

DESIGN REVIEW COMMISSION AGENDA  
OLD COUNCIL CHAMBERS  
COEUR D'ALENE CITY HALL  
710 E. MULLAN  
Thursday July 31<sup>st</sup>, 2014  
12:00 pm

**12:00 P.M. CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

February 27, 2014

**PUBLIC COMMENTS (non-agenda items):**

**COMMISSION COMMENTS:**

**STAFF COMMENTS:**

**NEW BUSINESS:**

1. Applicant: Idaho Department of Fish and Game  
Location: 2885 W. Kathleen Avenue  
Request: Idaho Department of Fish and Game is requesting the Design Review Commission's early design consultation for the design and construction of a +/- 6,050 SF addition to the existing office building in the Commercial (C-17) zoning district. (DR-3-14)
2. Applicant: Kootenai Health  
Location: 2003 Kootenai Health Way  
Request: Kootenai Health is requesting the Design Review Commission's early design consultation for the design and construction of a three-story, +/- 94,000 SF addition to the existing hospital in the Limited Commercial (C-17L) zoning district. (DR-2-14)

**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)292-5773.***

**DESIGN REVIEW COMMISSION  
MINUTES  
Thursday, February 27<sup>th</sup> 2014**

**DESIGN REVIEW COMMISSIONERS PRESENT**

George Ives, Chairman  
Jef Lemmon  
Rich McKernan  
Steve Johnson, Alternate Commissioner  
Rick Green, Alternate Commissioner

**COMMISSIONERS ABSENT**

Mike Patano  
Tom Messina  
Mike Dodge  
Heather Bowlby

**STAFF MEMBERS PRESENT**

Tami Stroud, Planner  
Sarah Nord, Administrative Support

**APPLICANTS**

Richard Colburn AIA, Vice President, h2a Architects  
Claire Kincaid-Slate, IIDA, Interior Designer & Project  
Manager, h2a Architects  
John Young, President, Polin & Young Construction  
Brian Cravens, Store Manager, CDA Big R

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Ives asked the commission to review the minutes from the February 13<sup>th</sup> 2014 meeting and make a motion to approve or deny.

Motion to approve by Lemmon, seconded by Johnson to approve.

The motion carried unanimously.

**PUBLIC, COMMISSION, & STAFF COMMENT:**

There were no public, commission or staff comments on non-agenda items

**NEW BUSINESS:**

**DR-1-14 – 170 E. Kathleen Ave. / Schmidt Investments of Idaho, LLC – Request for a second meeting with the Design Review Commission for a proposed 50,000 SF addition to the existing Big R Store in the Commercial (C-17) zoning district.**

Chairman Ives moved on to the agenda item, the request for a second meeting with the Design Review Commission for a proposed 50,000 SF addition to the Big R Store located at 170 E. Kathleen Avenue in Coeur d'Alene.

Alternate Commissioner Green asked for clarification on whether or not the agenda item is located in an overlay district. Chairman Ives stated that it is not, and briefly explained that the purview of the commission is any property within the Downtown Core district, and outside of that, any property over 50,000 square feet.

Planner Stroud then briefly described the agenda item, going over the basic points of the proposal as discussed in the first meeting on February 13th and what the commission requested to see at the second meeting. An updated site plan was also viewed by the commission. She explained that at this meeting the commission could discuss landscaping, parking, access, sidewalks and other amenities, elevations for the conceptual design for all sides of the proposal and perspective sketches. Planner Stroud then asked the applicant, Richard Colburn to provide further detail.

Applicant Colburn briefly explained the changes to the updated site plan including additional landscaping along 2<sup>nd</sup> Street and along the residential buffer as well as within the parking lot. He added that they plan to add more landscaping once they meet with the landscape architect. He stated that other than that, the site plan has not changed much since the initial submittal.

He explained, based on the comments from the first meeting regarding the loading dock, they plan to make the ingress and egress of the trucks smoother to help eliminate more noise for the surrounding residential areas. The trucks would enter from the south instead of from 2<sup>nd</sup> Street, and they are in the process of redeveloping that aspect of their proposal.

Chairman Ives asked if they will provide access from the north off Kathleen Avenue. Colburn said there is access onto Ingrid around the back of the existing Chevron gas station.

Commissioner Lemmon asked if they plan to have two new entrances off of Ingrid Avenue to the parking area. They explained they will be adding one, which will continue the entrance from Hackwith.

Lemmon also asked about screening on the south. Colburn explained they will go above and beyond what is required, and instead of making the existing sidewalk a straight walk, they are considering creating a meandering path possibly adding a bench or two to create a jogging / walking trail.

Alternate Commissioner Green asked Planner Stroud about the parking requirements. Planner Stroud stated that the code requires one space per 330 square feet. The applicant stated they are providing 234 stalls which would meet the requirement. Green also asked about street trees and screening. Planner Stroud explained that 1 tree is required per six parking stalls which would require approximately 40 trees. She also explained that a 10 foot wide buffer yard is required along the residential zone. Colburn explained they plan to put in a screen wall and add some landscaping along the loading dock.

