

**DESIGN REVIEW COMMISSION AGENDA
LIBRARY COMMUNITY ROOM
702 E. Front Avenue
Thursday November 19th, 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:

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 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. 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 initial 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.

Therefore, this will 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.

Public Comment:

Public comment on proposed projects will be no more than 30 minutes total. Any public comment on a proposed project will be on the subject of design -- that is, how to make a project better comport with the design guidelines. No comment shall be taken on matters such as basic zoning standards, Floor Area Ratio, building height, density, or

use, as these matters are not open to Commission modification.

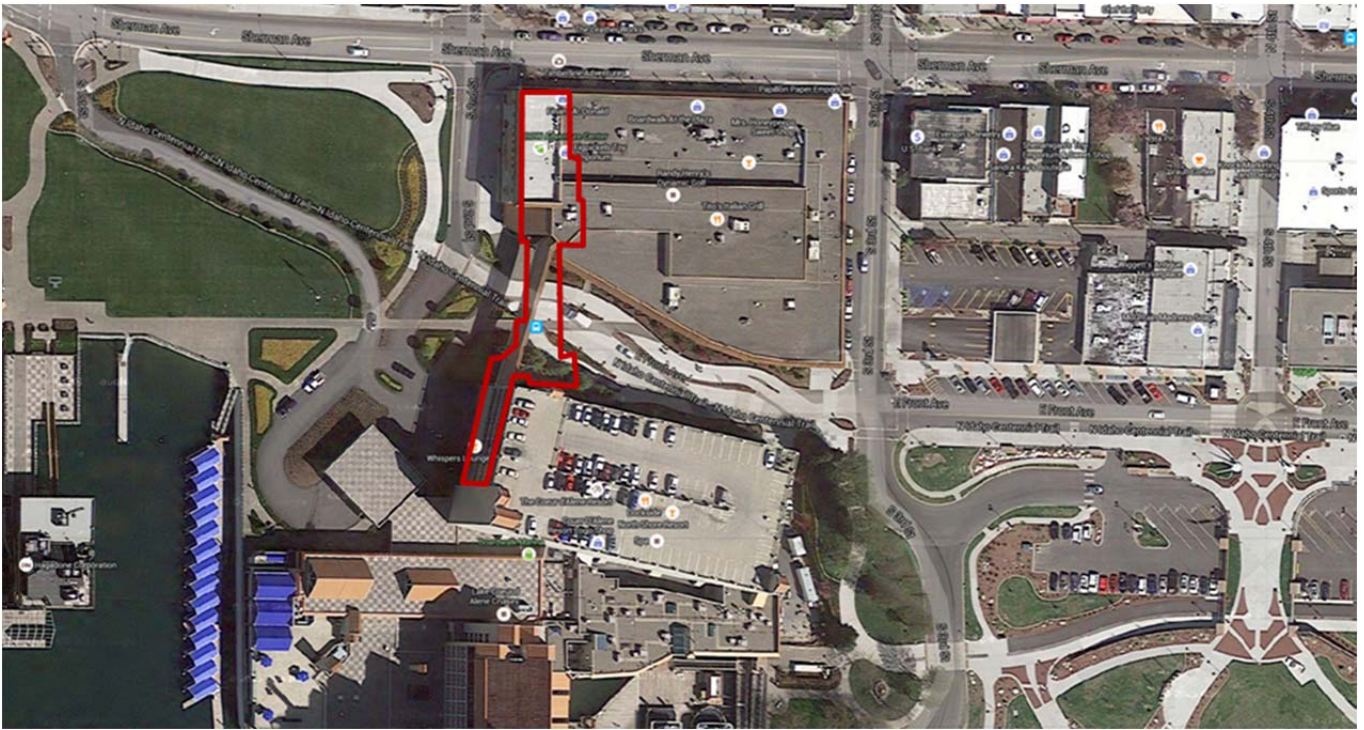
If you are unable to attend this meeting but would like to be informed of future meetings, please call city staff to become a party of record at 208-769-2274.

Public Meeting time and location: The public meeting will begin at 12:00 p.m. in the **Community Room at the City of Coeur d'Alene Library located at 702 E. Front Avenue** at a special meeting of the Design Review Commission on **Thursday, November 19th, 2015**.

Require more information? To see a more detailed copy of the above legal description or to obtain more information on the above request, visit our website at www.cdavid.org and click on agendas / design review or **contact the Planning Department at 666-5740 or 769-2274**.

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)292-5773.

