.2). Premium building materials (0.2). The project qualifies for a total allowable F.A.R of 1.0.

Applicant's Narrative:

PROJECT NARRATIVE

This project consists of 5 single family homes which will be located at the address know currently as 810 E Lakeside Ave and exists within the DO-E.

Legal description: OBRIENS 1ST ADD TO CDA AMENDED, LTS 1, 2, 3 BLK 3 1350N04W

On behalf of the owners, we are requesting a Second and Final Meeting with the Design Review Commission, seeking final approval of this project.

The site currently sits vacant and is zoned R-17. Originally consisting of 3 lots, it recently underwent the subdivision process and successfully divided into 5 equal lots.

We are proposing to fill in this long-standing vacant lot with (5) three level single family homes, each with an attached 2 car garage. Each garage will be flanked with additional parking spaces that are to be finished with turnstone pavers instead of standard asphalt. We also plan to pave the alley, completing the access from 9th street all the way to 8th as the alleyway currently stops halfway between the two streets

We also plan to construct a +/- 2'-0" retaining wall between the property and sidewalk (on lakeside) with public amenities that include built in pedestrian scale lighting, public benches and landscaping.

FAR Bonus:

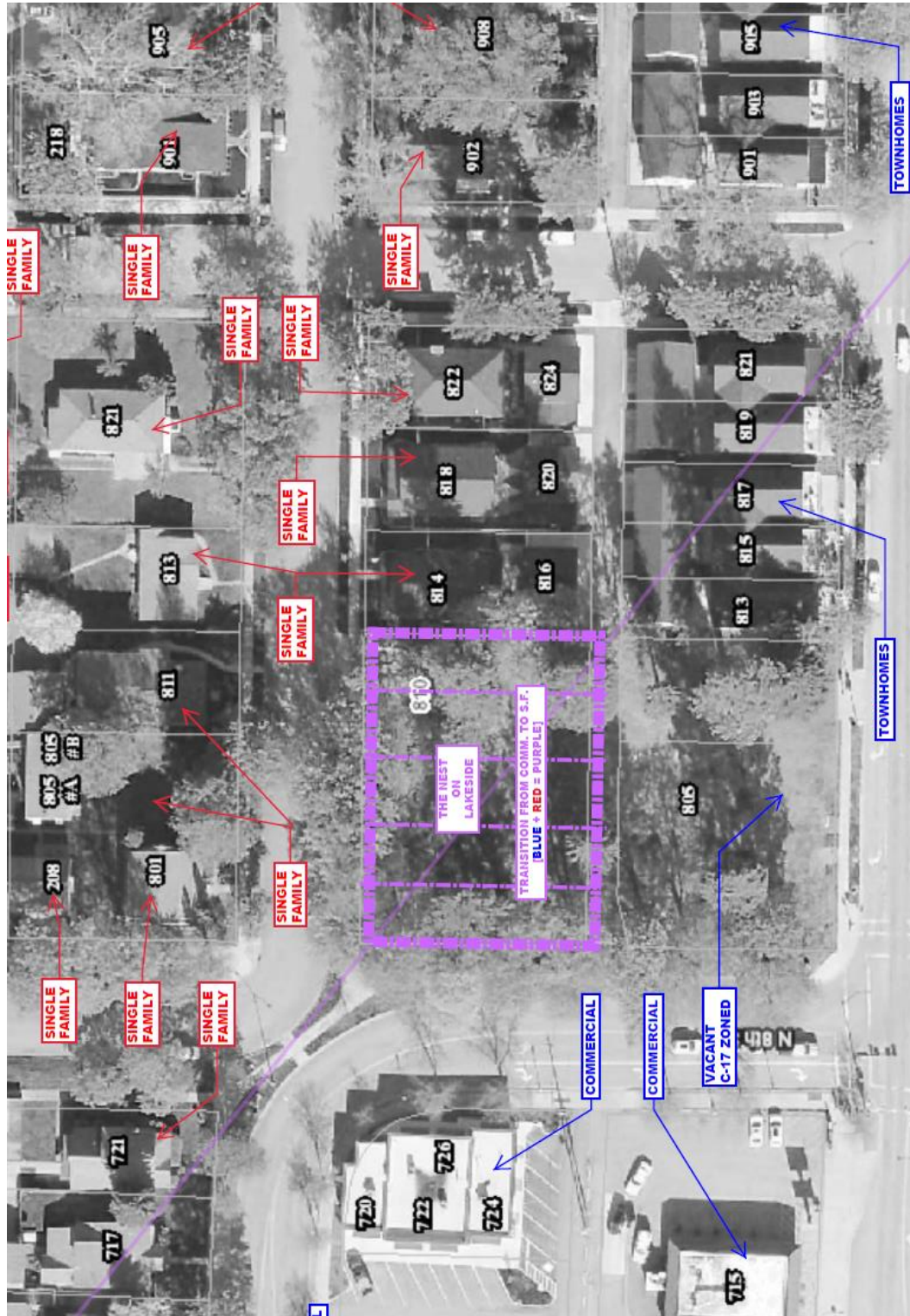
- Streetscape lighting
- Landscaped retaining wall
- Public benches
- Alley enhancements:
 - o Pedestrian scale lighting
 - o 'Turfstone' pavers at additional parking spaces
- Premium building materials:
 - o Board form concrete
 - o Exposed steel structure (finished)
 - o Exposed heavy timber
 - Deck joists
 - Roof rafters
 - Trellis
 - o Premium wood siding
 - o Premium tall windows
 - o Sliding glass window walls
 - o Roof top planters

