

**DESIGN REVIEW COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
THURSDAY JANUARY 25, 2018
12:00 pm**

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Ingalls, Lemmon, Messina, Pereira, Gore, Green, Ward

APPROVAL OF MINUTES:

August 31, 2017

PUBLIC COMMENTS (*non-agenda items*):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Miller Development Group
Location: 819 E. Sherman
Request: The Miller Development Group is requesting Design Review Commission's Early Design Consultation for the design of (five) 2-story townhomes. The subject property is in the Downtown Overlay – Eastside (DO-E) zoning district. (DR-1-18)

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.***



MINUTES



**DESIGN REVIEW COMMISSION
MINUTES
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
Thursday AUGUST 31, 2017
12:00 pm**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Joshua Gore
Jef Lemmon
Tom Messina
Rick Green
Michael Pereira, (Alternate)
Phil Ward, (Alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Ward, seconded by Gore, to approve the minutes of the Planning Commission meeting on May 11, 2017. Motion approved.

COMMISSION COMMENTS:

Chairman Ives announced that staff contacted him a few weeks ago to attend a meeting to discuss modifications to the plan for One Lakeside. He explained that this project came before the commission a few years ago, with a lot of contention from the surrounding neighbors that resulted in an appeal to the City Council. The City Council denied the appeal and approved the project which allowed the applicant to apply for a building permit. During staffs building permit review, staff found that the design elements approved by the Design Review Commission was altered, and because of that staff, felt that they needed to get his opinion on if these modifications would need to go back to the Design Review Commission. He stated that after the meeting, it was decided that maybe some of the issues could be worked out between staff and the applicant and not have to come back to the commission for approval.

STAFF COMMENTS:

Ms. Stroud announced that the Parking (it) on Sherman event is scheduled on Friday, September 15th from 4-9 p.m.

PUBLIC COMMENTS:

None.

NEW BUSINESS

1. Applicant: David Everson
Location: 521 E. Lakeside
Request: David Everson is requesting an early design meeting with the Design Review Commission for a Minor Alteration to the First Presbyterian Church at 521 E. Lakeside in the DC (Downtown Core) zoning district. **(DR-5-17)**

Tami Stroud, Planner presented the staff report and explained that David Everson on behalf of the First Presbyterian Church is requesting approval for a façade improvement for the existing “Hunter Building” located at 521 E. Lakeside Avenue in the Downtown Core (DC) zoning district.

Ms. Stroud provided the following statements:

- New entry doors to be installed facing Lakeside Avenue
- Enclose and remove existing glazing on existing main entry on Lakeside Avenue
- Modification to the existing breezeway.
- Interior remodel of the “Hunter Building”

With regard to the glazing requirement, the applicant has provided the following breakdown:

- Existing Breezeway: 200 SF of glazing
- Proposed New Front Entry (to replace breezeway): 290 SF of glazing
- Hunter Building Glazing to be removed: 120 SF
- Ms. Stroud explained the list of items that should be discussed with the applicant:
 - Orientation
 - Massing
 - Relationships to existing sites and structures
 - Surrounding streets and sidewalks
 - How the building is seen from a distance
 - Requested design departures

Ms. Stroud concluded her presentation and asked if the commission had any questions.

There were no questions for staff.

Public Testimony open.

David Everson, applicant representative provided the following statements:

- This is a historical building with some unique construction and massing.
- He explained that they are trying to bridge the gap between the two buildings.
- He stated in the past, people have been confused where the location of the front door is and presented various renderings of possible locations for the new door. He explained the only access to the church is the back door and been confusing for the people coming to the church.
- The façade will be losing glazing and noted on the rendering the area where that discussed keeping it.
- He described the materials used on the front of the building and the material used on the solid wall which is an insulated metal panel system.

- He stated that they treasure the historical portion of the building and will try and maintain the roof line to keep the eaves in the front, so the street presence is saved.
- Mr. Everson concluded his presentation and asked if the commission had any questions.

Commission Comments:

Commissioner Ingalls inquired on the third story if there is going to be any side windows

Mr. Everson explained above the two man doors there will be a third story window that will stretch across the top of the doors. The canopy will be positioned on the second floor

Commissioner Ingalls inquired about the ground level details and in the Design Guidelines it says that we shall incorporate five of those when making the findings and questioned what those five items are.

