

DESIGN REVIEW COMMISSION MEETING
UPPER LEVEL, CONFERENCE ROOM #6
710 E. MULLAN
THURSDAY, October 24, 2019
12:00 pm

12:00 P.M. CALL TO ORDER:

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

MINUTES:

September 5, 2019

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

1. Applicant: Government Way Coeur d'Alene Hotel, LLC
 Location: 2119 N. Government Way
 Request: Request for an Early Design Consultation with the Design Review Commission for an 84,000 sq.ft., 4-story, 121 guestroom Hotel known as "Hilton Garden Inn Hotel". The property is zoned C-17 (Commercial at 17 units/per acre) zoning district. (DR-4-19)

ADJOURNMENT/CONTINUATION:

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

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***

MINUTES

**DESIGN REVIEW COMMISSION
MINUTES
SEPTEMBER 5, 2019
LOWER LEVEL, COMMUNITY ROOM
702 E. MULLAN
12:00 pm**

COMMISSIONERS PRESENT:

George Ives, Chairman
Jon Ingalls
Jef Lemmon
Michael Pereira
Phil Ward, (Alternate)

STAFF MEMBERS PRESENT:

Tami Stroud, Planner
Shana Stuhlmiller, Admin. Assistant

COMMISSIONERS ABSENT:

Joshua Gore
Tom Messina
Rick Green

CALL TO ORDER:

The meeting was called to order by Chairman Ives at 12:00 p.m.

APPROVAL OF MINUTES:

Motion to approve the minutes from the Design Review Meeting held on June 27, 2019. Motion approved.

PUBLIC COMMENTS:

NEW BUSINESS

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

Tami Stroud, Associate Planner, stated that Donald Smock was requesting a second meeting with the Design Review Commission for a two-story, four (4) townhome project on the subject property. The 0.18 acre parcel is currently vacant and located within the Infill Downtown Overlay East (DO-E) District with the underlying R-12 zone.

Ms. Stroud provided the following statements:

- Donald Smock is requesting a second meeting with the Design Review Commission for the design and construction of four (4) townhome units totaling +/- 4,920 sq. ft. with eight (8) carport stalls with alley access.
- The proposed townhomes will not exceed the maximum building height allowed in the DO-E, which is 35 feet.
- There will be patios within the 10 foot front yard setback that will include planter areas for the two front lower-level units, and proposed balconies on the second story units.
- Each of the units will be two (2) bedroom units. There will be eight (8) parking stalls to the rear of the subject property with covered carports along the alley.
- The applicant has also shown snow storage and a trash area to be located next to the carport along the alleyway.
- There is an existing eight unit, three-story condominium directly to the east of the subject property -- "Trails Edge" -- and a four-unit, two story condominium on the west side of the subject property, making it an infill project on a .018 acre vacant parcel.
- There are two existing street trees within the right-of-way of the subject property along Mullan Avenue which qualify as an "Identity Element" required by the Guidelines and Standards within All Overlay Districts. After a site visit by the Urban Forester, it was determined that the existing street trees within the right-of-way were in overall good health and condition and must be retained. The trees also qualify as "Grand Scale Trees".
- 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 proposed 3:12 pitch for both the four-unit townhome structure and the carports located in the rear portion of the subject property. The applicant has provided two conceptual elevations showing the design change between the 3:12 pitch and the 4:12 pitch, noting that the 4:12 pitch increases the roof 2+ feet, but is still within the allowed height limit of 35 feet in the DO-E. The 3:12 pitch reduces the building height and addresses concerns regarding possible glare from the metal roof.

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.

- Ms. Stroud said that Hilary Anderson, Community Planning Director, has approved the applicant's request to allow the 3:12 roof pitch for the proposed four-unit townhome and carport structures.

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

- The project summary includes a F.A.R. bonus allowed for the retention of the two "Grand Scale" trees located along the Mullan Avenue street frontage. Planning staff has consulted with Nick Goodwin, Urban Forester, to assess the health and value of the two large maple trees along the property frontage considered as "Grand Scale" trees, and using the trunk formula method for appraisal of the two maple trees, they are valued at: Tree #1 (\$14,000.00) and Tree #2 (\$11,300.00)
- Hilary Anderson, Community Planning Director, has approved the requested bonus for the Preservation of "Grand Scale" trees (2) located along Mullan Avenue.

- Ms. Stroud provided various site photos, a copy of the site plan, and conceptual plans of the building. Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Ingalls inquired if staff could give clarification on the Floor Area Ratio (FAR) bonus for the “Grand Scale” trees and the 3:12 pitch for the roof. He questioned if those items should not be a consideration for the request since a determination has already been made by Hilary Anderson, Community Planning Director.

Ms. Stroud confirmed that Mr. Ingalls was correct. She added that the 3:12 pitch, which Ms. Anderson has the authority to approve, was approved as part of the package.

Public testimony open.

Tim Wilson, applicant, provided the following statements.

