

DESIGN REVIEW COMMISSION AGENDA

Conference Room #6, City Hall
710 E. Mullan Ave Coeur ID, 83814
THURSDAY, SEPTEMBER 26, 2024
12:00 P.M.

12:00 P.M. CALL TO ORDER:

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

MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM

April 25, 2024 – Design Review Commission Meeting minutes

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSIONER COMMENTS:

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

1. Applicant: Magnuson Properties Partnership
Location: 816 E. Sherman Ave.
Request: REQUEST FOR A MEETING WITH THE DESIGN REVIEW COMMISSION FOR RE-APPROVAL OF A 12-UNIT RESIDENTIAL BUILDING AND 2 ADDITIONAL DUPLEX STRUCTURES: TOTALING 16 UNITS (DR-4-24)

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.

**Please note any final decision made by the Design Review Commission is appealable within 15 days of the decision pursuant to sections [17.09.705](#) through [17.09.715](#) of Title 17, Zoning.*

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MINUTES



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**DESIGN REVIEW COMMISSION
MINUTES
APRIL 25, 2024
Conference Room #6, City Hall
THURSDAY
12:00 pm**

COMMISSIONERS PRESENT:

Skip Priest
Jef Lemmon
Greta Snodgrass
Tom Messina (Chairman)

STAFF MEMBERS PRESENT:

Tami Stroud, Associate Planner
Traci Clark, Admin. Assistant

COMMISSIONERS ABSENT:

Jon Ingalls
Michael Pereira (Vice-chair)

CALL TO ORDER:

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

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

Motion by Commissioner Priest, seconded by Commissioner Lemmon, to approve the minutes of the Design Review Commission meeting on March 28, 2024. Motion Carried.

COMMISSION COMMENTS:

Chairman Messina asked if anyone had any conflicts of interest. There were no conflict of interest with any of the commissioners.

STAFF COMMENTS:

None.

PUBLIC COMMENTS:

None.

NEW BUSINESS

1. Applicant: Cameron Hudspeth, Richardson Design Partnership, LLC
Owner: CDA Hotel II, LLC
Location: 1808 & 1820 NW Blvd
Request: CDA Hotel, LLC is proposing to build a four (4) story Residence Inn with surface parking for guests. (DR-3-24).

Ms. Stroud provided the following statements:

Cameron Hudspeth, Architect with Richardson Design Partnership, LLC, on behalf of CDA Hotel II, LLC, is requesting a First Meeting with the Design Review Commission for a four-story hotel, to include a restaurant and bar for hotel guests, conference/meeting room, fitness area, swimming pool/spa and surface parking. The proposed hotel will have approximately 105 rooms and are providing 107 surface parking spaces on-site. The subject property is in the Commercial (C-17) zoning district, and must adhere to the Commercial Design Guidelines.

The Decision Point today is should the Design Review Commission approve the design for the four (4) story "Residence Inn Marriott Hotel", located at 1808 and 1820 Northwest Boulevard on the east side of Northwest Boulevard, south of Emma Avenue and north of Davidson Avenue in the Commercial (C-17) zoning district either with or without conditions, or direct modifications to the project's design and require a second meeting?

The project site is comprised of several lots totaling 97,138. S.F. This was the former site of the Garden Motel that was demolished several years ago after a fire, and was abandoned prior to the fire. The applicant is proposing a four-story hotel which includes a restaurant/bar for hotel guests, conference/meeting room, fitness area, swimming pool/spa and surface parking. The proposed hotel will have approximately 105 rooms. Parking for hotel guests will be provided in a surface parking lot in front and on the side of the proposed structure with 107 parking spaces. The main entrance to the hotel is centered under the building signage and entrance canopy and includes a covered drop-off for hotel guests. The total height of the building is +/- 54'4" tall which is allowed in the C-17 (Commercial) zoning district, which has no height limit. The proposed project must adhere to the Commercial Design Guidelines. The off-street parking code requires 105 parking spaces; (1 parking space per room). The hotel restaurant/bar does not trigger parking because it's accessory to the principal use as a hotel, and the meeting room is exempt from parking being less than 1,000 SF. As noted, they will be providing 107 parking spaces.

A Project Review meeting with staff was held on **October 5, 2023**. During that meeting, staff discussed the proposed project with the development team and provided concerns and code requirements that needed to be addressed. The Residence Inn Hotel conceptual floor plans shown below was submitted as part of the Project Review application submittal. Staff did an analysis of the proposed hotel based on the code requirements and the Commercial Design Guidelines. and provided feedback to the applicant's architect addressing each of the Commercial Guidelines and how they can meet the guidelines where deficiencies were noted in the Project Review meeting staff report provided by Planning staff.

Staff discussed the project with the property owner and applicant's representative on **March 5, 2024** for the required Initial Meeting with Staff. During the meeting, staff reviewed the Commercial Design Guidelines and Standards and discussed the following items:

- A. Guidelines that apply to the proposed development,
- B. Any FAR Bonuses to be requested, and
- C. Any requested Design Departures.

Applicable C-17/CI-17L Commercial Design Guidelines

- *Curb Cuts*
- *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*
- *Roof Edge*
- *Width and Spacing of Curb Cuts*
- *Massing: Base/middle/top*
- *Accessory Buildings*
- *Setbacks Adjacent to Single Family*

The applicant provided a detailed analysis of how they believe the project complies with all required design guidelines.

DESIGN DEPARTURE:

The applicant has not requested a Design Departure for the proposed project.

The DRC may provide input on the proposed design and shall identify any changes to the proposed project which are needed in order for the project to comply with the required Commercial Design Guidelines. The DRC must determine, based on the information before it, whether the proposed project meets the applicable Commercial Design Guidelines. The DRC should identify the specific elements that meet or do not meet the guidelines in its Record of Decision.

Ms. Stroud noted the action alternatives this afternoon. The DRC should grant the application in Item DR-3-24, a request by Cameron Hudspeth, project architect with Richardson Design Partnership, LLC on behalf of CDA Hotel II, LLC, for a four-story hotel, to include a restaurant/ bar for hotel guests, conference/meeting room, fitness area, swimming pool/spa and surface parking be approved with or without conditions, or determine that the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or if it is deemed necessary based on all the circumstances.

Condition:

1. The proposed design shall be substantially similar to those submitted with Item DR-3-24.

Ms. Stroud concluded her presentation.

Chairman Messina opened the public hearing and swore in the applicants in all at once, there was no one from the public in attendance.

Applicant Testimony:

Parker Lange introduced himself, Drew Dittman with Lake City Engineering introduced himself and Adam Ford with the Richardson Design Partnership representing the applicant introduced himself.

Mr. Lange stated that Mr. Ford will address the project's compliance with the design guidelines. The site is 2.23 acres there are 105 guest rooms with 107 parking stalls. The site has significant grade changes throughout that drove the initial design with the parking lot.

Mr. Dittman stated he is the head designer on the project. He stated the left over remnants from the Garden Motel are still in this location and the foundations were removed. There are still existing chunks of asphalt. In the back corner of the property, there is a substantial grade difference of about 18 to 20 feet of grade as it goes up towards Emma and towards the vacated alley. This is what drove the layout of the hotel and trying to put the hotel in the corner and keep the parking out front towards Northwest Boulevard so we could utilize the grade to their advantage. There are existing curb cuts on site. There is one on Northwest Boulevard. They will remove that curb cut and relocate it further south along Northwest Boulevard, but keep the curb cut on Emma and there is one on Davidson that we be removed. There will be a 10-foot sidewalk and new street trees, new ADA parking, and an accessible route.

Mr. Ford stated the main entrance will be covered along with any storefronts. There will be an outdoor patio facing Northwest Boulevard with a nice covered entrance for the guests to drive up and check in.

Mr. Dittman commented that there are existing street trees along Northwest Boulevard on the sidewalk. They will be removing those and replacing them. There are 2 large Ponderosa pine trees on Emma. They would be considered grand scale trees. He spoke with Nick Goodwin, the Urban Fosterer for the City, and he is okay removing them because of the power lines there and they have issues with bark beetle and they would end up being in the way of the 10-foot sidewalk path on Emma. There will be parking lot landscaping between the outdoor patio area and the parking area. There are 105 rooms and we are required to have 1 stall per room. We are providing 107 stalls. We are also providing bicycle parking.

Mr. Ford commented that the parking lot standards must have screens with minimal landscape buffers. This project will have those buffers that will be 6 feet along Emma and Davidson. In addition to the landscaping buffer, the parking lot will also be screened with landscaping using evergreens, shrubs, trees and masonry walls. There are three existing street lights on Emma. These will remain. All of the internal parking lots lighting will be done with fully shielded parking lot lights. These will not exceed 18 feet in height. The building lighting will all be down lighting and wall sconces. The dumpster and trash will be enclosed and screened. The mechanical equipment will be on the roof and will be screened by the building facade. The entrance will be covered. The materials and the finishes will be stone and metal, with some fiber cement panels. There will be some simulated wood metal siding, this will be applied vertically. Part the requirements are that all the street facing facades have to have a minimum percentage of glazing at the street frontages. Along Emma Ave there will be 21% glazing and along Northwest Boulevard there will be above 20% for the glazing requirements. There is not a maximum building height in the C-17, but the maximum height of the building will be 55 feet. There will be no blank walls per the design guidelines. There will be canopies, glazing, and signage.

Chairman Messina asked regarding the blank wall requirement and the grade, how long are the two walls and is there any landscaping on Emma and Davidson?

Mr. Lange replied the one side of the blank wall is facing a vacated street.

Mr. Ford stated there will some setbacks on the back side facing Emma. There will be a 6-foot landscaping buffer, street trees, and shrubs.

Commissioner Lemmon asked about the vacated street. Is the street just going to stay there?

Mr. Dittman stated the street was vacated before the Marriott purchased the property. It is completely blocked off now. They do not own the whole thing; they only own the north half of the vacation. The southern half will stay.

Chairman Messina asked Ms. Stroud if the street will be a non-usable street in the future.

Ms. Stroud replied yes, it has been vacated.

Commissioner Snodgrass asked about the site plan and elevation changes. She noted there is significant elevation change on the east side of the property. Will there be the same elevation or will you be cutting into the slope to flatten it out a bit?

Mr. Ford replied they will be utilizing some of the existing slope to make up some of the difference.

Mr. Dittman commented that they have set the current elevation of the new building at the grade of the existing asphalt. The approach coming down from Northwest Boulevard will be tucked into the slope. We are not going to do a bunch of mass grading on the site.

Commissioner Lemmon asked if they will be using retaining walls at the property line.

Mr. Dittman replied yes, there will be a couple of retaining walls on the back side of the building on Emma because the grade on Emma is about 6% and they will have a wall that will chase that down.

Commissioner Lemmon asked if it will be a keystone wall.

Mr. Ford replied it will be concrete. Along Northwest Boulevard it will be a pre-manufactured wall and will look like stone.

Commissioner Snodgrass asked about the screening on the roof, will that be only facing northwest? Will there be an opportunity for anyone to be looking down from the street and see it?

Mr. Ford replied the roof will be 2 ½ feet above the street. No one should be able to see this from any street level.

Public Testimony:

None.

Commission Discussion:

Motion by Commissioner Chairman Messina, seconded by Commissioner Lemmon, to approve Item DR-3-24. Motion approved.

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Chairman Messina	Voted	Aye
Commissioner Snodgrass	Voted	Aye
Commissioner Priest	Voted	Aye

Motion to approve carried by 4 a 0 vote.


ADJOURNMENT

Motion by Commissioner Lemmon, seconded by Commissioner Snodgrass, to adjourn the meeting.
Motion carried.


The meeting was adjourned at 12:46 p.m.

Prepared by Traci Clark, Administrative Assistant


DRAFT




PUBLIC HEARING



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STAFF REPORT



**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: SEPTEMBER 26, 2024
SUBJECT: DR-4-24: REQUEST FOR A MEETING WITH THE DESIGN REVIEW COMMISSION FOR RE-APPROVAL OF A 12-UNIT RESIDENTIAL BUILDING AND 2 ADDITIONAL DUPLEX STRUCTURES: TOTALING 16 UNITS

LOCATION: 816 E. SHERMAN AVENUE: A 0.49-ACRE SITE LOCATED ON THE SOUTH SIDE OF SHERMAN AVENUE WITH FRONTAGE ON BOTH SHERMAN AVENUE AND FRONT STREET

APPLICANT/OWNER: Magnuson Properties Partnership PO Box 2350 Coeur d'Alene, ID 83816	ARCHITECT: Tim Wilson, Momentum Architecture 112 E. Hazel Avenue, Studio B Coeur d'Alene, ID 83814
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APPLICANT'S REQUEST:
Tim Wilson, with Momentum Architecture, on behalf of Magnuson Properties Partnership, is requesting a meeting with the Design Review Commission for re-approval of a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units.

DECISION POINT:
Should the Design Review Commission re-approve the design for the 12-unit three story apartment building and two (2) duplex structures, totaling 16-units located at 816 E. SHERMAN AVENUE in the Infill Overlay District (DO-E) with the Commercial Limited (C-17L) zoning district as the underlying zoning district, either with or without conditions, or direct modifications to the project's design and require a second meeting?

HISTORY:
On October 27, 2022, the Design Review Commission approved a request from Tim Wilson, with Momentum Architecture on behalf of Magnuson Properties Partnership for the design of a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site in item DR-4-22. The DRC approval terminated one year from the date of approval which was on October 27, 2022, because substantial development or actual commencement of authorized activities had not occurred. The applicant, Magnuson Properties Partnership is requesting re-approval of the design previously approved by the Design Review Commission. Because there were no changes to the proposed project previously approved by the Design Review Commission, staff waived the required Initial Meeting with Planning Staff in order to streamline the process.

READER'S NOTE:
This staff report is largely unchanged from the version that went to the Design Review Commission in October 27, 2022. Because the DRC approval expired, and was not extended, the applicant needed to begin the process again. A full analysis is required for the commission to make findings. It is noted below where there are changes or no changes to the information, analysis and/or conditions.

DESIGN REVIEW AUTHORITY:

The Design Review Commission (“DRC”) is tasked with reviewing the project to ensure compliance with all applicable design standards and guidelines. This project is located within the Downtown Overlay-Eastside (DO-E). The DRC will provide feedback to the applicant and staff on how the applicable design standards and 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, or request an Optional Second Meeting.

