

DESIGN REVIEW COMMISSION MEETING
UPPER LEVEL, CONFERENCE ROOM #6
710 E. MULLAN
THURSDAY, June 27, 2019
12:00 pm

12:00 P.M. CALL TO ORDER:

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

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

1. Applicant: Donald Smock
 Location: 1008 E. Mullan Avenue
 Request: Request for an Early Design Consultation with the Design Review Commission for an
 2-story, 4-unit townhome project known as "Mullan Avenue Townhome Project". The
 property is zoned R-12 and is within the Downtown Overlay- Eastside (DO-E) zoning
 district. (DR-1-19)

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.***

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER
DATE: JUNE 27, 2019
SUBJECT: DR-1-19: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A TWO STORY FOUR UNIT, TOWNHOME IN THE DO-E INFILL OVERLAY DISTRICT.

LOCATION: 1008 E MULLAN AVENUE

APPLICANT/OWNER:

Donald Smock
1000 Northwest Blvd.
Coeur d'Alene, ID 83814

ARCHITECT:

Momentum Architecture, Tim Wilson
112 Hazel Avenue
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: Donald Smock is requesting the Design Review Commission's early design consultation for a 2 story, four (4) townhome on the subject property. The 0.18 ac. parcel is currently vacant and located within the Infill Downtown Overlay East (DO-E) with the underlying R-12 zone.

A. AERIAL PHOTO:



B. 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.

C. PROJECT ANALYSIS

Donald Smock is requesting the Design Review Commission's "Early Design Consultation" for the design and construction of four (4) townhome units totaling +/- 4,920 sq. ft. with eight (8) carport stalls for alley access. The proposed townhomes will not exceed the maximum building height allowed in the DO-E, which is 35 feet. There will be patios within the 10' front yard setback that will include planter areas for the two front lower-level units, and proposed balconies on the second story units. Each of the units will be two (2) bedroom units. There will be eight (8) parking stalls to the rear of the subject property with covered carports along the alley. The applicant has also shown snow storage and a trash area to be located next to the carport along the alleyway.

There is an 8 unit, 3-story condominium directly to the east of the subject property "Trails Edge" and a 4-unit, two story condominium on the west side of the subject property, making this an infill project on a 018 acre vacant parcel.

There are existing street trees within the right-of-way in front of the subject property along Mullan Avenue which qualify as an "Identity Element" required by the Guidelines and Standards within All Overlay Districts. After a site visit by our Urban Forester, it was determined that the existing Street Trees within the right-of-way are in overall good health and condition and must be retained. The trees also qualify as "Grand Scale Trees".

Applicant's Narrative:

'MULLAN AVENUE TOWNHOMES'

1008 E. Mullan Avenue, Coeur d'Alene, Idaho

PROJECT DESCRIPTION

New construction of an approx. 4,920 S.F. 4 Unit Townhome Complex developed along Mullan Avenue in the Downtown Overlay - Eastside District. The Lot is currently vacant and had awhile back been a moderately dilapidated Apartment building. Design to blend with the neighboring residential and eclectic-multi-family uses.

D. SITE PHOTOS:

VIEW FROM MULLAN AVENUE LOOKING SOUTH TOWARD THE SUBJECT PROPERTY



VIEW FROM MULLAN AVENUE LOOKING SOUTHEAST TOWARD THE NEIGHBORING CONDOMINIUMS



VIEW FROM THE SUBJECT PROPERTY LOOKING WEST TOWARD THE EXISTING 4-PLEXES



VIEW ALONG THE ALLEY LOOKING WEST AT TOWARD 10TH STREET



VIEW FROM THE SUBJECT PROPERTY LOOKING NORTH AT THE NEIGHBORING PROPERTIES



VIEW FROM MULLAN AVENUE LOOKING NORTHEAST TOWARD THE EXISTING MULTI-FAMILY STRUCTURE AT 10TH STREET



Evaluation:

The Design Review Commission may consider discussing the following design guidelines 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

