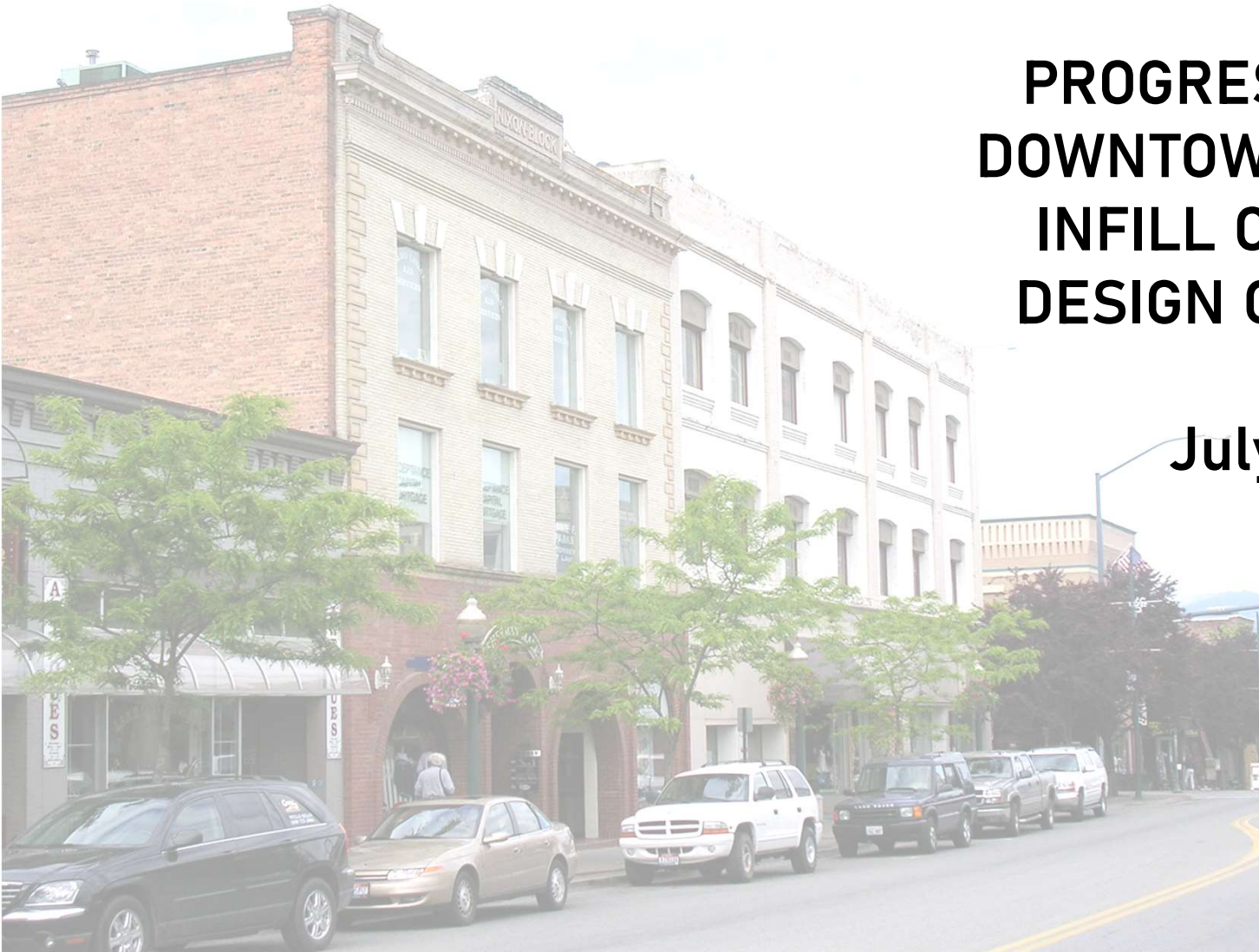


# **PROGRESS REPORT: DOWNTOWN CORE AND INFILL CODES AND DESIGN GUIDELINES**

**July 2024**



## **DECISION POINT:**

What direction should Council provide to the Planning Department regarding updates to the development standards and design guidelines for the Downtown Core and Downtown Infill Areas, including outreach, priority items, and consultant studies?

Should Council direct staff to issue a Request for Proposals seeking urban design expertise to help evaluate the development potential of the Downtown Core and potential code amendments related to height, tower locations, tower spacing, traffic, parking, view corridors, wind and shade studies?