All projects over two stories and/or four dwelling units in the infill overlay districts triggers review by the Design Review Commission. (Municipal Code § 17.09.320(A))

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. (Municipal Code § 17.09.325)

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. (Municipal Code § 17.03.330)

The Design Review Commission may grant or deny the application, or grant the application with such conditions as are, in its judgment, necessary to ensure conformity to the adopted standards and guidelines. The Commission shall make written findings to support its decision, specifically stating how the project conforms to the adopted design standards and guidelines or how it does not. A copy of the Commission's decision shall be mailed to the applicant and the Director shall make the commission's decision available for public inspection. The Commission has the power to table a decision to a later date and request an additional meeting. (Municipal Code § 17.03.335)

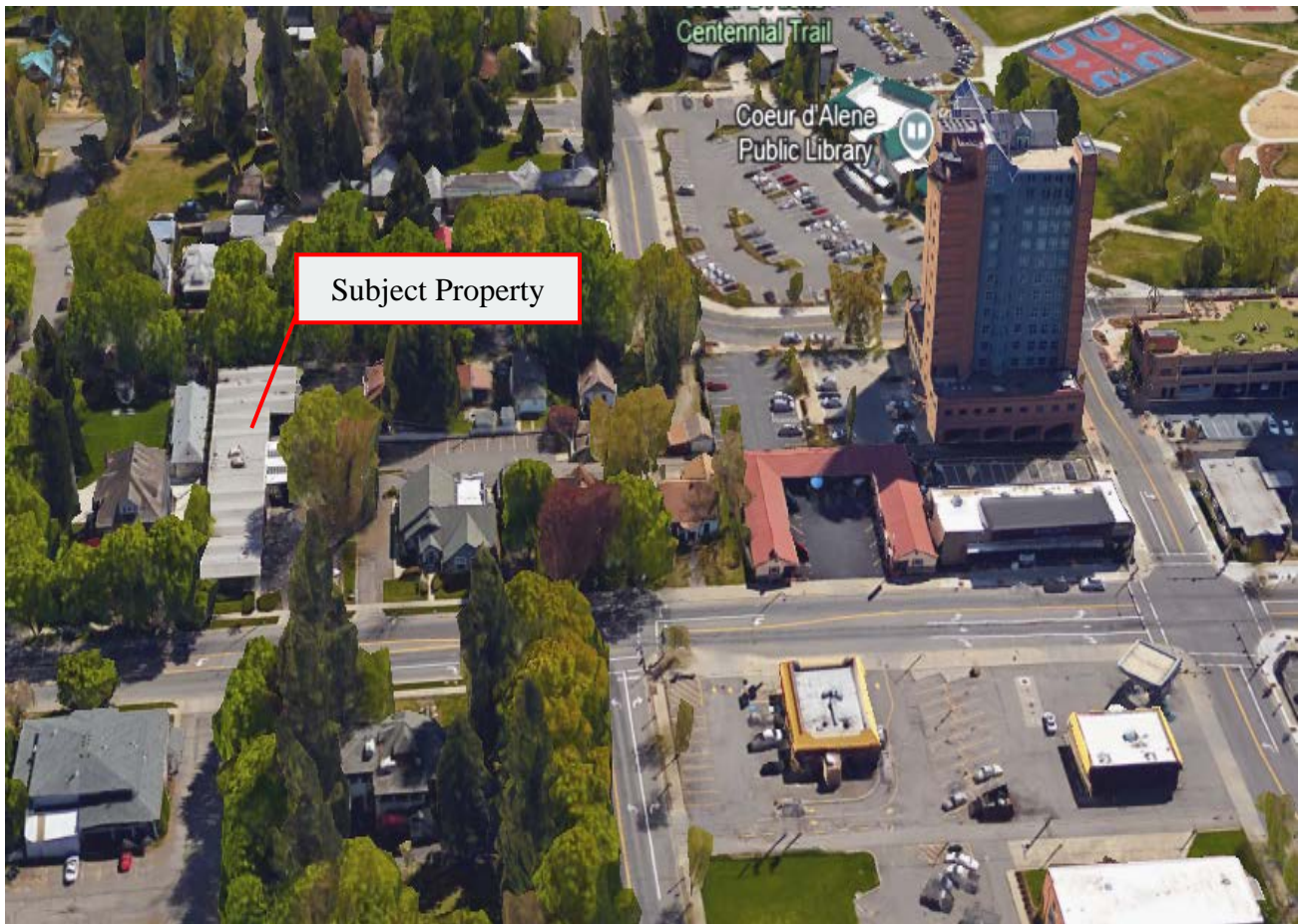
PROPERTY LOCATION MAP:



AERIAL PHOTO:



BIRDSEYE VIEW:



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.

PROJECT ANALYSIS:

The subject property is located at 816 E. Sherman Avenue, with frontage on both Sherman Avenue and Front Street. There is an existing building on the site that was built in 1963. It has been used primarily for commercial office space. The applicant is proposing a 12-unit three story apartment building with approximately 14,764 SF of living area along Sherman Avenue, and two (2) duplex structures (two story) with approximately 4,384 SF along Front Street. There are a total of 16-residential units including 13 single bedroom units and three (3) two-bedroom units. The project will include 21 surface parking stalls. Garages will be provided for the duplex units.

The proposed project replaces an older commercial office building which will be demolished. The maximum height allowed in the DO-E in the commercial zone is 38'. The height of the proposed apartment project is 38". The maximum height of the duplexes is 24' 11". The subject property is in the DO-E (Downtown Overlay-Eastside) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

With the original DRC submittal, city staff met with the applicant's representatives on **August 10, 2022**, for the required Initial Meeting with staff. At the meeting staff reviewed the DO-E Guidelines and Standards and discussed: An Initial Meeting with Staff was waived for the 2024 application since this proposed project has not changed from the original submittal in 2022 that was previously approved in Item DR-4-22.

- 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 PHOTO – 1: View of the subject property from Sherman Avenue looking south.



SITE PHOTO – 2: View of a portion of the subject property looking south toward Front Avenue.



SITE PHOTO - 3: View along Sherman Avenue looking southwest at a portion of the subject property.



SITE PHOTO - 4: View looking northeast from the center of the subject property.



SITE PHOTO - 5: View from Sherman Avenue looking south at the Blackwell House, which abuts the subject property on the east.



SITE PHOTO - 6: View from Sherman Avenue looking east with the Blackwell House to the right, which abuts the subject property on the south.



SITE PHOTO - 7: View from Sherman Avenue looking west at the neighboring medical office.



SITE PHOTO - 8: View looking north along Sherman Avenue at the “Sherman 5 West” project.



SITE PHOTO -9: Looking northwest at a newly constructed single-family dwelling with Zips restaurant further north along Sherman Avenue.



SITE PHOTO – 10: View from Front Street looking north at the rear portion of the subject property.



SITE PHOTO – 11: View from the SWC of the subject property along Front Street looking north at the subject property.



SITE PHOTO – 12: View from the interior portion of the subject property looking north toward Sherman Avenue.



SITE PHOTO – 13: View from Front Street looking southwest toward the subject property.



SITE PHOTO – 13: View from the center of the subject property along Front Street looking west at the existing single-family dwelling unit that abuts the property to the west.



REQUESTED FAR DESIGN BONUSES: (Minor Amenities)

The project summary includes an FAR bonus allowed for the following:

- **Streetscape Features** - Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving- 'stamped concrete/pavers' provided at building entrances to the building façade.
- **Upgraded Building Materials** – Stone veneer masonry provided along patio walls and deck façade along Sherman Avenue.

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.

FAR BONUS SUMMARY:

#1



BENCH SEATING
ALONG SHERMAN AVE.

#1



PEDESTRIAN
WALKWAY LIGHTING,
BY PEDESTRIAN SIDEWALK
BENCH ALONG SHERMAN AVE.



EXTERIOR CONCEPT

#1



ENTRY WALKWAY PAVERS-
STAMPED CONC.
Color: 'WASHED GREY'

#2



PRO-FIT 'MODERA' LEDGESTONE
INTEGRAL COLOR: 'CARBON'

NOTE: REFER TO LANDSCAPE PLAN,
F.A.R. SUMMARY FOR BONUS
DESCRIPTIONS

816 Sherman Avenue Residential Complex
Coeur d'Alene, Idaho
F.A.R. BONUSES



MOMENTUM
ARCHITECTURE

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Evaluation:

(There are no proposed changes to the request for an FAR Bonus.) The Community Planning Director has reviewed and approved the Applicant's FAR request and has determined that they meet the required amenities under each of the requested development bonuses – Minor Amenities: Additional Streetscape Features: (0.2); Upgraded building materials (0.2). The project qualifies for a total allowable FAR of .9 (with a base of .5) **Additionally, these FAR bonuses were previously approved in 2022 with Item DR-4-22.**

Applicant's Narrative: (Updated)



MEMO 2

July 26, 2024

TO: **Ms. Hilary Anderson – Planning Director**
City of Coeur d'Alene
Coeur d'Alene, ID 83814

PROJECT: **816 Sherman Avenue Lofts**
816 Sherman Avenue
Coeur d'Alene, ID 83814

Job No. 21.97

Hello Hilary,

This is our FORMAL RE-REQUEST for a DRC Application for the above stated project previously APPROVED as DR-4-22 on 10-27-22. The owners would like to re-engage the project and bring the DR status up-to-current so the project may move forward. Please refer to our DRC Documents submitted and previously APPROVED.

Thank-you for your consideration of this application and I look forward to the up-coming DRC meeting to further discuss as necessary.

Sincerely,

A handwritten signature in blue ink that reads 'Tim A. Wilson'. The signature is written in a cursive style with a long horizontal line extending to the right.

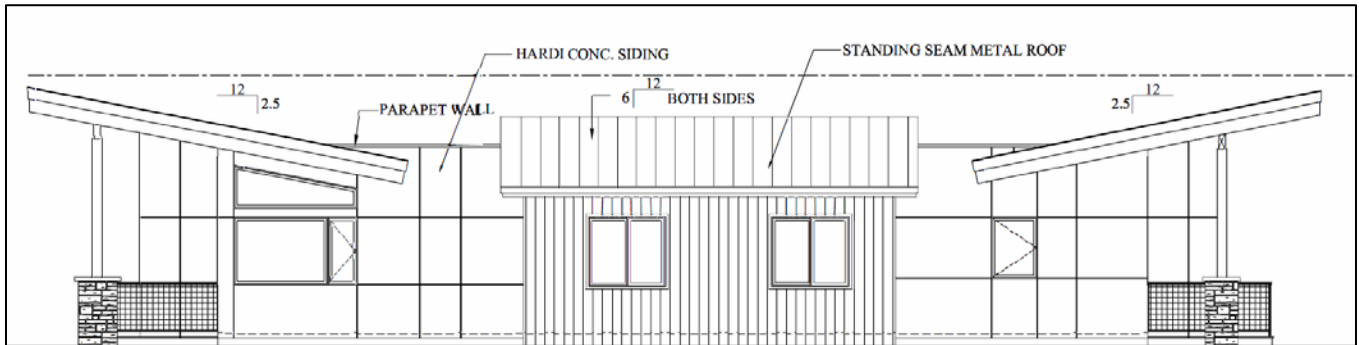
Tim A. Wilson
Principal Architect/Owner
Momentum Architecture, Inc.
E-mail: timw@momentumarch.com Web: www.MomentumArch.com

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 combination of varying sloped roofs ranging from 2 5/12, 3/12, 4/12, 6/12 and a few parapets for the proposed apartment complex and duplex structures.

The applicant has provided nearby examples of property addresses with varying pitched roofs: 804-812 E. Lakeside Avenue – low slope roof; 720-724 E. Lakeside – flat roof; 915 E. Sherman Avenue – low slope roof with mix of flat roof; 816 E. Sherman Avenue (current property) – low slow pitch. (See the applicant's request for a design departure request on the following page).

Partial West Elevation/Roof Pitch



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).

The requested design departure was approved in 2022 with DR-4-22.

Applicant's Design Departure Request:

August 18, 2022 **(REVISED 9.12.24)**

TO: **Ms. Hilary Patterson – Planning Director**
 City of Coeur d'Alene
 Coeur d'Alene, ID 83814

PROJECT: **816 Sherman Avenue Lofts**
 816 Sherman Avenue Job No.
 21.97
 Coeur d'Alene, ID 83814

Hilary,
 This is our FORMAL Re-REQUEST for Development Bonuses and Roofline Guideline Deviation for the 816 Sherman Avenue Residential Complex located at 816 Sherman Avenue and Front Avenue. Below are our request details. Please also refer to our DRC Documents submitted.

Development Bonuses proposed/requested:

Minor Amenities:

1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving – ‘stamped concrete/pavers’ provided at building entrances to the building facade.

1e. Upgraded Materials of Building: Stone veneer masonry provided along patio walls and deck facade along Sherman Avenue.

1a. Additional Streetscape Features:	.2
1e. Upgraded Materials of Building:	.2
<hr/>	
Total Bonus Points proposed/requested: (see above)	.4
Total combined F.A.R. available: .5 (base) + .4 (bonuses) =	.9
Total combined F.A.R. provided:	.78

Applicant's Design Departure Request: (new letter)

We would also like to request a Deviation from the Design Guidelines: **Please note: This Deviation request was previously APPROVED by the DRC under DR-4-22.**

We propose a combination of varying sloped roofs ranging from 2.5/12, 3/12, 4/12, 6/12, & a few Parapets. This is a deviation from the minimum 4/12 slope and maximum 12/12 slope design guideline. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation.* We believe this will provide a better visual solution to the overall project. It helps reduce the overall height of the buildings and blends better with surrounding structures. We believe the varying pitch roof solution is compatible with the neighboring residential, multi-family, and commercial structures. If you refer to the following surrounding addresses with varying pitched roofs: 804-812 E. Lakeside Avenue – low slope roof; 720-724 E. Lakeside – flat roof; 915 E. Sherman Avenue – low slope with mix of flat roof; 816 E. Sherman Avenue (current property) – low slope pitch.

Additional criteria for Deviation to Design Guideline Standards we believe each of the following conditions have been met.

