

**DESIGN REVIEW COMMISSION AGENDA
OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN AVENUE
Thursday February 16, 2017
12:00 pm**

12:00 P.M. CALL TO ORDER:

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

APPROVAL OF MINUTES:

September 22, 2016

PUBLIC COMMENTS (*non-agenda items*):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Hudson Way, LLC
Location: PO Box 1478, Hayden, ID 83835
Request: ZBA Architecture on behalf of Hudson Way, LLC is requesting an Early Design Consultation with the Design Review Commission for the design of four (4) three-story apartment buildings and one (1) single story community building. The subject property is within the C-17 (Commercial at 17 units/acre) **(DR-1-17)**

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 Stuhmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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**DESIGN REVIEW COMMISSION
MINUTES
SEPTEMBER 22, 2016
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

George Ives, Chairman
Mike Dodge
Jef Lemmon
Tom Messina
Michael Pereira, (Alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhmiller, Admin. Assistant
Hilary Anderson, Community Planning Director
Randy Adams, Chief Civil Deputy City Attorney

COMMISSIONERS ABSENT:

Jon Ingalls
Josh Gore
Rick Green
Rich McKernan

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Motion by Messina, seconded by Pereira, to approve the minutes of the Design Review Commission meeting on August 25, 2016. Motion approved

COMMISSION COMMENTS:

None.

STAFF COMMENTS:

Hilary Anderson, Community Planning Director, announced that the City of Coeur d'Alene hired a new Planning Technician, Kelley Setters, who will start this week. She also introduced Randy Adams, Chief Civil Deputy City Attorney.

PUBLIC COMMENTS:

None.

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 sf. and a (1) story warehouse building totaling +/- 30,565 sf. The subject property is within the C-17L zone (Commercial Limited at 17 units/acre). **(DR-2-16)**

Tami Stroud, Planner, presented the staff report and answered questions from the Commission. She said that after the first meeting, the applicant has made the following modifications, which are noted on the siteplan:

- The office building would be wood frame and the warehouse building would be metal frame.
- The warehouse building will also include a fenced, secure area to house their fleet vehicles and provide staff parking.
- The proposed parking will include visitor parking for the office use and 200 stalls for on-site employee parking.
- 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.

Public Testimony open.

Brandon Prinzing, Project Manager, presented a Power Point showing slides of the proposed office building that will provide public parking in the front for the public, with employee parking provided behind a fenced secure area next to the warehouse. He stated that they will try and retain as many of the trees to help provide a buffer between the proposed office building and the surrounding neighborhood. He feels that once this building is complete, the building will blend nicely with the beautiful trees on the property. He noted that they are currently working with the city to provide an easement that will allow the continuance of the Centennial Trail through the property.

Commissioner Lemmon stated that from reviewing the site plan, it looks like there is another parking lot on the site. Mr.Prinzing explained that site has been designated for a trail head parking area that the Forest Service is providing to the city.

The commission decided to forego the third meeting with the applicant and approve the project as presented.

Motion by Dodge, seconded by Lemmon, to approve Item DR-2-16 Motion approved.

ROLL CALL:

Commissioner Dodge	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye

Motion to approve carried by a 4-0 vote.

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 district. **(DR-4-16)**

Tami Stroud, Planner, presented the staff report and gave a brief history that includes the recommendations given to the applicant from the Design Review Commission meetings held on June 23, 2016, and July 28, 2016. She stated that at the second meeting on July 28th, 2016 when the motion was made the commission added the following recommendations for the applicant to provide at the third meeting:

- No flat roofs
- Address the connectors
- 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
- Reducing the building height on the east end to two (2) stories

Ms. Stroud noted additional recommendations listed in the staff report on page 3. The applicant has requested one design departure that is below:

- Bulk and Spacing:
Intent: to retain the scale of the building in the neighborhood.

She explained that this departure is for the building connectors located at the second floor level between the three major buildings. The applicant, at the advice of the commission, has reduced the depth and height of the connectors by 4', and added a sloped roof with a 4:12 pitch. She stated that since the last meeting, the applicant has made significant changes and is available to answer questions regarding those changes.

Public testimony open.

Jeremy Vollier, Architect, thanked the commission for their recommendations given at the last meeting held on July 28th. He presented a Power Point presentation explaining the changes made to the project since the last Design Review Commission meeting on July 28th. The following is a list of changes from that meeting incorporated into the site plan.