## **HISTORY & PERFORMANCE ANALYSIS:**

- Mark Hinshaw, urban designer, assisted Coeur d'Alene with current development standards and design guidelines.
- DC Code and Design Guidelines adopted in 2006
- Infill Code and Design Guidelines adopted in 2004
- 2022-2042 Comprehensive Plan and 2021 Historic Preservation Plan both anticipated updates to the development standards related to view corridors, development potential, towers, and historic structures.
- Recent development projects promoted Council to request prioritization of updates to the code and design guidelines.
- Working Group was formed in May 2024

<b>Dan Gookin</b>	City Council member	
<b>Jon Ingalls</b>	P&Z Vice Chair and DRC member	architecture, facilities management
<b>Lynn Fleming</b>	P&Z member	interior designer
<b>Jef Lemmon</b>	DRC member	architect, builder
<b>Walter Burns</b>	HPC Chair	historic restoration
<b>Anneliese Miller</b>	HPC Vice Chair	architect
<b>Shannon Sardell</b>	HPC member	architect, historic preservation
<b>Jon Mueller</b>	former HPC and DRC member	landscape architect, urban design, historic preservation
<b>Kevin Jester</b>		architect
<b>Emily Boyd</b>	Downtown Association, Executive Director	

<b>City Staff:</b>		
<b>Hilary Patterson</b>	Community Planning Director	
<b>Sean Holm</b>	Senior Planner	
<b>Tami Stroud</b>	Associate Planner	
<b>Mike Behary</b>	Associate Planner	
<b>Ted Lantzy</b>	Building Official	
<b>Chris Bosley</b>	City Engineer	

## **Working Group Consensus Items for Downtown Core:**

- No vehicular access for new projects off of Sherman Avenue from 1<sup>st</sup> to 8<sup>th</sup> Streets
- No designated loading zones on Sherman Avenue from 1<sup>st</sup> to 8<sup>th</sup> Streets
- Add Vehicular Circulation to the Design Guidelines – add circulation and access into/out of parking lots from lowest classified roadway and incorporate pedestrian warning devices.
- Require Traffic Studies before initial meeting with staff.
- Add more teeth for the Design Review Commission and clearer guidance in the design guidelines – for example, change “should” to “shall”
- Maximum Height in the “Historic Core”: 48 feet along Sherman Avenue and the south side of Lakeside Avenue from 2<sup>nd</sup> to 8<sup>th</sup> Avenues
- Add Historical Context to Design Guidelines
- Enhance Ground Floor Design Guideline for retail space design
- Placement of mechanical equipment – screened from view and restrict wall-mounted
- Extensions into ROW for balconies, windows, and architectural features

- Review and Update FAR Bonuses: ***(DC and Infill Areas)***
  - Add bonus for preservation of historic property
  - Add bonus (and possibly increased height) for adding public parking
  - Remove bonus for alley enhancements
  - Remove bonus for water feature
  - Remove bonus for private amenity space
  - Remove bonus for common space (private use)
  - Consider removing the bonus for public art or clarify what should qualify
  - Clarify bonus for exterior public space
  - Clarify or remove bonus for upgraded building materials *(Require quality materials)*
- Keep DO-N and DO-E boundaries *(consider new zoning districts versus overlay)*
- Input is needed from stakeholders/property owners in the DC
- More information and analysis are needed in order to update the DC development standards.

- Recommended studies:

- *Evaluation of View Corridors, Shadows, Wind, and Modeling of Development Potential to help evaluate tower heights, tower locations and tower spacing*
- *Updated Parking Study for the Downtown Area to include development potential and help evaluate parking ratios and “fee in lieu of” option*
- *Traffic Analysis of the Downtown Area to include development potential*