1. The proposed roofline provides a distinct profile and appearance for the building and expresses the neighborhood character and meets the INTENT description for roof pitch. *Please also refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
2. The roof-line departure will not have a detrimental effect on nearby properties or the city as a whole but rather provides a design enhancement to both. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
3. The project will provide a high degree of craftsmanship, building detail, architectural design and quality of materials throughout. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
4. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design as a whole. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
5. The project is consistent with the Comprehensive Plan. Applicable CP sections:
GOAL CI 2: This project will maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and work: The proposed new apartment complex will provide needed rental housing near DT for many who live and work here and will in turn support many of the DT nearby commercial businesses.
Objective GD1.3: Promote mixed-use development and ensure small-scale commercial uses to ensure that neighborhoods have services within walking distance: The proposed APT development will provide much needed DT rental housing and is located within walking and biking distance of many commercial and public nearby uses. The project is broken up into 3 separate buildings to provide a small-scale and pedestrian feel.
Objective GD1.5: Recognize neighborhood district identities: The APT design recognizes neighborhood and district identities and is provided with a blended design character mix of neighboring residential, multi-family, and commercial structures. Project has a quasi-commercial/residential blended design along Sherman Avenue and a more residential neighborhood feel along Front Avenue including two-smaller scale separated residential structures.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment: The proposed APT project replaces an existing older partially leased commercial facility and replaces it with much needed DT residential housing. Vehicle traffic from Sherman Avenue is re-routed to the primary vehicle access to Front Avenue thus reducing the traffic congestion along Sherman Avenue. Project utilities will be upgraded accommodating this site's redevelopment and growth.

Thank-you for your consideration on these items and I look forward to the up-coming DRC meeting to further discuss as necessary.

Sincerely,



Tim A. Wilson
Principal Architect/Owner
Momentum Architecture, Inc.
E-mail: timw@momentumarch.com Web: www.MomentumArch.com

Nearby examples of previously approved projects with deviations for the roof pitch.

The Nest- Lakeside Avenue (1:12 pitch)



Mullan Avenue Townhomes – Mullan Avenue (3:12 pitch)

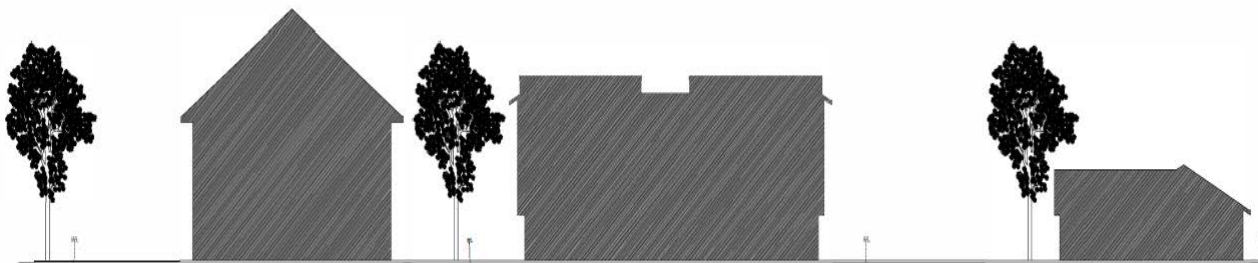


Evaluation:

Hilary Patterson, Community Planning Director, has recommended approval of the requested Design Departure as listed above on page 6. The Design Review Commission will make the final determination on the design departure and the overall project design. *Please note, the design departure was previously approved in 2022 with item DR-4-22.*

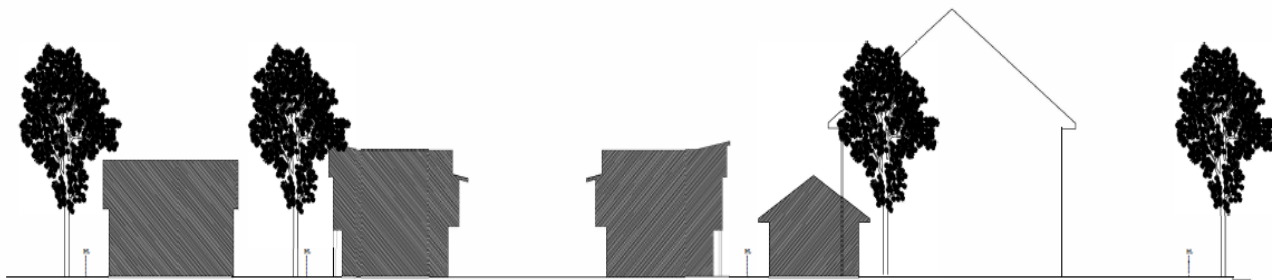
MASSING:

SHERMAN AVENUE: 12-UNIT APARTMENT PROJECT



12 UNIT APARTMENTS
SHERMAN AVENUE ELEVATION

FRONT STREET: 2 DUPLEX STRUCTURES



DUPLEX DUPLEX

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
- Massing: Top/Middle/Base
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs
- Setbacks Adjacent to Single Family
- Building Bulk and Spacing

APPLICANT'S DESIGN GUIDELINES WORKSHEET: (Infill Overlay East DO-E) (new)

Note: Staff requested that the applicant provide the following analysis of compliance of the project with the applicable design guidelines with the submittal of the 2024 application.

To approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project (Please fill out and submit with your application)

- **General Landscaping:** Landscaping has been provided per the Landscape Plan along the perimeter of the site to meet City of CDA design standards. Landscaping includes added street trees and several new landscape areas through-out the site. One existing Grand Scale tree along Sherman Avenue and two along Front Avenue are to be Preserved. Refer to Landscape Plan for concept design.
- **Screening of Parking Lots:** Parking area is internally designed and screened by the buildings along both street frontages. Vehicle access will be provided from Front Avenue only to the 12-unit apartment and duplexes. The current Sherman Avenue vehicle access point has been eliminated to lessen Sherman Avenue vehicle traffic thus creating a more residential feel than the commercial through driveway currently in place. The two side abutting properties are screened from the internal parking area by Landscape buffers utilizing Section 1, Type A: plantings and ground cover. Both adjacent properties also have existing partial wood fences/buildings along the parking lot providing existing screening. Refer to Civil Site and Landscape Plan for concept design.
- **Screening of Trash/Service Areas:** A trash enclosure is centrally located within the screened parking area and is away from the public right-of-way. Waste-management vehicle access will be from Front Avenue. The dumpster will be screened from all sides and constructed of 3 sides CMU Block painted to match the building's facade along with a screened entry gate. Refer to Civil Site and Landscape Plan for proposed location.
- **Lighting Intensity:** Site and Exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. Fixtures will be shielded to prevent light trespassing outside the property boundaries. All site lighting fixtures will be downward facing and provided with shields. NO flashing lights nor up-lighting will be used.

- **Screening of Rooftop Mechanical Equipment:** Rooftop Mechanical Equipment will be screened from view and positioned behind proposed parapet walls/sloped roof areas.
- **Curb Cuts Width and Spacing:** A 12FT Wide Curb Cut will be provided along Front Avenue. Sidewalk pattern and material will be continuous and connect to existing sidewalks.
- **Parking Lot Landscape:** Parking Lot landscaping around internal parking area is designed to meet City of CDA design standards, including parking lot trees and planter areas. Four new parking lot trees are proposed within the parking lot area and planting areas are provided along the two neighboring properties providing a landscape buffer. Refer to Landscape Plan for concept design.
- **Location of Parking:** Parking area is internally designed and screened by the buildings along both street frontages. Vehicle access will be provided from Front Avenue only to the 12-unit apartment and duplexes. The current Sherman Avenue vehicle access point has been eliminated to lessen Sherman Avenue vehicle traffic thus creating a more residential feel than the commercial through driveway currently in place.
- **Grand Scale Trees:** Existing Grand Scale trees to be retained and preserved. Includes: One existing Grand Scale tree along Sherman Avenue and two along Front Avenue. Refer to Landscape Plan for concept design.
- **Identity Elements:** The following designated street trees are provided to meet Section E: Item No. 2. DO-E District Identity Elements. 3 existing Grand Scale trees to be retained and preserved. Includes: One existing Grand Scale tree along Sherman Avenue and two along Front Avenue. An additional new street tree is proposed being added along Sherman Avenue. Refer to Landscape Plan for concept design.
- **Fences Next to Sidewalks:** No fences are proposed along the public right-of-way.
- **Walls Next to Sidewalks:** 30" Tall landscape/patio walls will be level with stone Veneer Masonry and solid caps along Sherman Avenue Suites.
- **Curbside Planting Strips:** Sidewalks and curbside planting strips along Sherman Avenue and Front Street are existing. They are each provided between the street curb and sidewalk. The planting strips consist of existing Grand-Scale trees, new street tree and are planted with living ground cover per the guidelines. Refer to Landscape/Site Plan submitted.
- **Unique Historic Features:** Per item I, Section 2: New project signage provided will be fitting with the style of the building corresponding to its location, setting and proposed residential use. Refer to exterior rendering views.
- **Entrances:** The primary residential & pedestrian entrances will be accessed from Sherman Avenue and Front Street. A Sidewalk is provided to each entrance. The entry doors are recessed (Group A) and provided with cover above for protection from the elements designed with Stone Veneer Masonry pier supports (Group C). The entrance doors are provided with a sidelight flanking each door (Group B). The entry has an adjacent landscaping area. Refer to exterior rendering views.
- **Orientation to the Street:** Pedestrian accessed through Sherman Avenue entrance and Front Street. A Sidewalk is provided to the entrances. The entry doors are recessed and provided with

cover above for protection from the elements designed with Stone Veneer Masonry pier supports. The entrance door is provided with a sidelight flanking the door.

• **Massing: Base/Middle/Top:**

- **Base:** Sherman Avenue side: **BASE** articulation/material is faux-stone veneer masonry along the patio walls, deck façade and includes covered canopies (iii). Front Avenue side: **BASE** articulation/material is comprised of covered canopies/porch (iii) and Hardi-lap base siding which varies from the middle section siding material above and in color. Refer to rendering views.
- **Middle:** **MIDDLE** wall areas are a material mix of vertical-metal siding, vertical 'weathered wood' siding, Hardi-panel siding, Hardi-lap siding and Hardi-board-n-batt sections. Each provides a distinct change in material, texture and color. Refer to rendering views.
- **Top:** Built up 12" deep projecting Cornice/Fascia provided at **TOP** of proposed residential structures. Refer to rendering views.

• **Treatment of Blank Walls:** Section M, Item 1: Walls within the public view are provided with several windows/sliding patio doors, exterior balconies and utilizes several various siding treatments to break up the exterior walls along both street frontages. Item 2: There are NO uninterrupted walls greater than 30 feet with-in this project. Refer to exterior rendering views.

• **Integration of Signs with Architecture:** New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.

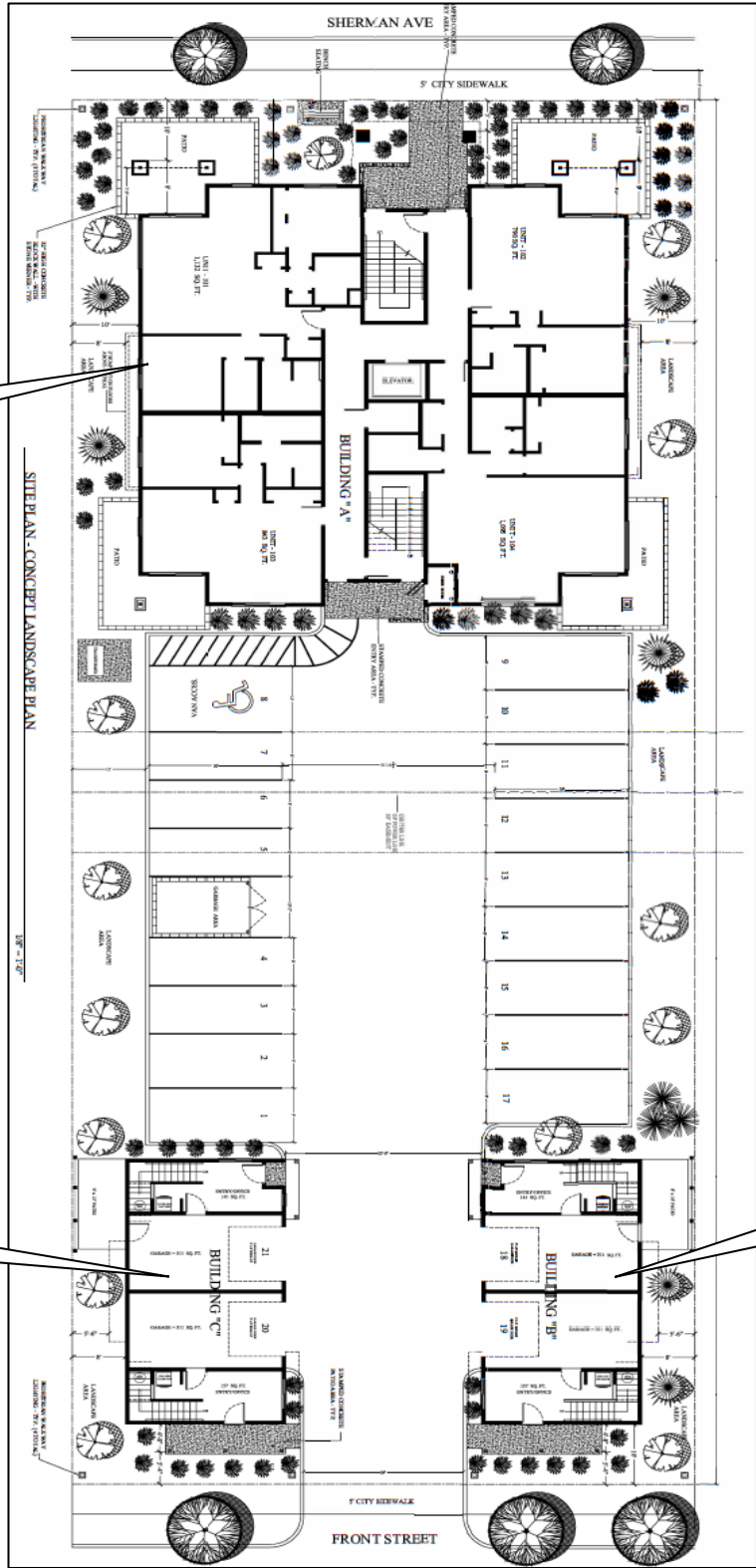
• **Creative/Individuality of Signs:** New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan.