- They have eliminated the flat roofs and replaced them with pitched roofs with a residential look.
- Reduction of East building from 3 stories to 2 stories.
- Narrower connectors with pitched roof and 4' lower profile.
- Created mechanical storage screened from public view.
- Exterior lighting, trash enclosures have been upgraded and screened.
- Reduced the massing/incorporating base-middle-top by breaking up the roof planes and incorporating some steeper pitches and gables, making the building look more like row houses.

Mr. Vollier stated that he feels the connectors will be an asset to this project in regard to safety. He commented Coeur d'Alene still has crime and feels that by having the connectors it will allow people to get from one building to another without going outside.

Chairman Ives reminded the Commission that when making a decision, it should focus on the design regulations that pertain to the project, and refrain from stating their own personal opinions.

Joe Morris, representing the East Mullan Homeowners Association, stated a list of concerns listed below that their group thinks need to be addressed.

Pitched Roofs: The outside deck on the top of the southwest corner remains. 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: They feel that the connectors will be used as lounge areas that provide for covered parking and feel that eight-foot wide connectors would suffice.

Reduce Building Height on the East End to Two Stories: They are aware that the number of stories has been reduced from three to two stories, but the east corner building height remains at the same 35 feet.

Base-Middle-Top: They feel this still needs more work to comply.

Rodger Smith stated that the project as designed is too massive and generally a “bad fit” for the existing older, “single family” neighborhood. The project, if built, would remove over 20 mature healthy trees.

Ms. Stroud said that Katie Kosanke, the City’s Urban Forester, met with the developer and staff at the site a few weeks ago to discuss the trees on the property. During that meeting, Ms. Kosanke picked out a number of trees on the property that were in bad shape and could be removed. She stated that the Infill Overlay – District (DOE) it addresses grand scale trees. After the meeting with Ms. Kosanke, the applicant said that they will replace additional trees for the ones that need to be removed.

Rita Snyder presented a picture taken from her house that sits behind this property and showed a contrast using photos of how this project will be an impact to her property. She stated that the alley is very narrow and is concerned that the lights provided in the parking lot next to the alley will shine onto her property. She said that the developer has made many changes since the last meeting, but feels that the building is too large and would not fit in this area.

James Morrow stated that he approves of this project and explained that he and his wife are new to the area and when trying to find a place for him and his family to rent downtown, there were not a lot of choices. He commented that after reading about the project he feels that the developer has met the guidelines needed for this project and after the project is finished it will make it more attractive to families who are looking for rental opportunities downtown.

Commissioner Messina questioned what could be built if someone bought the property based on the current infill regulations.. Ms. Stroud explained that based on the requirements in the Infill District and the Floor Area Ratio (FAR) a person can put a residential or commercial property on the property. Commissioner Messina said that he feels that this property will be developed someday and why not approve a project that has met the recommendations given for the design by the commission rather than the possibility of someone else who might purchase the property and the commission not having any input.

Commissioner Pereira inquired what type of lighting will be used. Mr. Vollier specified that the lighting will be modern in design and be positioned downward. Commissioner Messina inquired where the lights are going to be on the property. Mr. Vollier stated lights will be provided in the swales and in the alley. Mr. Wilson added that lights will also be on the street 8 feet high, and will be low-level Bollard style and site specific.

Commissioner Lemmon questioned if the applicant could explain the sample of material that the applicant brought that will be used on the building. Mr. Wilson explained that the base material will be made out of concrete that will be textured, and LP siding that will have a wood grain finish. He explained that they walked

up and down the street to try and pick colors that were similar with the neighborhood and decided to mix the materials like weathered wood and metal provided on the roof. They feel when done the project will look like a residential development.

Discussion:

Commissioner Dodge stated that he applauds the design of the project, but feels this project does not fit the neighborhood because the scale of the building is too large and will have an impact to the neighborhood. He referenced an article he recently read in the Coeur d'Alene Press where the developer proposed a pocket housing project on a small piece of land off of Lunceford Lane. The subdivision was for a 20-unit 2-story apartment housing development and the article stated that the developer decided to not do it claiming that it would have looked "horrible." The article further said that the developer decided to put in 20 little cottages that are detached. He feels that, as a commission, they should be heading towards this kind of design and that bigger buildings should be placed on the other side of the City Library closer to the Downtown Core. For those reasons, he feels that the project should be denied.