- He stated that this is the second meeting and he hoped that they would receive approval today and not have to do a third meeting.
- He explained that the site plan has changed since the last meeting and noted that they have provided a location for the garbage enclosure which is turned so it faces the alley to make it easier for garbage pickup and also added a snow removal area that they had before using a few of the parking stalls since they had more stalls than what was required where the snow will go.
- He stated there was a discussion at the last meeting on enclosing the carports and that the owner doesn't want to enclose them and wants to leave them open.
- In regard to the 3:12 versus the 4:12 roof pitch, Mr. Wilson said that a 3:12 pitch was chosen to provide a lower slope which will blend better with the neighborhood by providing a lower pitch of the roof to drop the height of the building by two to three feet, and he commented that he was glad to hear that Ms. Anderson approved that request.
- He added that they recently went through the project review process and are ready to submit for permits if they get approval.
- He presented a sample board of material to be used on the building and described that the building will be made of a black corrugated metal with the color yellow chosen. On the lower level is horizontal lap siding which is gray. The roof material is a metal gray panel so it won't be reflective and the windows on the right side will be a composite of Anderson Series 100 windows. The masonry brick on the patios will be red.
- The landscaping plan has been submitted and complies with staff's requirements.
- He requested that the Design Review Commission approve the request.
- Mr. Wilson concluded his presentation.

Commission Comments:

Commissioner Ward stated that he had concerns at the last meeting whether the alley would be paved and noted that the 3:12 roof pitch is not a big deal and is common with building codes. He said that he would like the applicant to explain how snow will be removed.

Public testimony open.

Joe Morris said that he would like to provide comments on the Lake Apartments and how that project is an example of how Design Review should work. He explained that with that project, the applicant listened to the neighborhood regarding the design of the building and the neighborhood suggested that the eastern building be reduced to two stories, which provided a great transition into the neighborhood, and that the project turned out great. He said that his neighborhood tries to look to see if a project in the area meets the Design Standards that his group was involved in changing which are specific for the area. He noted that for this project the roof pitch in

the Design Standards states must have a minimum of 4:12 pitch and a maximum slope of 12:12. He commented that they feel that with the 3:12 pitch proposed for the building the roof will look flat and commented that he didn't realize the Planning Director could approve the request. He questioned the fence proposed in the front and commented that the code it states if a fence is used, it must be visually transparent when located adjacent to a public street and if the fence is proposed to be a brick wall, it would not meet the current design standard. He mentioned the materials used on the building proposed will have metal siding with the color "yellow" chosen for the building. He feels that the building as proposed doesn't seem to be a good fit for the neighborhood.

Donald Smock explained that they have attempted to create a project to be proud of and which will fit with the neighborhood. He commented that he is not attached to the color "yellow," which their architect picked and they agreed to, but it can be changed. He addressed the question of the roof pitch and commented that they felt a 3:12 roof pitch would look better and not flat. He addressed the wall proposed in the front which is not intended to be a fence but to give some privacy for people sitting in the front. He said that they have tried to create something that is open and welcoming and believes they have done a great job.

Commissioner Ingalls noted that since the Planning Director approved the 3:12 roof pitch, that decision is off the table. He explained that, typically, when they see a deviation come forward as part of the application, most of the time it is needed because of necessity to make the project work; and, in this case, the 3:12 roof pitch is a good thing that will provide less of a slope and reduce the height of the building.

Mr. Smock explained that the 3:12 roof pitch was picked because they felt that the roof pitch would match the neighboring homes.

Commissioner Ingalls said that he concurred with what was said in previous testimony that the Design Review Commission is a platform for people to be heard and that many things discussed are "off the table" and don't always fit the design criteria. He stated, as an example, that the choice of color is not part of their design criteria and so it is not their job to say they object to the color "yellow," but it is good to have a conversation and provide some feedback. He appreciates that the applicant is willing to listen and maybe make some changes, and commented that he feels that the criteria have been met for the project.

Renice Sandler stated that she is concerned about snow sliding off the roof and dumping onto her patio.

Chairman Ives asked if the applicant would provide snow stops on the carport roofs and on the main structure to prevent snow runoffs. Mr. Wilson responded that they would.

Steve Wetzel commented that he lives in the condo next door and is thankful to the developer for what they have done. He proposed an idea to the developer to change the landscape plan, and explained that most people think of the side yards as "throwaway" space. He said that he knows his homeowners association would love to structure the landscaping to give a people who live in the condos and the new building better side yard views.

Chairman Ives said that he liked what Mr. Wetzel was saying and questioned if the applicant would be willing to meet with the homeowners association next door.

Mr. Smock said that he doubted Mr. Wetzel has discussed the proposal with the entire homeowners association and suggested Mr. Wetzel speak with the homeowners association and then they can meet with his landscape architect to discuss the project. He added that they want to prevent random people from walking down the middle between the two buildings and to provide something safe and acceptable from both sides.

Commissioner Lemmon said a 3:12 roof pitch is a great look which will lower the height of the building, works well and looks good, and he would support the project.

After discussion, the Design Review Commission agreed that it will not require a third meeting.

Motion by Lemon, seconded by Ward, to approve Item DR-1-19 Motion approved.

2. Applicant: Glacier 1940 Riverstone, LLC
 Location: 1940 Riverstone Avenue
 Request: Request for Design Review Commission's Early Design Consultation
 For the design of a 5-story, 79 unit multi-family structure, above a
 Subterranean parking garage. In addition, surface parking will be provided
 On the subject property.
 (DR-2-19)

Tami Stroud, Associate Planner, stated that Glacier 1940 Riverstone is requesting the Design Review Commission's early design consultation for the design of a five-story, 79 unit apartment building. The proposed structure will consist of one and two bedroom layouts totaling approximately 79 units. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.