Mr. Everson explained that a challenge with this project is that one side of the building is historical and the other is a 1950s character building in between. He stated that they are trying to respect both designs and downplay the addition in the middle. He explained that the intent for this project is to make a minimal statement. He stated that they may not be able to get all five of the elements in the Design Guidelines but will on the adjacent structures.

Ms. Stroud explained that it's not really clear but feels that you might be able to combine those elements in order to make the required findings.

Commissioner Ingalls stated that we should be looking at the whole building and not just the middle.

Ms. Stroud discussed that same issue with Hilary Anderson, Community Planning Director when discussing the glazing and the 60% requirement and decided to look at the glazing for the whole building.

Commissioner Ingalls explained that he would suggest placing the awning on the entire side of the building so it gives it a little more character.

Mr. Everson explained that they intend to put stone along the building and will match the existing building

Commissioner Messina suggested a continuation of the planter boxes that would help fill in the gap.

Ms. Stroud explained that would help with the treatment of blank walls as noted in the Design Guidelines.

Chairman Ives concurs with Commissioner Messina the continuation of the planter boxes on the building. He stated that he also likes the French curve roof that adds depth.

Commissioner Ward concurs that blank walls are not a good idea and that windows and architectural features on the street side will help with the appearance of the building.

Public Testimony closed.

Discussion:

The commission stated that they will not require a second meeting for this project.

Motion by Ingalls, seconded by Periera, to approve Item DR-5-17. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Ward	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by a vote 5-0.

UPDATE:

Design Review Procedures – Tami Stroud

Ms. Stroud provided a brief presentation on the changes that staff has proposed regarding the Design Review Procedures.

ADJOURNMENT:

Motion by Periera, seconded by Messina, to adjourn the meeting.

The meeting was adjourned at 12:39 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: JANUARY 25, 2018
SUBJECT: DR-1-18: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR 5 TOWNHOMES.

LOCATION: 819 E. Sherman Avenue, Lots 7, 8, & 9, Block 3 O'Brien's 1st Addition

APPLICANT/OWNER:

Miller Development Group
3119 N. 2nd Street
Coeur d'Alene, ID 83814

ACTION: The Design Review Commission will provide feedback to the applicant and staff on how the applicable design guidelines affect and enhance the project. The DRC will provide direction to the applicant as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.

DECISION POINT: Miller Development Group is requesting the Design Review Commission's early design consultation for the design of 5 townhomes that will be built on three existing city lots. The townhomes will be 2-stories with detached 2-car garages with office/studio space on the upper level of the garages. The property falls within C-17L zone and within the Infill Downtown Overlay East (DO-E).