The applicant projected the renderings for the proposed project which illustrated the proposed landscaping and materials including windows. The renderings also included pop outs along the windows to break up the façade. Colburn explained the design is meant to be trendy to appeal to a younger generation. They plan to incorporate quite a bit of windows in order to attract customers with products placed inside so they can be seen through the windows from the street, which would also be incorporated in the sun room and garden center.

There were a few basic questions from the commission regarding materials, colors, and landscaping choices.

Store Manager, Brian Cravens, addressed these questions.

Commissioner Lemmon asked about the curb cut, and if the applicant could go wider. Chairman Ives stated that the city engineering department would address that issue.

Alternate Commissioner Johnson made a motion to continue to the third and final meeting for the proposed project, seconded by Alternate Commissioner Green.

It was decided that a third meeting would not be necessary since the applicants provided what is required.

Colburn mentioned that they have considered making some changes to the façade of the building, specifically incorporating more glass.

Planner Stroud informed the applicants that if the changes were significant they would have to go through the Design Review process again to approve those changes, and since the third meeting has been waived, the final plans including landscaping and exterior façade, would need to be submitted to the Planning Department before a final approval can be issued.

Chairman Ives asked that since it was decided to waive the third meeting, the motion to continue to the third meeting would need to be removed. Johnson and Green removed their motions.

Chairman Ives went through the Record of Decision addressing each applicable guideline.

McKernan motioned to approve the plans as submitted, seconded by Lemmon. The motion carried unanimously.

**ADJOURNMENT:**

Motion by McKernan, seconded by Johnson to adjourn the meeting; Motion approved unanimously. The meeting was adjourned at 12:41 P.M.

Prepared by Sarah Nord, Administrative Support

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

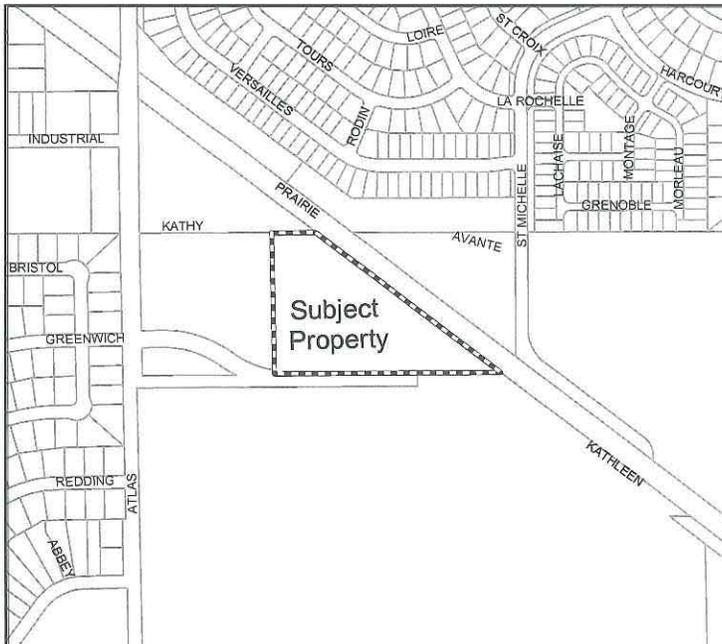
**FROM:** TAMI STROUD, PLANNER  
**DATE:** JULY 31<sup>ST</sup>, 2014  
**SUBJECT:** DR-3-14: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR AN APPROXIMATE 6,050 SF, SINGLE STORY, WOOD FRAME ADDITION TO THE EXISTING FISH AND GAME OFFICES.  
**LOCATION:** 2885 W. KATHLEEN AVENUE