Ms. Stroud provided the following statements:

- The property consists of two lots totalling 2.4 acres.
- The subject property is next to the Riverstone pond, between the Pinkerton office building and Anthony's restaurant. The applicant is proposing 79 units above a subterranean parking garage on the subject site. In addition, they are proposing additional surface parking.
- The gross area of the five-story structure is approximately 70,000 square feet, which sits above the +/- 18,000 square foot underground parking garage.
- The applicant will be providing parking for the project consisting of 42 stalls in the parking garage below the first level, 36 carport stalls, 63 surface stalls and 4 accessible stalls, providing a total of 145 parking stalls; which is 18 stalls above the code requirement.
- The proposed structure is allowed a maximum height of 63 feet in accordance with the approved Special Use Permit for the apartment building. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district with an approved R-34 Density Increase Special Use Permit.
- Ms. Stroud provided various photos of the site, neighborhood context map, site plan, and renderings of the building.
- Ms. Stroud stated that there are no Design Departures requested.
- The Design Review Commission (DRC) 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.

Ms. Stroud concluded her presentation and asked if the commission had any comments.

Public testimony open.

Ryan Nipp, applicant, provided the following statements:

- He provided a brief history of their company.
- He noted that the project is 2.4 acres and is a five story building, 63 feet in height, with 79 units consisting of one and two bedroom layouts with underground parking, carports and surface parking.
- He showed various renderings of the project and commented that it is a unique project with lots of glass and decks and many trees.

- He provided a sketch-up model that showed the size and scale of the building and shape, and explained that the shape of building is curved with multiple wall plans with exterior stone to match the existing stone on the surrounding buildings.
- He described the materials on the exterior of the building, which could be metal with some type of wood grain look.
- He said that it is their first opportunity to be before the Design Review Commission and feels that the project will comply with the adopted Design Standards and Guidelines.
- He reviewed the required Design Guidelines.
- He stated that they will be providing very generous landscaping which will enhance safety, comfort, visual appeal, and connectivity. He said that there are some existing sidewalks that will tie into the entrance of the building to provide additional connectivity to the Riverstone path through their parking garage and the first level tying into the Riverstone pond.
- He stated that the building will be unique.
- He noted that the building, when done, will increase the values of land.
- He said they are setting the building back and providing a very generous lawn and landscape area with some landscape features around the building and a similar look to Anthony's landscaping.
- He said that their building is similar in height, size and bulk to the Pinkerton building.
- He noted that they love trees and will add many trees.
- He said that the heating units are low profile, and they will not be visible from the top of the building.

Mr. Nipp concluded his presentation.

Commission Comments:

Chairman Ives asked about roof top equipment.

Mr. Nipp said that the units will be located on the interior of the roof and will not show on the building.

Commissioner Ingalls thanked the applicant for going through the individual criteria because it makes their job easier. He said that for walkways the criteria is met and, like the previous project, the color yellow is not a "criteria". He noticed there are not a lot of opportunities to go through the big buildings to get to the pond, and asked if there was a way for the public to get to the pond.

Chairman Ives commented that the public access is on the other side of the pond.

Mr. Nipp said that he appreciates the comments and will review them to see if they have merit.

Commissioner Lemmon said that he concurred with Commissioner Ingalls' suggestion and it might be something to explore. He commented that with the big projects, the regular person has to walk around the property and he said that he understands security issues but maybe there is a happy medium.

Commissioner Ingalls said that the massing looks great, the Riverstone sign looks good, and he likes what he sees.

Chairman Ives said that the added parking looks great.

Commissioner Ward said that it is a great looking building. He commented that parking is a concern in that area and on the parking layout the two parking structures to the front and the west are the turnaround areas. He added that in that location people ride bikes and it would be great if there was an area for bike storage.

Mr. Eixenberger explained that bicycles always come in two's, and that they have provided bike storage in the garage.

Mr. Nipp said they are thinking about that and noted on the site plan where the storage units are located and explained when exiting the parking garage you will be able to get your bike out at grade and exit without using the elevator.

Commissioner Lemmon stated everything looks great and his only concern was the carports and he is confident they will be designed similar to the building, with stone, etc.. He stated that a carport is the first thing everyone will see and hopes they design the carports like what are on the applicant's renderings.

Mr. Eixenberger stated that they are working on a design that will be light and airy and will use a heavy temper on the roof and will keep it all open.

Motion by Ingalls, seconded by Periera, to approve Item DR-2-19 to a second meeting. Motion approved.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Commissioner Messina	Voted	Aye
Commissioner Green	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Gore	Voted	Aye
Commissioner Ward	Voted	Aye

Motion to approve carried by a vote.