## Direction Requested from the City Council:

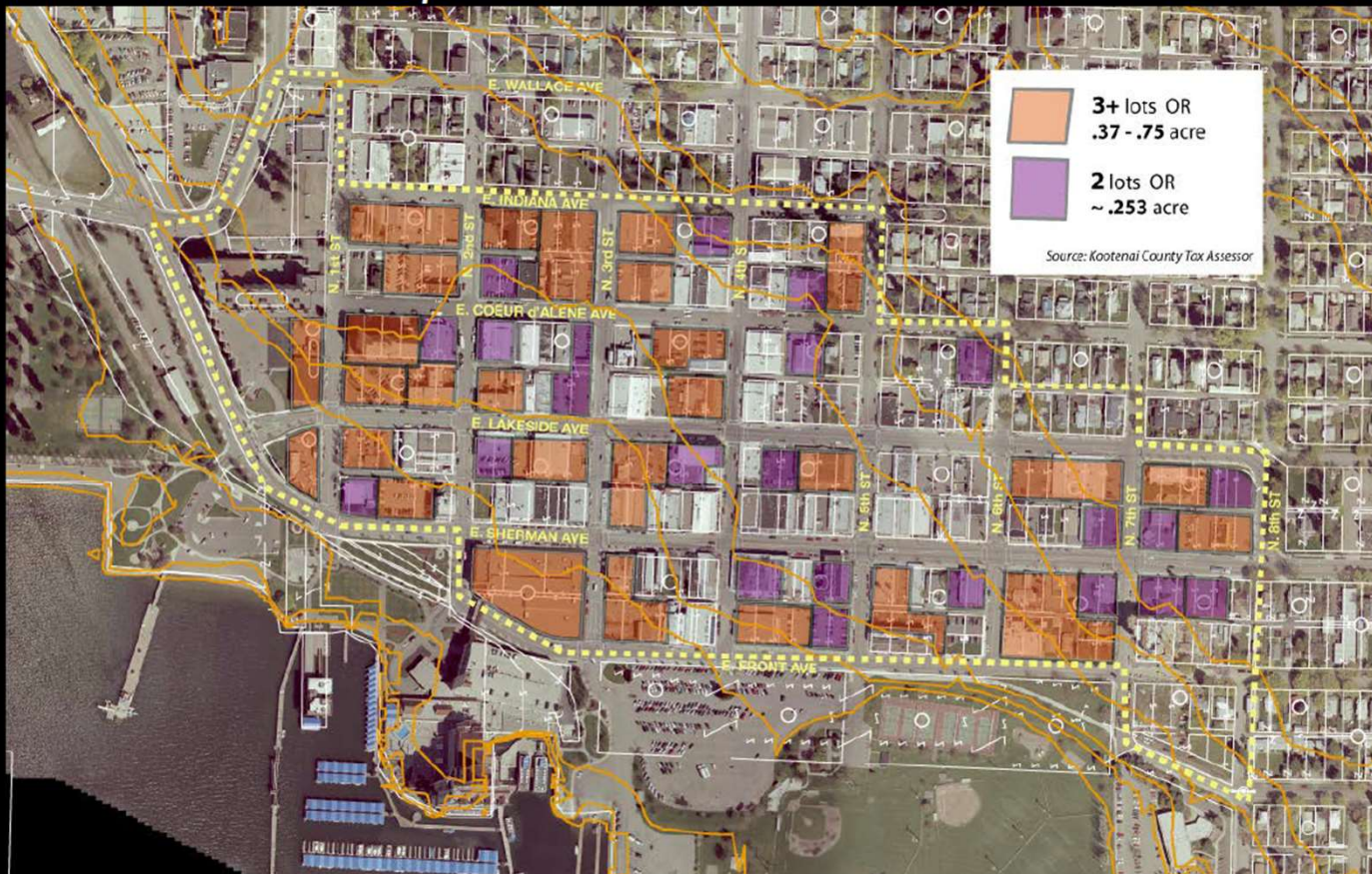
- Does Council concur with the recommendations from the Working Group on Consensus Items?
- Maximum Building Height
  - “Historic Core” designation?
  - Keep DO-N and DO-E boundaries
  - Tower Height: 200’ and 220’ with bonuses
  - Tower Locations
  - Tower Spacing
  - Verify a “tower” is 75’ tall
- Review Required Minimum Parking Ratios
- Review “Fee In Lieu of” Parking
- FAR Bonuses
- Build Historical Context into the Design Guidelines
- Community Engagement
  - Webpage with information & FAQs
  - Stakeholder/Property Owner Interviews
  - Input from Downtown Association
  - Public Meetings/Surveys
- Potential Studies – development potential and tower locations, view corridors, shade, wind, parking, and traffic, etc. to help guide code amendments.

## **Tower Analysis from Current Code**

# ANALYSIS

## CURRENT DEVELOPMENT POTENTIAL

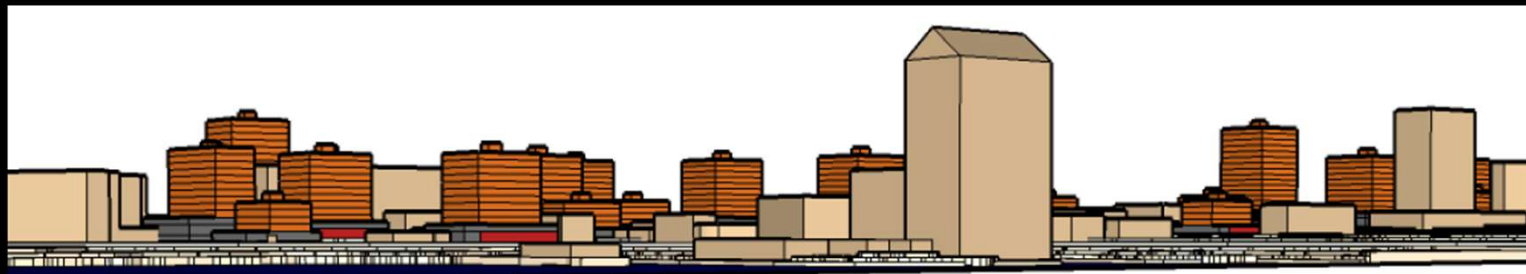
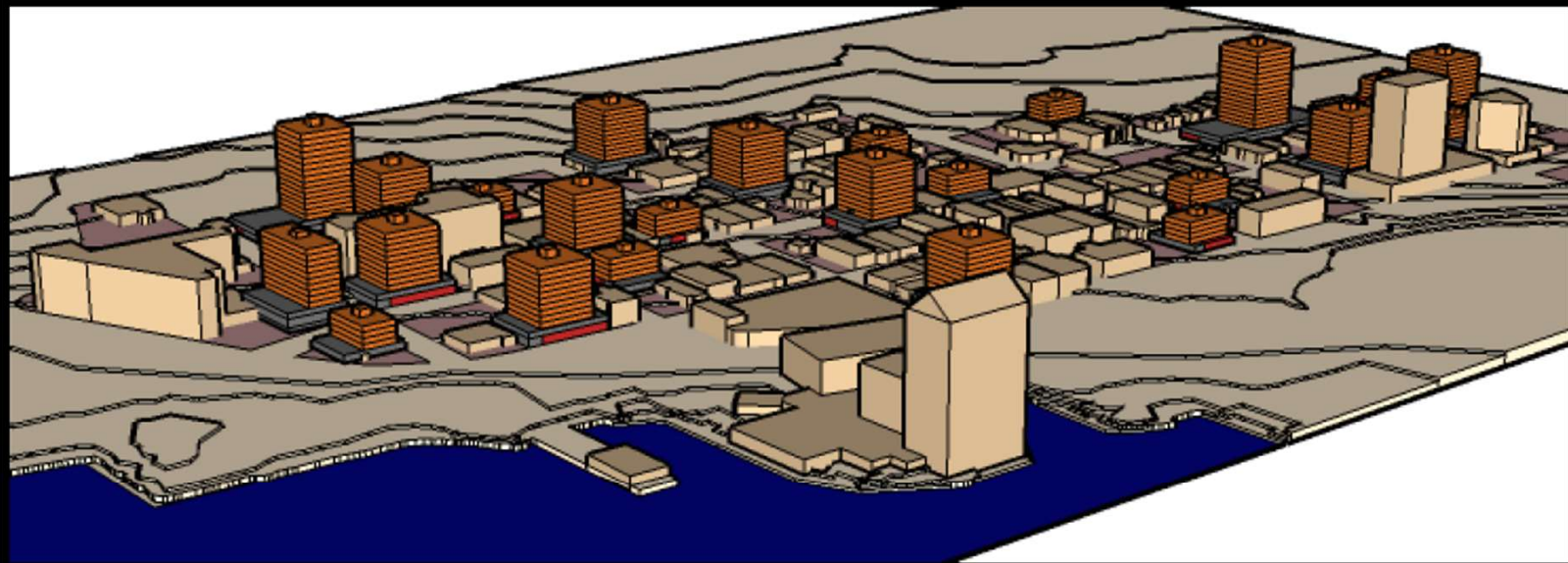
### *Common Ownership*