• **Minimum/Maximum Setbacks:** Sherman Avenue Structure: 10' Front yard setback for buildings and 10' side yard setback. Covered entry canopy is 2'. Duplex Structures along Front Avenue: 10' Front yard setback for buildings and 8' side yard setback. Covered entry patio is 4'. There are no rear yard setbacks on this property. Project meets zoning setbacks, refer to Site Plan.

• **Roof Pitch:** Project requests Deviation to 4/12 min. slope. Combo of 2.5/12, 3/12, 4/12, 6/12, & Parapet roofs to mix it up; Transition between residential neighbors and commercial. This Deviation request was previously APPROVED by the DRC under DR-4-22. Refer to Exterior views for illustration.

• **Building Bulk and Spacing:** The project is broken up into 3 separate structures creating a campus feel, transitioning from commercial to residential. Structures orientated to the street frontages with parking in the center hidden behind the structure. Project bulk similar to surrounding structures. Per guidelines, building facing Sherman Avenue is less than 100ft at 73'6".

SITE PLAN:



Proposed 12-unit apartment complex

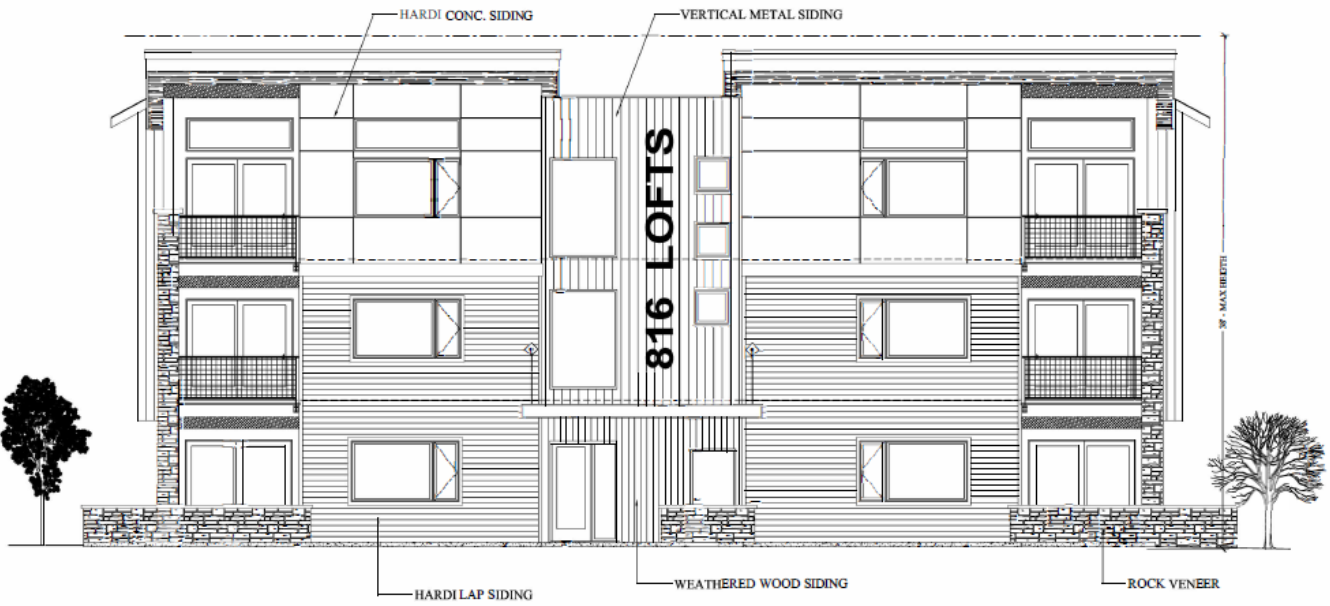
Proposed duplex units

Proposed duplex units

NORTH ELEVATION: APARTMENTS



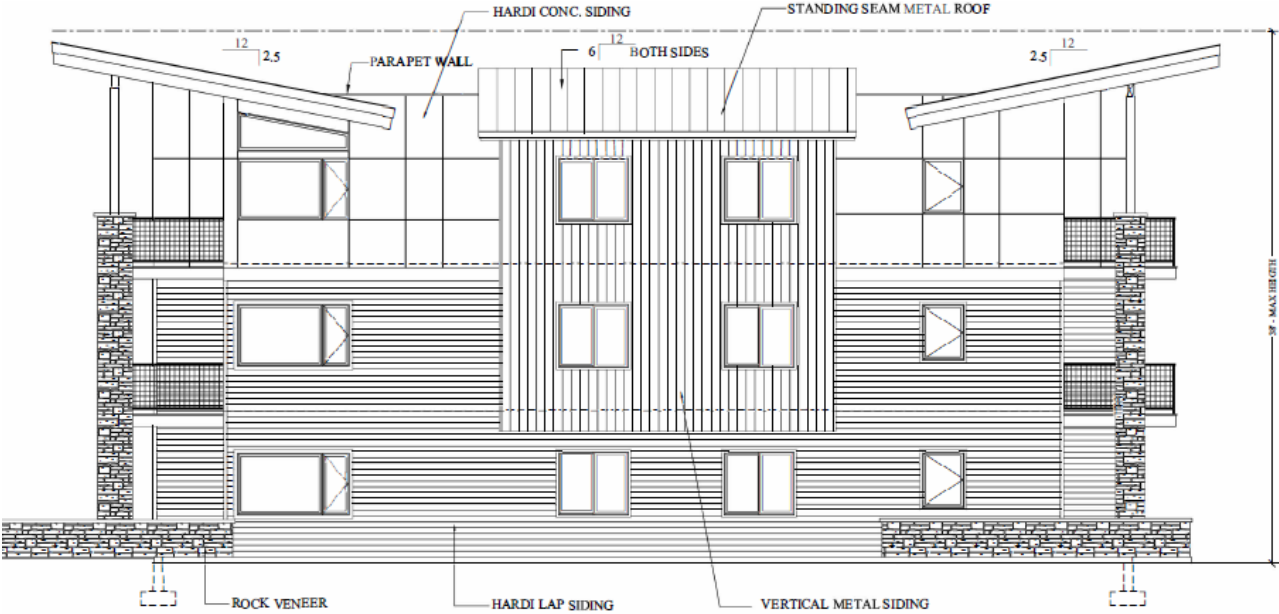
SOUTH ELEVATION: APARTMENTS



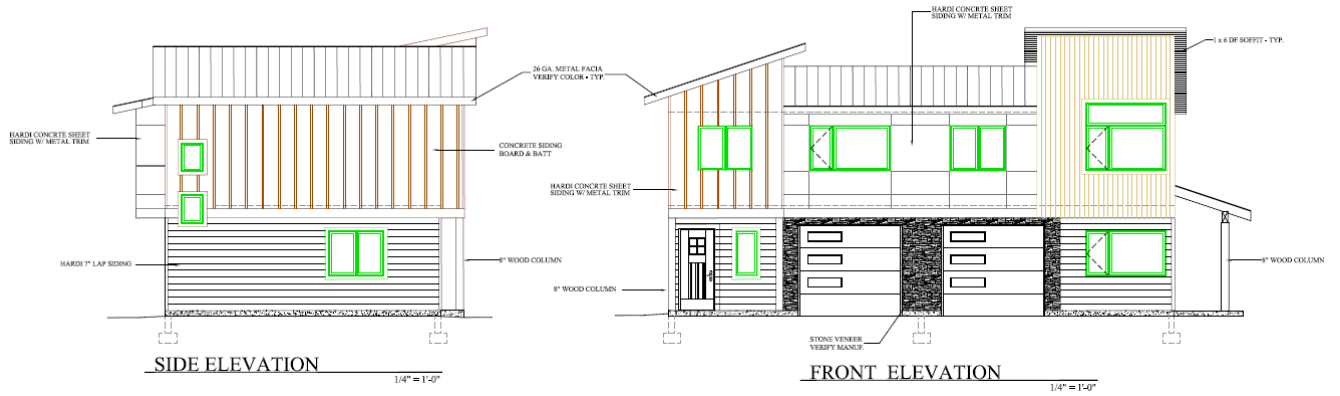
EAST ELEVATION: APARTMENTS



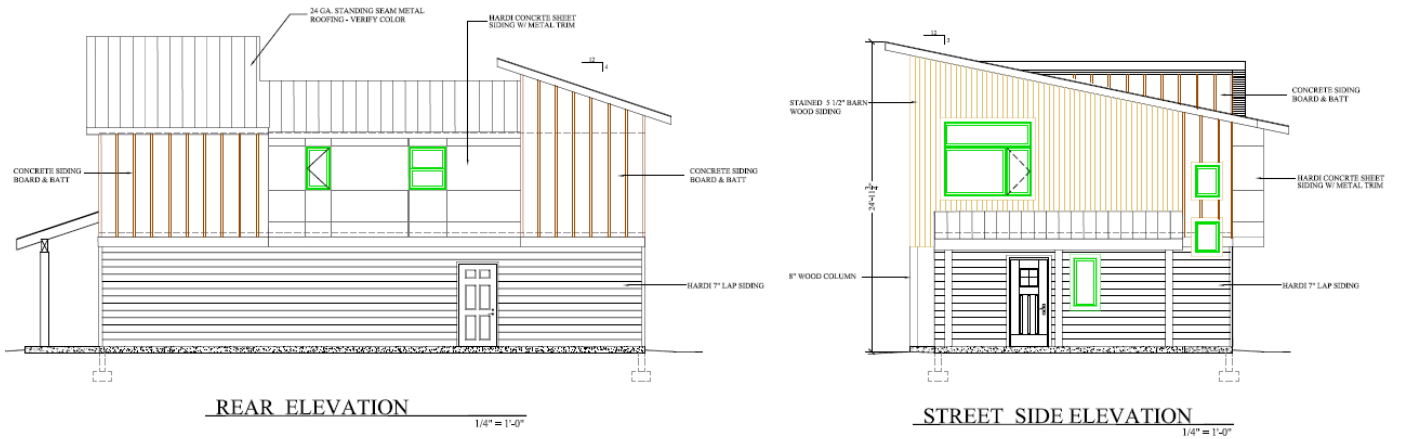
WEST ELEVATION: APARTMENTS



FRONT AND SIDE ELEVATIONS: DUPLEX



REAR AND STREET SIDE ELEVATIONS: DUPLEX



EXTERIOR VIEWS: LOOKING SOUTH:



EXTERIOR VIEW: LOOKING NORTH FROM THE INTERIOR PARKING AREA (REAR VIEW):



EXTERIOR VIEW: INTERIOR SIDE AND PARTIAL REAR VIEW:



EXTERIOR VIEW: LOOKING NORTH FROM THE INTERIOR PARKING AREA:



EXTERIOR VIEWS: VIEW FROM FRONT AVENUE (DUPLEX):



EXTERIOR VIEWS: VIEW FROM FRONT AVENUE (DUPLEX):



EXTERIOR VIEWS: INTERNAL SIDE VIEW DUPLEX:












EXTERIOR VIEWS: SIDE VIEW DUPLEX:



MATERIAL BOARD: (Updated)

Note: Staff requested that the applicant provide material boards with the 2024 submittal.

FINISH MATERIALS
Sherman Avenue Residential Complex
816 Sherman Avenue, Coeur d'Alene, Idaho

 <p>WALL PANEL #1 'WEATHERED WOOD' VERTICAL SIDING</p>	 <p>WALL PANEL #2: GALVANIZED VERTICAL METAL SIDING COLOR: 'MISTIQUE PLUS'</p>	 <p>WALL PANEL #5 PRO-FIT MODERA LEGSTONE INTEGRAL COLOR: 'CARBON'</p>
 <p>ROOFING MATERIAL #1: STANDING SEAM METAL ROOFING - 'METAL SALES' OR APPR. COLOR: 'DARK GREY' GUTTERS/FASCIA TO MATCH</p>	 <p>WALL PANEL #3: BASE HORIZONTAL HARDIE LAP SIDING COLOR: 'BROWN' OR APPR.</p>	 <p>WALL PANEL #4: MIDDLE 'METAL PANEL' COLUMN DETAIL OR 'HARDI-PANEL SIDING' COLOR: 'WHITE'</p>
 <p>12" METAL FACIA/CORNICE: TOP</p>	 <p>ROOFING MATERIAL #2: MEMBRANE ROOFING—EPDM COLOR: 'GREY'</p>	

MATERIAL BOARD: (Updated)

FINISH MATERIALS

Sherman Avenue Residential Complex

816 Sherman Avenue, Coeur d'Alene, Idaho



EXTERIOR HARDWARE:
ADA APPROVED
EIMTAK, OR APPR.
COLOR: 'BLACK'



RESIDENTIAL WINDOW
MATERIAL:
ANDERSON '100' SERIES
METAL CLAD or VINYL FRAMES
OR APPROVED
COLOR: 'BLACK'



'OPAQUE' GLASS-PANEL-
'MODERN-STYLE' - 'BLACK FRAME'
OR APPR.