ADJOURNMENT

Motion to adjourn. The meeting was adjourned at 1:50 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: **TAMI STROUD**, ASSOCIATE PLANNER

DATE: **OCTOBER 24, 2019**

SUBJECT: **DR-4-19: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A FOUR (4) STORY, 121 ROOM HOTEL WITH SURFACE PARKING IN THE C-17 (COMMERCIAL) ZONING DISTRICT**

LOCATION: **2119 N GOVERNMENT WAY**

APPLICANT/OWNER

Government Way Coeur d Alene, LLC
918 W. Idaho Street
Boise, ID 83702

APPLICANT'S REPRESENTATIVE:

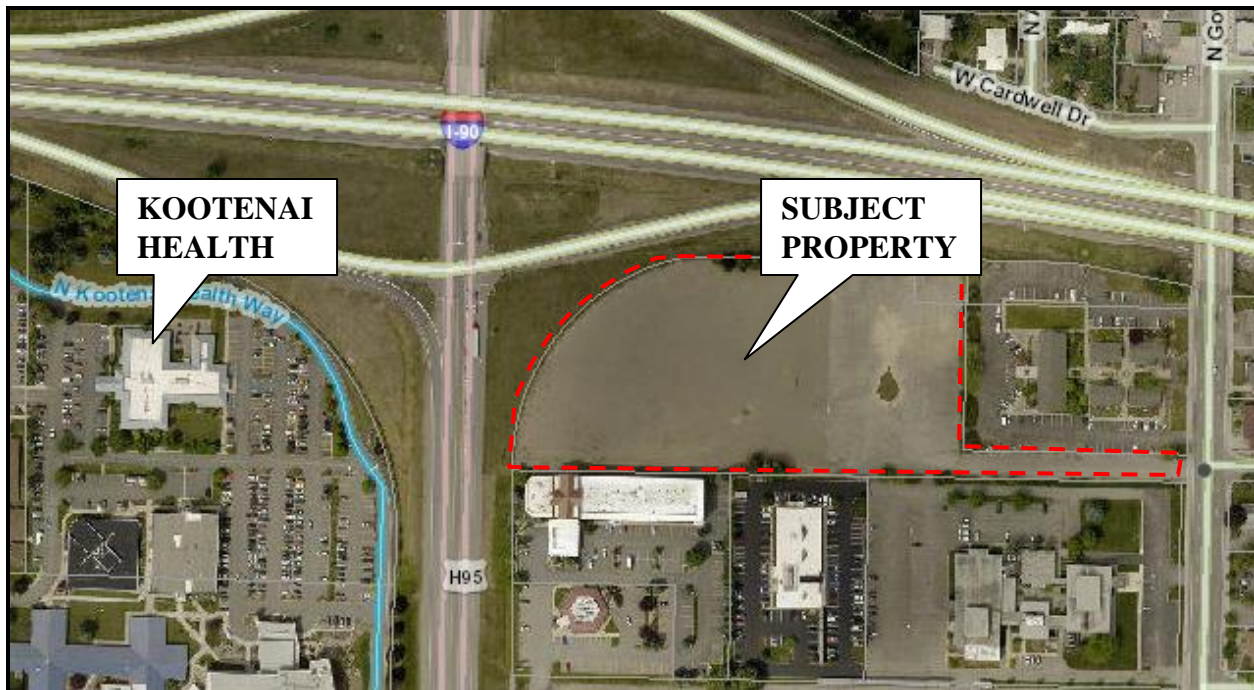
Matt Kotter
918 W. Idaho Street
Boise, ID 83702

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

DECISION POINT:

Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting the Design Review Commission's early design consultation for the design of a four-story, 121 room hotel with surface parking. The subject property is in the C-17 (Commercial Limited at 17 units/acre) zoning district.

SITE MAP:



LOCATION MAP:



GENERAL INFORMATION:

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

A. PROJECT ANALYSIS:

Matt Kotter on behalf of Government Way Coeur d'Alene Hotel, LLC is requesting the Design Review Commission's early design consultation for the construction of a four-story 121 room hotel with surface parking. The proposed hotel will contain +/- 84,000 SF over the four-floors, a parking lot, outdoor patio/porte cochere and trash enclosure. The ground floor of the hotel is 27,218 SF and includes a conference center, indoor pool, exercise facility and restaurant. The top three floors will have both single and double occupancy rooms.

The applicant has proposed materials with a natural color palette and will include organic materials such as, but not limited to metal, stone, and wood.

The subject property is approximately 6.67 acres that fronts Highway 95 to the West and Interstate 90 to the North. The primary access point is along Government Way.

The subject property is in the C-17 (Commercial at 17 units/acre) zoning district. (A project over 50,000 square feet, or located on a site five (5) acres or larger is subject to Design Review Commission Review in the C-17/C-17L (Commercial or Commercial Limited) zoning districts.

The applicant's Project Summary is included in the packet.