# ANALYSIS

CURRENT DEVELOPMENT POTENTIAL

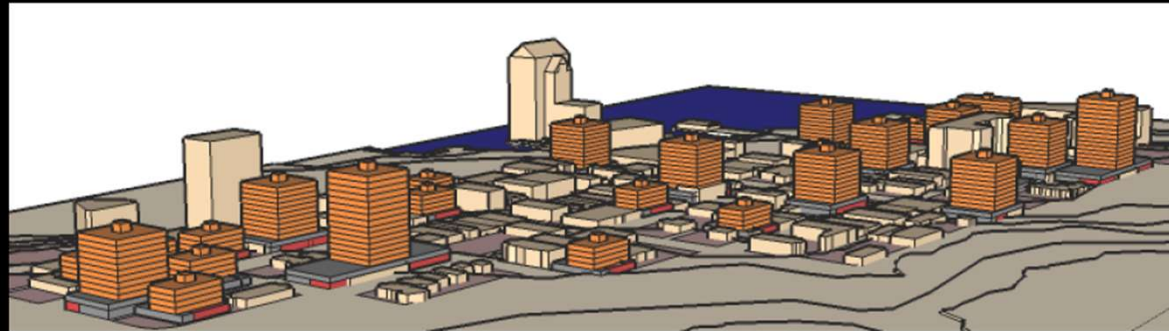
*Possible Development over next 5-20 years*