WALL MOUNTED LIGHT
FIXTURE: BY 'KICHLER LIGHTING' OR
APPR.
COLOR: 'BLACK' WITH 'OPAQUE'



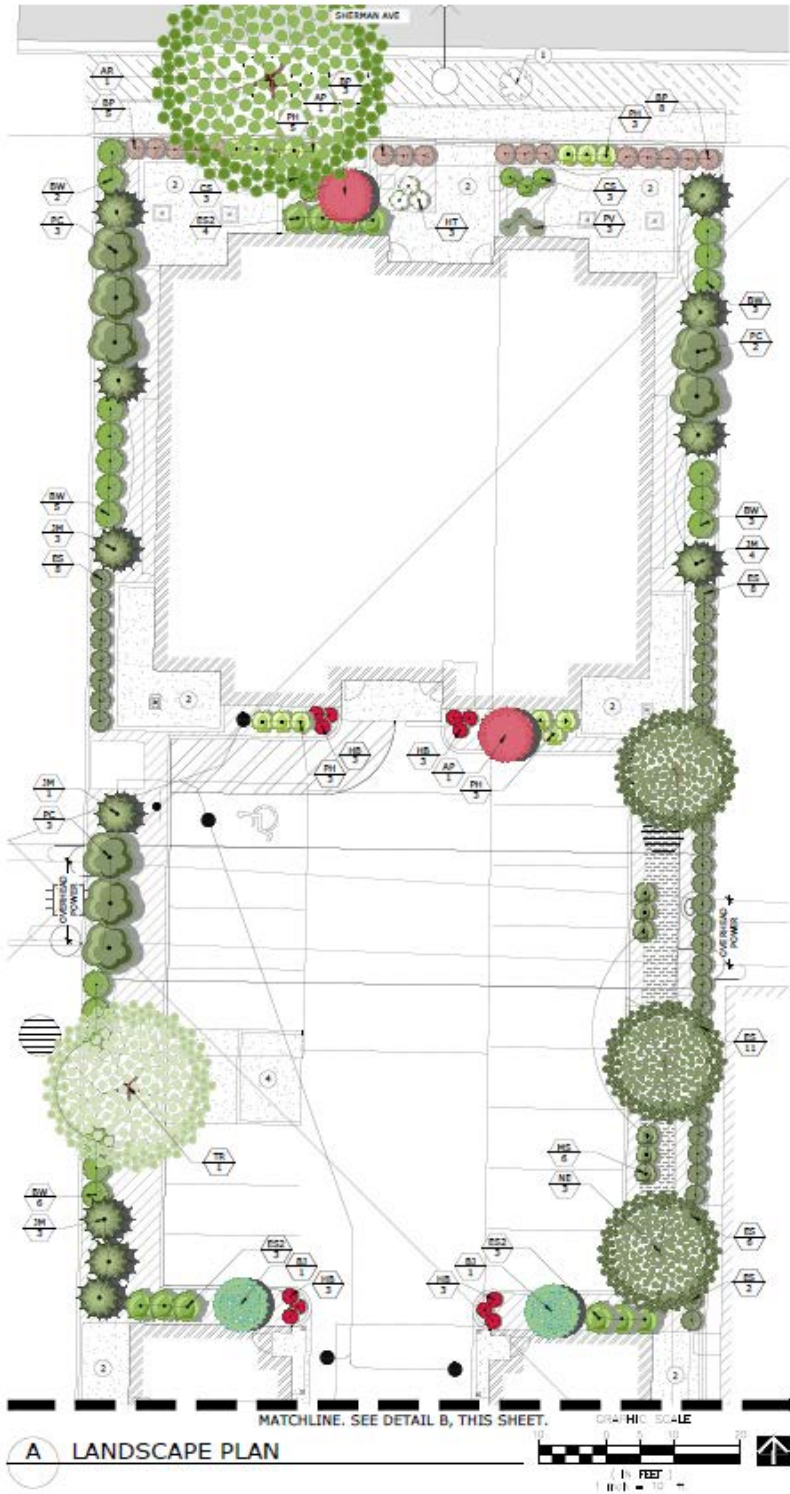
EXTERIOR RESIDENTIAL SLIDING DOORS:
'ANDERSON SERIES '100' 'WESTERN'
DOOR/WDW PRODUCTS OR APPR.
COLOR: 'BLACK'



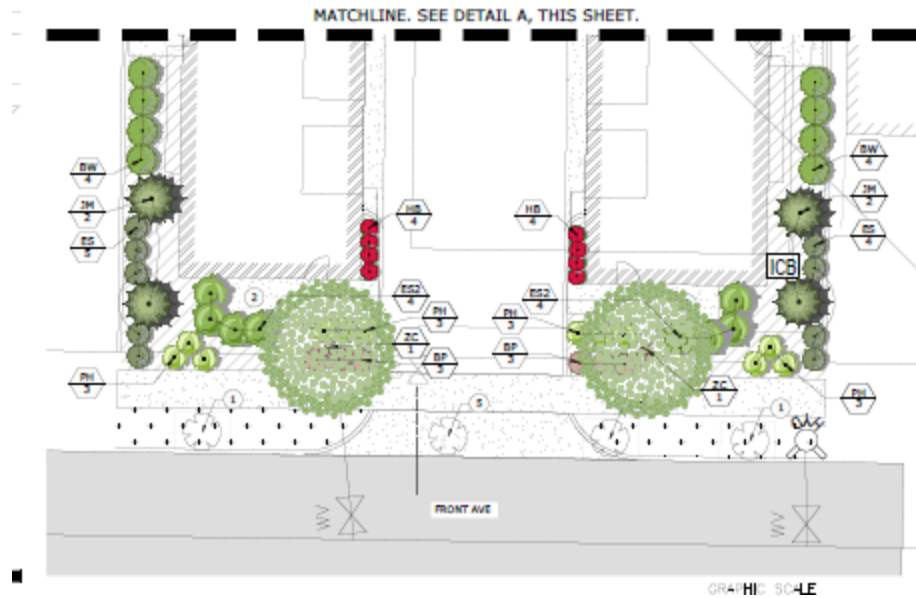
PATIO: WOOD W/ TREX FLOOR FINISH
COLOR: 'DRIFTWOOD'
RAILING: HORIZONTAL METAL
COLOR: 'WHITE'



PRELIMINARY LANDSCAPE PLAN:



PRELIMINARY LANDSCAPE PLAN:



STAFF EVALUATION OF FACTS

- The subject property is located at 816 E. Sherman Avenue with frontage on both Sherman Avenue and Front Street legally described as Lots 1, 2, 7 and 8, Block 2, O'Brien's First Addition to the Town of Coeur d'Alene, according to the plat thereof recorded in Book A of Plats at Page 99, records of Kootenai County, Idaho.
- The property is subject to the Infill Overlay District (DO-E) Design Standards and the M.C. Chapter 17.05, Article XI, and § 17.05.705, and review by the City's DRC.
- The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(D) and (E).
- The applicant completed a project review meeting with the original submittal on March 3, 2022 as required by M.C. § 17.09.325(B). *(This request is largely unchanged from the version that went to the DRC on October 27, 2022, therefore the initial meeting was waived for this submittal.)*
- The applicant has completed an initial meeting with staff with the originally submittal on August 10, 2022, as required by M.C. § 17.325(D). *(This request is largely unchanged from the version that went to the DRC on October 27, 2022, therefore the initial meeting was waived.)*
- The applicant is seeking design review re-approval from the DRC at a meeting on September 26, 2024.
- One hundred two (102) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on September 5, 2024, which fulfills the legal requirement as provided by M.C. §17.09.315(A).
- The public hearing notice was published in the Coeur d'Alene Press on September 7, 2024, which fulfills the legal requirement for the Design Review as provided by M.C. § 17.09.315(A).

- The subject property was posted with the public hearing notice on September 5, 2024, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
- Public testimony was received by the DRC at a public hearing on September 26, 2024.
- The existing zoning is in the Infill Overlay East (DO-E) District with the underlying zoning as C-17L (Limited Commercial) as shown by the City's zoning map.
- The subject property is 21,344 square feet or 0.49-acre as shown by the applicant and verified by GIS.
- The building square footage would be 19,058 square feet.
- The project is below the allowable floor area ratio (FAR) as provided in M.C. § 17.05.685(A). The maximum allowed FAR in the DO-E zoning district is 1.6. The project shows a FAR of 0.78 based on a lot size of 21,518 square feet and a building square footage of 19,058 square feet. The applicant has requested development bonuses – Minor Amenities: Additional Streetscape Features: (0.2) and Upgraded Building Materials (0.2). The project qualifies for a total allowable FAR of 0.9 (with a base of 0.5 and 0.4 in bonuses). The Planning Director has recommended approval. **Additionally, the DRC previously approved the FAR bonuses in Item DR-4-22 in 2022.** (FAR BONUSES)
- The proposed project would be 3 stories and 38-feet tall (*with a commercial zone*) which is the maximum allowable in the Infill Overlay District (DO-E) pursuant to M.C. § 17.05.690(A). (BUILDING HEIGHT)
- M.C. §17.05.725(A)(3) requires 1.0 parking stalls per one bedroom unit and 1.75 spaces per two bedroom unit in the DO-E Infill Overlay District. There are 13 – one bedroom units requiring 1 space per unit and 3 – two bedroom units requiring 1.75 spaces per unit. A total of 19 parking spaces are required, 21 parking spaces have been provide which is 3 more than is required by the Infill Overlay District DO-E standards. The project provides garages for the two duplex units along Front Avenue and surface parking spaces for the 12-unit apartment building. (PARKING COUNT & LOCATION)

The applicant has requested a design departure for Roof Pitch- DO-E District Only as noted below. ***The DRC previously approved the design departure for the roof pitch in Item DR-4-22 in 2022.***

Per the Infill Overlay District Design Guidelines, to ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character, roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12. The applicant has provided details on the varying sloped roofs being proposed and states that this will provide a better visual solution to the overall project. It helps reduce the overall height of the buildings and blends better with surrounding structures. We believe the varying pitch roof solution is compatible with the neighboring residential, multi-family, and commercial structures. Additional criteria provided by the applicant is as follows:

1. The proposed roofline provides a distinct profile and appearance for the building and expresses the neighborhood character and meets the INTENT description for roof pitch. *Please also refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*

The roof-line departure will not have a detrimental effect on nearby properties or the city as a whole but rather provides a design enhancement to both. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*

2. The project will provide a high degree of craftsmanship, building detail, architectural design and quality of materials throughout. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
3. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design as a whole. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
4. The project is consistent with the Comprehensive Plan. Applicable CP sections:

GOAL CI 2: This project will maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and work: The proposed new apartment complex will provide needed rental housing near DT for many who live and work here and will in turn support many of the DT nearby commercial businesses.

Objective GD1.3: Promote mixed-use development and ensure small-scale commercial uses to ensure that neighborhoods have services within walking distance: The proposed APT development will provide much needed DT rental housing and is located within walking and biking distance of many commercial and public nearby uses. The project is broken up into 3 separate buildings to provide a small-scale and pedestrian feel.

Objective GD1.5: Recognize neighborhood district identities: The APT design recognizes neighborhood and district identities and is provided with a blended design character mix of neighboring residential, multi-family, and commercial structures. Project has a quasi-commercial/residential blended design along Sherman Avenue and a more residential neighborhood feel along Front Avenue including two-smaller scale separated residential structures.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment: The proposed APT project replaces an existing older partially leased commercial facility and replaces it with much needed DT residential housing. Vehicle traffic from Sherman Avenue is re-routed to the primary vehicle access to Front Avenue thus reducing the traffic congestion along Sherman Avenue. Project utilities will be upgraded accommodating this site's redevelopment and growth.

- Landscaping has been provided per the Landscape Plan along the perimeter of the site to meet the landscape design standards. The landscaping includes added street trees and several new landscape areas throughout the site. One Grand Scale tree along Sherman Avenue and two along Front Avenue are to be preserved. **(GENERAL LANDSCAPING)**
- Parking area is internally designed and screened by the buildings along both street frontages. Vehicle access will be provided from Front Avenue only to the 12-unit apartment and duplexes. The current Sherman Avenue vehicle access point has been eliminated to lessen Sherman Avenue vehicle traffic thus creating a more residential feel than the commercial through driveway currently in place. The two side abutting properties are screened from the internal parking area by Landscape buffers utilizing Section 1, Type A:

plantings and ground cover. Both adjacent properties also have existing partial wood fences/buildings along the parking lot providing existing screening. **(SCREENING OF PARKING LOTS)**

- Trash /service areas are required to be screened. A trash enclosure will be centrally located within the screened parking area and is away from the public right-of-way. Waste-management vehicle access will be from Front Avenue. The dumpster will be screened from all sides and constructed of three (3) sides CMU Block painted to match the building's facade along with a screened entry gate. **(SCREENING OF TRASH/ SERVICE AREAS)**
- In order to conserve energy, prevent glare and reduce light pollution, site and exterior light fixtures will be designed to meet the General Requirements of the Design Guidelines. Fixtures will be shielded to prevent light trespassing outside the property boundaries. All site lighting fixtures will be downward facing and provided with shields. No flashing lights nor up-lighting will be used. Lighting will meet City Standards. **(LIGHTING INTENSITY – STREET LIGHTING)**
- In order to screen rooftop mechanical and communications equipment from ground level of nearby streets and residential areas, rooftop mechanical equipment will be screened from view and positioned behind proposed parapet walls/sloped roof areas. **(SCREENING OF ROOFTOP MECHANICAL EQUIPMENT)**
- The proposed plan provides continuous uninterrupted sidewalks along Sherman Avenue. The existing curb cut along Sherman Avenue will be removed. The primary entrance will be along Front Avenue for tenants to access the parking area and parking garages for the duplex units. The sidewalks will be continuous and connect to existing sidewalks. **(CURB CUTS WIDTH AND SPACING)**
- In order to reduce the visual mass of parking lots parking lot landscaping around internal parking area is designed to meet City of CDA design standards, including parking lot trees and planter areas. Four new parking lot trees are proposed within the parking lot area and planting areas are provided along the two neighboring properties providing a landscape buffer. Refer to Landscape Plan for concept design. **(PARKING LOT LANDSCAPE)**
- The parking for the proposed project is internally designed and screened by the buildings along both street frontages. Vehicle access will be provided from Front Avenue only to the 12-unit apartment and duplexes. The current Sherman Avenue vehicle access point has been eliminated to lessen Sherman Avenue vehicle traffic thus creating a more residential feel than the commercial through driveway currently in place. **(LOCATION OF PARKING)**
- Existing Grand Scale trees to be retained and preserved. Includes: One existing Grand Scale tree along Sherman Avenue and two along Front Avenue. **(GRAND SCALE TREES)**
- In order to meet the guideline within the DO-E District under "District Identity Elements". Three (3) existing Grand Scale trees to be retained and preserved. Includes: One existing Grand Scale tree along Sherman Avenue and two along Front Avenue. An additional new street tree is proposed being added along Sherman Avenue. **(IDENTITY ELEMENTS)**
- The applicant is not proposing fences along the public right-of-way. **(FENCES NEXT TO SIDEWALKS)**