Ms. Anderson pointed out that from staff's perspective this project is not pocket housing but is single-family and multi-family and is allowed pursuant to the zoning district.

Chairman Ives said that the Ice Plant development has connectors similar to this project and the Mullan Trails project has used concrete as its base. He also noted that the commission recently approved a project a few blocks from this property that had the shed roof concept. Chairman Ives said that he feels the applicant has done a tremendous job listening to the community and the commission and stated that if the commission was going to deny the project, it should have been done at the first meeting and not the third. He feels personally that if it comes to a tie vote, he would vote in favor of the project.

Commissioner Periera said that he feels this has come a long way since the first meeting and believes that this project meets the intent of the Design Guidelines.

Commissioner Lemmon said that they have tried to make this smaller, and the Floor Area Ratio (FAR) is what it is. He feels that the parking is not ideal but the design has come a long way by the applicant eliminating the flat roofs and feels that the applicant has listened to the commission's recommendations. The development is big but Commissioner Lemmon feels the applicant is trying to make an effort and he would vote to approve the project.

Commissioner Messina stated he agrees with the last three comments and would vote to approve.

Mr. Vollier thanked the commission for their input. He feels this will be a great project for the community.

Public testimony closed.

Motion by Messina, seconded by Lemmon, to approve Item DR-4-16. Motion approved.

ROLL CALL:

Commissioner Dodge	Voted	No
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye

Motion to approve carried by 4 -1 vote.

ADJOURNMENT:

Motion by Dodge, seconded by Lemmon, to adjourn the meeting.

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

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

DATE: FEBRUARY 16, 2017

SUBJECT: DR-1-17: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR FOUR (4) THREE-STORY RESIDENTIAL APARTMENT BUILDINGS, AND ONE SINGLE-STORY COMMUNITY BUILDING.

LOCATION: EAST OF WINCO FOODS AND NORTH OF APPLEWAY AVENUE.

APPLICANT/ARCHITECT:
ZBA Architecture, Sarah Brede
421 W. Riverside, Ste. 860
Spokane, WA 99201

OWNER:
Hudson Way, LLC
PO Box 1478
Hayden, ID 83835

DECISION POINT:

Hudson Way, LLC is requesting the Design Review Commission's early design consultation for the design and construction of four (4) three-story residential buildings. A total of 85 living units will be constructed. The site will have surface parking, carports, sidewalks, trash enclosures, landscaping and a play area. 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.

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.

PROJECT ANALYSIS:

The applicant is requesting the Design Review Commission’s early design consultation for the design of four (4) three-story residential buildings, and a community building. There will be a total of 85-living units on the subject property.

The proposed project will be located on a +/- 5 acre site. The site is an interior lot and has the required frontage along Appleway Avenue. The developer is also in the process of completing a 3-lot Short Subdivision and a Vacation for a portion of the City’s existing surplus right-of-way along Appleway. The DRC process will not be impacted by the above-noted processes that are currently underway. The property is currently vacant and is within the C-17 (Commercial at 17 units/acre) zoning district.

The project is subject to the C-17/C-17L Commercial Design Guidelines.

PROJECT DESCRIPTION



Z B A
ARCHITECTURE

421 W. RIVERSIDE
SUITE 860
SPOKANE, WA 99201

ZBAARCHITECTURE.COM
t. 509.456.8236

HUDSON WAY APARTMENTS

Coeur d’Alene, Idaho

Hudson Way is an 85 unit apartment complex for families. It is located on five acres just east of Winco Foods on Appleway, and south of the existing Hudson Park apartments. Access will be off of W Appleway Drive.

There will be four, three-story apartment buildings and one single story community building. The site will have surface parking, carports, sidewalks, trash enclosures, landscaping, and a play area.