**APPLICANT/ARCHITECT:**  
H2A Architects, Dale Hickman  
420 Indiana Avenue, Suite 100  
Coeur d'Alene, ID 83814

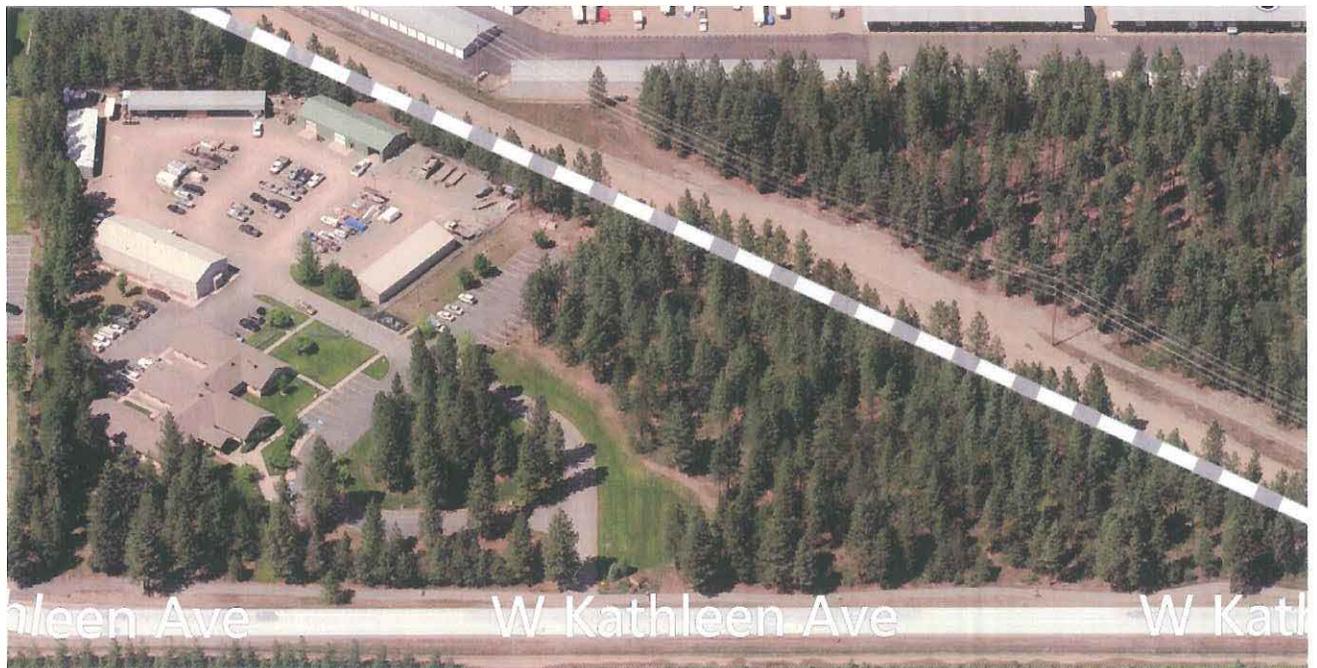
**DECISION POINT:**  
H2A Architects is requesting the Design Review Commission's early design consultation for an early design consultation for an approximate 6,050 SF, single story, wood frame addition to the existing Fish and Game offices. The addition is stand-alone with a small corridor tying it to the existing facility. The property is currently zoned Commercial (C-17).

**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 VIEWS:**



### C. PROJECT ANALYSIS

The applicant is requesting the Design Review Commission's early design consultation for an approximate 6,050 SF, single story, wood frame addition to the existing Fish and Game offices. The addition is stand-alone with a small corridor tying it to the existing facility.

The subject property is more commonly known as Idaho Department of Fish and Game, Hunter Education Classrooms and office building. The proposed addition will consist of two (2) classrooms, offices and support/restrooms/circulation areas. The site has access from Kathleen Avenue on the south side of the property.

The applicant's narrative is included in the packet.

#### Evaluation:

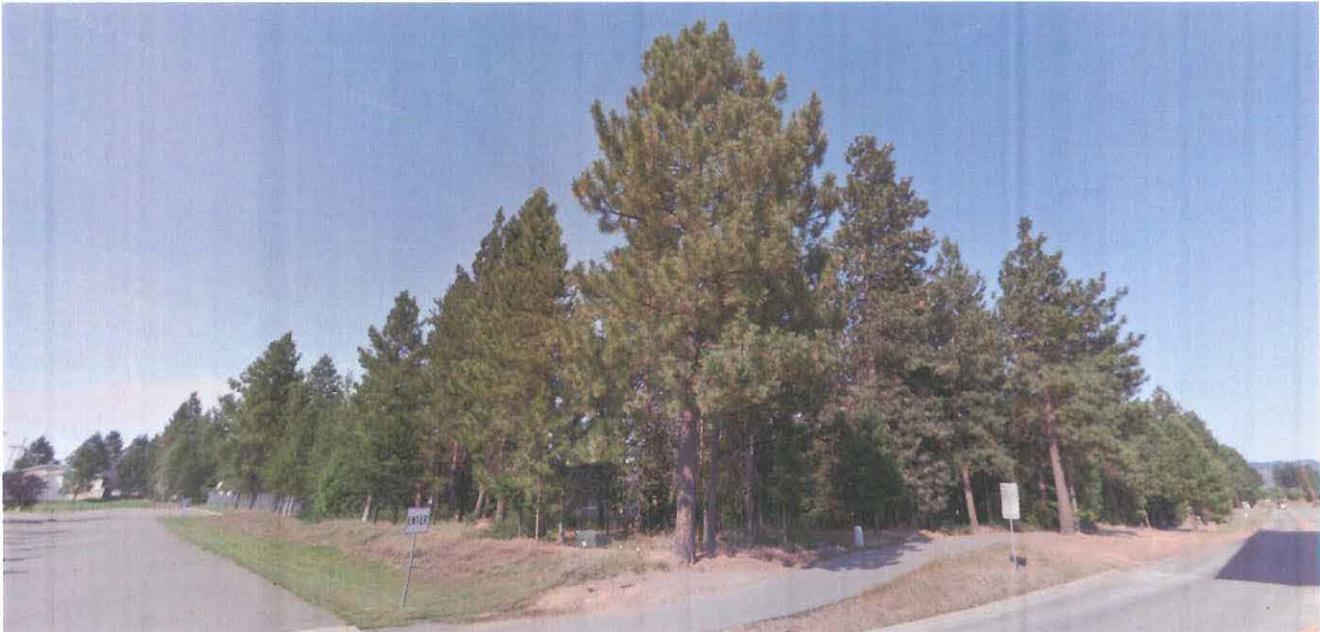
The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