At 3,284 (FAR calculated) square feet per unit, the project currently sits at .99 FAR. We would be relying on the above listed bonuses to take us from 0.5 FAR allowable to 1.0 FAR allowable.

Design Departures:

- Minimum 4:12 roof pitch to a 1:12 roof pitch
 - o See design departure narrative

NEIGHBORHOOD AND SITE VIEWS:



NEIGHBORHOOD CONTEXT:



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 proposed 1:12 pitch for the 5-single family dwellings (comprised of four townhomes and one single-family detached residence).

The applicant has provided examples of nearby properties with a 4:12 roof pitch and states in the narrative how a 4:12 pitch would have a negative effect on their proposed project, and by having a 1:12 pitch it would reduce the potential scale of the building and meet the scale of surrounding architecture. Reducing the slope of the roof also removes 4'-0" to 5'-0" of "forehead" or blank wall space that would exist above the window line, as shown on the examples on the following pages. The maximum height limit of 35' is allowed in the DO-E. There are also examples of homes in the vicinity with less than a 4:12 pitch. (See applicant's design departure request below.)

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:

DESIGN DEPARTURE REQUEST

As per the DO-E design guidelines, a 4:12 slope is the minimum allowable pitch for any roof within its limits.

We believe that, in this particular situation, a 4:12 roof pitch would not only be detrimental to the project and its aesthetics - but would also have a negative effect on surrounding neighborhood. In an effort to reduce the potential scale of the building and bring it back down to meet the scale of the surrounding architecture, we have designed the standing seam metal roof to have a 1:12 pitch. By simply lowering the pitch from 4:12 to 1:12, we are effectively eliminating between 4'-0" and 5'-0" of building height.