# ANALYSIS

CURRENT DEVELOPMENT POTENTIAL

*Possible Development over next 5-20 years*

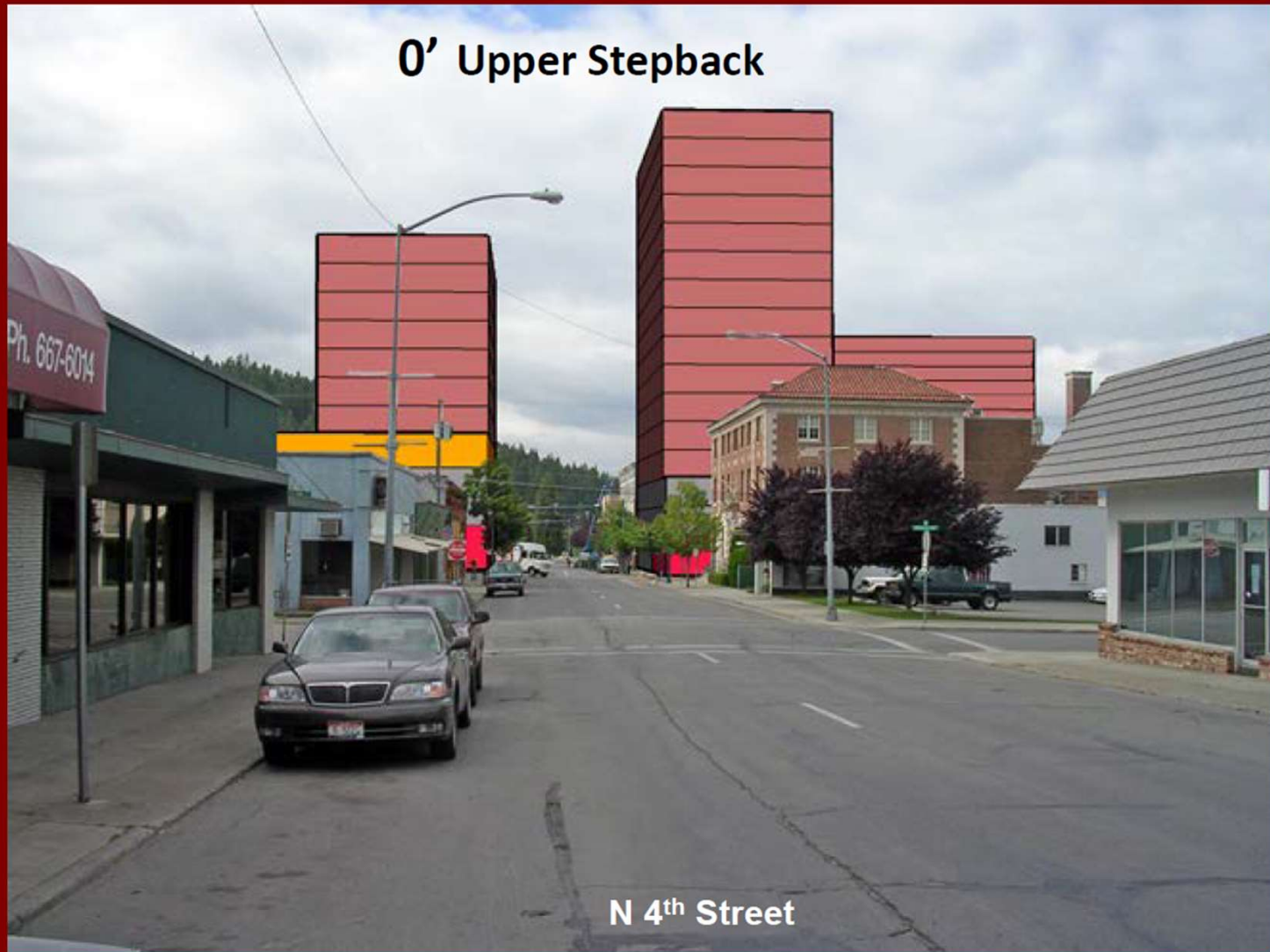


*Looking East*



**View Analysis from Current Code**

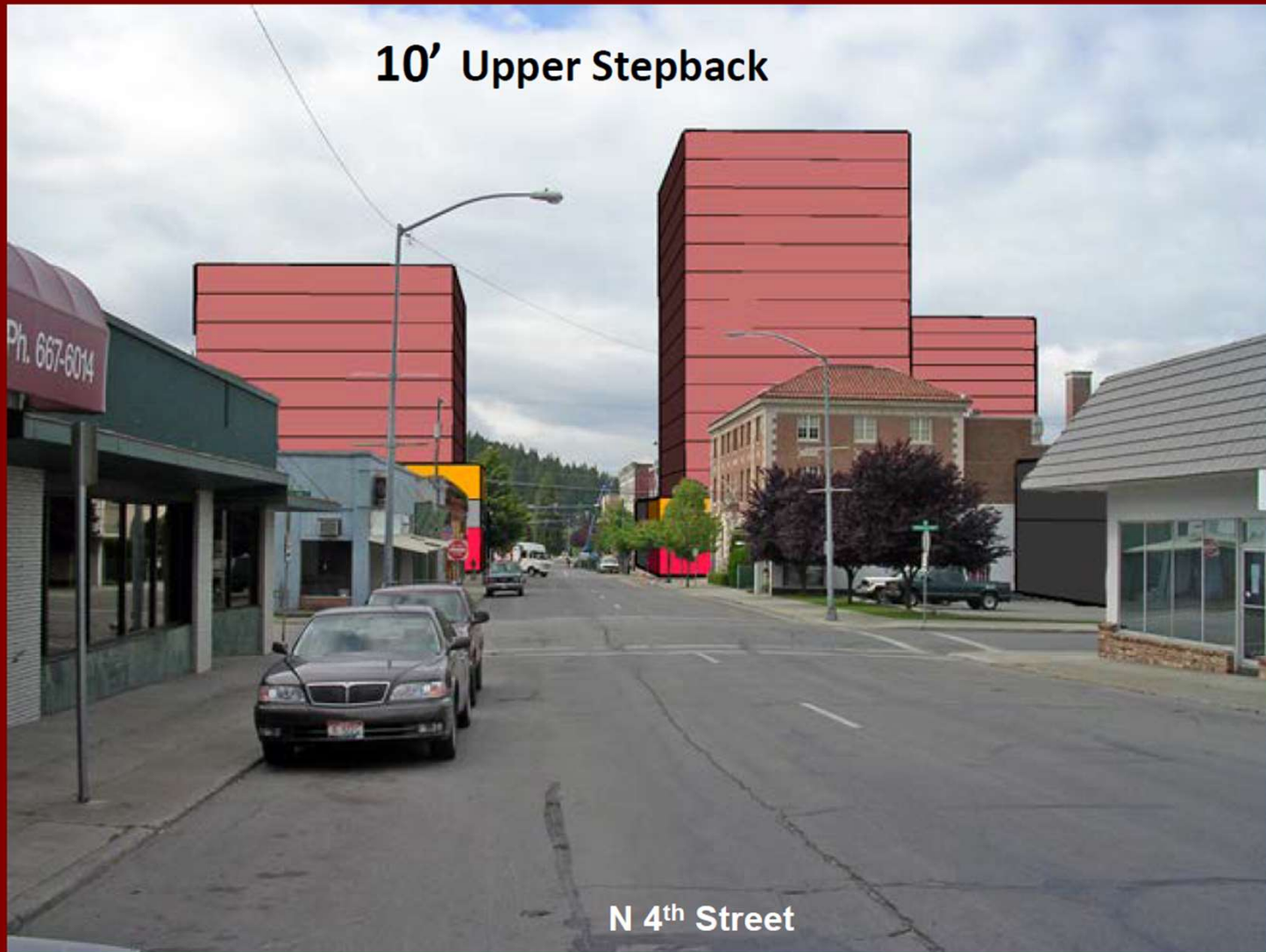
**0' Upper Stepback**



**N 4<sup>th</sup> Street**

*December 14, 2005*

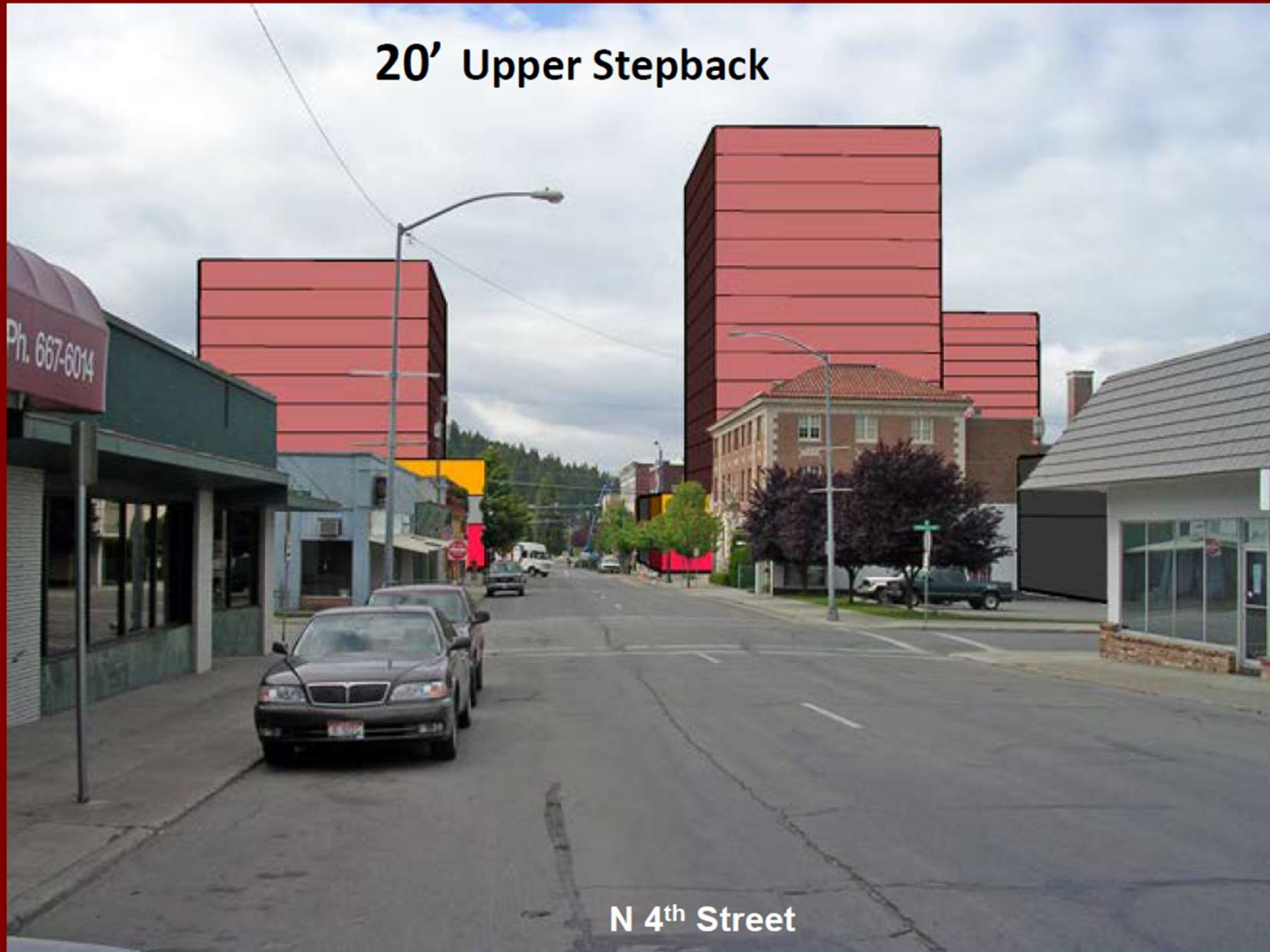
**10' Upper Stepback**



**N 4<sup>th</sup> Street**

*December 14, 2005*

**20' Upper Stepback**



**N 4th Street**

*December 14, 2005*

# **Tower Spacing**

## IV. Basic Development Standards

### D. Building Bulk

#### Tower Floor Size

Building floors over 75 feet in height above grade shall have a maximum area of 8000 square feet.