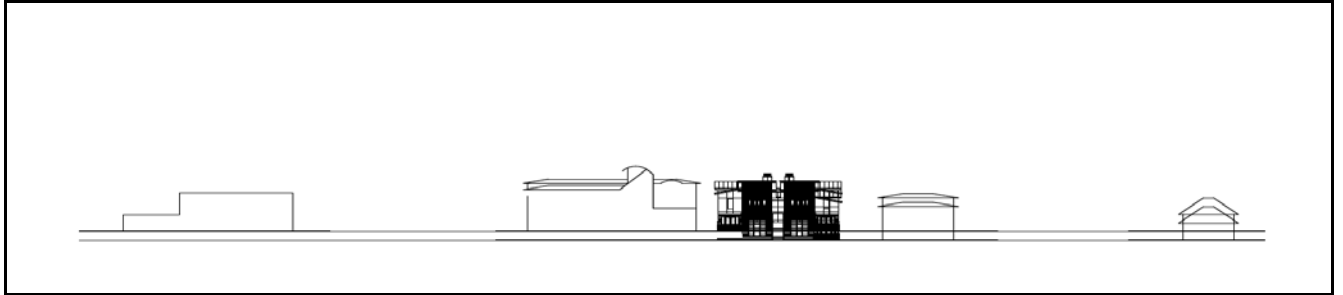
E. REQUESTED DESIGN DEPARTURES:

NONE

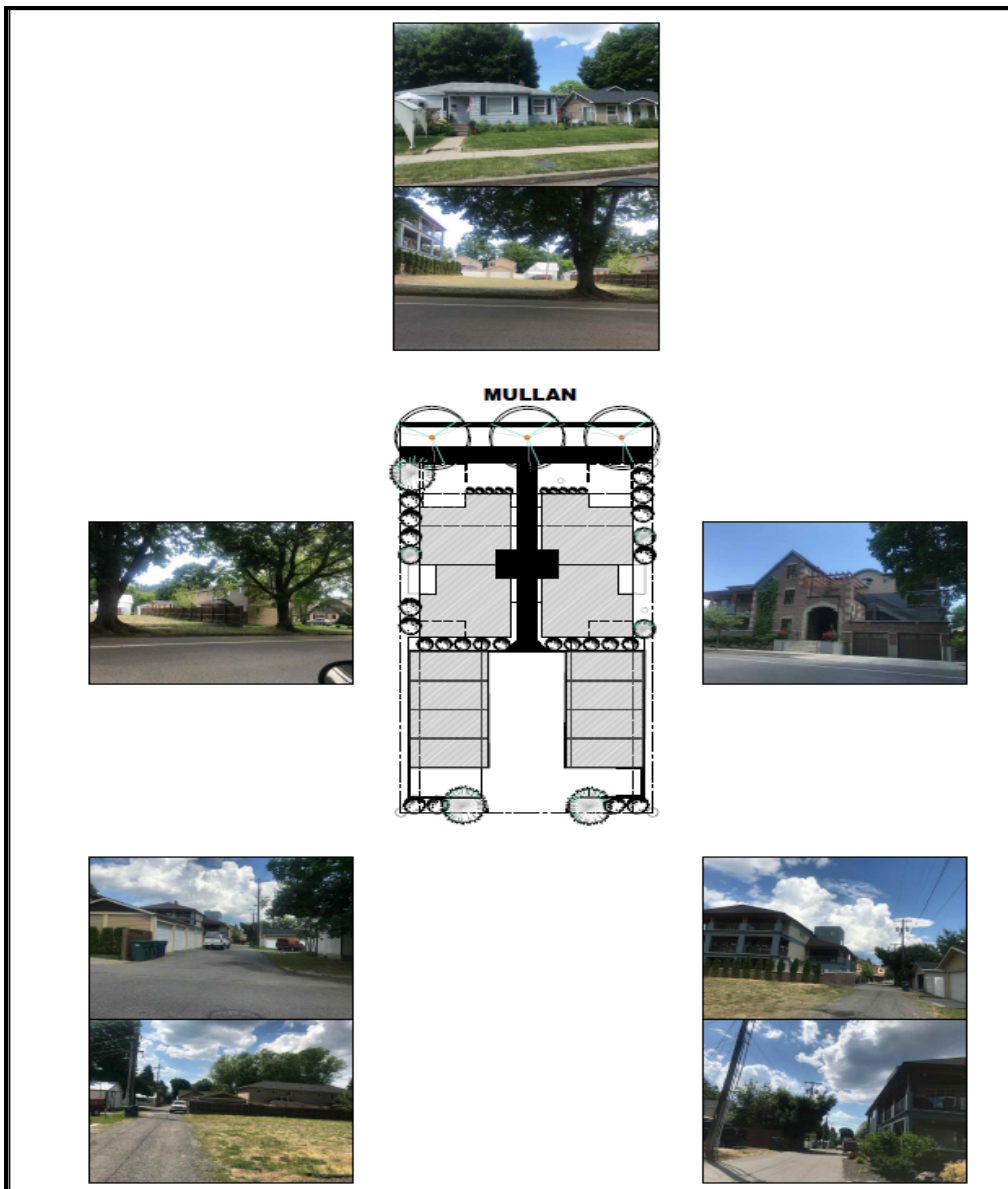
F. REQUESTED F.A.R. DESIGN BONUSES: (Minor Amenities)