A. SITE MAP:



B. AERIAL VIEW:



C. PROJECT ANALYSIS

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.

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.

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 subject property is within the Downtown Core (DC) zoning district.

The applicant's narrative is included in the packet.

Evaluation:

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

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

D. DESIGN DEPARTURES

No design departures requested.

E. 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:



NEIGHBORHOOD AND SITE VIEWS:



LONGWELL + TRAPP
ARCHITECTS

NEIGHBORHOOD CONTEXT



NEIGHBORHOOD AND SITE VIEWS:

LT
A

LONGWELL + TRAPP
ARCHITECTS

NEIGHBORHOOD CONTEXT

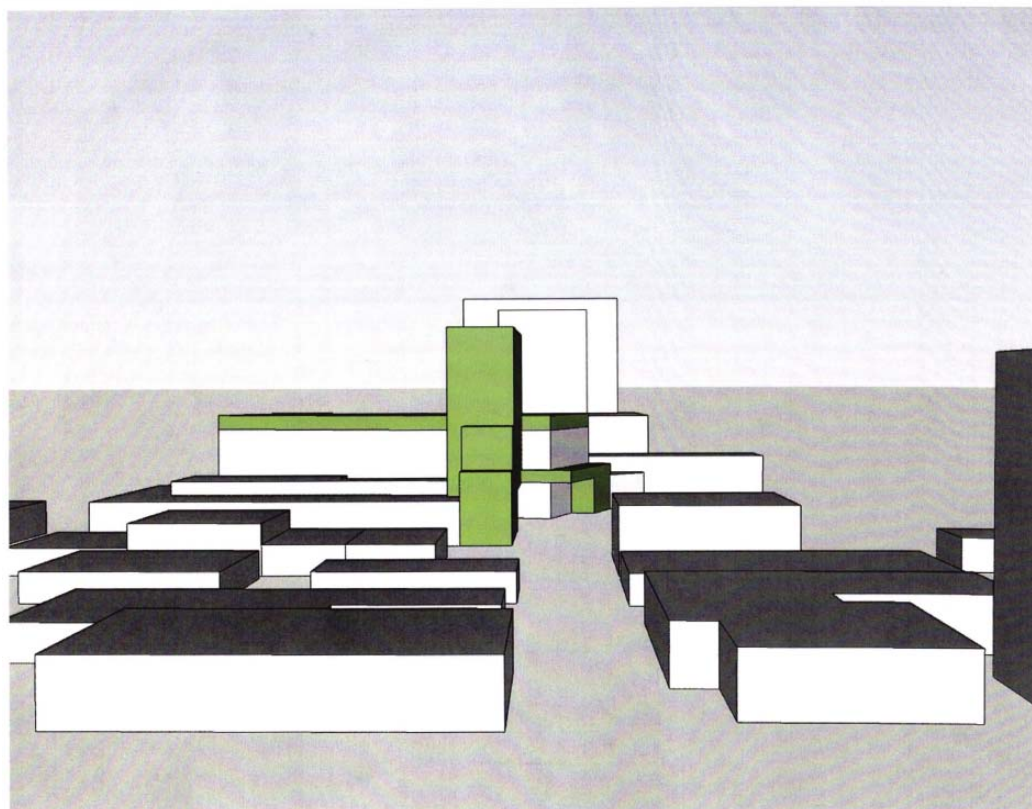
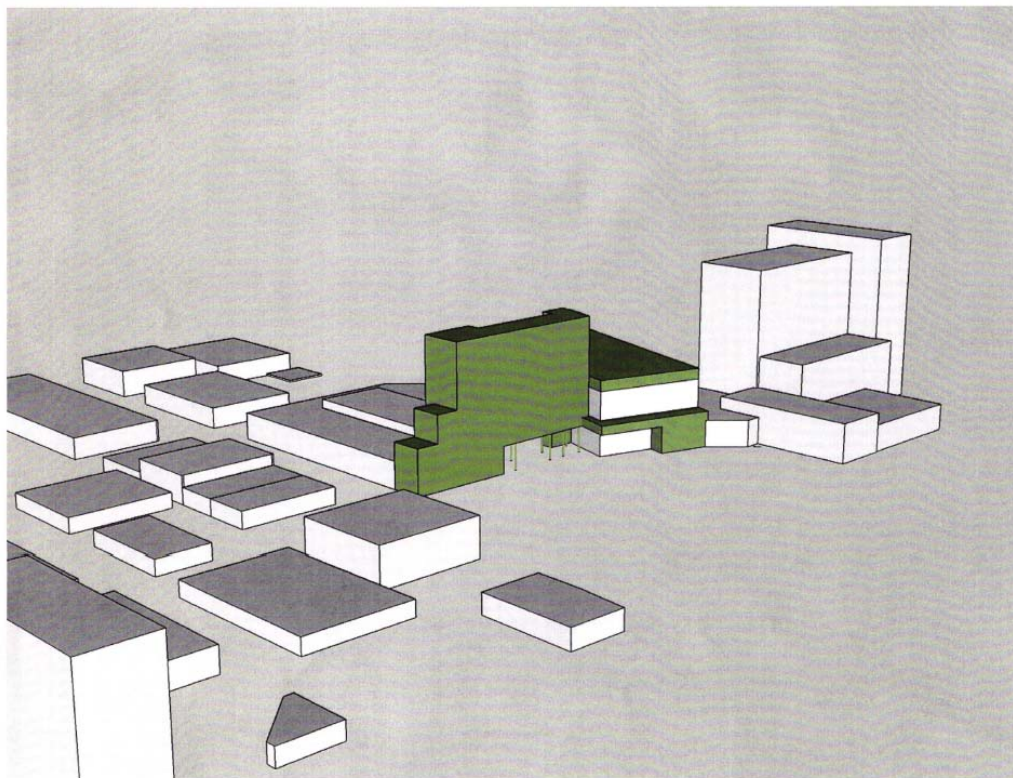


