

DESIGN REVIEW COMMISSION AGENDA
OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN
Thursday December 17, 2015
12:00 pm

12:00 P.M. CALL TO ORDER:

ROLL CALL: Ives, Ingalls, Dodge, Lemmon, McKernan, Messina, Patano, Johnson, Green

APPROVAL OF MINUTES:

November 19, 2015

December 3, 2015

PUBLIC COMMENTS (non-agenda items):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Cory Trapp with Longwell & Trapp Architects
Location: 202 E. Sherman Avenue
Request: Cory Trapp with Longwell + Trapp Architects, on behalf of Hagadone Hospitality is requesting a second meeting with the Design Review Commission for the design and construction of a 12-story, guest room tower addition, to the existing Coeur d'Alene Resort Hotel. The proposed guest room tower will be approximately 40 feet wide and will start on Sherman Avenue and run approximately 260 feet south to the existing parking structure. The guestroom tower will span across the vacated Front Avenue allowing the fire access and centennial trail to pass under the tower in a dedicated access easement. The subject property is within the Downtown Core (DC) zoning district. **(DR-6-15)**

What is the purpose of the meeting?

The purpose of this second meeting with the Design Review Commission is for the applicant to engage with the City review processes as soon as possible before design decisions are made and fixed.

The Design Review Commission will provide feedback to the applicant and ensure that the proposed structure meets the intent of the Downtown Core (DC) Downtown Design Guidelines. The commission may provide direction to the applicant to rectify aspects of the design to bring it more into compliance with the design guidelines.

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____, to continue meeting to _____, at __ p.m.; motion carried unanimously.

Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the meeting. For more information, contact the Planning Department at (208)769-2240

**DESIGN REVIEW COMMISSION
MINUTES
Thursday, November 19, 2015
Library Community Room**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman
Jon Ingalls
Rich McKernan
Tom Messina
Mike Dodge
Jeff Lemon
Mike Patano
Steve Johnson, Alternate Commissioner

Rick Green, Alternate Commissioner

STAFF MEMBERS PRESENT

Hilary Anderson, Community Planning Director
Tami Stroud, Planner
Sarah Nord, Administrative Support

APPLICANT

**DR-6-15 – Cory Trapp with Longwell & Trapp
Architects**

COMMISSIONERS ABSENT

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:00 with roll call.

PUBLIC, COMMISSION, & / OR STAFF COMMENTS:

Ms. Stroud commented that the Design Review Commission will be receiving the packet for the second meeting on December 3rd for 724 E. Lakeside.

Chairman Ives explained the intent of the first meeting, which does not include a lot of detail. He stated that if the attendees were concerned about the height of the building, it would not be discussed during this first meeting. He also asked anyone wishing to speak to put their name on the signup sheet at the back of the room. He explained that during this first meeting, the things the Design Review Commission should consider are:

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

NEW BUSINESS:

DR-6-15 – Decision Point: Cory Trapp with Longwell + Trapp Architects, on behalf of Hagadone Hospitality, is requesting the Design Review Commission's early design consultation for the design and construction of a 12-story, guest room tower addition to the existing Coeur d'Alene Resort Hotel in the Downtown Core (DC) zoning district.

Planner Stroud presented her staff report and PowerPoint and then asked for questions.

John Barlow, Hagadone Hospitality, commented that he is familiar with the Design Review Commission process and was involved with Dave Yadon, former City Planning Director, in regard to his input for an ordinance regarding what the Design Guidelines should look like. He explained that the idea for this project was planned in 2004 and appreciated that this is going through the process. They are aware of the Floor Area Ratio (FAR) and that they would be allowed to build 19 floors and bonuses of 220 feet. Since then and as a result of a feasibility study done this spring they are proposing a 12 story building. He stated that the building will be part of the resort and is meant for guests as groups, with 500 rooms in total at the Resort. Mr. Barlow said that their design needs to be part of the resort and not an addition. He knows that today's process is limited and wanted to share the intent for this project.