The applicant has noted in the project summary F.A.R. bonuses that will be requested in order to have additional floor area for the proposed project. A formal request will need to be submitted and approved by Hilary Anderson, Community Planning Director, prior to the second meeting, including the description of the type of features that will be added for each amenity, including graphics and dimensions for planting areas and details for each proposed bonus.

GENERALIZED MASSING:



APPLICANT'S NEIGHBORHOOD CONTEXT MAP:



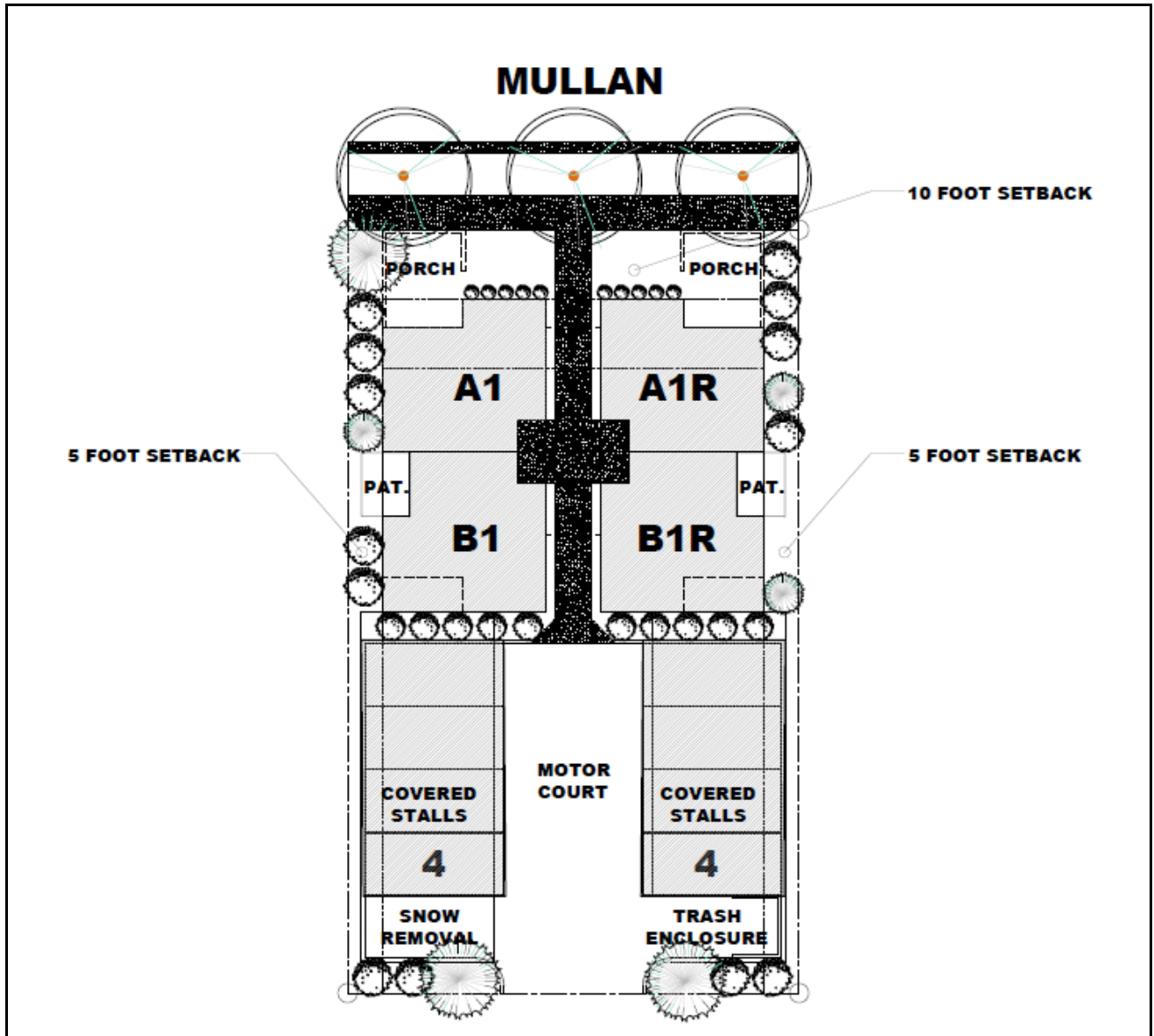
2. Downtown Overlay – Eastside (DO-E)