NEIGHBORHOOD AND SITE VIEWS:

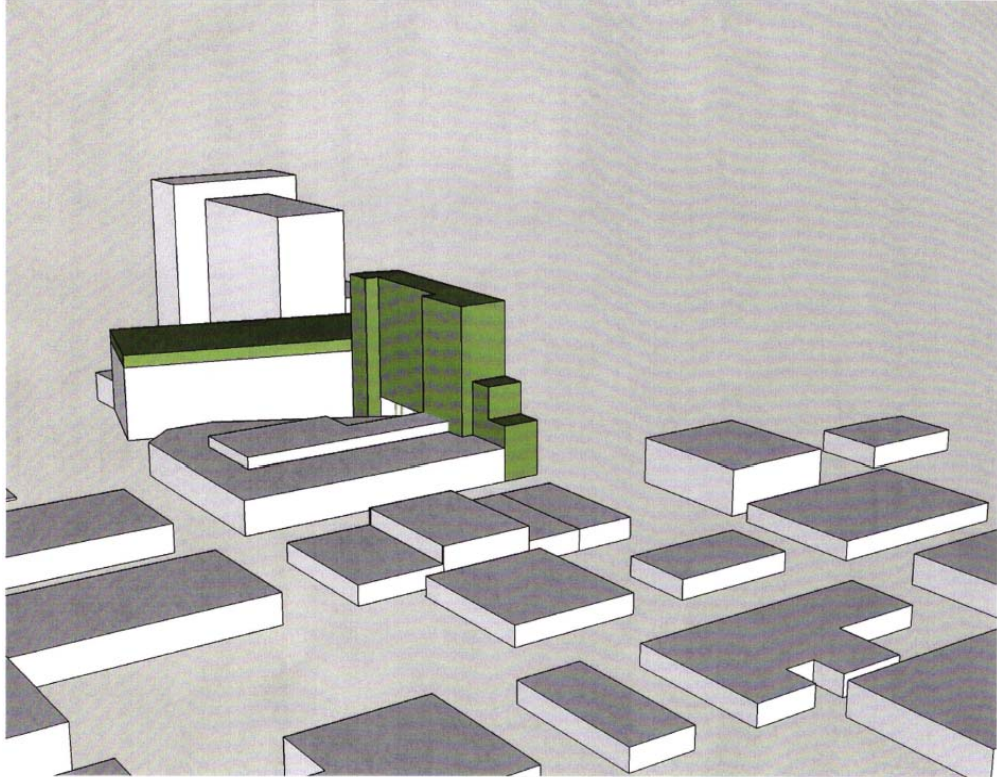
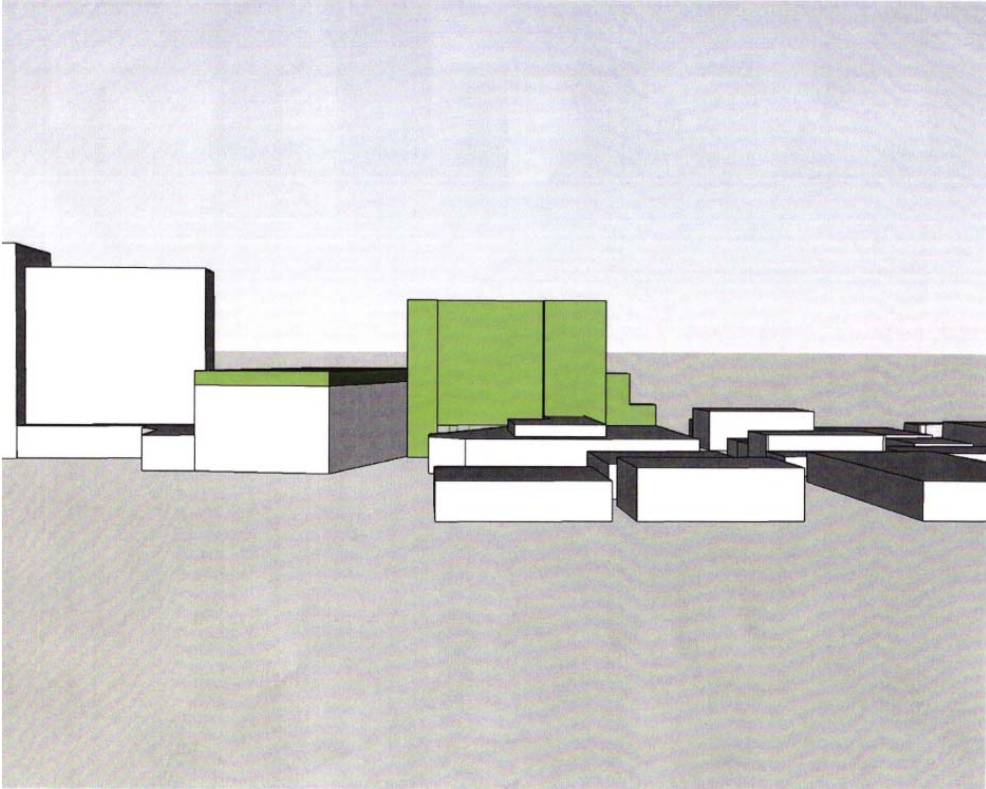