- Walls next to sidewalks require detail to be added. The applicant is proposing a 30" Tall landscape/patio walls will be level with stone Veneer Masonry and solid caps along Sherman Avenue Suites. **(WALLS NEXT TO SIDEWALKS)**
- Sidewalks and curbside planting strips along Sherman Avenue and Front Street are existing. They are each provided between the street curb and sidewalk. The planting strips consist of existing Grand-Scale trees, new street tree and are planted with living ground cover per the guidelines. **(CURBSIDE PLANING STRIPS)**
- In order to retain the unique character of the neighborhood and businesses, retention of signs and new landmark signs should correspond to the location, setting and type of business per the DO-E guideline requires. No historic structures currently exist on the subject property. Per item I, Section 2: New project signage provided will be fitting with the style of the building corresponding to its location, setting and proposed residential use. **(UNIQUE HISTORIC FEATURES)**
- The DO-E guidelines require the building entry be marked by at least one element from each of the three categories. The primary residential & pedestrian entrances will be accessed from Sherman Avenue and Front Street. A Sidewalk is provided to each entrance. The entry doors are recessed (Group A) and provided with cover above for protection from the elements designed with Stone Veneer Masonry pier supports (Group C). The entrance doors are provided with a sidelight flanking each door (Group B). The entry has an adjacent landscaping area. Refer to exterior rendering views. **(ENTRANCES)**
- In order to provide a clearly defined, welcoming, and safe entry for pedestrians from the sidewalk into the building, primary pedestrian access will be through Sherman Avenue entrance and Front Street. A Sidewalk is provided to the entrances. The entry doors are recessed and provided with cover above for protection from the elements designed with Stone Veneer Masonry pier supports. The entrance door is provided with a sidelight flanking the door. **(ORIENTATION TO THE STREET)**
- In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of "base," "middle," top" guidelines the applicant has addressed the massing as noted: The proposed structures incorporate a top, middle and base as required by the infill Overlay- E district. **(MASSING: BASE/MIDDLE/TOP)**
 - Sherman Avenue side: **BASE** articulation/material is faux-stone veneer masonry along the patio walls, deck façade and includes covered canopies (iii). Front Avenue side: **BASE** articulation/material is comprised of covered canopies/porch (iii) and Hardi-lap base siding which varies from the middle section siding material above and in color. Refer to rendering views.
 - MIDDLE** wall areas are a material mix of vertical-metal siding, vertical 'weathered wood' siding, Hardi-panel siding, Hardi-lap siding and Hardi-board-n-batt sections. Each provides a distinct change in material, texture and color. Refer to rendering views.
 - Built up 12" deep projecting Cornice/Fascia provided at **TOP** of proposed residential structures. Refer to rendering views.
- To mitigate blank walls within the public view they are provided with several windows/sliding patio doors, exterior balconies and utilizes several various siding treatments to break up the exterior walls along both street frontages. Item 2: There are NO uninterrupted walls greater

than 30 feet with-in this project. Refer to exterior rendering views. **(TREATMENT OF BLANK WALLS)**

- New project signage will be fitting with the style of the building as noted on the exterior rendering views and Landscape Plan. **(INTEGRATION OF SIGNS WITH ARCHITECTURE)**
- New project signage will be fitting with the style of the building. Refer to exterior rendering views and Landscape Plan. **(CREATIVITY/INDIVIDUALITY OF SIGNS)**
- The Blackwell House abuts the subject property to the east and a holistic medical office is directly to the west. The setback requirement is not triggered. **(SETBACKS ADJACENT TO SINGLE-FAMILY)**
- In order to create a lively, pedestrian friendly sidewalk environment the structure fronting Sherman Avenue Structure: 10' Front yard setback for buildings and 10' side yard setback. Covered entry canopy is 2'. Duplex Structures along Front Avenue: 10' Front yard setback for buildings and 8'side yard setback. Covered entry patio is 4'. There are no rear yard setbacks on this property. Project meets zoning setbacks, **(MINIMUM/MAXIMUM SETBACKS)**
- To retain the scale of buildings in the neighborhood the project is broken up into three (3) separate structures creating a campus feel, transitioning from commercial to residential. Structures orientated to the street frontages with parking in the center hidden behind the structure. Project bulk similar to surrounding structures. Per guidelines, building facing Sherman Avenue is less than 100ft at 73'6". **(BUILDING BULK AND SPACING)**
- The applicant has requested a design departure for Roof Pitch- DO-E District Only as noted below. Per the Infill Overlay District Design Guidelines, to ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character, roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12. The applicant has provided details on the varying sloped roofs being proposed and states that this will provide a better visual solution to the overall project. It helps reduce the overall height of the buildings and blends better with surrounding structures. We believe the varying pitch roof solution is compatible with the neighboring residential, multi-family, and commercial structures. If you refer to the following surrounding addresses with varying pitched roofs: 804-812 E. Lakeside Avenue – low slope roof; 720-724 E. Lakeside – flat roof; 915 E. Sherman Avenue – low slope with mix of flat roof; 816 E. Sherman Avenue (current property) – low slope pitch. **(ROOF PITCH)**

Additional criteria for Deviation to Design Guideline Standards:

The proposed roofline provides a distinct profile and appearance for the building and expresses the neighborhood character and meets the INTENT description for roof pitch. *Please also refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character. **Additionally, the DRC approved this project design in 2022 in Item DR-4-22.***

1. The roof-line departure will not have a detrimental effect on nearby properties or the city as a whole but rather provides a design enhancement to both. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*

2. The project will provide a high degree of craftsmanship, building detail, architectural design and quality of materials throughout. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
3. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design as a whole. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
4. The project is consistent with the Comprehensive Plan. Applicable CP sections:

GOAL CI 2: This project will maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and work: The proposed new apartment complex will provide needed rental housing near DT for many who live and work here and will in turn support many of the DT nearby commercial businesses.

Objective GD1.3: Promote mixed-use development and ensure small-scale commercial uses to ensure that neighborhoods have services within walking distance: The proposed APT development will provide much needed DT rental housing and is located within walking and biking distance of many commercial and public nearby uses. The project is broken up into 3 separate buildings to provide a small-scale and pedestrian feel.

Objective GD1.5: Recognize neighborhood district identities: The APT design recognizes neighborhood and district identities and is provided with a blended design character mix of neighboring residential, multi-family, and commercial structures. Project has a quasi-commercial/residential blended design along Sherman Avenue and a more residential neighborhood feel along Front Avenue including two-smaller scale separated residential structures.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment: The proposed APT project replaces an existing older partially leased commercial facility and replaces it with much needed DT residential housing. Vehicle traffic from Sherman Avenue is re-routed to the primary vehicle access to Front Avenue thus reducing the traffic congestion along Sherman Avenue. Project utilities will be upgraded accommodating this site's redevelopment and growth.

RECOMMENDED CONDITION OF APPROVAL

Planning:

1. The proposed design shall be substantially similar to those submitted with Item DR-4-24.

DESIGN REVIEW COMMISSION'S ROLE

The DRC may provide input on the proposed design and shall identify any changes to the proposed project which are needed in order for the project to comply with the required commercial design guidelines. The DRC must determine, based on the information before it, whether the proposed project meets the applicable Commercial Design Guidelines. The DRC should identify the specific elements that meet or do not meet the guidelines in its Record of Decision.

DECISION POINT

The DRC should grant the application in Item DR-4-22, a request by Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership for design review re-approval for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site. A total of 19 parking spaces are required, 21 parking spaces have been provided. The property is located at 816 E. Sherman Avenue, Coeur d'Alene, Idaho, be approved with or without conditions, or determine that the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or if it is deemed necessary based on all the circumstances.

Attachments:

Application & Applicant's Narrative

Minutes Excerpt from DR-4-22, October 27, 2022



APPLICANT'S APPLICATION

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DESIGN REVIEW APPLICATION

STAFF USE ONLY
 Date Submitted: _____ Received by: TS Fee paid: \$2041- Project # DR-4-24

REQUIRED SUBMITTALS

Application Fee: \$ 2,000.00

Publication Fee: \$ 300.00

\$ 2,041.00 TOTAL FEE :

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00
(The City's standard mailing list has 28 addresses per public hearing)

73 + 28
2,041.00

PAID

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

JUL 25 2024

Completed application form

Application, Publication, and Mailing Fees

CITY OF COEUR D ALENE
02981410

Title Report(s) by an Idaho licensed Title Company: Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.

Mailing labels provided by an Idaho licensed Title Company: Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:

1. All property owners within 300ft of the external boundaries. * Non-owners list no longer required*
2. All property owners within the subject property boundaries. (Including the applicant's property)
3. A copy of the tax map showing the 300ft mailing boundary around the subject property.

A written narrative: Description of proposal and/or property use.

A legal description: in MS Word compatible format, together with a meets and bounds map stamped by a licensed Surveyor.

Infill Design Guideline Worksheet: (Attached) Please fill out the appropriate Infill Worksheet for your project.

APPLICATION DOCUMENTS:

A. Purpose of Application Submittals: Purpose of Application Submittals: 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.

B. Materials to Be Submitted for Initial Meeting with Planning Staff: Not later than fifteen (15) days before the Initial Meeting with staff, the applicant must submit the supplemental and updated information required by this subsection to the Director. If all required items are not submitted two weeks prior to the scheduled meeting, the Director may postpone the Initial Meeting to a later date. Prior to the Initial Meeting with Planning staff, all Floor Area Ratio (F.A.R.) development bonuses must be approved by the Community Planning Director, or his or her designee.

DESIGN REVIEW APPLICATION

After the Initial Meeting, the Director shall schedule the Second Meeting with the Commission for a date not less than thirty (30) days after the Initial Meeting. In the Director's discretion, any meeting may be scheduled at an earlier or later date if it is in the best interests of the Commission, the applicant, or staff.

- ✓ 1. A complete application (including the applicable fee); and
- ✓ 2. A site map, showing property lines, rights of way, easements, topography, existing and proposed building footprints (if applicable), major landscaped areas, parking, access, sidewalks amenities and public areas; and
- ✓ 3. A context map, showing building footprints and uses of parcels within three hundred feet (300'); and
- ✓ 4. A written narrative including: A summary of the development plan including the areas for each use, number of floors, ~~etc.~~ total square footage and total acreage, and any information that will clarify the proposed project); and; a detailed description of how the project meets each applicable design guideline and design standards, including images/exhibits, and any design departures, and all revisions to the project made as a result of the initial meeting with staff. The narrative shall also include a description and photos detailing proximity to major roads, view corridors, and neighborhood context.
- ✓ 5. General parking information including the number of stalls, dimensions of the parking stalls, access point(s), circulation plan, any covered parking areas, bicycle parking (included enclosed bike storage areas), and whether the parking will be surface or structured parking; and
- ✓ 6. An ownership list prepared by a title insurance company, listing the owners of property within a three hundred foot (300') radius of the external boundaries of the subject property. The list shall include the last known name and address of such owners as shown on the latest adopted tax roll of the county; and
- ✓ 7. Photographs of nearby buildings that are visible from the site, from different vantage points with a key map; and
- ✓ 8. Views of the site, with a key map; and
- ✓ 9. A generalized massing, bulk and orientation study of the proposal; and
- ✓ 10. Elevations of the conceptual design for all sides of the proposal and an elevation along the block, showing massing of the proposal; and
- ✓ 11. An exhibit showing existing and proposed grade; and
- ✓ 12. Project inspiration images.
- ✓ 13. Sample of materials and colors, both physically and an electronic copy; and
- ✓ 14. A PowerPoint presentation that includes a detailed description of how the project meets each finding and any design departures, and addressing all of the items required in the narrative.

C. Materials to Be Submitted for First Meeting with Design Review Commission: Not later than the first working day of the month, the DRC Meeting, the applicant must submit the items required by this subsection to the Director. If all required items are not submitted in a timely manner, the Director may postpone the Meeting to a later date.

- ✓ 1. All items required for the first meeting with staff with any changes; and
- ✓ 2. A narrative demonstrating all revisions to the project made as a result of the meeting with staff, and referencing the project's compliance with the applicable design guidelines, including images/exhibits, and design departures.
- ✓ 3. A refined site plan with major landscaped areas, parking, access, circulation, sidewalks and public/private amenities; and

- ✓4. Refined elevations; and
- ✓5. Perspective sketches (but not finished renderings); and
- ✓6. A conceptual model is strongly suggested (this can be a computer model).

D. Materials To Be Submitted For The Optional Second Meeting With Design Review Commission: At the time of the First Meeting with the DRC, the Commission shall determine whether the review of the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or is necessary based on all the circumstances. If the Commission decides that a subsequent Meeting will be beneficial or necessary, the Director or his/her designee shall schedule such meeting in accordance is § 17.09.325(C). Not later than fifteen (15) days before the subsequent Meeting, the applicant must submit the items required by this subsection to the Director. If all required items are not submitted two weeks prior to the scheduled meeting, the Director may postpone the subsequent Meeting to a later date.

- ✓1. Refined site plan and elevations for all sides of the proposal; and
- ✓2. Large scale drawings of entry, street level facade, site amenities; and
- ✓3. Samples of materials and colors, electronic copy of materials and colors, and physical samples of the materials will need to be brought to the meeting; and
- ✓4. Finished perspective rendering(s) for all sides; and
- ✓5. Elevations; and
- ✓6. A narrative demonstrating all revisions to the project made as a result of the previous Meeting.

DEADLINE FOR SUBMITTALS:

A complete application and applicable fee for design review under this Article shall be made on a form prescribed by, and filed with, the Director. The completed application must be filed not later than the first working day of the month and the Initial Meeting with the Commission will be held on the fourth Thursday of- the following month, unless otherwise directed by the Commission or Director and duly noticed. The Director shall schedule the Initial Meeting before the Commission upon receipt of the completed application in accordance with this subsection.

All supplemental information to be added to the application file must be received by the Planning Department no later than five (5) working days prior to the meeting date for this item. *17.09.305 TITLE & PURPOSE.*

PUBLIC HEARING NOTICE SIGN TO BE POSTED ON SUBJECT PROPERTY:

The applicant is required to post a public hearing notice, provided by the Planning Department, on the property at a location specified by the Planning Department. This posting must be done one (1) week prior to the date of the Planning Commission meeting at which this item will be heard. An affidavit testifying where and when the notice was posted, by whom, and a picture of the notice posed on the property is also required and must be returned to the Planning Department.