- 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

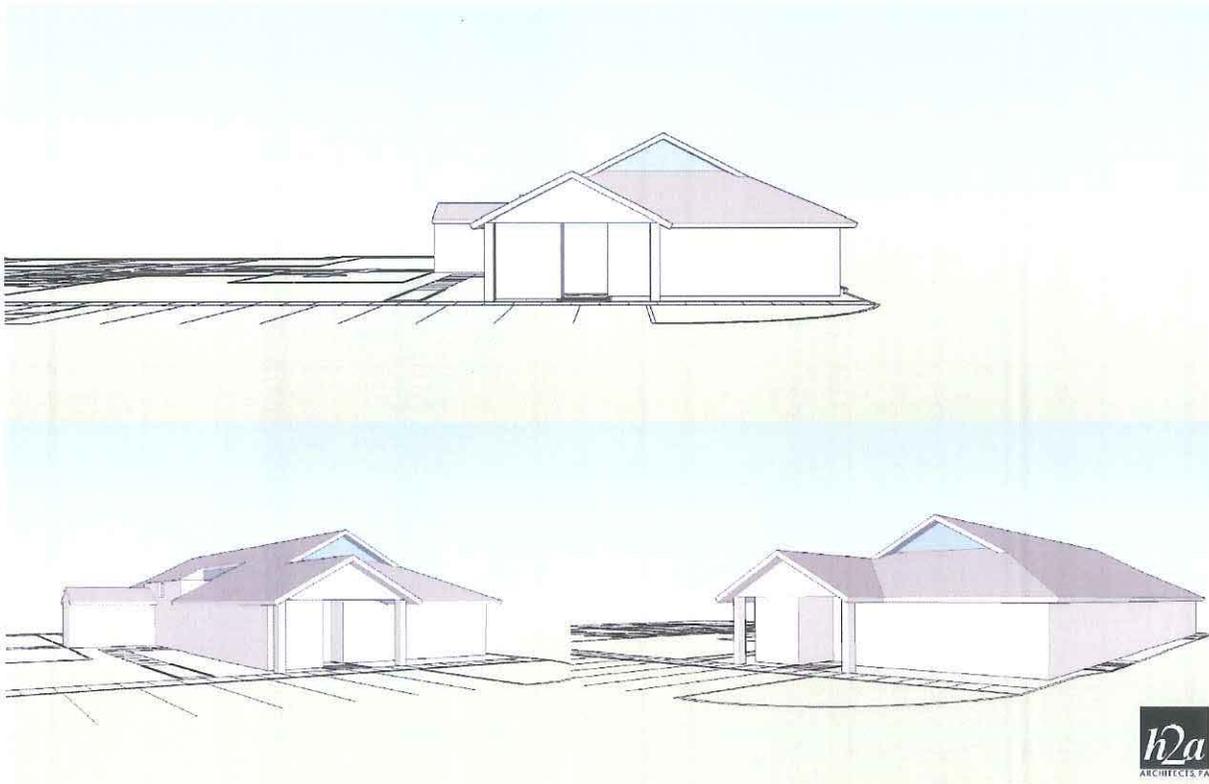
### E. SITE PHOTOS: VIEWS FROM KATHLEEN:



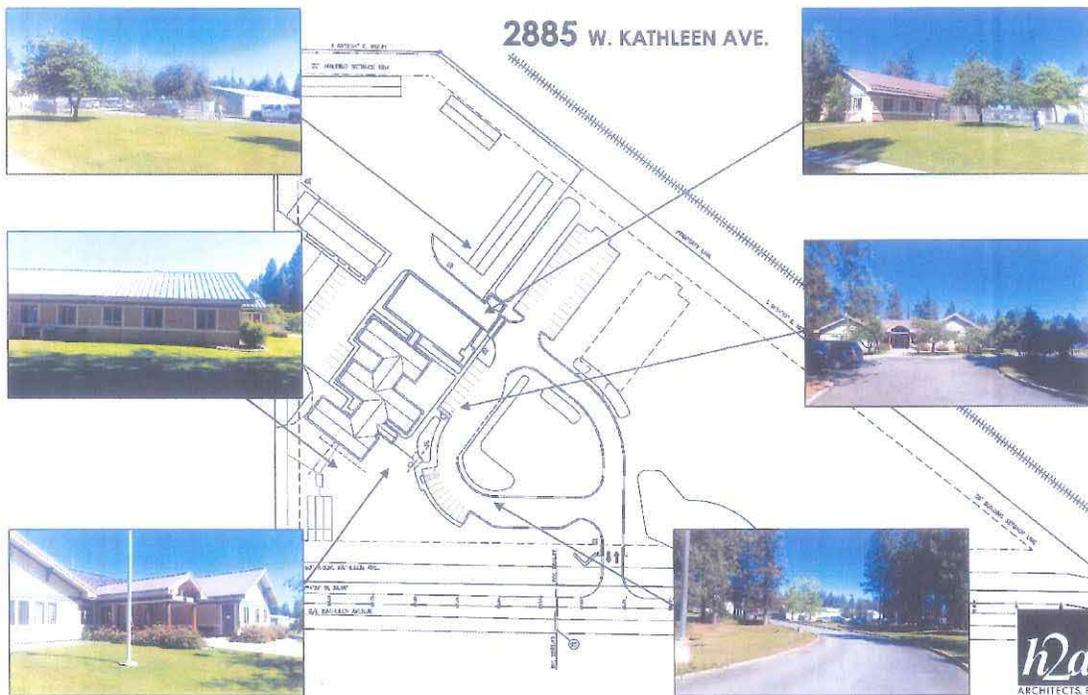
**SUBJECT PROPERTY LOOKING NORTHWEST:**



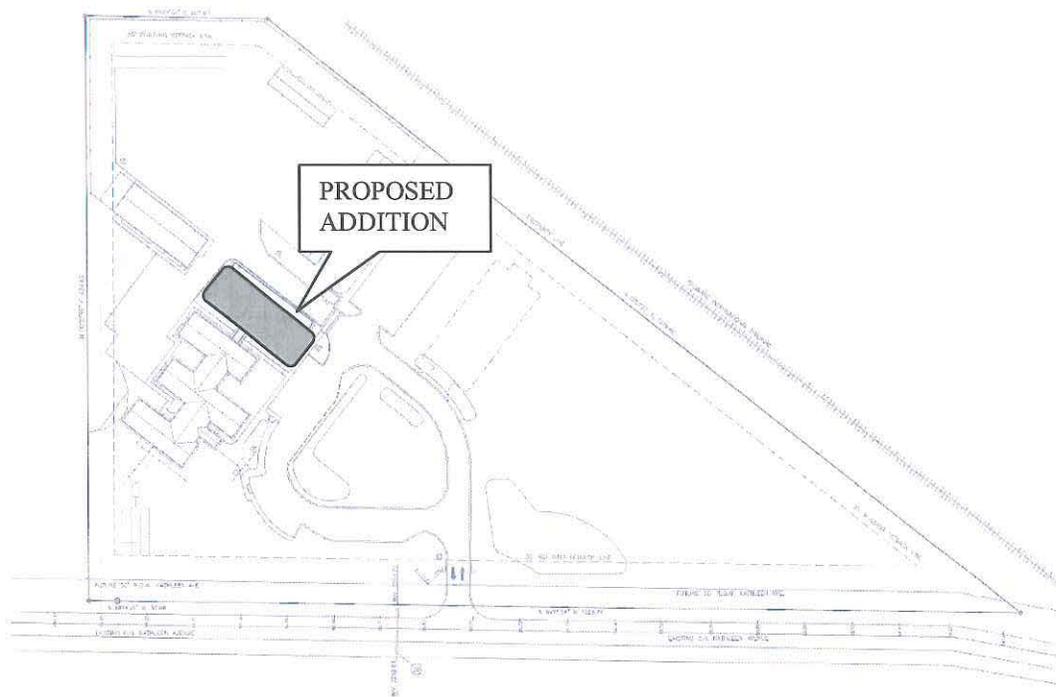
**ELEVATION AND GENERALIZED MASSING:**



**NEIGHBORHOOD AND SITE VIEWS:**



**OVERALL SITE PLAN:**



**Commercial design guidelines for consideration are as follows:**

- Curb Cuts: Width and Spacing
- Sidewalks Along Street Frontages
- Street Trees
- Grand Scale Trees
- Walkways
- Residential/Parking Lot Screening
- Parking Lot Landscaping
- Lighting
- Screening of Service and Trash Areas
- Screening of Rooftop Equipment
- Entrance Visible from Street
- Windows Facing Street
- Treatment of Blank Walls

**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).

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



420 INDIANA  
 SUITE 100  
 COEUR D'ALENE  
 IDAHO 83814  
 (208) 667-3430  
 FAX 667-4693

H2AARCH.COM

## DEVELOPMENT PLAN SUMMARY

Hunter Education Classroom and Office Building  
 Idaho Department of Fish and Game  
 2885 West Kathleen Avenue  
 Coeur d'Alene, ID

The proposed project includes an approximate 6,050 SF, single story, wood frame addition to the existing Fish and Game offices. The addition is stand-alone with a small corridor tying it to the existing facility. It is envisioned that the new construction will complement the existing facility in scale, material usage, window patterning and exterior colors.