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.

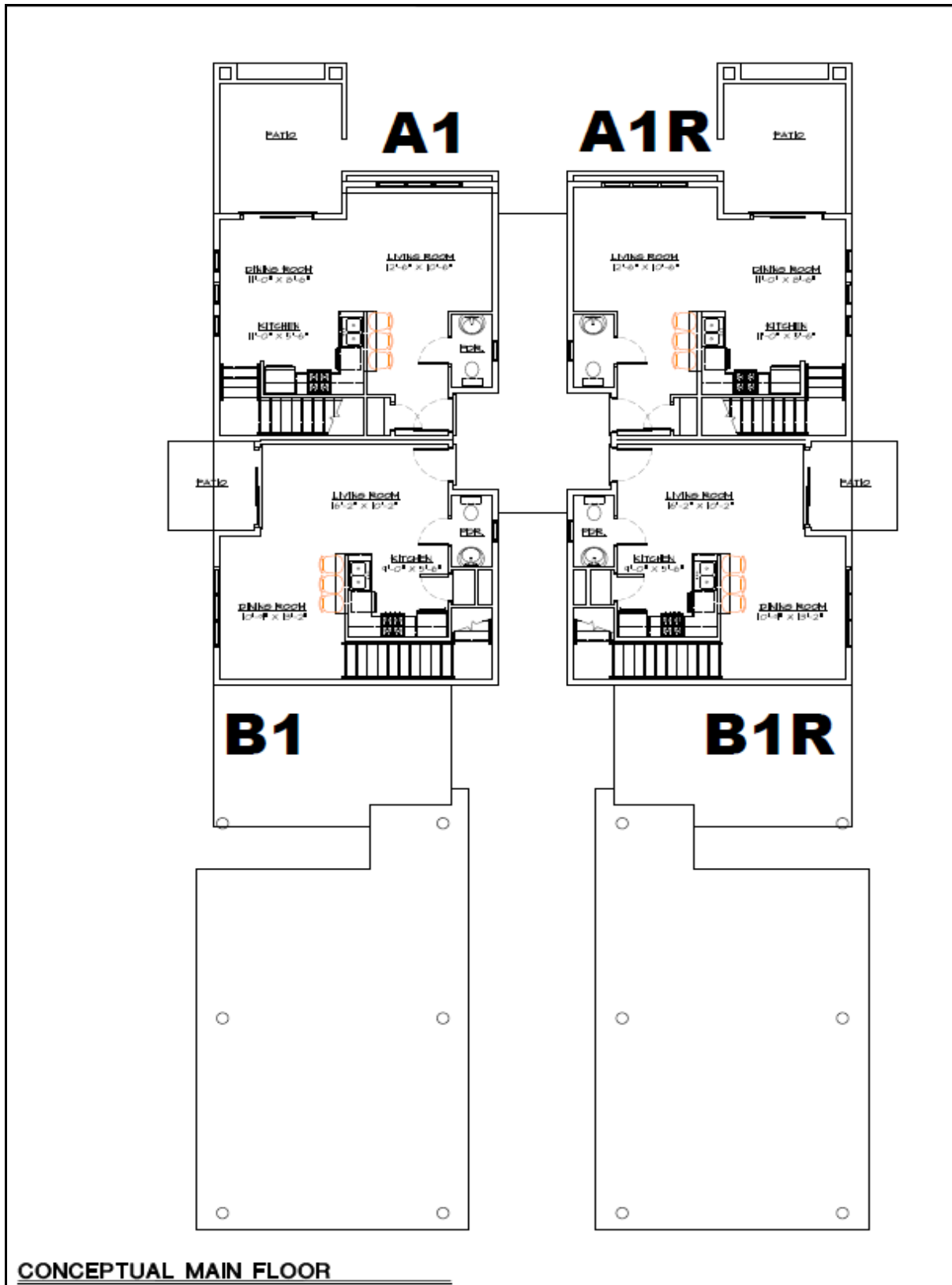
DO-E: Design guidelines for consideration are as follows:

- 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:

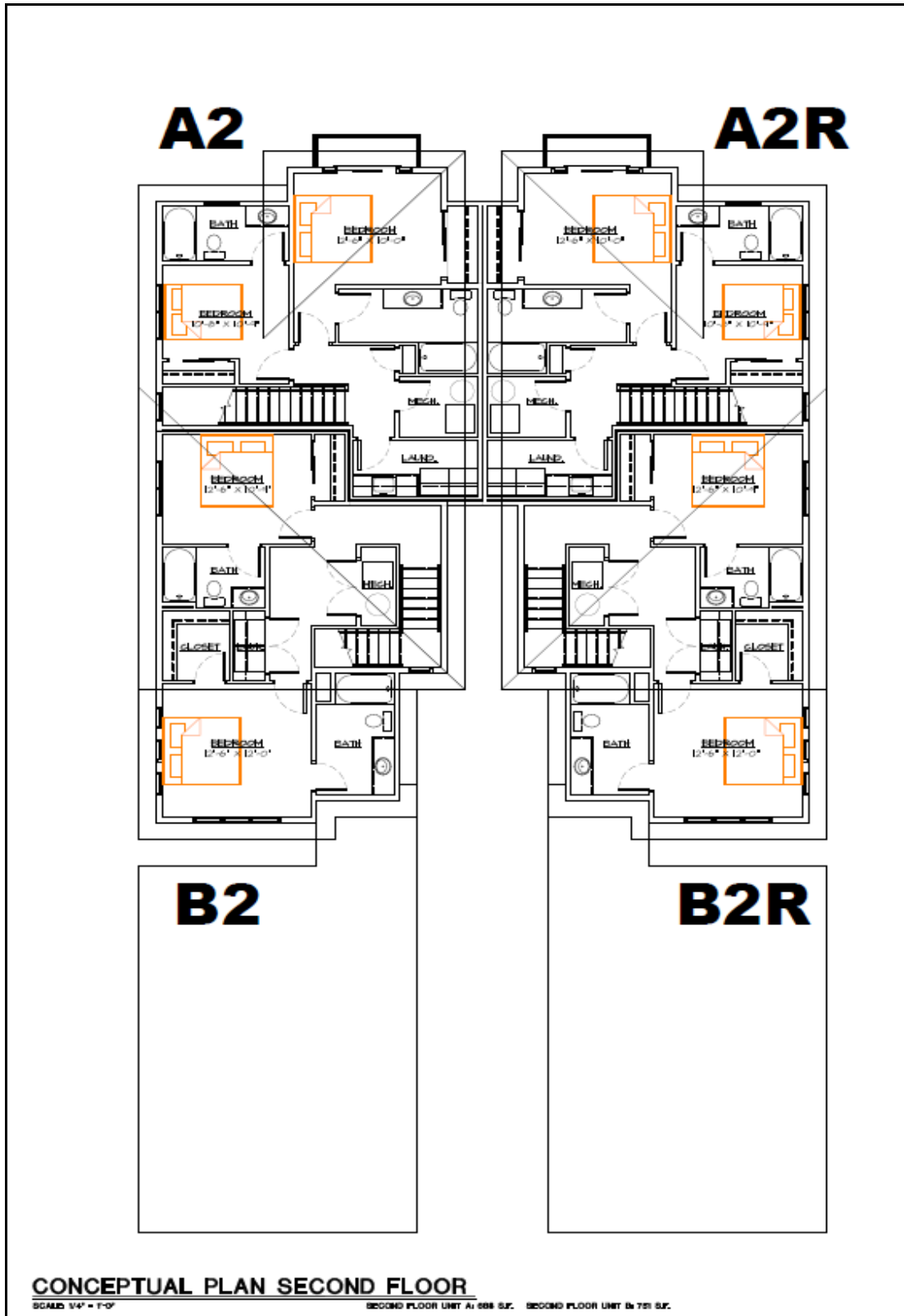


CONCEPTUAL FLOOR PLAN: MAIN FLOOR

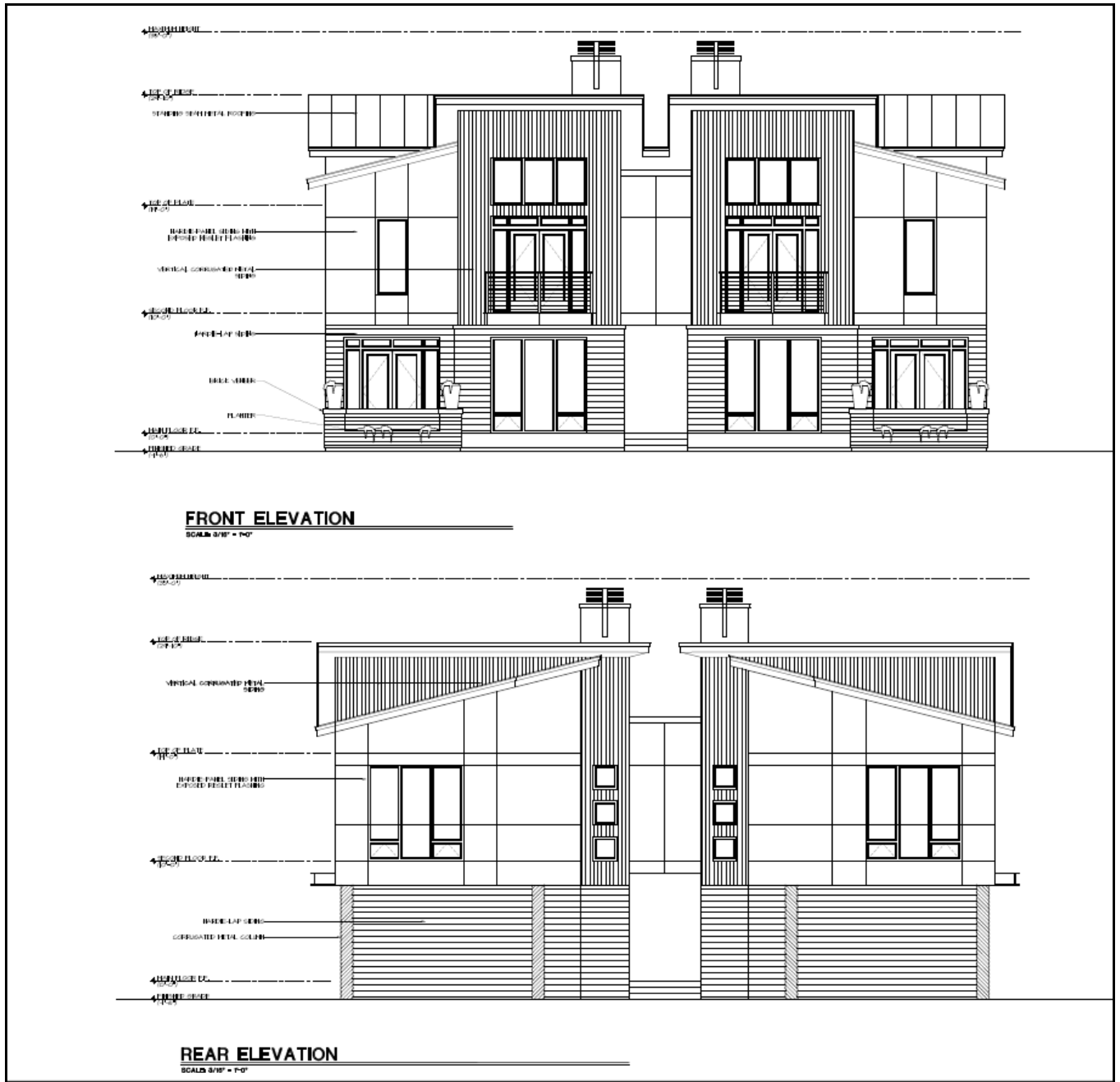


CONCEPTUAL MAIN FLOOR

CONCEPTUAL FLOOR PLAN: SECOND FLOOR



FRONT & REAR ELEVATIONS:



RIGHT & LEFT ELEVATIONS:



CONCEPTUAL PLANS: NORTH ELEVATION



CONCEPTUAL PLANS: WEST ELEVATION



CONCEPTUAL PLANS: PROPOSED CARPORTS ALONG THE ALLEY



EXTERIOR CONCEPTS:



Mullan Avenue Townhomes
Coeur d'Alene, Idaho

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EXTERIOR CONCEPT 1 & 2



17.09.325: 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 final meeting with the applicant. (Ord. 3328 §15, 2008; Ord. 3098 §5, 2003)

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, and a conceptual model is strongly suggested (this can be a computer model).