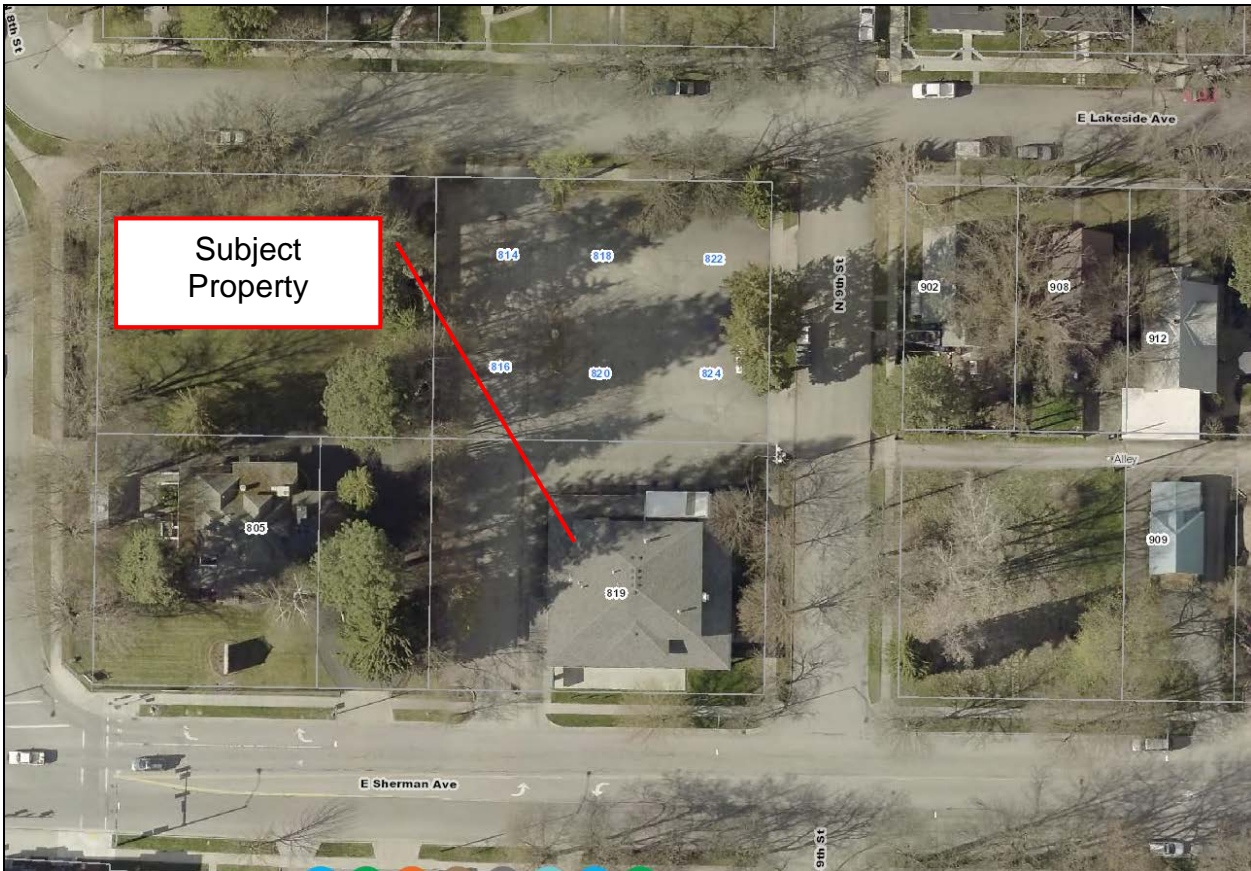
A. SITE MAP:



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.

B. AERIAL VIEW:



C. PROJECT ANALYSIS

The applicant is requesting the Design Review Commission’s early design consultation for the design of five (5) 2-story townhomes. The applicant is also proposing to have a retaining wall 2-3 ft. in height, at the back side of the sidewalk. The property is currently zoned C-17L and is within the Infill Overlay Downtown East (DO-E). The maximum height allowed within the DO-E (Downtown East Overlay District) is 35’ for residential uses. The subject property was formerly the site of the “Rustlers Roost” restaurant and Java. The commercial structure has been removed.

There are three existing street trees within the right-of-way along Sherman Avenue and the subject property that will be retained. The Urban Forestry Committee has made a determination that the existing street trees within the right-of-way are in overall good health and condition.

Applicant’s Narrative:

This project consists of 5 townhomes which will be located at the address commonly known as 819 E. Sherman Ave. Legal description: Lots 7, 8, & 9 block 3 O’Brien’s 1st Addn.

The site currently consists of 3 lots that are zoned commercial and have been in a commercial use since the early 1970’s. We are proposing to have 5 single-family townhomes located on this site. Townhomes will be 2 stories, and will be under the height maximum for this zone. This will require a short plat, or a lot line adjustment, which is an allowed use under the DO-E zoning overlay. The units will also have detached 2-car garages in the rear, which will have office/studio space above them. We will have a retaining wall, approx. 2-3 ft in height, at the back side of the sidewalk so to protect the privacy of the homeowner from pedestrian/biking traffic.

All units will have separate sewer & water, provided by the City of CDA. Final project will be fully landscaped, as to provide some continuity. Each unit will have its own rear yard, located between house and detached garage, as well as front yard landscape/hardscape.

Evaluation:

The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

- Orientation; and
- Massing; and
- Relationships to existing sites and structures; and
- Surrounding streets and sidewalks; and
- How the building is seen from a distance; and
- Requested design departures

D. REQUESTED DESIGN DEPARTURES:

NONE

E. SITE PHOTOS:

Sherman Avenue looking west from 9th Street toward the subject property



Sherman Avenue looking west from 9th Street toward the subject property with the “White House” in the background.



