

# **DOWNTOWN REGULATIONS & DESIGN GUIDELINES**

**WORKING GROUP UPDATE & 2<sup>nd</sup> CITY COUNCIL CHECK-IN**

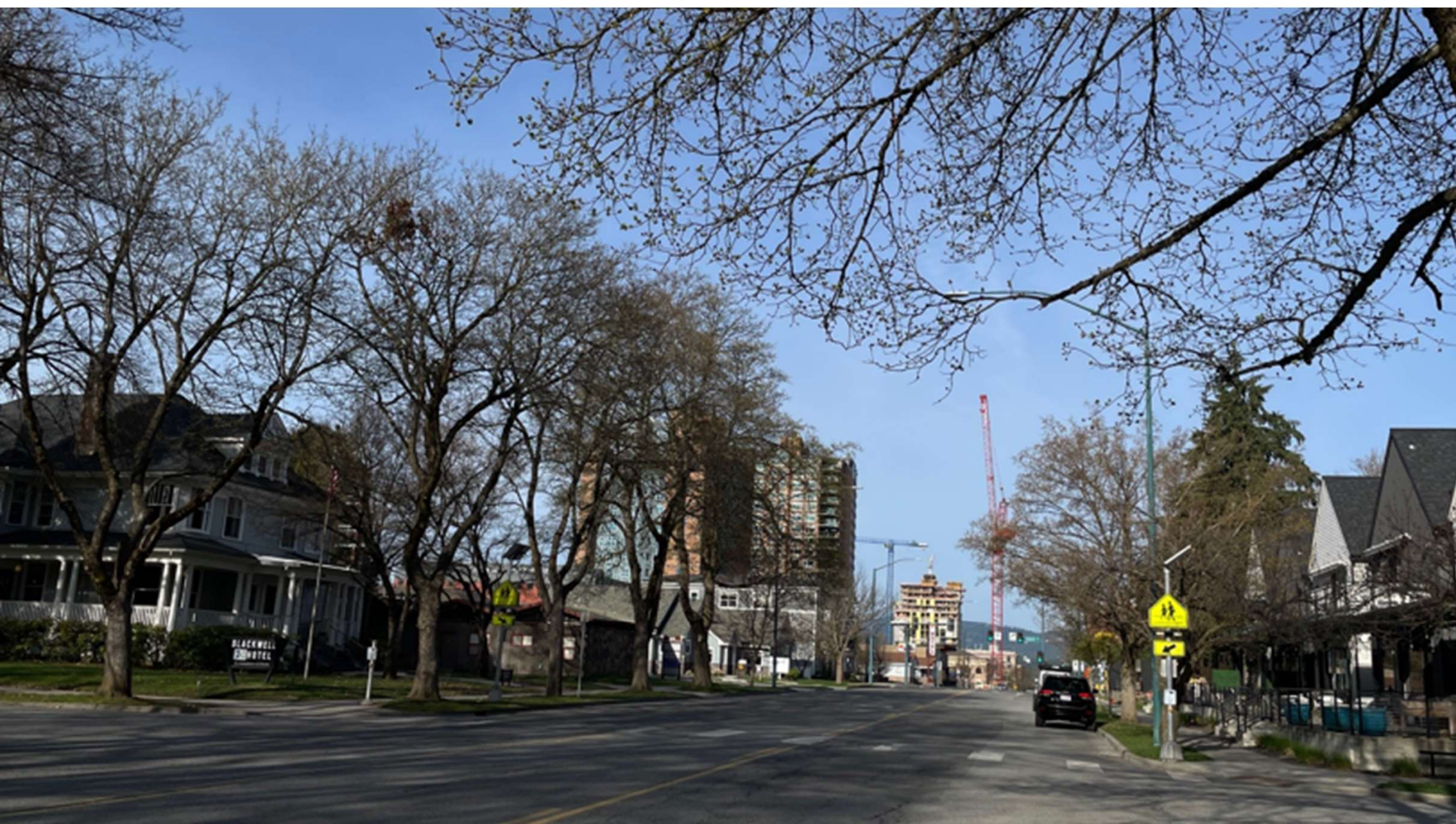


**APRIL 15, 2025**

## **SCOPE OF WORK**

City Council directed staff to evaluate and recommend updates to the Downtown Core and Downtown Infill (DO-E and DO-N) Development Standards and Design Guidelines in response to community feedback.