Cory Trapp explained the photos that were provided for the commission's review. He stated that the intent as explained by Mr. Barlow is to design the building to look like the existing building and blend with the existing shops. The massing of the building will be to step back from Sherman. The first step will be 26 feet. The code requires a 10 foot setback but they provided more to the design of the guest rooms which will make them look better. The second step will also be 26 feet. Mr. Barlow explained that 108 additional parking stalls will be provided to the parking structure and a bridge will connect the two buildings. He further explained that by having a bridge connect the two structures, it will maintain the open space between the new addition and the existing building.

Ms. Stroud commented that a new piece of information was added to the packet regarding the massing taken from the Design Review Guidelines, and it speaks to the top, middle, space and added details suggested that go with the guidelines for orientation, massing, relationships to existing sites and structures, and surrounding streets and sidewalks, how the building is seen from a distance, and requested design departures. She added that in the Design Guidelines, under definitions, this site falls within a "gateway" as noted on page three in the staff report and provided the definition as stated in the staff report.

Commissioner Lemon asked if retail is going to be provided on the lower level of the tower.

Mr. Trapp explained that retail will be provided on the main floor and the next floor will be for convention space. Floors 3 through 12 will be guest rooms.

Mr. Lemon inquired if there will be access from Sherman to the upper floors or through the walkway span. Mr. Trapp explained access will come through the hotel.

Commissioner Ingalls expressed concern regarding the rooms facing the west side and what the rooms looking from the east to the west will look like. He hoped that some design will break up that side of the building. Mr. Trapp said they too are concerned about the west side of the building and will incorporate some design to break up that side of the building. Mr. Ingalls said that he likes how the design of the building steps away from Sherman Avenue.

Chairman Ives inquired if there will be outdoor seating on the terraces for the step back roof design. Mr. Longwall stated that they have not considered that and it will just be a roof line.

Commissioner Lemon inquired about the screening to the mechanical equipment on the two first steps on the building. Mr. Trapp stated that right now they don't have a design for the mechanical equipment but on the upper roof the mechanical equipment will be hidden by the design of the peaks on the roof top.

Chairman Ives inquired about the Centennial Trail and how the trail will be maintained during the construction phase. Mr. Trapp explained that during the construction phase the trail will be rerouted and they have discussed this with staff. He added that once the construction is done a tunnel will be added so pedestrians can get from either side safely. Mr. Barlow said that construction for this project is estimated to start in October of next year.

Commissioner Lemon said that he is curious about the sky bridge and what the design will look like once the tower is constructed. Mr. Trapp explained that the bridge will have windows on both sides and will have transparency. Mr. Barlow explained the opening shown at today's meeting will be the same when done. It will have the same feel of going under the bridge as of what is shown today. Mr. Lemon feels that this is the opportunity to enhance the corridor. Mr. Barlow explained that last year the resort did help enhance the corridor.

Motion by Ingalls, seconded by Messina to adjourn the meeting. Motion approved unanimously.

The meeting was adjourned at 12:17 P.M.

**DESIGN REVIEW COMMISSION
MINUTES
Thursday, December 3, 2015
Old Council Chambers**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman
Jon Ingalls
Rich McKernan
Tom Messina
Mike Patano
Steve Johnson, Alternate Commissioner
Rick Green, Alternate Commissioner

COMMISSIONERS ABSENT

Mike Dodge

STAFF MEMBERS PRESENT

Hilary Anderson, Community Planning Director
Tami Stroud, Planner

APPLICANT

DR-5-15 – JL Design Build, PLLC

CALL TO ORDER:

Chairman Ives brought the meeting to order at 12:00 with roll call.

APPROVAL OF MINUTES:

Chairman Ives asked the commission to review the minutes from the November 12, 2015 meeting and make a motion to approve or deny.

Motion by [redacted] seconded by [redacted] to approve the minutes of the Design Review Commission on November 12, 2015. Motion approved.