Looking east from the subject property along Sherman Avenue and 9th Street



Looking south from the subject property toward and existing residence along Sherman



Looking southwest from the subject property at existing commercial uses along Sherman



Looking west from the subject property (on right) from 9th Street toward the “White House”



Looking southeast from the subject property toward an existing residence along Sherman



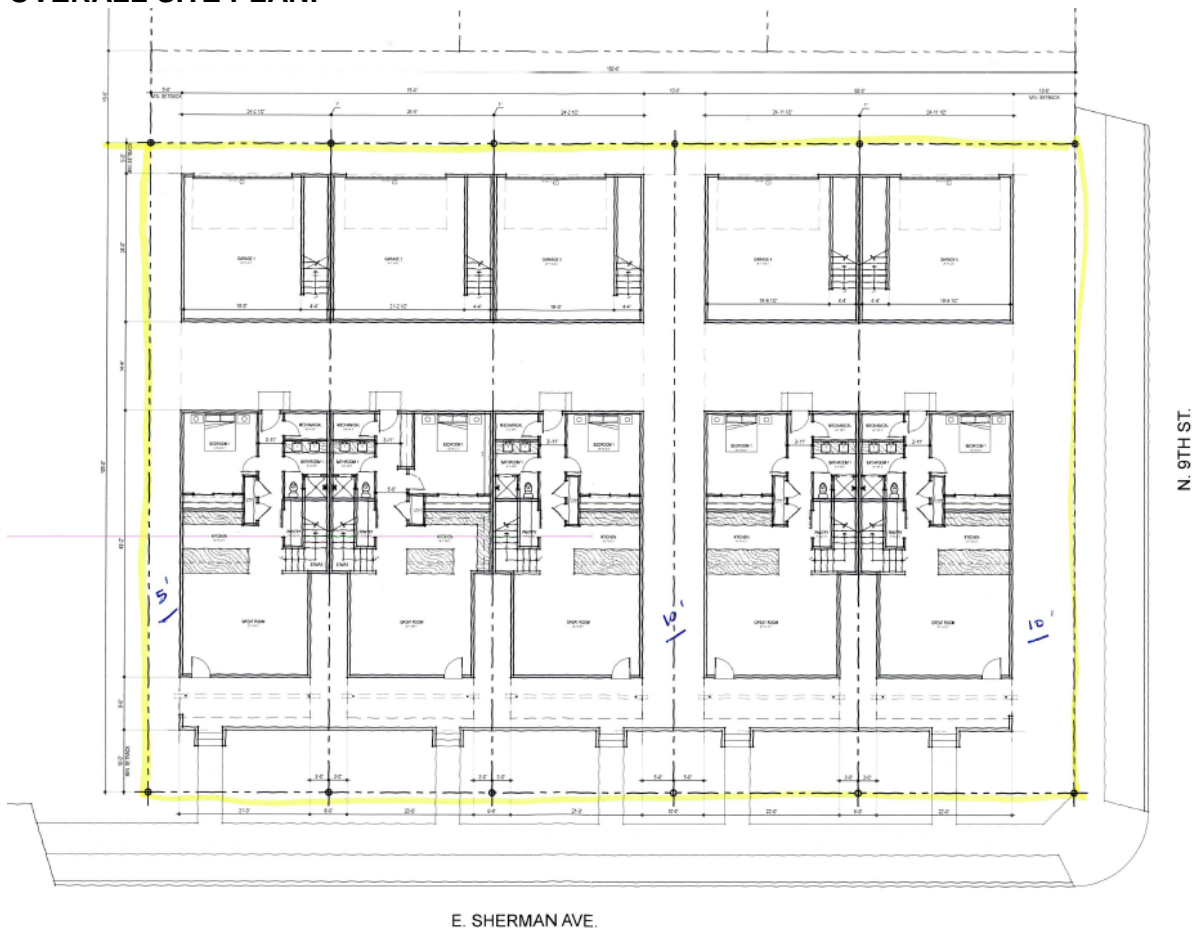
NEIGHBORHOOD CONTEXT MAP



SITE VIEWS



OVERALL SITE PLAN:



OVERALL ELEVATION:



TWO & THREE UNIT TOWNHOME ELEVATIONS:



TWO & THREE UNIT TOWNHOME ELEVATIONS (CONTINUED):

GENERAL ELEVATION NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
6. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL CLIMATE CONDITIONS.
7. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL CONDITIONS.
8. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL SAFETY REGULATIONS.
9. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL HEALTH REGULATIONS.
10. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE REGULATIONS.
11. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL PLUMBING REGULATIONS.
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13. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL MECHANICAL REGULATIONS.
14. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL PEST CONTROL REGULATIONS.
15. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL WASTE MANAGEMENT REGULATIONS.
16. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL WATER REGULATIONS.
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19. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL SEISMIC REGULATIONS.
20. ALL MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL TERRORISM REGULATIONS.

KEYED NOTES

1. SEE ARCHITECTURAL PLAN FOR LOCATION.
2. SEE ARCHITECTURAL PLAN FOR LOCATION.
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2 EAST ELEVATION
Scale: 1/8" = 1'-0"

1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

SHERMAN
SHERMAN 5
A5.1

GENERAL ELEVATION NOTES

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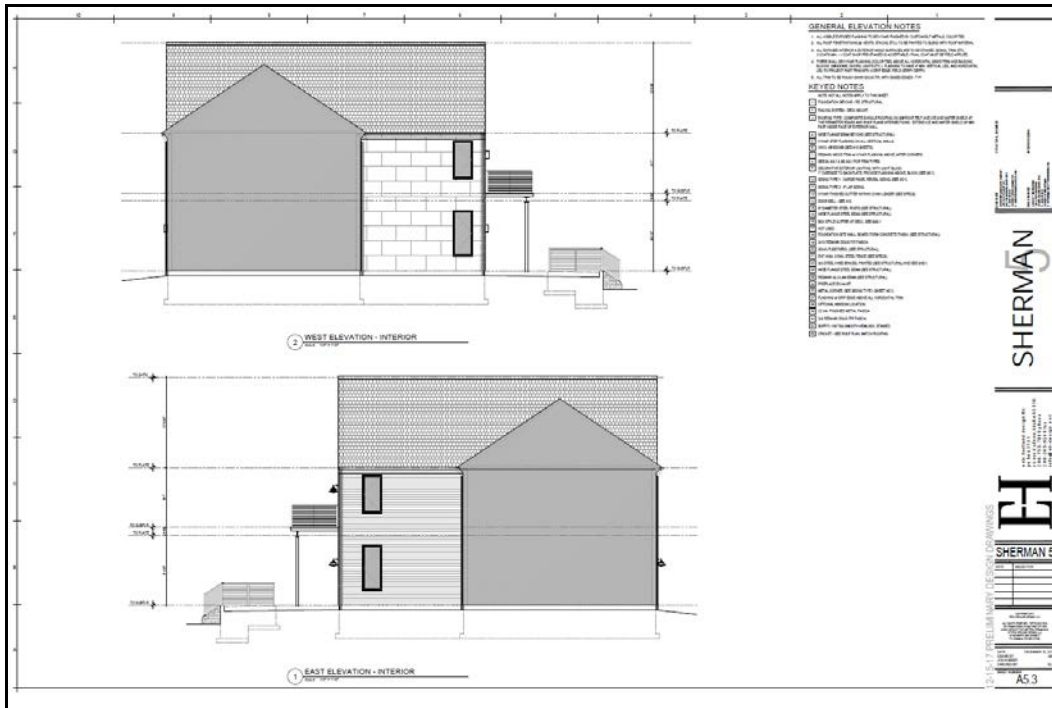
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2 WEST ELEVATION
Scale: 1/8" = 1'-0"

1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

SHERMAN
SHERMAN 5
A5.2

TWO & THREE UNIT TOWNHOME ELEVATIONS (CONTINUED):



PROPOSED RENDERINGS:

“The Sherman 5” Option A



“The Sherman 5” Option B



The applicant’s designer has provided two options for the exterior siding style. The owner prefers “option B” for the overall look for the project. Each unit would have different siding options.

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

The Design Review Commission may suggest changes or recommendations to the applicant prior to the second meeting.

During the second meeting with Design Review Commission, discussion includes:

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).

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 as the project progresses to the DRC second meeting, and may suggest changes or recommendations to the proposed project.