The addition is comprised of the following spaces:

2 Classrooms	2780 SF
Offices	952 SF
Support/Restrooms/Circulation	2303 SF

## PARKING INFORMATION

The site has a single access from Kathleen Avenue on the south side of the property. This access ties to a loop driveway that provides surface customer pull-in parking at the front of the existing facility. A surface satellite parking lot is located to the north off the loop drive. Enclosed surface staff parking is located behind the existing facility and in the area of the shop and storage facilities.

Existing paved parking totals 62 spaces, including 3 accessible spaces. Required parking for the existing facility and the new addition totals 51 spaces.

**DESIGN REVIEW COMMISSION  
STAFF REPORT**

FROM: TAMI STROUD, PLANNER  
DATE: JULY 31<sup>st</sup>, 2014  
SUBJECT: DR-2-14: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A PROPOSED 3-STORY ADDITION TO THE EXISTING KOOTENAI MEDICAL CENTER, INCLUDING A NEW MAIN VISITOR ENTRANCE  
LOCATION: **2003 Kootenai Health Way**

**APPLICANT/OWNER:**  
Kootenai Health  
2003 Kootenai Health Way  
Coeur d'Alene, ID 83814

**ARCHITECT:**  
NAC Architecture, Dan Kurtz  
1203 W. Riverside Avenue  
Spokane, WA 99201

**DECISION POINT:**

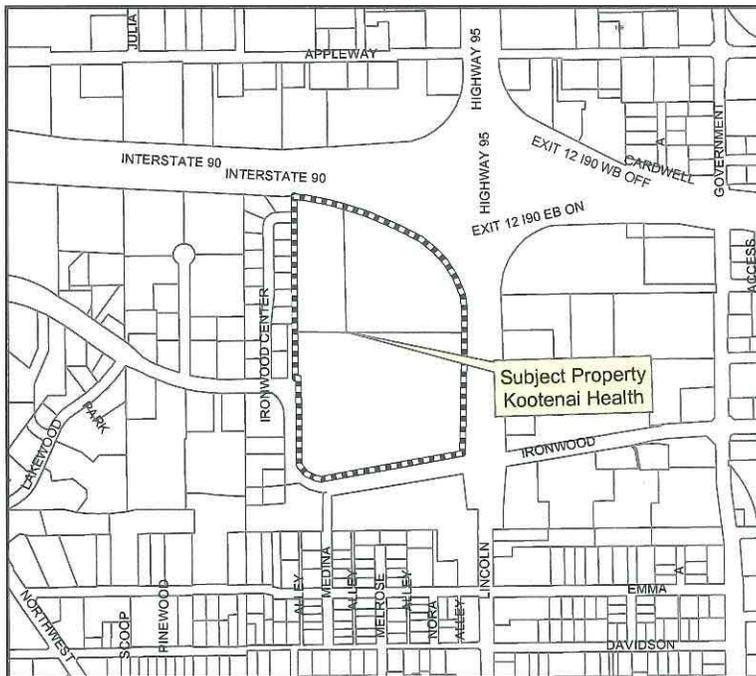
Kootenai Health is requesting the Design Review Commission's early design consultation for a proposed 3-story addition to the existing Kootenai Medical Center entrance in the Limited Commercial (C-17L) zoning district.