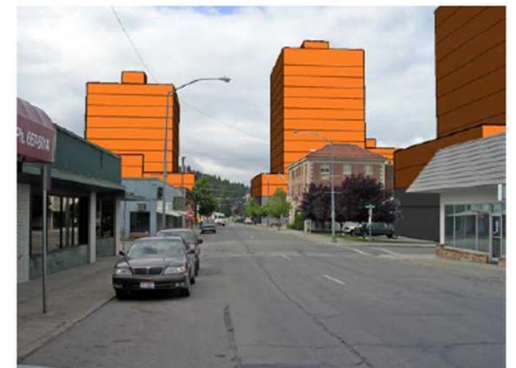
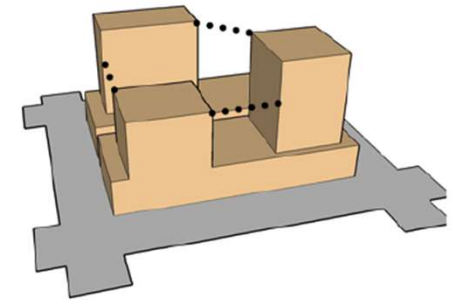
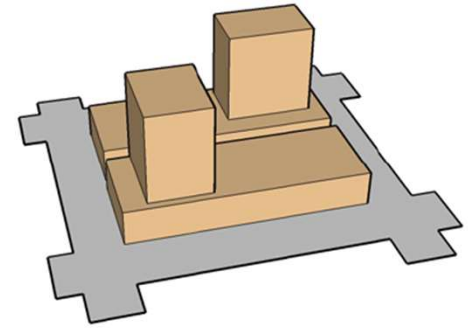
#### Tower Separation

Building floors over 75 feet in height above grade shall be at least 80 feet from any other structure over 75 feet above grade.

#### Upper Level Setback

On the following streets, building floors over 45 feet in height above grade shall be stepped back from the right-of-way by at least 20 feet: N 1<sup>st</sup> St, N 2<sup>nd</sup> St (?), N 3<sup>rd</sup> St, N 4<sup>th</sup> St, N 5<sup>th</sup> St, N 6<sup>th</sup> St, and N 7<sup>th</sup> St.