PUBLIC, COMMISSION, & / OR STAFF COMMENTS:

NEW BUSINESS:

DR-5-15 – JL Design Build, PLLC on behalf of Southwinds Investments Inc. is requesting the Design Review Commission's early design consultation for the design and construction of a single-story, multi-tenant office building in the Downtown Core (DC) zoning district.

Motion by Ingalls, seconded by Messina to adjourn the meeting; Motion approved unanimously. The meeting was adjourned at 1:42 P.M.

**DESIGN REVIEW COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, PLANNER

DATE: DECEMBER 17, 2015

SUBJECT: DR-6-15: REQUEST FOR A SECOND MEETING WITH THE DESIGN REVIEW COMMISSION FOR A 12-STORY, GUEST ROOM TOWER ADDITION, TO THE EXISTING COEUR D'ALENE RESORT HOTEL.

LOCATION: THE PROPOSED ADDITION WILL START ON SHERMAN AVENUE ON THE SOUTHEAST CORNER OF SHERMAN AND 2ND STREET, AND RUN APPROXIMATELY 260 FEET SOUTH TO THE EXISTING PARKING STRUCTURE, SPANNING ACROSS THE RECENTLY VACATED PORTION FRONT AVENUE

APPLICANT/ARCHITECT:
Longwell + Trapp Architects, Cory Trapp
8382 N. Wayne Drive, Suite 204
Coeur d'Alene, ID 83835

OWNER:
Hagadone Hospitality
PO Box 6200
Coeur d'Alene, ID 83816

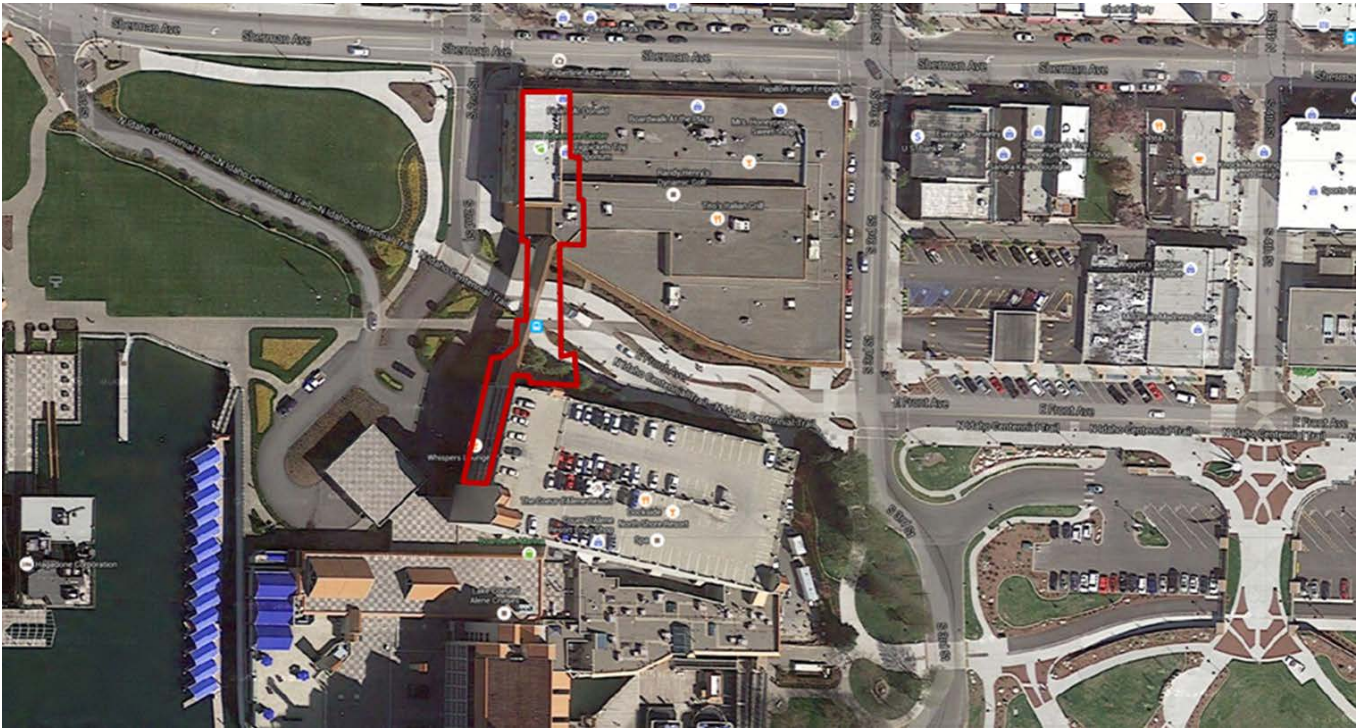
DECISION POINT:

Cory Trapp with Longwell + Trapp Architects, on behalf of Hagadone Hospitality is requesting a Second Meeting with the Design Review Commission for the design and construction of a 12-story, guest room tower addition, to the existing Coeur d'Alene Resort Hotel in the Downtown Core (DC) zoning district.

GENERAL INFORMATION:

17.09.320: A. Development applicants shall seek to engage with the City review processes as soon as possible, before numerous substantive design decisions are made and fixed. Therefore, initial meetings with the City shall not include definitive designs, but rather broader descriptions of the development program and objectives, the constraints and opportunities presented by the site, and an analysis of the neighborhood setting that surrounds the site. The City intends to work in a collaborative fashion so that the outcome can meet both the goals of the City and the applicant, as well as address concerns of people who live and own property and businesses in close proximity to the development.

A. SITE MAP:



B. AERIAL VIEW:



C. PROJECT ANALYSIS

Hagadone Hospitality is requesting a Second Meeting with the Design Review Commission for the design and construction of a 12-story, guest room tower addition to the existing Coeur d'Alene Resort Hotel.

The proposed project will be located on a portion of the +/- 8 acre site comprised of the resort property and the Resort Plaza Shops and will span the recently vacated portion of Front Avenue, also known as Front Street and Sand Street, between 2nd and 3rd Street. (Ordinance #3515)

The proposed guest room tower addition will be approximately 40 feet wide and will start on Sherman Avenue and run approximately 260 feet south and connect to the existing parking structure. The guest room tower addition will span across the vacated Front Avenue allowing the fire access and Centennial Trail to pass under the tower in a dedicated access easement. The subject property is within the Downtown Core (DC) zoning district.

***NOTE:** An additional floor will be added to the existing parking structure to provide parking for the hotel, but is not part of this Design Review request, as it was previously approved with the original Coeur d'Alene Resort Planned Unit Development.*

The applicant's narrative is included in the packet.

On November 19, 2015, the Design Review Commission held an Early Design consultation with the applicant and provided the following feedback:

Include design elements that will break up the east side of the building, considerations for the sky bridge to include lighting, show glazing and the design aspects for pedestrians and bicycle connections from McEuen Park to City Park under the sky bridge.

Evaluation:

The applicant has submitted updated renderings and sample board for the proposal.

D. : DESIGN DEPARTURES:

- None

E. DESIGN DEPARTURES

No design departures are being requested.

F. SITE PHOTOS

SITE PHOTO: LOOKING EAST TOWARD SUBJECT PROPERTY



SITE PHOTO: LOOKING SOUTH TOWARD SUBJECT PROPERTY



SITE PHOTO: LOOKING WEST TOWARD SUBJECT PROPERTY:



SITE PHOTO: LOOKING SOUTH TOWARD SUBJECT PROPERTY:



DOWNTOWN DESIGN GUIDELINES TO CONSIDER:

Gateways: Gateways are key intersections within and around the edges of downtown that require special treatment. The gateways are:

- Intersection of Sherman Ave. and Second St.
- Intersection of Sherman Ave. and Fourth St.
- Intersection of Front Ave. and Fourth St.
- Intersection of Sherman Ave. and Seventh St.