**GENERAL INFORMATION:**

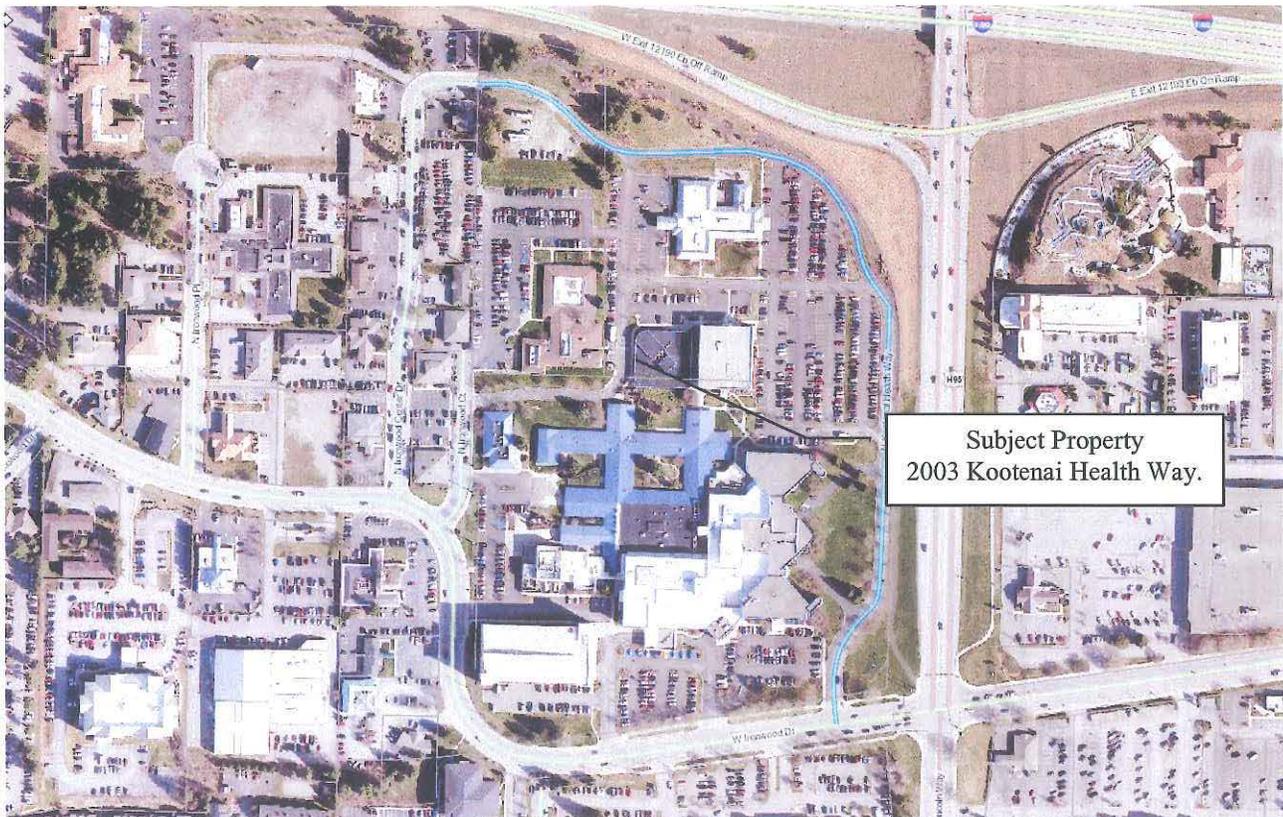
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**A. SITE MAP:**



**B. AERIAL VIEWS:**



### C. PROJECT ANALYSIS:

The applicant is requesting the Design Review Commission's early design consultation for a proposed 3-story addition to the existing Kootenai Medical Center, located at 2003 Kootenai Health Way, in the C-17L zoning district.

The addition will be constructed in the grassy area on the east side of the existing building to include a new main visitor entrance, Labor and Delivery, C-section OR's, NICU, and Postpartum rooms. The second floor will house 32 patient rooms. The third floor will be shelled space, planned to be built-out to match the 2<sup>nd</sup> floor in the future. The total addition area is 94,000 sf (1000@ basement, 40,300 sf @ 2<sup>nd</sup> and 3<sup>rd</sup> floor). The subject property has frontage along Hwy. 95 and Ironwood Drive.

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
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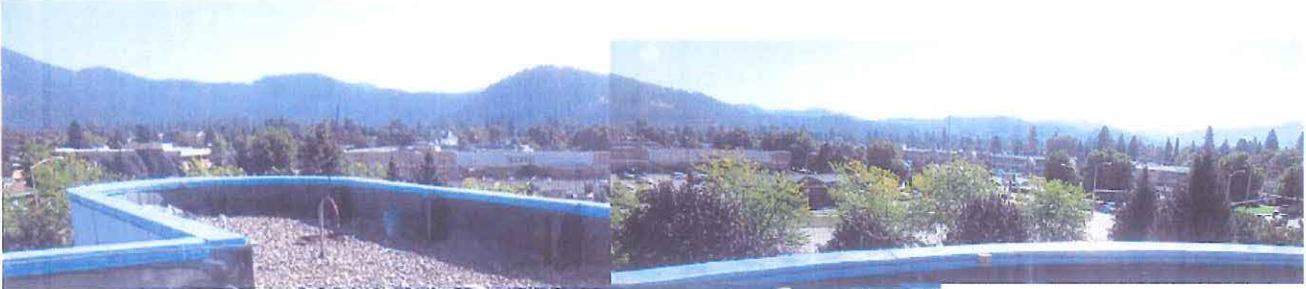
### D. DESIGN DEPARTURES:

No design departures requested

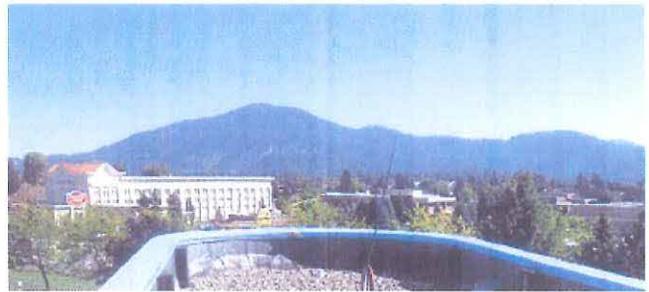
### E. SITE PHOTOS:



**Looking East:**



**Looking North:**



**SITE PHOTOS CONT.:**



4 - LOOKING NORTHWEST

# 5 - LOOKING WEST



## Neighborhood Context Map:

NEIGHBORHOOD CONTEXT MAP

1 - KOOTENAI HEALTH

2 - AMERITEL INN & SHARI'S

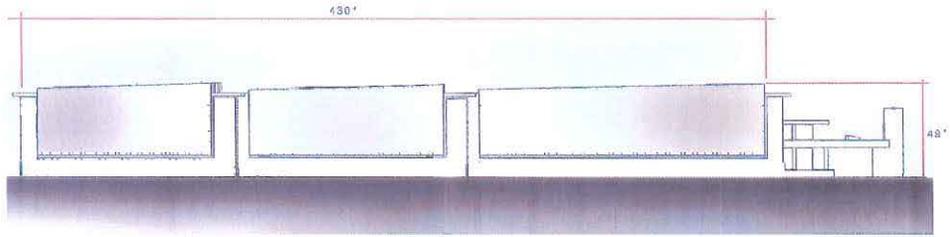
3 - INTERLAKE MEDICAL BUILDING

4 - 1919 MEDICAL OFFICE BUILDING

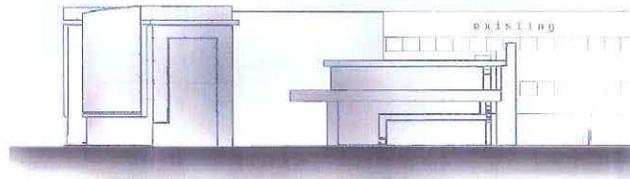
5 - AMERICAN WEST BANK

6 - IRONWOOD PROFESSIONAL PLAZA

**Elevations:**



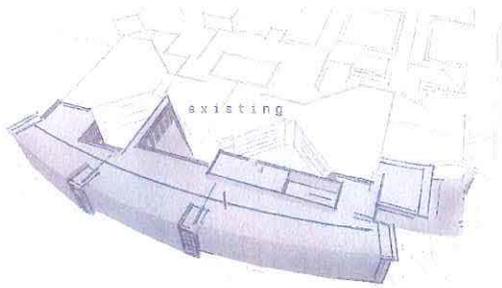
EAST ELEVATION-nrs



NORTH ELEVATION-nrs



**Generalized Massing:**

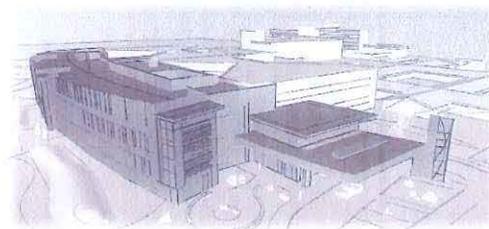


1-BIRD'S EYE VIEW

GENERALIZED MASSING



2-SOUTHEAST CORNER



3-NORTHEAST CORNER, LOBBY



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

## Memorandum

TO: Tami Stroud, City of Coeur d'Alene Planning  
RE: Kootenai Health East Expansion, 111-13075-A504a  
FROM: Dan Kurtz, NAC|Architecture  
DATE: June 27, 2014

RE: Design Review Letter of Justification

Tami,

Per your request, the following is a short description and justification of the proposed project.

The project is a proposed 3-story addition to the existing Kootenai Medical Center, including new main visitor entrance. The addition will be constructed on the existing grassy area on the east side of the hospital. The first floor will house the Family Birth Center, including Labor and Delivery, C-section ORs, NICU, and Postpartum rooms. The second floor will house 32 patient rooms. Third floor will be shelled space, planned to be built-out to match the 2<sup>nd</sup> floor in the future. The total addition area is 94,000sf (1,000 @ basement, 40,300sf @ 1<sup>st</sup>, 26,350sf @ 2<sup>nd</sup> & 3<sup>rd</sup>).

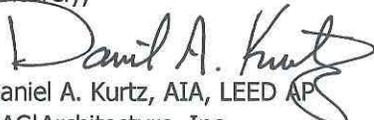
*National talent,  
local focus*

This project is the first in a series of projects outlined in Kootenai Health's Master Facility Plan to address future growth. By relocating the OB services out of the 2<sup>nd</sup> floor of the existing hospital and adding several new patient rooms, this project does several things:

1. It adds much-needed additional private patient rooms to relieve the overcrowding that the hospital has been experiencing on an increasing regularly.
2. Expands the capacity of the OB department with additional labor and delivery rooms, C-section operating rooms, and recovery rooms. Also included is a 12 room NICU that not only increases the nursery capacity but also accommodates increased acuity, so more babies can be cared for at the public's local hospital.
3. Allows for future expansion of the hospital's surgery center, which is often running at capacity.

The new entry and lobby will add a sense of identity and a new front door of the hospital that is lacking in the existing facility.

Sincerely,

  
Daniel A. Kurtz, AIA, LEED AP  
NAC|Architecture, Inc.

Cc: Michael O'Malley, NAC|Architecture, Inc.  
John Finn, Kootenai Health

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[www.nacarchitecture.com](http://www.nacarchitecture.com)