SITE PHOTOS: Looking North From Appleway Avenue Toward the Site



SITE PHOTOS: Looking North at the Subject Property with Hudson Park Apartments in the Background



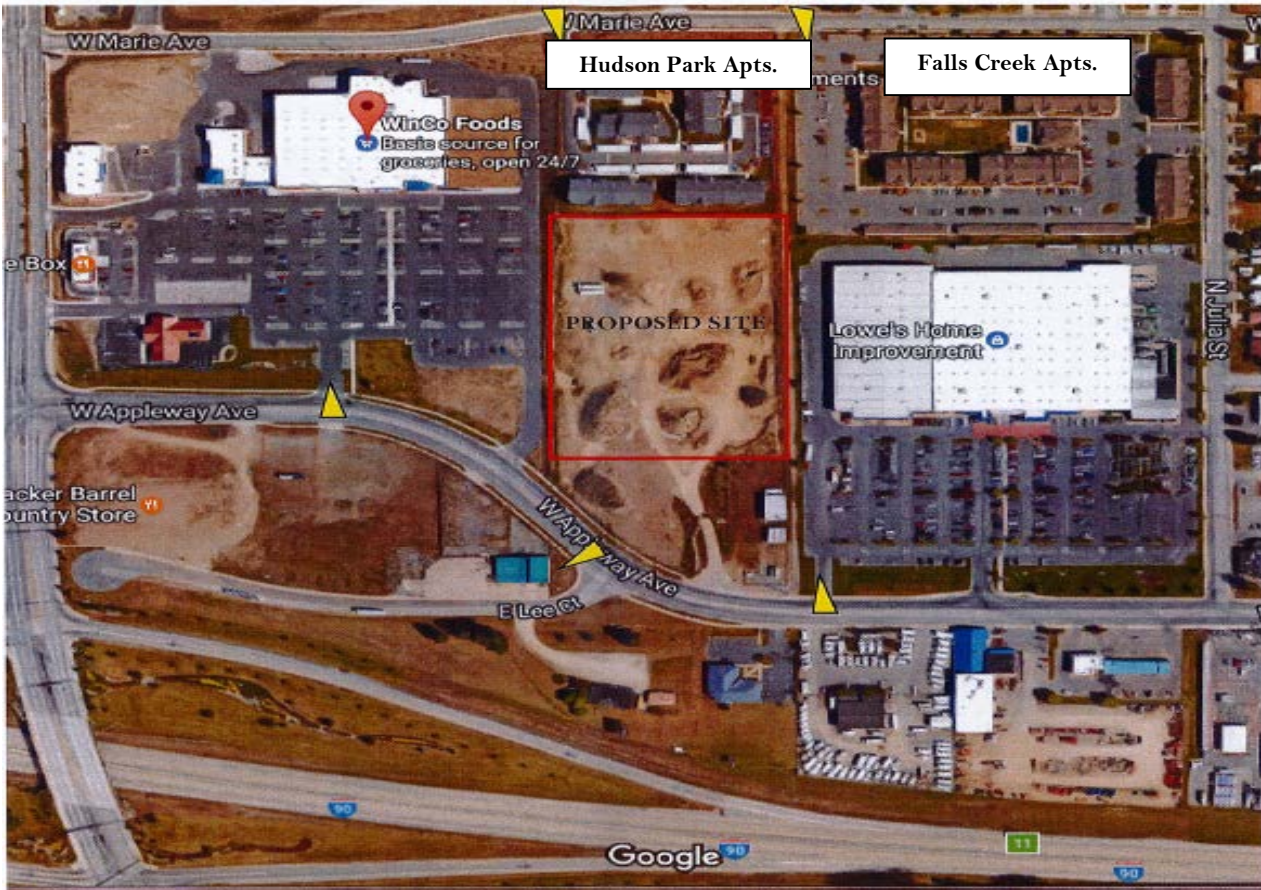
SITE PHOTOS: Looking West Along Appleway Avenue South of the Subject Property



SITE PHOTOS: Looking Northwest From Appleway Avenue Toward the Site



NEIGHBORHOOD AND SITE VIEWS:



NEIGHBORHOOD AND SITE VIEWS CONTINUED:

Hudson Park Apartments located north of and adjacent to the proposed site



HUDSON PARK APARTMENTS LOCATED ADJACENT TO PROPOSED SITE

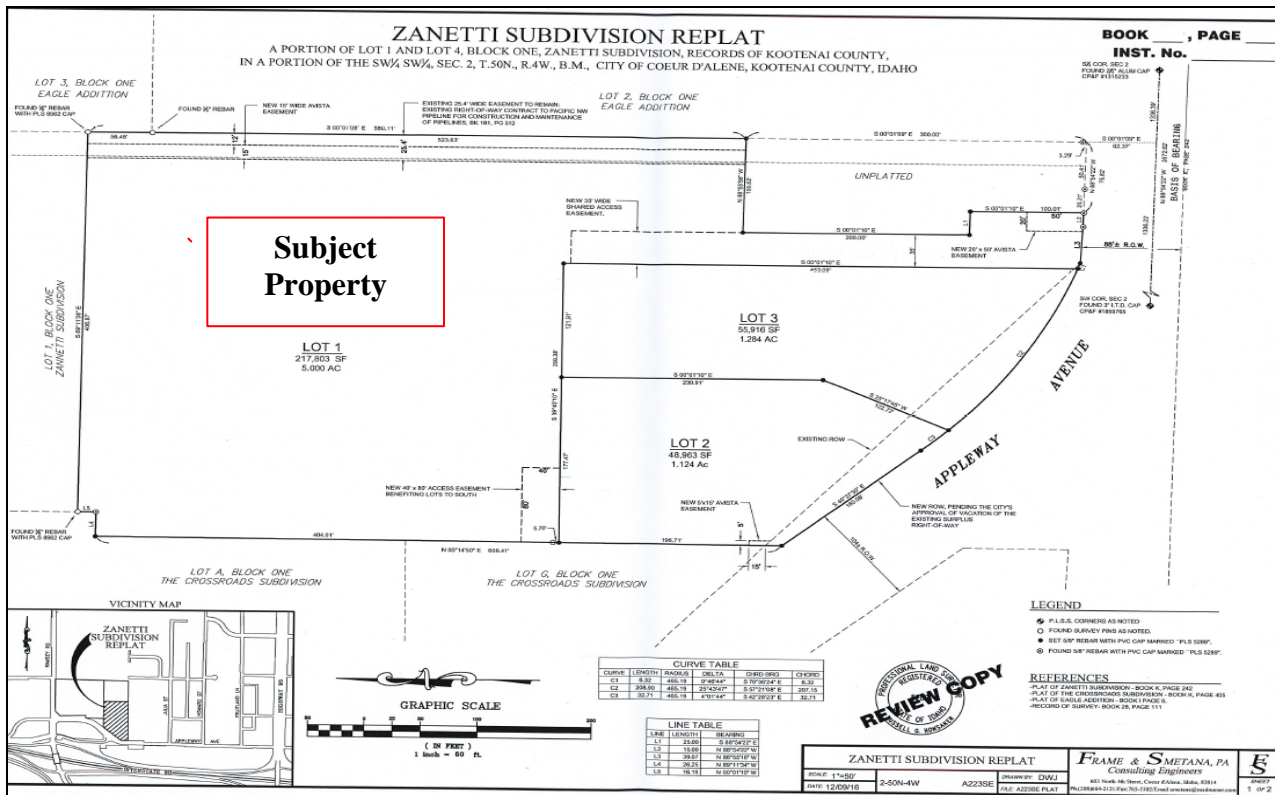
Looking east at the Subject Property from the Winco parking lot