APPLICATION INFORMATION

PROPERTY OWNER: <u>MAGNUSON PROPERTIES PARTNERSHIP</u>		
MAILING ADDRESS: <u>P.O. BOX 2350</u>		
CITY: <u>COEUR D'ALENE</u>	STATE: <u>IDAHO</u>	ZIP: <u>83816</u>
PHONE: <u>208-667-0100</u>	FAX:	EMAIL: <u>jim@magnusononline.com</u>
APPLICANT OR CONSULTANT: <u>Tim Wilson - Momentum Architecture</u>		STATUS: <u>ARCHITECT</u> ENGINEER/OTHER
MAILING ADDRESS: <u>P.O. BOX 1514</u>		
CITY: <u>COEUR D'ALENE</u>	STATE: <u>IDAHO</u>	ZIP: <u>83816</u>
PHONE: <u>208-664-4251</u>	FAX:	EMAIL: <u>timw@momentumarch.com</u>

FILING CAPACITY

- Recorded property owner as to of DEC 7th, 1993
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. (Written authorization must be attached)

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY: <u>816 E. SHERMAN AVENUE</u>		
EXISTING ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-1 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input checked="" type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL # <u>C-6795-002-001-A</u>	TOTAL NUMBER OF LOTS: <u>1</u>	ADJACENT ZONING: <u>2 lots commercial-1 residential</u>
GROSS AREA/ACRES: <u>.49</u>	CURRENT LAND USE: <u>Commercial</u>	ADJACENT LAND USE: <u>2 lot commercial-1 residential</u>
DESCRIPTION OF PROJECT/REASON FOR REQUEST: <u>3 NEW RESIDENTIAL USE BUILDINGS</u> <u>including: ONE 12 UNIT APARTMENTS STRUCTURE</u> <u>TWO DUPLEX STRUCTURES</u> <u>TOTAL: 16 RESIDENTIAL UNITS</u> <u>EXIST'G COMMERCIAL USE BUILDING TO BE DEMO'D.</u>		

CERTIFICATION OF APPLICANT:

I, H. James Mawson, being duly sworn, attests that he/she is the applicant of this
(Insert name of applicant)

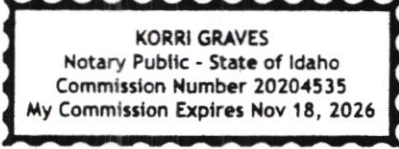
request and knows the contents thereof to be true to his/her knowledge.

Signed: [Signature]
(applicant)

Notary to complete this section for applicant:

Subscribed and sworn to me before this 25th day of July, 2024.

Notary Public for Idaho Residing at: Coeur d'Alene



My commission expires: 11/18/2026

Signed: [Signature]
(notary)

CERTIFICATION OF PROPERTY OWNER(S) OF RECORD:

I have read and consent to the filing of this application as the owner of record of the area being considered in this application.

Name: _____ Telephone No.: _____

Address: _____

Signed by Owner: _____

Notary to complete this section for all owners of record:

Subscribed and sworn to me before this _____ day of _____, 20____.

Notary Public for Idaho Residing at: _____

My commission expires: _____

Signed: _____
(notary)



Infill Overlay Districts Review Sheet (17.07.900)	REVIEWED BY:	DATE:
--	--------------	-------

INFILL DESIGNATION	<input type="checkbox"/> MO	<input type="checkbox"/> DO-N	<input checked="" type="checkbox"/> DO-E
DESIGN REVIEW REQUIRED	<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO
ACTIVITY PERMITTED (All 3) (DO-E&N)	<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO

F.A.R. MULTIPLIER = (bonus items must be provided) (F.A.R.+ bonus x SF of lot) Grand Total of SF Allowed:	Overlay	Residential		Non-Residential		Combined Maximum
		<i>Basic</i>	<i>With Bonus</i>	<i>Basic</i>	<i>With Bonus</i>	
	MO	1.0	2.0	0.5	1.0	3.0
	DO-N	1.0	2.0	0.3	0.9	2.9
	DO-E	0.5	1.0	0.3	0.6	1.6

MINOR BONUS = (0.2 each) <i>* 2 EACH</i>	F.A.R	<input checked="" type="checkbox"/>	Streetscape Features	Seating, pedestrian lights, trees, or special paving
		<input type="checkbox"/>	Common Court Yard	4% of floor area – paved & 30% landscaped
		<input type="checkbox"/>	Canopy Over Public Sidewalk	5' width for 75% of frontage – 8' to 10' height
		<input type="checkbox"/>	Alley Enhancement	Pedestrian scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.
		<input checked="" type="checkbox"/>	Upgraded Building Materials	Use of brick and stone on the building facades that face streets
		<input type="checkbox"/>	Preservation of Grand Scale Trees	Deciduous & evergreen 20" diameter, measured at 4.5' above ground, and/or 45' height. Health and compatibility with the proposed development shall be reviewed by city urban forester. The number of trees preserved in order to satisfy this criterion is left to the discretionary review process.

MAJOR BONUS = (0.5 each)	F.A.R	<input type="checkbox"/>	Exterior Public Space	Public use from 7:00 A.M. to dusk. Must be 2% of the total interior floor space of the development and no dimension shall be less than 8'. Landscaping, textured paving, pedestrian scaled lighting, and seating must be included.
		<input type="checkbox"/>	Public Art or Water Feature	Appraised value (1%) of the value of building construction costs. Documentation of building costs and appraised value of the art or water feature shall be provided.
		<input type="checkbox"/>	Through Block Pedestrian Connection	Walkway must be at least six feet (6') wide and allow the public to walk between a street and an alley or another street. The walkway must be flanked with plantings and pedestrian scaled lighting.
		<input type="checkbox"/>	Below Structure Parking	All required parking must be contained within a structure that is below grade.

HEIGHT =	<input type="checkbox"/> MO (45')	<input type="checkbox"/> DO-N (45')	<input checked="" type="checkbox"/> DO-E (35' res. or 38' com.)
-----------------	-----------------------------------	-------------------------------------	---

Principal Structures Near District Boundaries: The height of principal structures located within fifty feet (50') of districts having a lower height limit shall not exceed the height limit for the adjacent district.

Accessory Structures: The height of accessory structures, including detached garages, shall not exceed fourteen feet (14') measured to the high point of a flat or the ridge of a low slope roof or eighteen feet (18') measured to the ridge of a medium to high slope roof.

PARKING (see main sheet for breakdown of space requirements) Grand Total:	<input checked="" type="checkbox"/> Residential Units (see drop down for requirements)						<input type="checkbox"/> Commercial	<input type="checkbox"/> Shared
	MO & DO-E			DO-N			1 space per 330 SF	Per Plan Dir
	<i>Elderly</i>	<i>Studio</i>	<i>1 B/R</i>	<i>2 B/M</i>	<i>3 B/R</i>	<i>4+ B/R</i>	*Restaurant over 1000SF (1 space per 200 SF)	*Different uses (20% reduction)

MEETS DESIGN STANDARDS NOTE: If 3 level need "massing" (Base, middle, top)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
--	---	-----------------------------

DESIGN GUIDELINES WORKSHEET FOR: East Design Guidelines (DO-E)

REFER TO SEPERATE SUBITTAL DOCUMENT.

In order to approve the request, the Design Review Commission will need to consider any applicable design guidelines for the proposed project (Please fill out and submit with your application)

- 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
- Minimum/Maximum Setbacks
- Roof Pitch
- Building Bulk and Spacing

816 Sherman Avenue Residential COMPLEX

816 Sherman Avenue, Coeur d'Alene, Idaho

PROJECT DESCRIPTION/NARRATIVE

New construction of 12 Unit three-story apartment complex approximately 14,764 SF of living area along Sherman Avenue. Also included are two duplex two story structures over tenant garage spaces along Front Avenue. Proposed is total of 16 residential units including 13 - single bedroom units and 3 - two bedroom units. This project replaces an older commercial office building which will be demolished. Project is designed to comply with the Eastside Overlay design guidelines.

ZONING INFORMATION

Address: 816 Sherman Avenue

Parcel: C-6795-002-001.A

Zoning: DE-O (Downtown Overlay Eastside) C17-L

Acres: .49 Acres
Site Area: 21,518.64 S.F.

Height Allowed: 38 FT
Proposed Height: 38 FT -

Number of Stories: 3 Stories

Parking Required: 13 - One bedroom units – 1.0 space per unit
3- Two bedroom units – 1.75 spaces per unit
Total parking required – 18.5 stalls

Parking Provided: 21 Stalls provided

DEVELOPMENT PROGRAM

Building Size/Use:	12 PLEX APT. 3 Story:	14,674 SF
	2- DUPLEX's: 2 Story:	4,384 SF
	<u>w/ Garage:</u>	<u>1,244 SF</u>
	Total Living area SF:	19,058 SF
	Total SF including garages:	20,302 SF

Occupancy type: R-2, R-3 Multi-family Residential - Residential

Construction Type: 5/B

Building Criteria: Seismic Design Category: C
International Building Code: 2018

Site Size: (.49 Acres) 21,518 SF

F.A.R. (base- Residential): .5 times parcel size: 10,759 SF
F.A.R. (max.- Residential): 1.5 times parcel size: 32,277 SF

Building Size: Residential: 19,058 SF
Provided: Common areas: 2,358 SF*
Garage: 1,600 SF*
Total Building 20,302 SF
Total Building (less common-garages)
Area 16,700 SF FAR

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

F.A.R. Bonuses: Base: .5
With Bonuses Allowed: 1.0
Total F.A.R. Allowed: 1.5
Total F.A.R. Provided: **.78**

F.A.R. CALC's: 21,518 SF x 0.5 = 10,978 SF BASE ALLOWED F.A.R.
21,518 SF x 1.5 = 32,277 SF MAX ALLOWED F.A.R.

16,700 SF PROVIDED F.A.R. (.78)

Development **Bonuses** proposed/requested:

Minor Amenities:

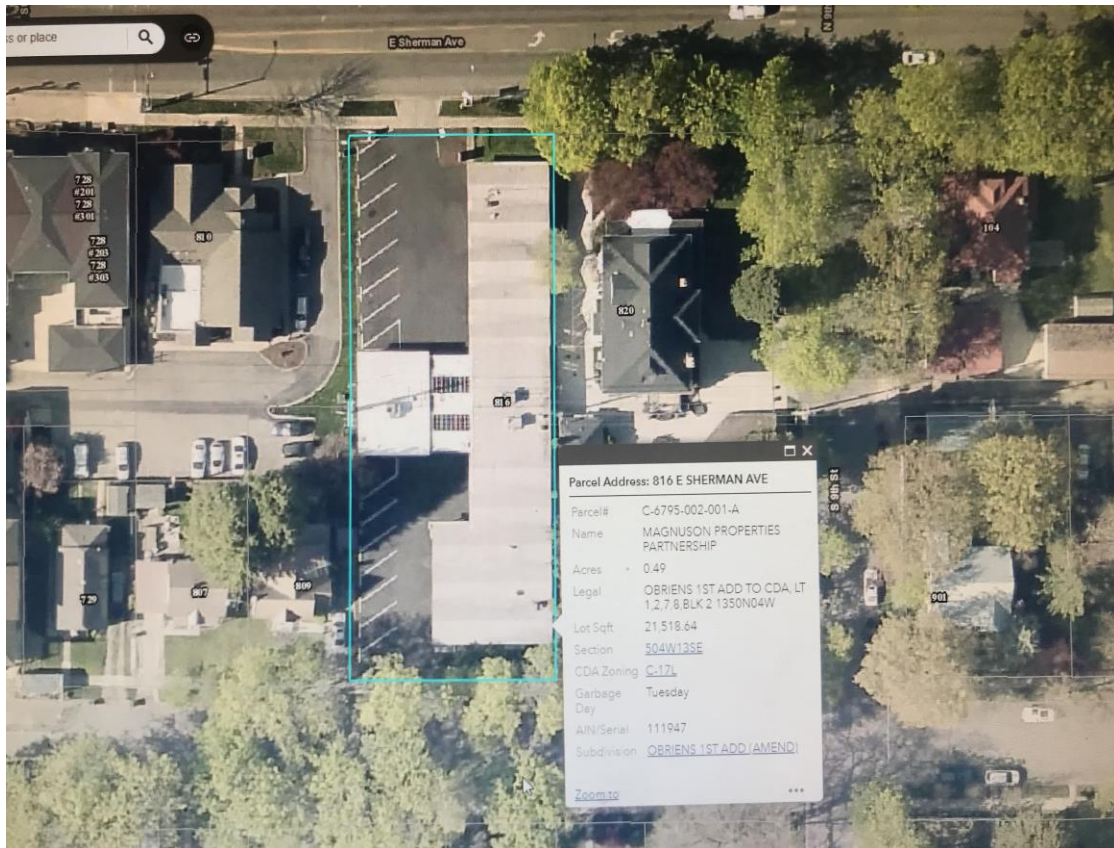
1a. Additional Streetscape Features: Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving – 'stamped concrete/pavers' provided at building entrances to the building facade.

1e. Upgraded Materials of Building: Stone veneer masonry provided along patio walls and deck facade along Sherman Avenue.

1a. Additional Streetscape Features: **.2**
1e. Upgraded Materials of Building: **.2**

Total bonus points proposed/requested: (see above) **.4**
Total combined F.A.R. available: .5 (base) + .4 (bonuses) = **.9**
Total combined F.A.R. provided: **.78**

Parcel Map





Minutes From 2022

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2. Applicant: Magnuson Properties Partnership
Location: 816 E. Sherman
Request: A proposed 12-unit three story apartment complex. Also included are two-duplex two-story structures. A total of 16 units are proposed and will be located in the C-17 zoning district.
(DR-4-22)

Ms. Stroud provided the following statements:

- Tim Wilson, Momentum Architecture on behalf of Magnuson Properties Partnership is requesting a First Meeting with the Design Review Commission for a 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a .49-acre site.
- The subject property is in the Infill Overlay District (DO-E) with the Commercial Limited (C-17L) zoning district as the underlying zoning district, and must adhere to the DO-E Guidelines and Standards.
- The subject property is located at 816 E. Sherman Avenue, with frontage on both Sherman Avenue and Front Street. There is an existing building on the site that was built in 1963. It has been used primarily for commercial office space.
- The applicant is proposing a 12-unit three story apartment building with approximately 14,764 SF of living area along Sherman Avenue, and two (2) duplex structures (two story) with approximately 4,384 SF along Front Street. There are a total of 16-residential units including 13 – single bedroom units and 3 – two-bedroom units. 21 surface parking stalls will be provided for the apartment project. Garages will be provided for the duplex units.
- The proposed project replaces an older commercial office building which will be demolished. The maximum height allowed in the DO-E in the commercial zone is 38'. The height of the proposed apartment project is 38". The maximum height of the duplexes is 24' 11". The subject property is in the DO-E (Downtown Overlay East) zoning district, and must adhere to the Infill Overlay Design Guidelines and Standards.