SITE VIEWS

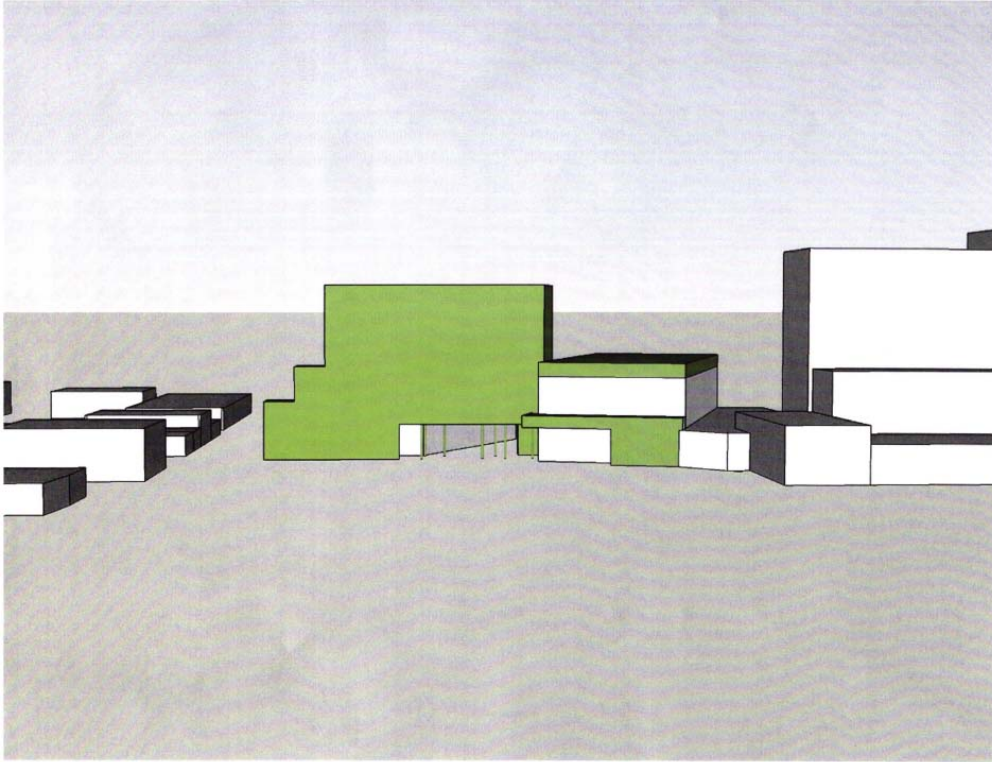
ELEVATION AND GENERALIZED MASSING:



ELEVATION AND GENERALIZED MASSING:



ELEVATION AND GENERALIZED MASSING CONTINUED:

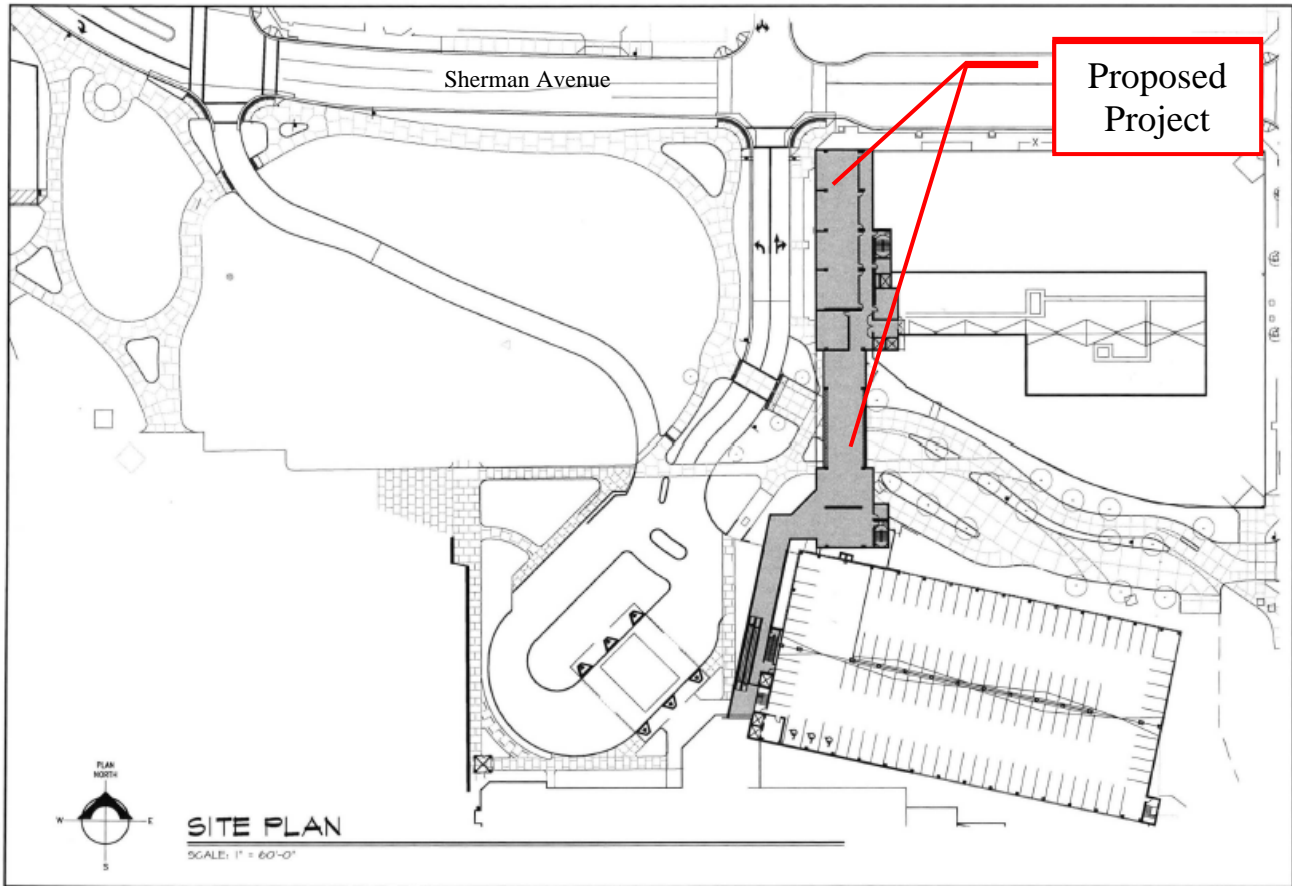


Massing: Base/Middle/Top

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

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.



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 a 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 name "Cory" and last name "Trapp" clearly legible.

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

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