The Design Review Commission may suggest changes or recommendations to the applicant prior to the rendering a decision.

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 prior to rendering a decision.

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ZONING INFORMATION

Address:	1008 E. Mullan Avenue	
Legal:	Refer to Title Report attachment	
Zoning:	DO-E (Downtown Overlay - Eastside)	
Acres:	0.177 Acres	
Area:	7,710 S.F.	
F.A.R. (base):	.5 times parcel size:	3,855 S.F.
F.A.R. (max.):	1.6 times parcel size:	12,336 S.F.
Height Allowed:	35' Residential, 38' Commercial	
Proposed Height:	32' +-	
Number of Stories:	2 Stories	
Parking Required:	<u>2 Bdrm: 4 units x 1.75: 7 Stalls</u>	
	Total Required:	7 Stalls REQUIRED
Parking Provided:	8 Stalls PROVIDED	

'MULLAN AVENUE TOWNHOMES'

1008 E. Mullan Avenue, Coeur d'Alene, Idaho

DEVELOPMENT PROGRAM

Building Size:	Residential:	4,920 S.F.
	<u>Carports:</u>	<u>1,510 S.F.*</u>
	Total Building:	6,430 S.F.

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

F.A.R. Bonuses:	Base:	.5
	Streetscape Features:	.2
	(ADDED Planters/Enhanced Landscape, Pedestrian Scale Lighting)	
	Grand-Scale Trees:	.2
	(Preserve 2 Existing Street Frontage Grand Scale Trees)	
	Alley Enhancements:	.2
(<u>Pedestrian Scale Lighting, Rear Entrance</u>)		
Total F.A.R. proposed:	1.1	

Lot Size: 7,710 S.F. x 1.1 = **8,481 S.F. ALLOWED F.A.R.**
4,920 S.F. PROVIDED F.A.R.

Building Use: Townhomes – New

Occupancy: Residential:

Occupant Load: Residential: 4,920 S.F./200: 25 occ.

Construction Type: 5-B

Building Criteria: Seismic Design Category: C
International Residential Code: 2015