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

- Streetscape features - Bench seating, pedestrian scale lighting along primary building entrance along Sherman Avenue. Special paving- 'stamped concrete/pavers' provided at building entrances to the building façade.
- Upgraded building materials – Stone veneer masonry provided along patio walls and deck façade along Sherman Avenue.
- 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 combination of varying sloped roofs ranging from 2 5/12, 3/12, 4/12, 6/12 and a few parapets for the proposed apartment complex and duplex structures.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Lemmon inquired if the requirement for the roof pitch is just for the DOE. Ms. Stroud answered that is correct. Commissioner Priest if there was a rationale for the roof pitch criteria. Commissioner Lemmon explained originally, they wanted to match all the architecture and through the years that has changed for different roof pitches. Ms. Stroud cited this as something the commission needs to look at in a future workshop for some changes.

Tim Wilson, applicant representative provided an overview of the project including the design guidelines for the

project and discussed the materials used for the project.

The applicant concluded his presentation.

Chairman Messina inquired if a fence will be provided on the side of the existing house. Mr. Wilson explained that we don't have plans for a fence at that location stated but will mention it to the owner if that could be a consideration. Chairman Messina inquired if there will be additional buffering added between the building and the residential homes to shield headlights etc. Mr. Wilson explained that we have a recessed entries with a covered porch and that there are some massive trees on Front Street. Ms. Stroud explained that buffering isn't a code requirement but it is required to retain the character of an existing structure by providing plants to provide screening.

Commissioner Lemmon inquired what are the materials used on the building. Mr. Wilson explained that when reviewing this with staff we had a weathered barn wood look which was changed to a color. Ms. Stroud explained that the Planning Director makes the recommendation if the proposed materials meet the level of brick/stone and if there is something the commission needs to be added up to the commission. Commissioner Lemmon that weathered wood is appropriate without adding color.

Commission Comments:

Commissioner Lemmon stated he likes the parking that is in the middle and the roof pitch is fine.

Commissioner Priest questioned if there are any limitations on the homeowner next door for building a fence on their property. Ms. Stroud stated that is correct there are no limitations.

Motion by Periera , seconded by Lemmon , to approve Item DR-4-22 Motion approved.

ROLL CALL:

Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Priest	Voted	Aye

Motion to approve carried by 4-0 a vote.



PUBLIC COMMENTS



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From: Polak, Chad M
To: [CLARK, TRACI](#)
Subject: FW: PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION MEETING ON SEPT 24, 2024
Date: Thursday, September 5, 2024 10:18:57 AM
Attachments: [image001.png](#)
[DR-4-24 public notice .pdf](#)

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Good Morning Traci,

Based on the location, there is no impact to the YPL ROW and we do not have any questions/comments.

Sincerely,

Chad M. Polak
Sr. Area Specialist
Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: CLARK, TRACI <TCLARK@cdaid.org>
Sent: Thursday, September 5, 2024 11:10 AM
To: CLARK, TRACI <TCLARK@cdaid.org>
Subject: [EXTERNAL]PUBLIC NOTICE FOR DESIGN REVIEW COMMISSION MEETING ON SEPT 24, 2024

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Greetings,

Attached is a copy of the public hearing notice for the Design Review Commission meeting on **Thursday September 26, 2024**. If you have any comments, please let me know.

Traci Clark
Planning Department, City of Coeur d'Alene
Administrative Assistant

208.769-2240
tclark@cdaid.org



From: Lisa Stratton
To: [CLARK, TRACI](#)
Subject: Magnuson Propertied proposal
Date: Wednesday, September 11, 2024 1:44:41 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear TClark,

I am writing in regards to the building request by Magnuson Properties Partnership, lot 1,2,7and 8 on Sherman Ave.

We live on Front Ave and have seen the radical changes to our once glorious downtown. More traffic, speeding cars, noise, constant construction, buildings,etc. Parking on Front is at a premium for homeowners and not everyone has a driveway. The folks that work downtown all park on Front as it is, so it's always packed with cars.

Homeowners on Front Ave will lose value on their homes when apartments are added. This fact needs to be taken into consideration.

It is the consensus of our entire street that we DO NOT want another behemoth built in our neighborhood. The speeding, loud traffic on Front Ave is horrible as it is. This proposed project will only add more disturbance to the current residences. Just because a project is requested, doesn't mean it's right for the area.

Please, reject this proposal! If current residents don't have a voice in Coeur d'Alene, all will be lost to greedy developers. NO NO NO on this project!!!!

--Sincerely,
Lisa Stratton

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COEUR D'ALENE DESIGN REVIEW COMMISSION

FINDINGS AND ORDER

DR-4-24

INTRODUCTION

This matter came before the Design Review Commission (“DRC”) on September 26, 2024, DR-4-24, a request for a meeting with the Design Review commission for a 12-unit residential building and 2 additional duplex structures; totaling 16 units.

APPLICANT: Tim Wilson, Momentum Architecture

OWNER: Magnuson Properties Partnership

LOCATION: 816 E. Sherman Avenue, a 0.49-acre parcel located on the south side of Sherman Avenue with frontage on Both Sherman Avenue and Front Street.

A. FINDINGS OF FACT

The DRC finds that the following facts, A1 through A17, have been established on a more probable than not basis, as shown on the record before it and on the testimony presented at the public hearing

- A1. The subject property is located at 816 E. Sherman Avenue with frontage on both Sherman Avenue and Front Street, and legally described as Lots 1, 2, 7 and 8, Block 2, O'Brien's first addition of the Town of Coeur d'Alene, according to the plat thereof recorded in Book A of the Plats of Page 99, records of Kootenai County, Idaho.
- A2. The property is subject to the Infill Overlay District (DO-E) Design Standards and the M.C. Chapter 17.05, Article XI, and § 17.05.705, and review by the City's DRC.
- A3. The applicant has submitted all required materials for design review as provided by M.C. § 17.09.325(D) and (E).
- A4. The applicant completed a project review meeting with the original submittal on March 3, 2022 as required by M.C. § 17.09.325(B). *(This request is largely unchanged from the version that went to the DRC on October 27, 2022 and was approved as Item DR-4-22, therefore the initial meeting was waived for this submittal.)*
- A5. The applicant has completed an initial meeting with staff with the original submittal on August 10, 2022, as required by M.C. § 17.325(D). *(This request is largely unchanged from the version that went to the DRC on October 27, 2022 and was approved as Item DR-4-22, therefore the initial meeting was waived.)*
- A6. The applicant is seeking design review re-approval from the DRC on September 26, 2024.
- A7. One hundred two (102) public hearing notices were mailed to all property owners of record within three hundred feet (300') of the subject property on September 5, 2024, which fulfills the legal requirement as provided by M.C. §17.09.315(A).

- A8. The public hearing notice was published in the Coeur d'Alene Press on September 7, 2024, which fulfills the legal requirement for the Design Review as provided by M.C. § 17.09.315(A).
- A9. The subject property was posted with the public hearing notice on September 5, 2024, which fulfills the proper legal requirement as provided by M.C. § 17.09.315(A).
- A10. Public testimony was received by the DRC at a public hearing on September 26, 2024.
- A11. The existing zoning is in the Infill Overlay East (DO-E) District with the underlying zoning as C-17L (Limited Commercial) as shown by the City's zoning map.
- A12. The subject property is 21,344 square feet or 0.49-acre as shown by the applicant and verified by GIS.
- A13. The building square footage would be 19,058 square feet.
- A14. The project is below the allowable floor area ratio (FAR) as provided in M.C. § 17.05.685(A). The maximum allowed FAR in the DO-E zoning district is 1.6. The project shows a FAR of 0.78 based on a lot size of 21,518 square feet and a building square footage of 19,058 square feet. The applicant has requested development bonuses – Minor Amenities: Additional Streetscape Features: (0.2) and Upgraded Building Materials (0.2). The project qualifies for a total allowable FAR of 0.9 (with a base of 0.5 and 0.4 in bonuses). The Planning Director has recommended approval. *Additionally, the DRC previously approved the FAR bonuses in Item DR-4-22 in 2022.* (FAR BONUSES)
- A15. The proposed project would be 3 stories and 38-feet tall (*with a commercial zone*) which is the maximum allowable in the Infill Overlay District (DO-E) pursuant to M.C. § 17.05.690(A). (BUILDING HEIGHT)
- A16. M.C. §17.05.725(A)(3) requires 1.0 parking stalls per one bedroom unit and 1.75 spaces per two bedroom unit in the DO-E Infill Overlay District. There are 13 – one bedroom units requiring 1 space per unit and 3 – two bedroom units requiring 1.75 spaces per unit. A total of 19 parking spaces are required, 21 parking spaces have been provide which is 3 more than is required by the Infill Overlay District DO-E standards. The project provides garages for the two duplex units along Front Avenue and surface parking spaces for the 12-unit apartment building. (PARKING COUNT & LOCATION)
- A17. The applicant has requested a design departure for Roof Pitch- DO-E District Only as noted below. *The DRC previously approved the design departure for the roof pitch in Item DR-4-22 in 2022.*

Per the Infill Overlay District Design Guidelines, to ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character, roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12. The applicant has provided details on the varying sloped roofs being proposed and states that this will provide a better visual solution to the overall project. It helps reduce the overall height of the buildings and blends better with surrounding structures. We believe the varying pitch roof solution is compatible with the neighboring residential, multi-family, and commercial structures. Additional criteria provided by the applicant is as follows:

1. The proposed roofline provides a distinct profile and appearance for the building and expresses the neighborhood character and meets the INTENT description for roof pitch. *Please also refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.* The roof-line departure will not have a detrimental effect on nearby properties or the city as a whole but rather provides a design enhancement to both. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*

2. The project will provide a high degree of craftsmanship, building detail, architectural design and quality of materials throughout. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
3. The proposed departure is part of an overall, thoughtful and comprehensive approach to the design as a whole. *Please refer to the exterior elevations and 3D renderings attached illustrating the roofline Deviation and its design character.*
4. The project is consistent with the Comprehensive Plan. Applicable CP sections:

GOAL CI 2: This project will maintain a high quality of life for residents and businesses that make Coeur d'Alene a great place to live and work: The proposed new apartment complex will provide needed rental housing near DT for many who live and work here and will in turn support many of the DT nearby commercial businesses.

Objective GD1.3: Promote mixed-use development and ensure small-scale commercial uses to ensure that neighborhoods have services within walking distance: The proposed APT development will provide much needed DT rental housing and is located within walking and biking distance of many commercial and public nearby uses. The project is broken up into 3 separate buildings to provide a small-scale and pedestrian feel.

Objective GD1.5: Recognize neighborhood district identities: The APT design recognizes neighborhood and district identities and is provided with a blended design character mix of neighboring residential, multi-family, and commercial structures. Project has a quasi-commercial/residential blended design along Sherman Avenue and a more residential neighborhood feel along Front Avenue including two-smaller scale separated residential structures.

Objective GD 2.1: Ensure appropriate, high-quality infrastructure to accommodate growth and redevelopment: The proposed APT project replaces an existing older partially leased commercial facility and replaces it with much needed DT residential housing. Vehicle traffic from Sherman Avenue is re-routed to the primary vehicle access to Front Avenue thus reducing the traffic congestion along Sherman Avenue. Project utilities will be upgraded accommodating this site's redevelopment and growth.

(The commission may add additional facts or modify the facts above.)

The DRC heard testimony from the public and the applicant, and based on the public record adopt all 17 Findings of Fact. The DRC concludes that the proposal **[is] or [is not]** in conformance with the applicable design standards. The project **[would] or [would not]** benefit from a second meeting.

B. CONCLUSIONS OF LAW

Based on the foregoing Findings of Fact, the DRC makes the following Conclusions of Law.

1. This proposal is in conformance with applicable Municipal Code requirements:

- Height
- Required Parking Ratio
- Street Trees
- Sign Allowance
- Curb Cuts

2. 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
- Massing: Top/Middle/Base
- Treatment of Blank Walls
- Integration of Signs with Architecture
- Creative/Individuality of Signs
- ~~Setbacks Adjacent to Single Family~~
- Minimum/Maximum Setbacks
- Roof Pitch
- Building Bulk and Spacing

C. DECISION

The DRC, pursuant to the foregoing Findings of Fact and Conclusions of Law, has determined that the 12-unit three story apartment building and two (2) duplex structures, totaling 16-units on a 0.49-acre site [should be granted design review approval today (with the following conditions)] or [requires modifications to the project design to address the following design criteria and directs staff to schedule a second meeting with the Design Review Commission].

The DRC should identify the specific elements that meet or do not meet the guidelines in its Record of Decision.

Condition:

1. The proposed design shall be substantially similar to those submitted with Item DR-4-24.

(The commission may add additional conditions to ensure project compliance with the applicable Commercial Design Guidelines.)

Motion by Commissioner _____, seconded by Commissioner _____, to adopt the foregoing Findings of Fact, Conclusions of Law, and Order, and **[grant design review approval of the application] or [require a second meeting to address design concerns]**.

ROLL CALL

Commissioner Priest	Voted	(AYE/NAY)
Commissioner Ingalls	Voted	(AYE/NAY)
Commissioner Snodgrass	Voted	(AYE/NAY)
Commissioner Pereira	Voted	(AYE/NAY)
Commissioner Lemmon	Voted	(AYE/NAY)
Chairman Messina	Voted	(AYE/NAY)

Motion to _____ carried by a ___ to ___ voted.