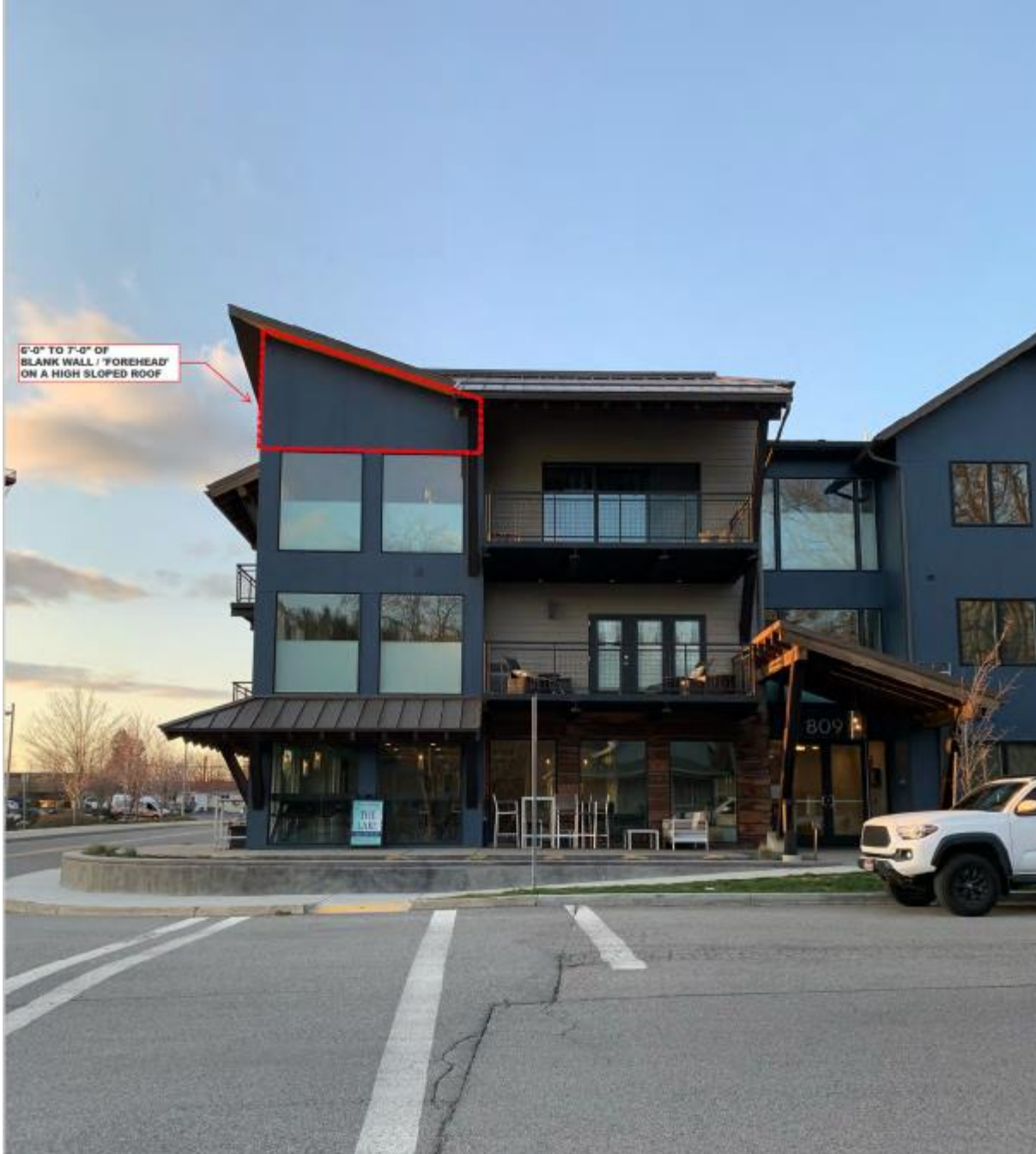
By reducing the slope of the roof, we are also removing 4'-0" to 5'-0" of "forehead" or blank wall space that would exist above the window line (see attached examples). By eliminating this forehead, we are allowing the roof line and exposed heavy timber rafters to float just above the windows instead of 4'-0" or 5'-0" above empty space.

Removing this forehead furthers the overall thoughtful design - as well as the buildings high degree of detail & craftsmanship - by allowing the heavy timber rafters to feel as if they have a purpose within the overall design, rather than just simply tacking them on above empty blank wall space as decoration.

We believe that this departure meets the intent of the DO-E design guidelines by taking the scale of the surrounding neighborhood into consideration. Lowering the roof pitch will allow us to produce a 3-level single family home, while protecting the existing scale of the neighborhood.

Examples from the applicant of projects with a blank wall or forehead on a high sloped roof within the vicinity of the proposed project.

CALLOUT: 6'-0" TO 7'-0" OF BLANK WALL/"FOREHEAD" ON HIGH SLOPED ROOF



CALLOUT: REDUCING THE SLOPE OF THE ROOF HELPS REDUCE THE BLANK WALL AND OVERALL HEIGHT OF THE BUILDING.



CALLOUT: 3'-0" 4' - 0" OF FOREHEAD ON A HIGH SLOPED ROOF:



CALLOUT: 3'- 0" 4'-0" OF FOREHEAD ON A HIGH SLOPED ROOF



CALLOUT: 6'-0" TO 7' - 0" OF BLANK WALL/'FOREHEAD' ON A HIGH SLOPED ROOF



Examples of homes provided by applicant with less than the 4:12 minimum within the vicinity of the proposed project.

EXAMPLE 1:



EXAMPLE 2:



EXAMPLE 3:



EXAMPLE 4:



EXAMPLE 5:



EXAMPLE 6:



EXAMPLE 7:



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 proposed 1:12 pitch for the 5-single family dwellings

Evaluation:

Hilary Anderson, Community Planning Director, has recommended approval of the requested Design Departure as listed above. The Design Review Commission will make the final determination on the design departure and the overall project design. The applicant's Narrative provides additional information.