B. SITE PHOTOS

**LOOKING SOUTHWEST TOWARD THE SUBJECT PROPERTY WITH THE LA QUINTA INN
IN THE BACKGROUND**



**LOOKING NORTH AT THE SUBJECT PROPERTY TOWARD I-90 AND THE
COEUR D'ALENE INN IN THE BACKGROUND**



LOOKING WEST FROM HIGHWAY 95 R-O-W TOWARD KOOTENAI HEALTH



LOOKING NORTHEAST FROM HIGHWAY 95 TOWARD THE LA QUINTA INN AND SHARI'S RESTAURANT ON THE RIGHT



**VIEW ALONG HIGHWAY 95 LOOKING NORTH TOWARD I-90 WITH THE LA QUINTA INN
ON THE RIGHT**



**LOOKING SOUTH ALONG THE 95 R/O/W AND THE EXISTING SIDEWALK ADJACENT
TO THE FORMER SHOPKO PARKING LOT**



**VIEW OF A PORTION OF THE KOOTENAI HEALTH CAMPUS TO THE WEST OF THE
SUBJECT PROPERTY ACROSS HIGHWAY 95**



**VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING EAST AT
THE EXISTING SIDEWALK**



**VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING SOUTHEAST
AT THE EXISTING SIDEWALK**



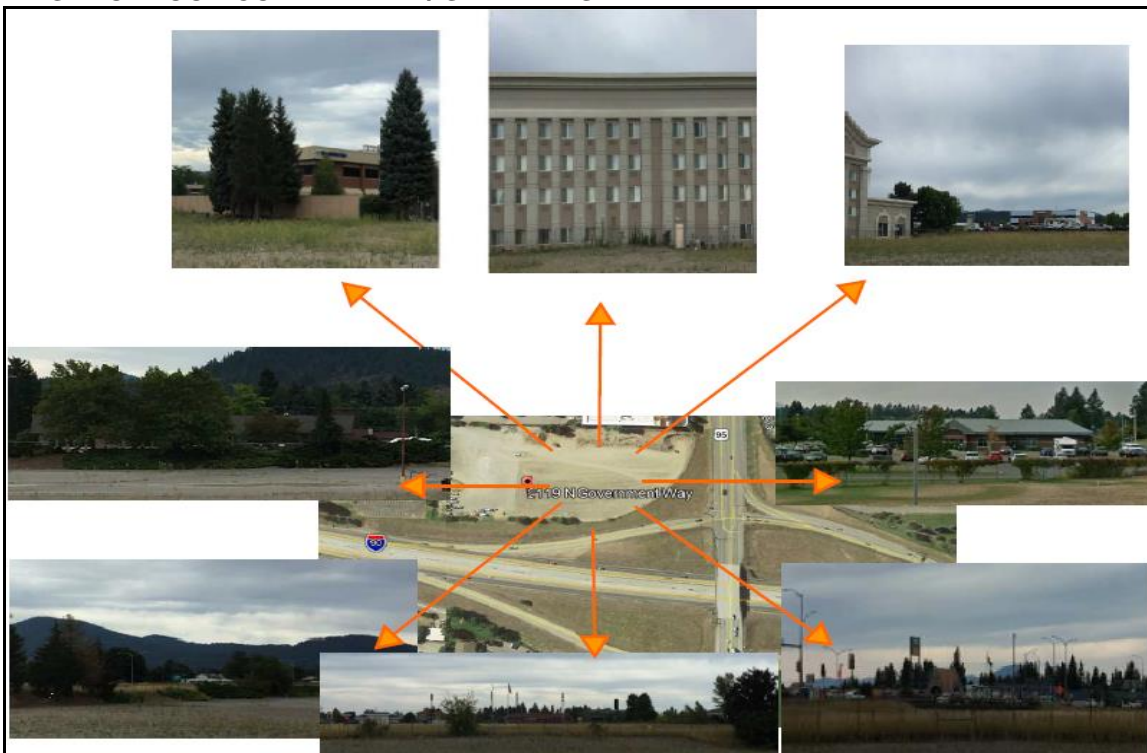
**VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING WEST
AT A SECTION OF THE EXISTING SIDEWALK COVERED IN VEGETATION**



VIEW ALONG THE GOVERNMENT WAY ACCESS POINT LOOKING WEST TOWARD THE SUBJECT PROPERTY



NEIGHBORHOOD CONTEXT MAP/ SITE VIEWS:



C. REQUESTED DESIGN DEPARTURES:

- **Site Design: Sidewalks Along Street Frontage and Walkways**

The applicant has requested a Design Departure for “Sidewalks Along Street Frontages” stating in the Narrative that introducing a public pathway down to the intersection of I-90 and Highway 95 without direct access to either would not meet the intent of the guideline as it would endanger the public.

The applicant has also requested a Design Departure for “Walkways” reiterating in the Narrative that introducing a public pathway down to the intersection of I-90 and Highway 95 without direct access to either would not meet the intent of the guideline as it would endanger the public.

The following is excerpted from the required Commercial Design Guidelines under I. Site Design:

I. SITE DESIGN

B. Sidewalks along Street Frontages

Intent: To ensure a safe, convenient, comfortable and continuous route for people who are walking.

1. One of two sidewalk profiles shown below are required to be provided in commercial areas along all frontages. The City's Engineer may require one design over another based on location and context of the site.
2. If abutting sidewalks are noncompliant, a design approved by the Engineering department to blend the two where they meet will be required.
3. Providing the sidewalk may result in some portion (or even all) of the sidewalk width being outside the right-of-way (that is, on private property). Where this occurs, there shall be a dedicated public access easement.

E. Walkways

Intent: To ensure that there is a clear route of movement for pedestrians from the public street to a building entrance.

1. Each development shall include at least one paved walkway connecting the sidewalk along each street frontage to the entrance(s) of building(s) on the site.
2. The walkway shall be a minimum of 5 feet in width.
3. Where the walkway crosses a parking lot, a color, paving pattern, or “ladder” striping shall be used to differentiate it from driving surfaces.
4. Ideally, landscaping should be provided along one side of the walkway, except where it crosses a drive lane.