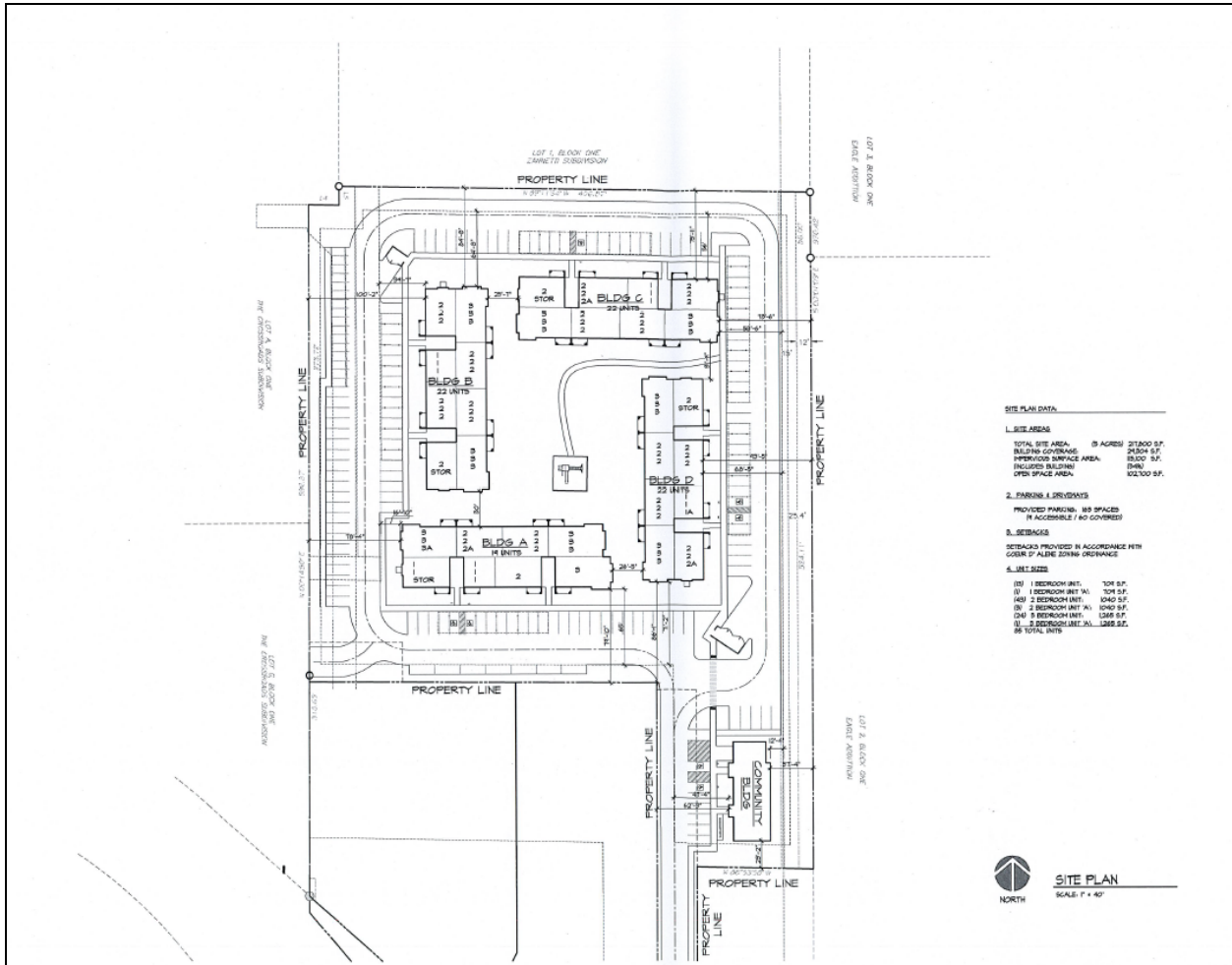
Looking northwest towards the Subject Property from the Lowe's parking lot with the Grannis Petroleum maintenance building(s) in the foreground.



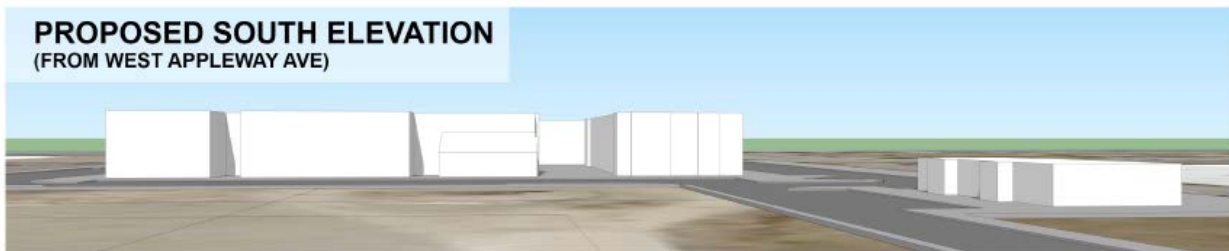
PROPOSED 3-LOT SHORT SUBDIVISION CURRENTLY IN PROCESS:



OVERALL SITE PLAN:



PROPOSED SOUTH ELEVATION:



HUDSON WAY APARTMENTS
COEUR D'ALENE, IDAHO

PROPOSED GENERALIZED MASSING:



**HUDSON WAY APARTMENTS
COEUR D'ALENE, IDAHO**

ZOOMED-IN VIEW OF THE PROJECT MASSING:



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

DESIGN DEPARTURES:

No design departures requested.

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).

Commercial design guidelines for consideration are as follows:

C-17/C-17L Commercial Design Guidelines

- ~~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~~ (**NOTE: Glazing is not possible due to the proposed residential use**)
- Treatment of Blank Walls

Additional considerations:

- Consider possible connections to Winco to the west, Lowe’s to the east, and Hudson Park Apartments to the north
- Placement and screening of A/C units on exterior walls

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.