Pedestrian-Oriented Streets: Streets that are intended to have a lively, pedestrian friendly environment in the downtown. The pedestrian-oriented streets are:

- Sherman Ave. from Second St. to Sixth St.
- Second Ave. from Lakeside Ave. to Sherman Ave.
- Third St. from Lakeside Ave. to Front Ave.
- Fourth St. from Lakeside Ave. to Front Ave.
- Fifth St. from Lakeside Ave. to Front Ave.
- **Sixth St. from Lakeside Ave. to Front Ave.**

Vehicular-Oriented Streets: Streets that are intended to present a lively and inviting environment as vehicles drive through the downtown. The vehicular-oriented streets are:

- Northwest Blvd. from Government Way to First St.
- **Lakeside Ave. from Government Way to Seventh St.**
- Sherman Ave. from First St. to Second St.
- Sherman Ave. from Sixth St. to Eighth St.
- Front Ave. from Second St. to Seventh St.

SIDEWALK USES

In order to produce a streetscape that is safe, convenient, comfortable and appealing for people on foot:

1. **Amenity Zone:**

Signs, street furniture, lighting, landscaping, etc., are allowed in the amenity zone. Street trees shall be spaced 20 feet to 40 feet apart, in tree grates or 4 or 5 foot wide planted area.

2. **Clear Walkway Area:**

Sidewalk area shall maintain a clear 7-foot dimension for pedestrian travel. Signs, street furniture, planters and other amenities shall not encroach upon the clear walkway area.

3. **Storefront Area:**

Sidewalk area outside the pedestrian travel area may be used for outdoor dining and/or display if an encroachment permit is obtained from the City.

SCREENING OF TRASH/SERVICE AREAS

In order to reduce the visual impacts of trash and service areas:

1. Trash and service areas shall be placed away from the public right-of-way.
2. Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.
3. Loading and service areas shall not face any residential areas, unless no other location is possible.

LIGHTING INTENSITY

In order to conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security:

1. All fixtures must be shielded to prevent light trespassing outside the property boundaries.
2. All fixtures used for site lighting shall incorporate shields to minimize up-light spill and glare from the light source.
3. Flashing lights are prohibited with the following exception:
 - a. Low-wattage holiday and special occasion accent lights.
4. Lighting directed upwards above the horizontal plane (up-lighting) is prohibited, with the exception of Government Flags.

MAXIMUM SETBACK

In order to promote a lively, pedestrian friendly sidewalk environment along Pedestrian-Oriented Streets within the downtown:

1. Buildings shall be set up to the back of the sidewalk, unless providing usable public space, forecourts, or vegetative screening of parking structures. Buildings may be set back from the sidewalk a maximum of 20 feet for public space or entries, or a maximum of 10 feet for vegetative screening.
2. Setting façades close to the street may be accomplished through base structures that extend out to the sidewalk, not necessarily the full height of the building.

ORIENTATION TO THE STREET

To reinforce pedestrian activity and enhance the liveliness of downtown streets through building design, the following guidelines must be met:

1. Buildings shall be oriented to the adjacent street, rather than to a parking lot or structure.
2. The façade nearest the sidewalk should incorporate windows, entrances, canopies and other features (see the following building design guidelines).
3. Primary building entries should face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.

GROUND LEVEL DETAILS

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing downtown streets.

1. The ground-floor, street-facing façades of commercial and mixed-use buildings shall incorporate at least five of the following elements:
 - a. Kickplates for storefront window
 - b. Projecting sills
 - c. Pedestrian scale signs
 - d. Canopies or Awnings
 - e. Plinth
 - f. Pilasters
 - g. Ornamental tile work
 - h. Medallions
 - i. Belt courses
 - j. Cornice
 - k. Containers for seasonal planting
 - l. Lighting or hanging baskets supported by ornamental brackets
 - m. Pedestrian-scale signs or signs painted on windows
 - n. An element not listed here, as approved, that meets the intent.