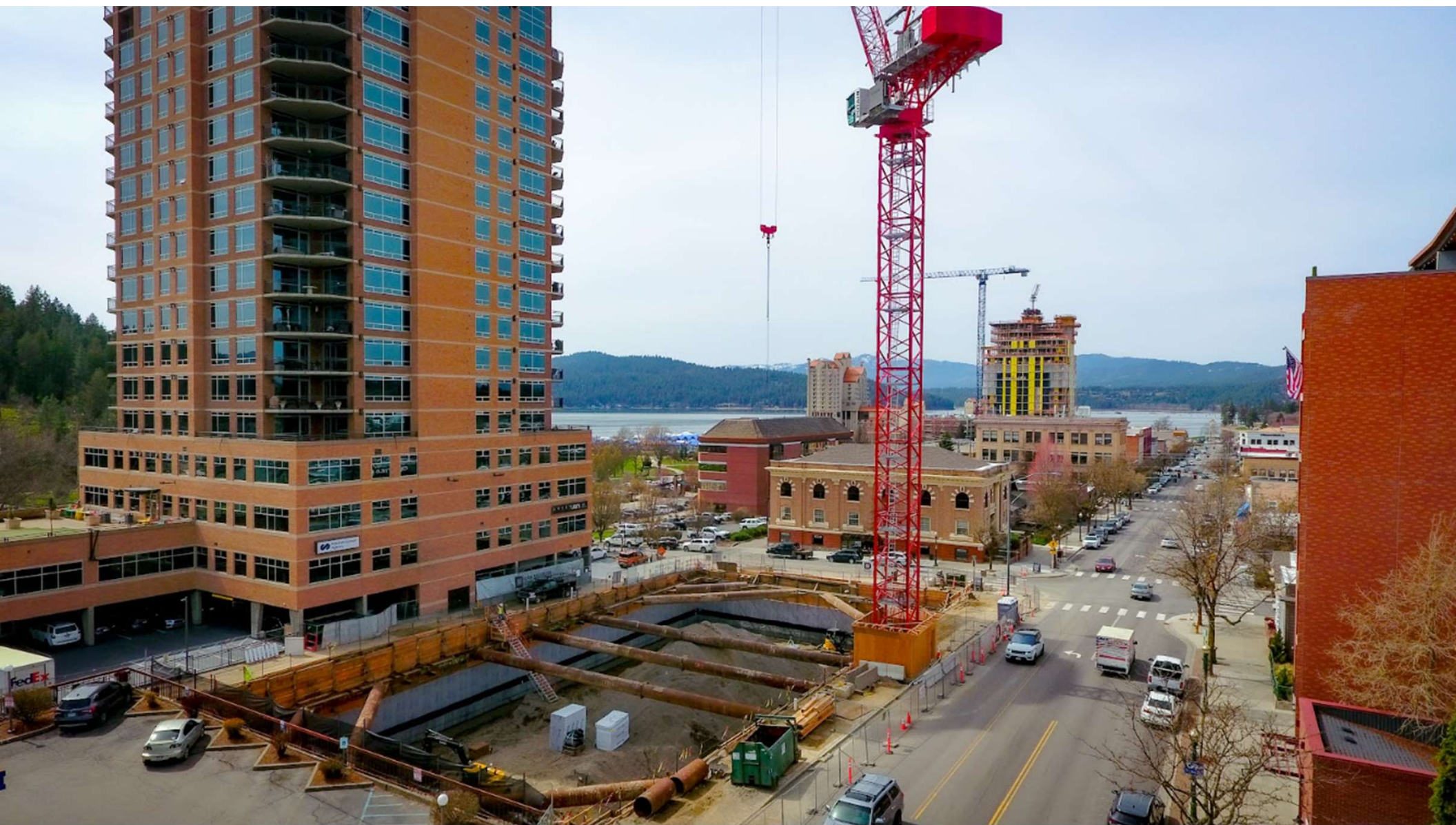


























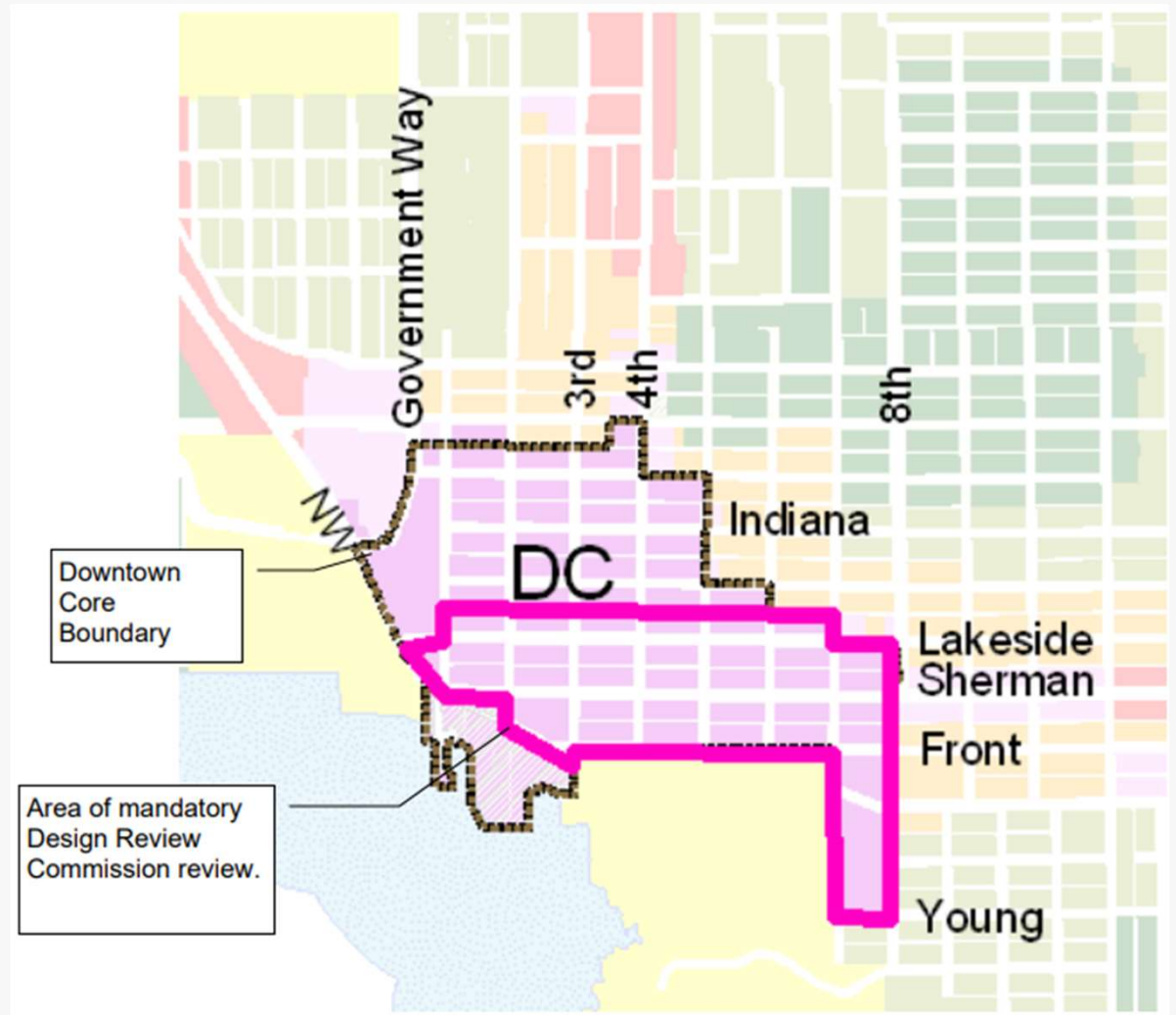
- **Incorporate Historic Preservation Perspective**
- **Evaluate development potential of Downtown**
- **Evaluate current code and impacts to infrastructure/traffic**
- **Evaluate possible alternatives for Height and FAR**
- **Evaluate FAR Bonuses**
- **Evaluate other communities' standards and guidelines**
- **Stakeholder Engagement, Public Outreach & Communication**