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

SITE PLAN:



NORTH ELEVATIONS: LAKESIDE AVENUE:

THE NEST ON LAKESIDE
 LAKESIDE ELEVATION 04-23-2021
d'Ligngroup
 ARCHITECTURE

F.A.R. BONUS (2 EACH):
 1. ADDITIONAL STREET-SCALE FEATURES
 1.a. PEDESTRIAN SCALE LIGHTING
 2. UPGRADED MATERIAL FOR BUILDING
 2.a. EXPOSED STEEL FINISHES
 2.b. EXPOSED HEAVY TIMBERS
 2.c. EXPOSED BRICK FINISHES
 3. ALLEY FINISHES
 3.a. PEDESTRIAN SCALE LIGHTING

BUILDING HEIGHT:
 1. 30'-0" MAXIMUM
 1.a. 30'-0"

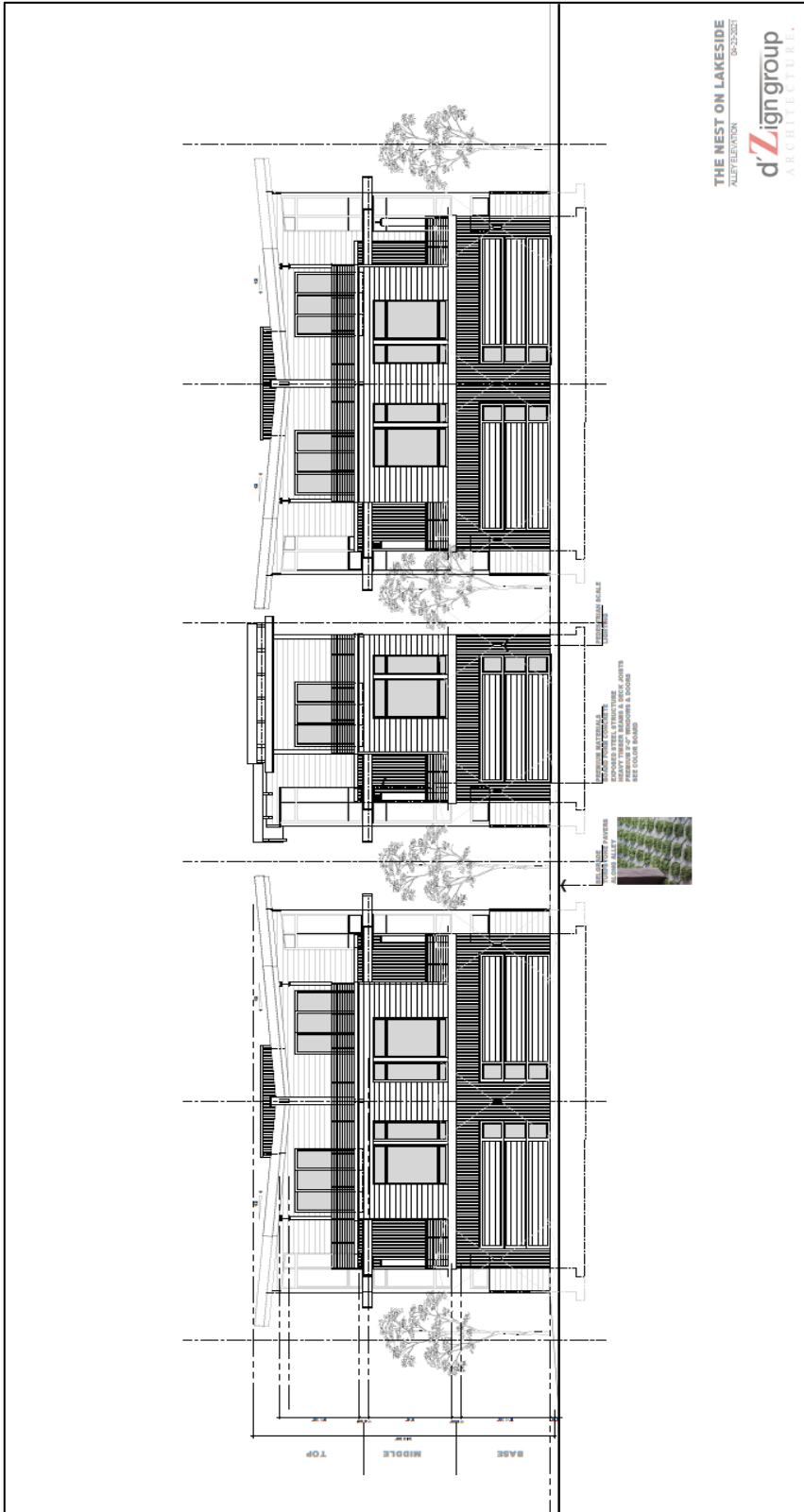
MASSING:
 1. 10' MAXIMUM HEIGHT
 1.a. 10' DETACHED IN HEIGHT DIMS

PARKING REQ'S:
 1. THREE BEDROOM + 12 PARKING SPACE / LOT

GEN. LANDSCAPE:
 1. 10' MAXIMUM HEIGHT
 2. SCREEN STREET
 3. SCREEN WALL PLANTERS

MATERIALS: BRICK, STONE, WOOD, METAL, GLASS, CONCRETE, TERRAZZO, GRANITE, MARBLE, SLATE, CEMENT, PLASTER, GIPSUM, STUCCO, PAINT, VARNISH, POLISH, FINISHES, ETC.
 FINISHES: BRICK, STONE, WOOD, METAL, GLASS, CONCRETE, TERRAZZO, GRANITE, MARBLE, SLATE, CEMENT, PLASTER, GIPSUM, STUCCO, PAINT, VARNISH, POLISH, FINISHES, ETC.
 FINISHES: BRICK, STONE, WOOD, METAL, GLASS, CONCRETE, TERRAZZO, GRANITE, MARBLE, SLATE, CEMENT, PLASTER, GIPSUM, STUCCO, PAINT, VARNISH, POLISH, FINISHES, ETC.

SOUTH ELEVATIONS: ALONG THE ALLEY:



PERSPECTIVES WITH F.A.R BONUSES LISTED: (continued)



PERSPECTIVES WITH F.A.R BONUSES LISTED: (continued)



MATERIAL BOARD:

GARAGE DOOR:
CLOPLAY MODERN STEEL

SIDING TYPE 1:
MONTANA TIMBER PRODUCTS
RANCHWOOD WESTERN T&G

SIDING TYPE 2:
MONTANA TIMBER PRODUCTS
RANCHWOOD WESTERN T&G

SIDING TYPE 3:
CORRUGATED METAL