On Sherman Avenue, building floors over 45 feet in height above grade shall be stepped back from the right-of-way by at least 10 feet.



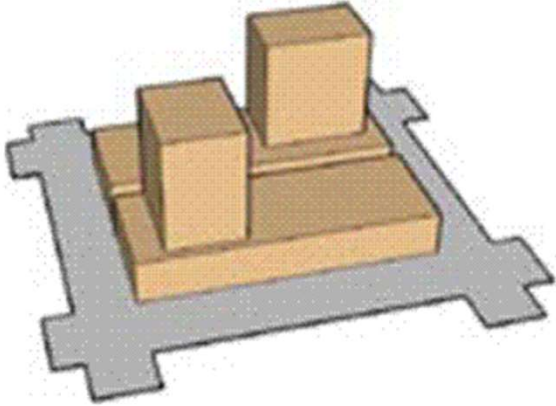
December 14, 2005

Proposed Code in 2005 considered 80-foot tower spacing and 10-foot setback above 45 feet.

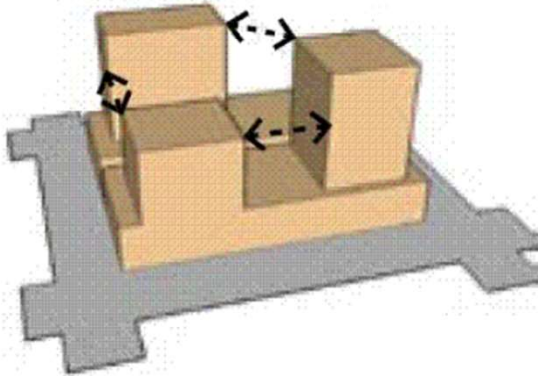
Adopted Code has 50-foot tower spacing and 10-foot setback above 45 feet.

**17.05.695: BASIC DEVELOPMENT STANDARDS; BUILDING BULK:**

- A. Tower Floor Size: Building floors over seventy five feet (75') in height above grade shall have a maximum floor area of eight thousand (8,000) square feet.