# WORKING GROUP MEMBERS

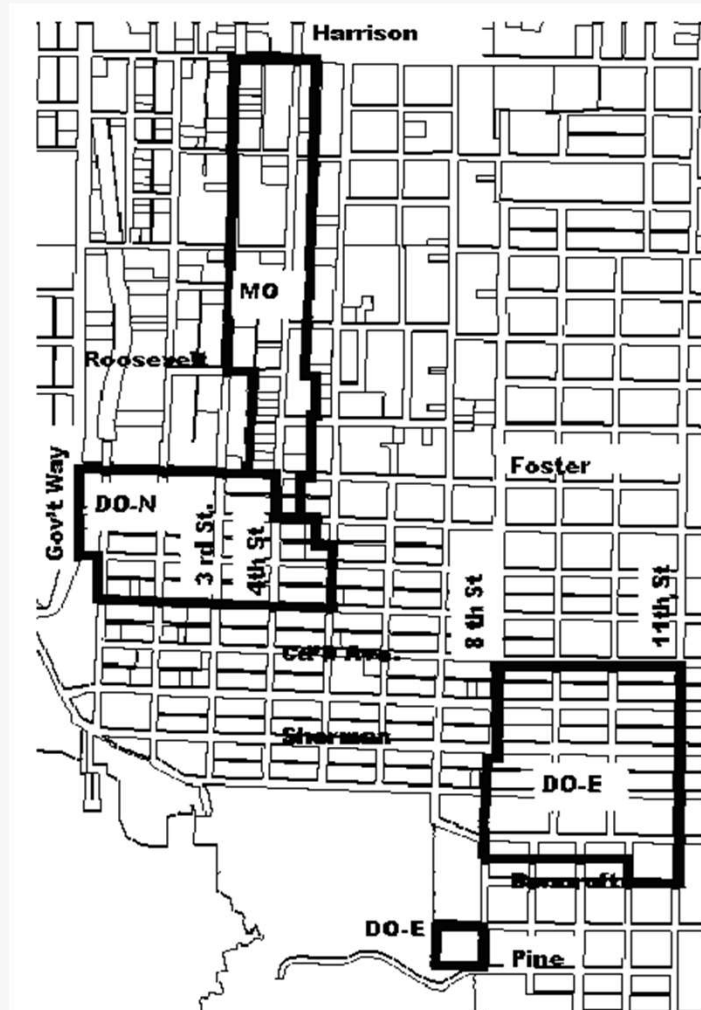
- **P&Z MEMBERS:** Jon Ingalls & Lynn Fleming
- **DRC MEMBERS:** Jon Ingalls, Jef Lemmon & Kevin Jester
- **HPC MEMBERS:** Walter Burns, Anneliese Miller & Shannon Sardell
- **DOWNTOWN ASSOCIATION:** Emily Boyd
- **DESIGN PROFESSIONALS:** Jon Mueller
  
- **CITY COUNCIL MEMBER:** Dan Gookin
  
- **CITY STAFF:**
  - Hilary Patterson, Planning
  - Sean Holm, Planning
  - Tami Stroud, Planning
  - Ted Lantzy, Building
  - Todd Feusier, Streets & Engineering
  - Chris Bosley, Streets & Engineering
  - Fire & Police (as needed)
  - Water & Wastewater (as needed)