Site photos on pages 6-8 show the existing sidewalk along the Government Way access point extending westerly along a portion of the drive isle. The project is required to provide sidewalks and walkways in order to meet the Commercial Design Guidelines and City Code requirements. In addition, the Trails Coordinator has requested a multi-use pathway on the property and along the ITD I-90 and US95 right-of-way consistent with the adopted Trail and Bikeway Master Plan as shown in the image below.

Section of the 2017 Trails and Bikeways Master Plan for I-90/95 location:



Chapter 3, section A of the 2017 Trails and Bikeways Master Plan requires this trail be built as an extension of the 95 trail. (See below)

Staff's recommendation (Sidewalks Deviation Request): At a minimum, a sidewalk and multi-use pathway will be required to meet code requirements and adopted design guidelines and master plans. However, there is some ability to work with the applicant on the exact location and material to be used, and evaluate if existing sidewalks on the private drive off of Government Way need to be extended, and figure out where a trail connection to meet the intent of the adopted Trails and Bikeways Master Plan can be accommodated. Staff can work with the applicant before the second meeting to refine the location of sidewalks/pathway and provide further guidance on the design departure request.

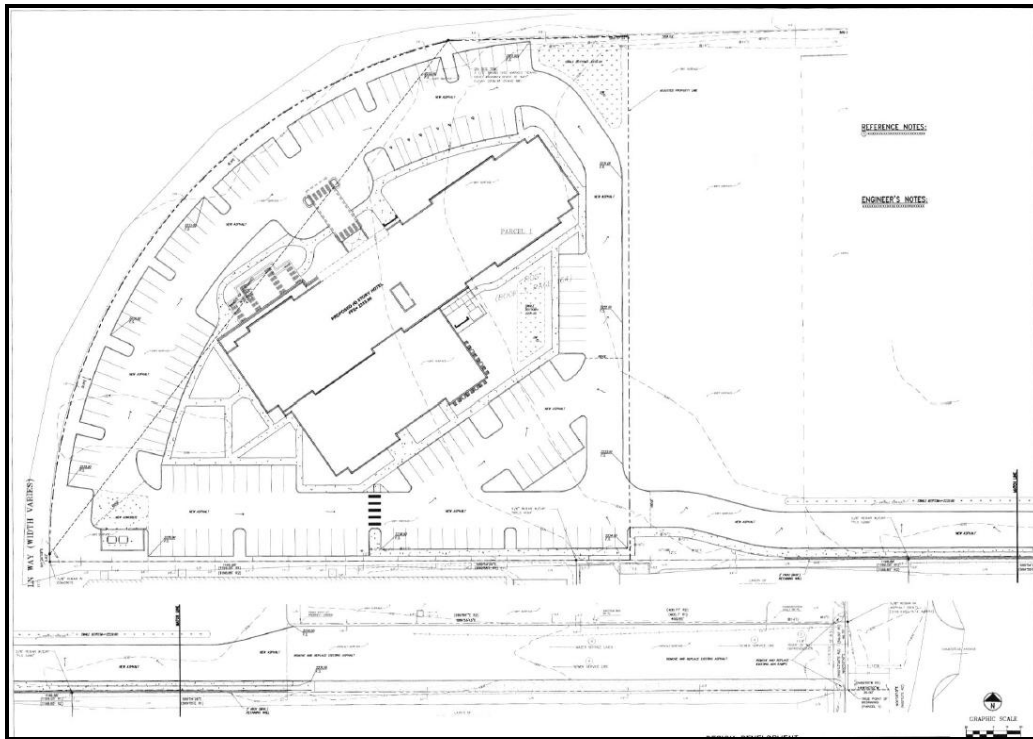
Staff's recommendation (Walkways Deviation Request): Staff recommends denial of the walkway deviation. The applicant will need to provide the pedestrian walkway through the parking lot with the "ladder" striping to create the clear route of movement for the pedestrians from the hotel to the future pedestrian trail/sidewalk. This is standard practice with parking lot striping.

Evaluation:

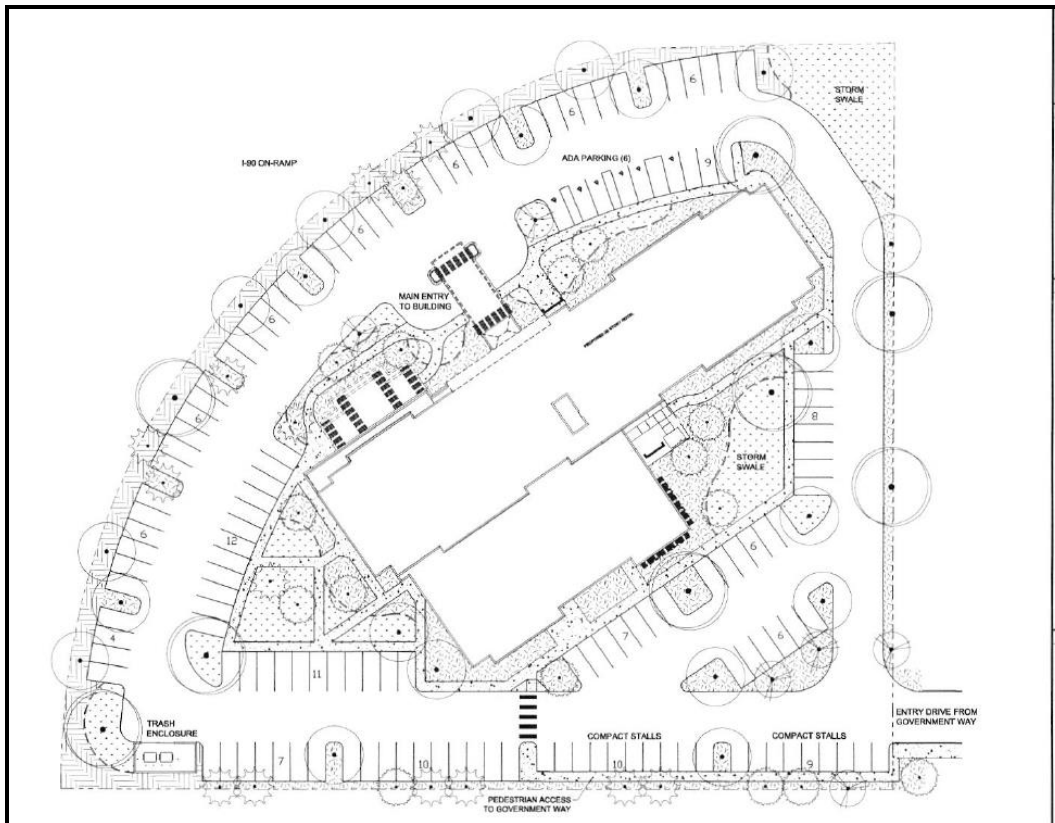
The Design Review Commission may consider discussing the following during the initial meeting with the applicant:

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

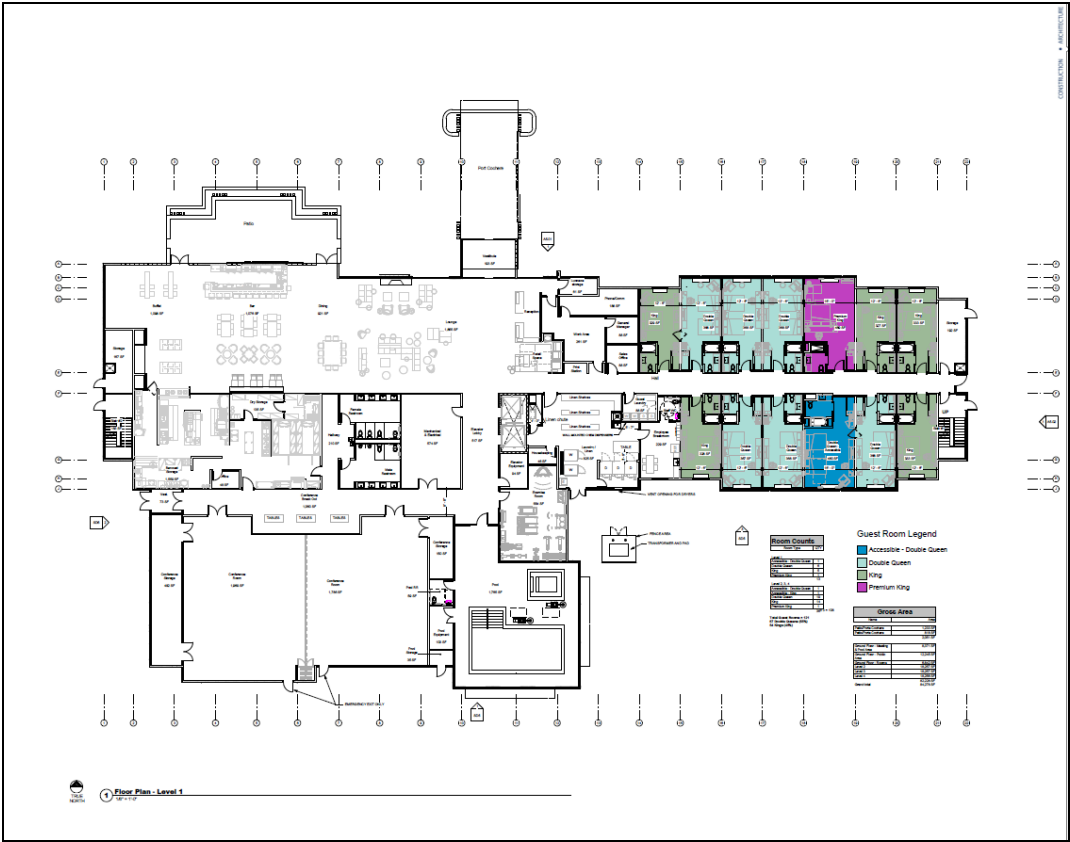
OVERALL SITE PLAN:



SITE PLAN- PARKING/LANDSCAPING PLAN:



FIRST FLOOR LAYOUT PLAN:



FRONT ELEVATION AND GENERALIZED MASSING:



REAR ELEVATION AND GENERALIZED MASSING:



LEFT SIDE ELEVATION AND GENERALIZED MASSING:



AERIAL VIEW SOUTHEAST - GENERALIZED MASSING:



AERIAL VIEW SOUTHWEST - GENERALIZED MASSING:



2 Aerial View - SE

SITE CONTEXT – AERIAL VIEW:



PROPOSED EXTERIOR FINISHES:

Exterior Finishes



Dark EIFS



Light EIFS



Accent EIFS



Window Frame



Fiber Cement Board -
Faux Wood



Cultured Stone



Metal Roof



Bronze

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).