METAL SALES - MYSTIQUE

GUTTERS:
6" ROUND - BLACK
W/ RAINCHAIN

OUTDOOR LIGHTING:
BEGA
WALL LUMINARE
UP/DWN

SOFFIT / TIMBER TYPE 1:
MONTANA TIMBER PRODUCTS
GLACIER GREY

SOFFIT / TIMBER TYPE 2:
MONTANA TIMBER PRODUCTS
GLACIER GREY

ROOFING:
METAL SALES
STANDING SEAM
ROOFING - BLACK

OUTDOOR LIGHTING:
BEGA RECESSED
WALL LIGHT

SIDING TYPE 4:
FIBER CEMENT SIDING

WINDOWS:
ANDERSEN A-SERIES
BLACK

SLIDER DOORS:
ANDERSEN MULTI GLIDE
BLACK

ADDRESS MARKER:
HERMAN MILLER
NEUTRA MODERN

SIDING TYPE 5:
URBAN CONCRETE DESIGN
CONCRETE PANEL

THE NEST ON LAKESIDE
810 E. LAKESIDE AVE

810

EXTERIOR VIEWS: LOOKING SOUTH:



EXTERIOR VIEW: LOOKING NORTH FROM LAKESIDE AVENUE:



EXTERIOR VIEWS: LOOKING SOUTHWEST FROM LAKESIDE AVENUE:



EXTERIOR VIEWS: LOOKING SOUTH FROM LAKESIDE AVENUE:



EXTERIOR VIEWS: LOOKING SOUTHEAST FROM LAKESIDE AVENUE:



EXTERIOR VIEWS: LOOKING WEST FROM 8TH STREET:



EXTERIOR VIEWS: LOOKING NORTH FROM INTERIOR PORTION/SHERMAN AVENUE:



EXTERIOR VIEWS: LOOKING EAST FROM 8TH STREET:



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 Core, 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-3-21, a request by Allen Measom, on behalf of John Neary for design review approval for five (5) single family dwellings (comprised of four townhouses and one single-family detached residence) on a .378-acre site located at 810 E. Lakeside 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-3-21.
2. Proposed benches approved for the F.A.R. bonus must be installed on private property along 8th Street.

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.