GROUND FLOOR WINDOWS

To provide visual connection between activities inside and outside the building:

1. The ground level façades of buildings that are oriented to particular streets shall have transparent windows between an average of 2 feet and 10 feet above grade, according to the following:
 - a. Pedestrian-Oriented Streets:
minimum of 60% transparency
 - b. Vehicular-Oriented Streets:
minimum of 40% transparency
 - c. Along Other Streets:
minimum of 20% transparency
2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
3. Where transparency is not provided, the façade should comply with the guidelines under section "Treating Blank Walls."

TREATMENT OF BLANK WALLS

To ensure that buildings do not display blank, unattractive walls to the abutting street(s) or nearby residential neighborhoods, the following guidelines must be met:

1. Walls within public view shall have windows, reveals or other architectural details.
2. Uninterrupted expanses of blank wall, façade or foundation longer than 30 feet shall be broken up by using two or more of the following:

- a. Vegetation:
Vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the wall surface;
- b. Artwork;
Artwork, such as bas-relief sculpture, mural or trellis/vine panels;
- c. Seating:
Seating area with special paving and seasonal planting;
- d. Architectural details:
Architectural detailing, reveals, contrasting materials or other special interest.

Massing: Base/Middle/Top

In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of “base,” “middle,” and “top,” the following guidelines must be met:

1. Top: The “top” of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.
2. Middle: The “middle” of the building must be distinct by change in material or color, windows, balconies, step backs, or signage.
3. Base: Buildings shall have a distinct “base” at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also be defined by the following:
 - a) Windows
 - b) Details
 - c) Canopies
 - d) Bays
 - e) Overhangs
 - f) Masonry strips & cornice lines

UPDATED CONCEPTUAL RENDERINGS: ENTRY



FROM CLOCK TOWER VIEW LOOKING WEST:



FRONT STREET LOOKING WEST:



FRONT STREET (DISTANCE):



NORTH VIEW SKETCH UP:



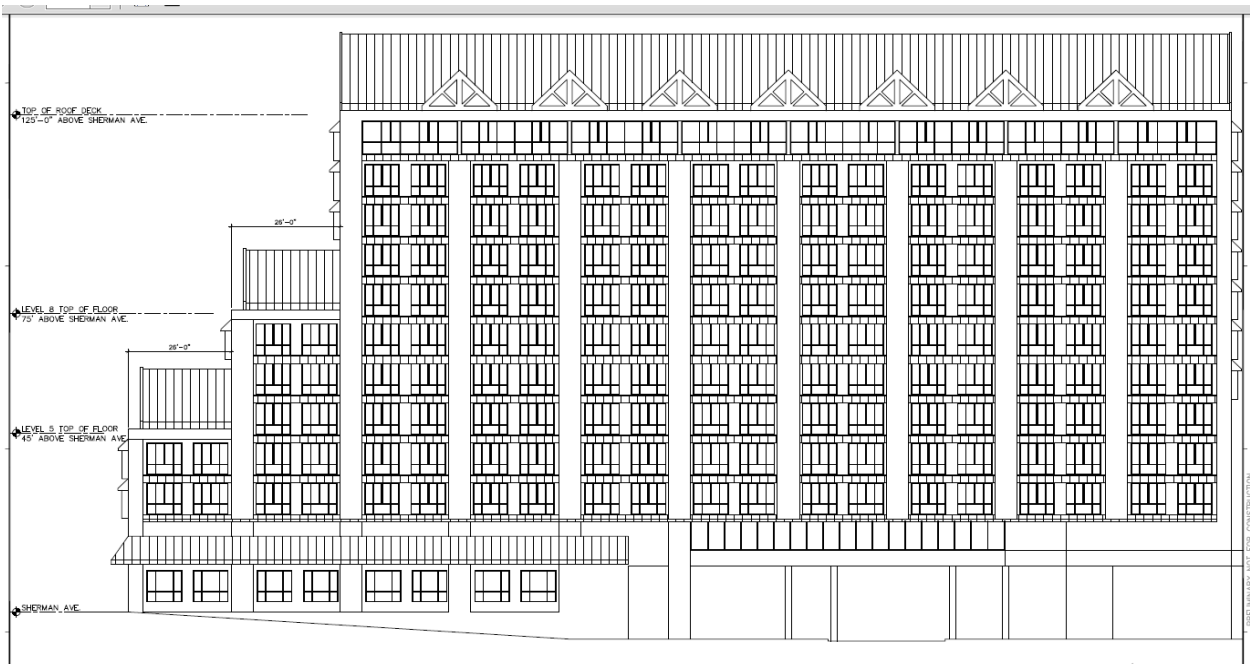
CONCEPTUAL PLAN CLOSE UP:



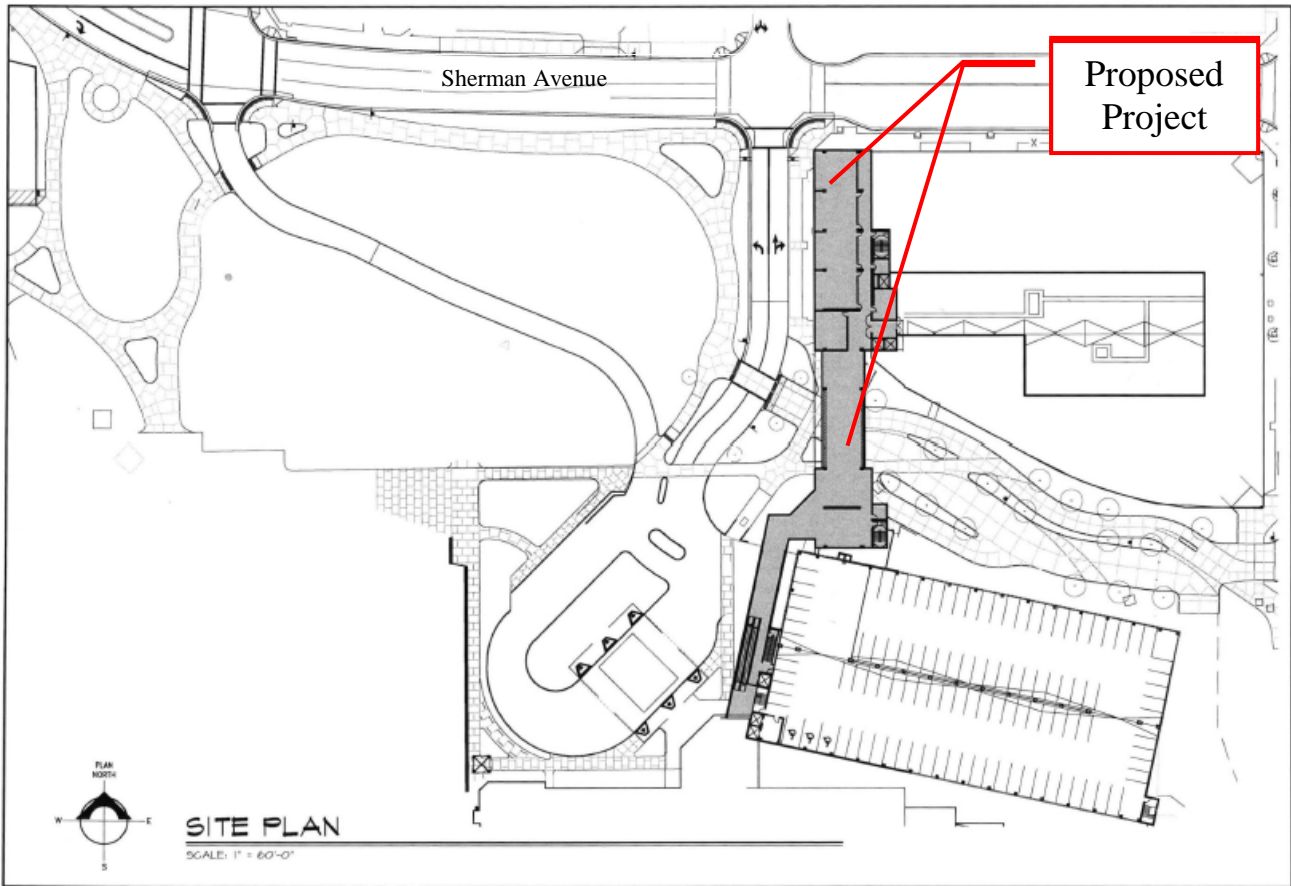
SHERMAN VIEW LOOKING SOUTHWEST:



WEST ELEVATION:



OVERALL SITE PLAN:



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

The site plan with major landscaped areas, parking, access, sidewalks and amenities; and elevations of the conceptual design for all sides of the proposal; and perspective sketches (but not finished renderings); and a conceptual model is strongly suggested (this can be a computer model).

➤ **Design guidelines for consideration are as follows:**

- **Sidewalk Uses**
- **Width And Spacing of Curb Cuts**
- **Screening of Trash/Service Areas**
- **Lighting Intensity**
- **Maximum Setback**
- **Orientation To The Street**
- **Entrances**
- **Massing**
- **Ground Level Details**
- **Ground Floor Windows**
- **Weather Protection**
- **Treatment of Blank Walls**
- **Roof Edge**
- **Screening Of Rooftop Mechanical Equipment**

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

ACTION:

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

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

Refined site plan and elevations; large scale drawings of entry, street level façade, site amenities; samples of materials and colors; and finished perspective renderings.

The last step will be the third and final meeting with the Design Review Commission. The Design Review Commission may suggest changes or recommendations to the applicant prior to the third meeting before rendering a decision to approve or deny the design.



LONGWELL + TRAPP
ARCHITECTS

October 20, 2015

City of Coeur d'Alene
Planning Department
710 Mullan Avenue
Coeur d'Alene, Idaho 83814

**RE: Coeur d'Alene Resort Guest Room Tower Addition
Design Review Submittal**

Dear Sirs,

Hagadone Hospitality is proposing a 12 story guest room tower addition to the existing Coeur d'Alene Resort Hotel. The following is a description of the proposed guest room tower addition:

The proposed guest room tower will be approximately 40 feet wide and will start on Sherman Avenue and run approximately 260 feet south to the existing parking structure. The guest room tower will span across the vacated Front Avenue, allowing the fire access and centennial trail to pass under the tower in a dedicated access easement. Easements for existing City utilities will also be maintained.

A mass model has been included in the submittal information. As required by the design guidelines, the model shows a step back at the 45 foot height on the Sherman Avenue frontage. The step is required to be a minimum of 10 feet, but we have indicated a step of approximately 26 feet. A second step back is shown at the 75 foot height. Above the 75 foot height the allowed floor plate will not exceed 8,000 SF, plus common areas, stairs and elevators.

The mass model also indicates at bridge element that will provide an enclosed walkway for guest to travel from the main lobby of the hotel to the second floor of the guest room tower. This bridge element will be constructed in front of the existing parking structure and will be raised so vehicle access can be maintained for the parking structure.

In addition, an additional floor will be added to the existing parking structure to provide additional parking for the Hotel. The original parking structure was designed to structurally accommodate the added parking floor. In fact the existing elevator and stair towers on the west end of the parking garage already extend to the future parking level. The existing parking is

8382 N. Wayne Drive, Suite 204
Hayden, Idaho 83835
T 208.772.0503 F 208.772.6705

10267 N. Nicklaus Drive
Fountain Hills, Arizona 85268
T 480.837.1422

info@gdlarch.com

adequate to accommodate the parking requirement of the Coeur d'Alene Resort, including the guest room tower addition, without the additional parking level. The owner believes that providing the additional parking will be important to serve their customer needs.

Please contact us if you have questions or need additional information.

Sincerely,

Longwell + Trapp Architects,

A handwritten signature in blue ink that reads "Cory D. Trapp". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Cory D. Trapp, AIA, CSI
Partner/Project Architect

C: Jerry Jaeger, Hagadone Hospitality
John Barlow, JRB Properties, LLC
File