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*

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.



NEW

BUSINESS



BRAINTREE HOSPITALITY

August 29, 2019

Members of the Design Review Board
City of Coeur d'Alene
Planning Office
710 E Mullan Ave

Re: 2119 N Government Way Hotel

Development Plan – Braintree Hospitality is submitting plans to construct a four-story, 121 guestroom Hilton Garden Inn hotel at the address of 2119 N Government Way. For reference, this property was at one time the location of Wild Waters Water park but has since been cleared of all structures and regraded. The parcel# C-0000-011-0350 is approximately 290,000 square feet or 6.67 acres. Our proposal includes the development of approximately 3.5 acres or 153,586 square feet consisting of an 84,000 square foot hotel, a parking lot, outside storage, 2,000 square feet of outdoor patio/Porte cochere, and a trash enclosure. The ground floor of the hotel is 27,218 square feet and includes a conference center, indoor pool, exercise facility, and restaurant. The top three floors will each be approximately 18,257 square feet and will have both single and double occupancy rooms. The exterior design will be welcoming with rich colors and materials relevant to the surrounding natural color palette and will include organic materials such as but not limited to, metal, stone, and wood.

Surrounding Property - There are businesses to the east and south of the property that include Healthy Habits Wellness Clinic, Silver Lake Dental, Frontier Communications, La Quinta Inn & Suites, and Sharie's Café and Pie.

Design Departures Requested:

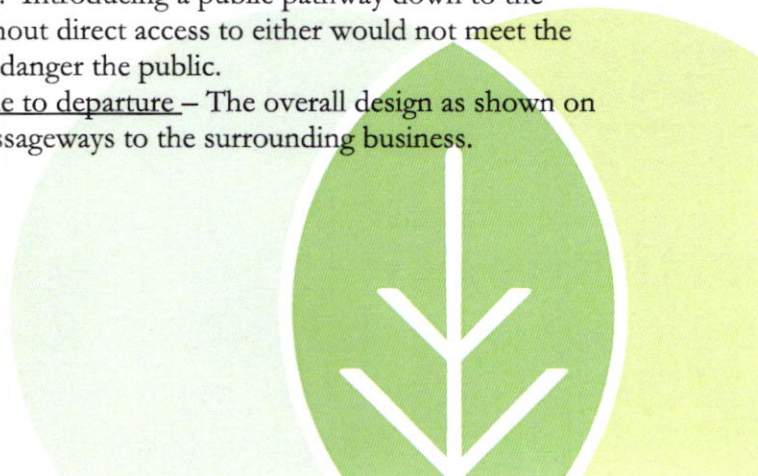
- Site Design_ Item B Sidewalks along street frontage
Intent: to ensure there is a safe, convenient, comfortable and continuous route for people who are walking
 1. Meets city comprehensive plan - This project meets the C-17 commercial permitted use, which matches the comprehensive zoning plan currently established.
 2. Meets design intent of the design standards – The project frontage roads are Interstate 90 to the North and Highway 95 to the West. To the East and South, the project does not have parallel streets. Introducing a public pathway down to the intersection of I-90 and Hwy 95 without direct access to either would not meet the intent of the guideline as it would endanger the public.
 3. Will not have a detrimental effect due to departure – The overall design as shown on the site plan gives the public safe passageways to the surrounding business.

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4. Overall design intent to meet guidelines – The design intent of the overall project is to provide useable walkways for the hotel guest that would lead them safely to building entrances and back to their vehicles.
5. Building design guideline - Not Applicable

■ Site Design_ Item E Walkways

Intent: To Ensure there is a clear Route of Movement for Pedestrians from the public street to a building entrance.

1. Meets city comprehensive plan - This project meets the C-17 commercial permitted use, which matches the comprehensive zoning plan currently established.
2. Meets design intent of the design standards – The project frontage roads are Interstate 90 to the North and Highway 95 to the West. To the East and South, the project does not have parallel streets. Introducing a public pathway down to the intersection of I-90 and Hwy 95 would not meet the intent of the guideline as we do not have direct access to either roadway. The proposed design does include a safe walkway from all corners of the project to the entrance of the building.
3. Will not have a detrimental effect due to departure – The overall design as shown on the site plan gives the public guest safe passageways to the surrounding business.
4. Overall design intent to meet guidelines – The design intent of the overall project is to provide useable walkways for the hotel guest that would lead them safely to building entrances and back to their vehicles.
5. Building design guideline - Not Applicable

Design Team

Braintree Hospitality - <https://www.bt-hosp.com/>

Parkway C&A – <http://parkwayconstruction.com/>
Will control the Architecture, Structural, and MEP design

DCI Engineering - <http://www.dci-engineers.com/>
Will control the Civil Engineering and Design

Sincerely,

Michael Erikson
Director of Hotel Development
Braintree Development

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