- B. Tower Separation: Building floors over seventy five feet (75') in height above grade shall be at least fifty feet (50') from any other structure over seventy five feet (75') above grade.



C. Upper Level Stepback:

1. Building floors over forty five feet (45') in height above grade shall be stepped back ten feet (10') from the right of way on the following streets:
  - a. First Street.
  - b. Third Street.
  - c. Fourth Street.
  - d. Fifth Street.
  - e. Sixth Street.
  - f. Seventh Street.
  - g. Sherman Avenue.
  - h. Lakeside Avenue.



## Los Angeles Code: 80-foot tower spacing

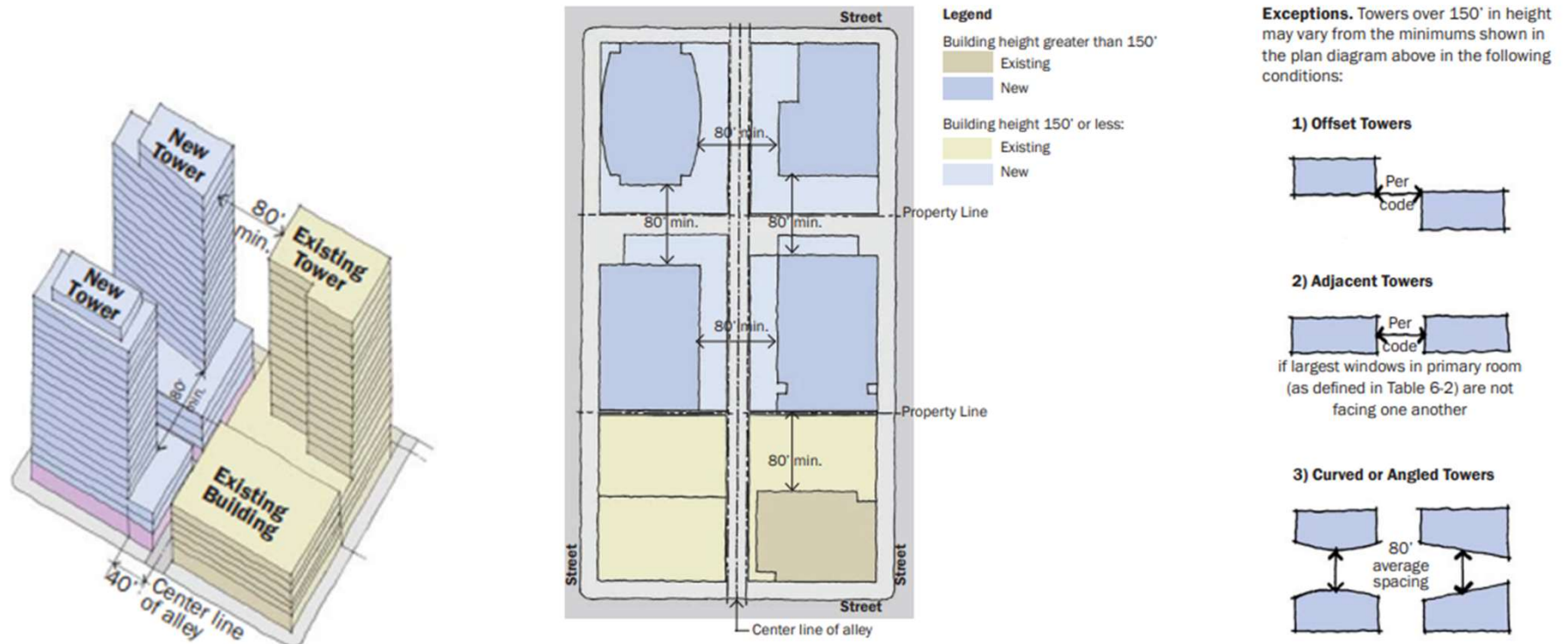


Figure 6-2 Plan and axonometric diagram showing minimum tower spacing to existing and future adjacent towers and exceptions.

## FINANCIAL ANALYSIS:

No financial impact to the City is expected for the Working Group to continue efforts.

If consultant assistance is required to update the development standards to truly understand the development potential and impacts, the scope of the consulting services would dictate the cost.

### Lower Cost Options:

- UofI Architecture Program assistance with Modeling/Design/Analysis of Tower Locations, Heights, Spacing, Massing, Shadows, View Corridors, etc.
- ArcGIS 3D Analyst (staff)
- Traffic Analysis: KMPO modeling assistance

*Updated Parking Study and Parking Analysis/Recommendations still needed*



## **DECISION POINT/RECOMMENDATION:**

Council should direct staff and the Working Group on how to proceed, identify the priority items to address with the code and design guideline updates, provide input on public and stakeholder outreach, and determine whether consultant/other expertise and assistance should be pursued to assist with the updates to the development standards.

## Direction Requested from the City Council:

- Does Council concur with the recommendations from the Working Group on Consensus Items?
- Maximum Building Height
  - “Historic Core” designation?
  - Keep DO-N and DO-E boundaries
  - Tower Height: 200’ and 220’ with bonuses
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