# DOWNTOWN CORE

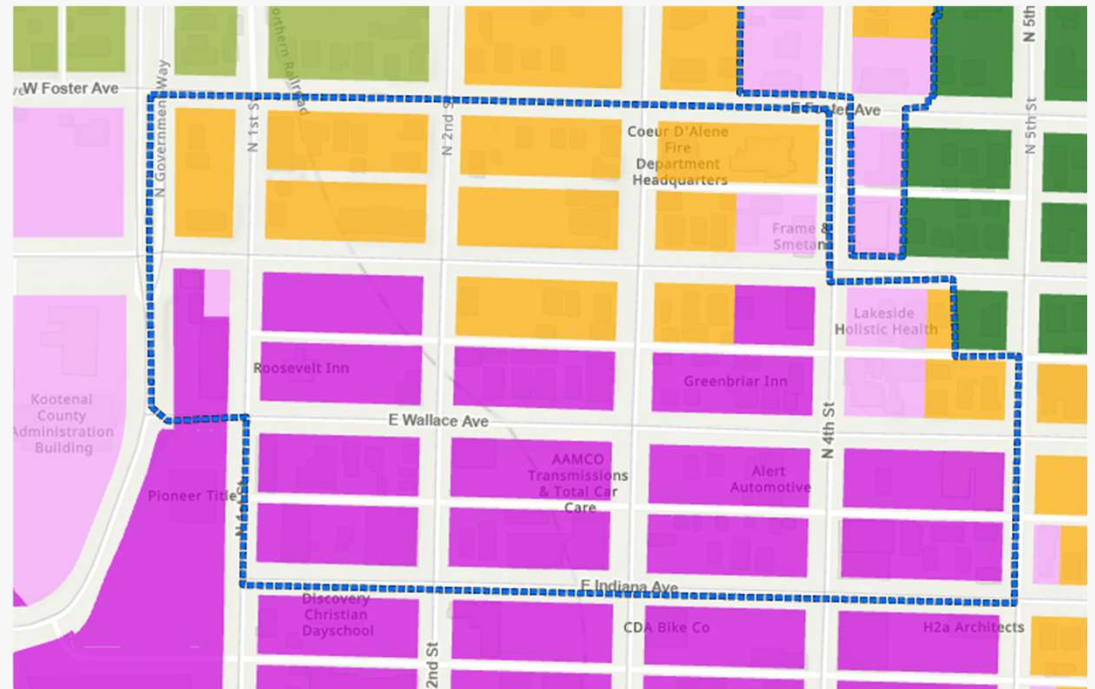


# INFILL AREAS

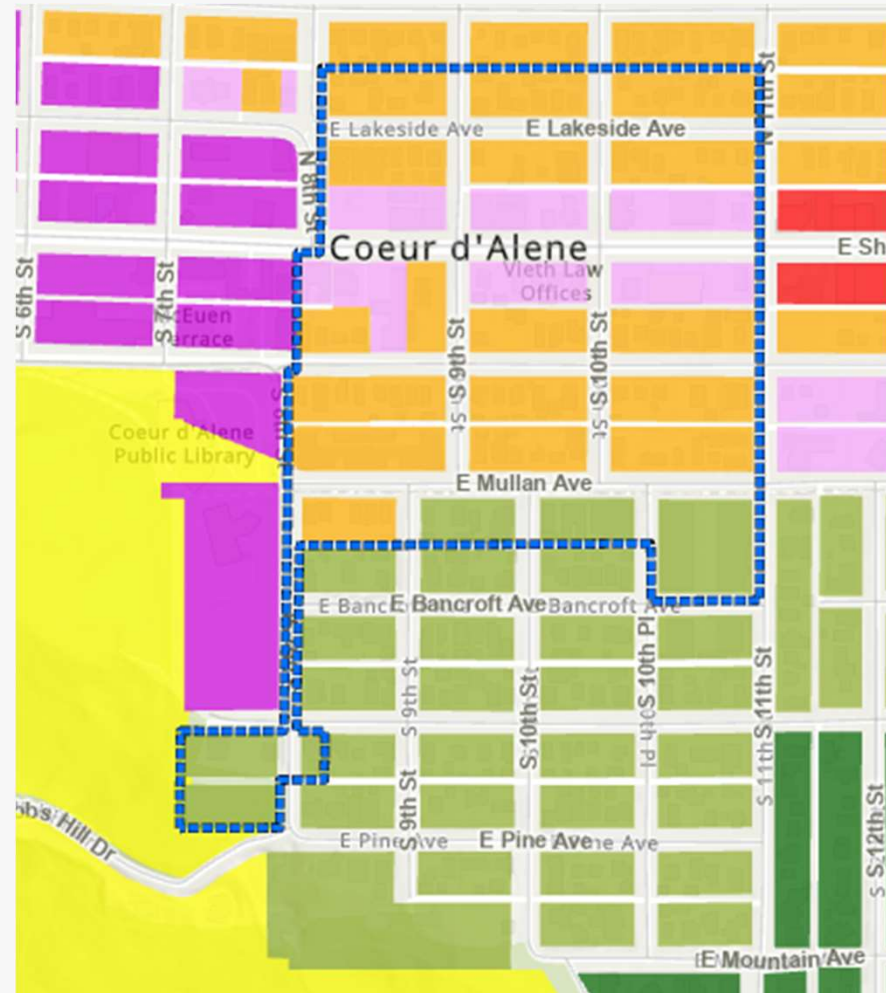




# DOWNTOWN NORTH (DO-N)



# DOWNTOWN EAST (DO-E)





## **EFFORTS TO-DATE**

- 15 Meetings to date with Working Group
- 1<sup>st</sup> Meeting on May 22, 2024
- First Check in with City Council on July 16, 2024

## ***Summary of City Council Feedback from July 2024:***

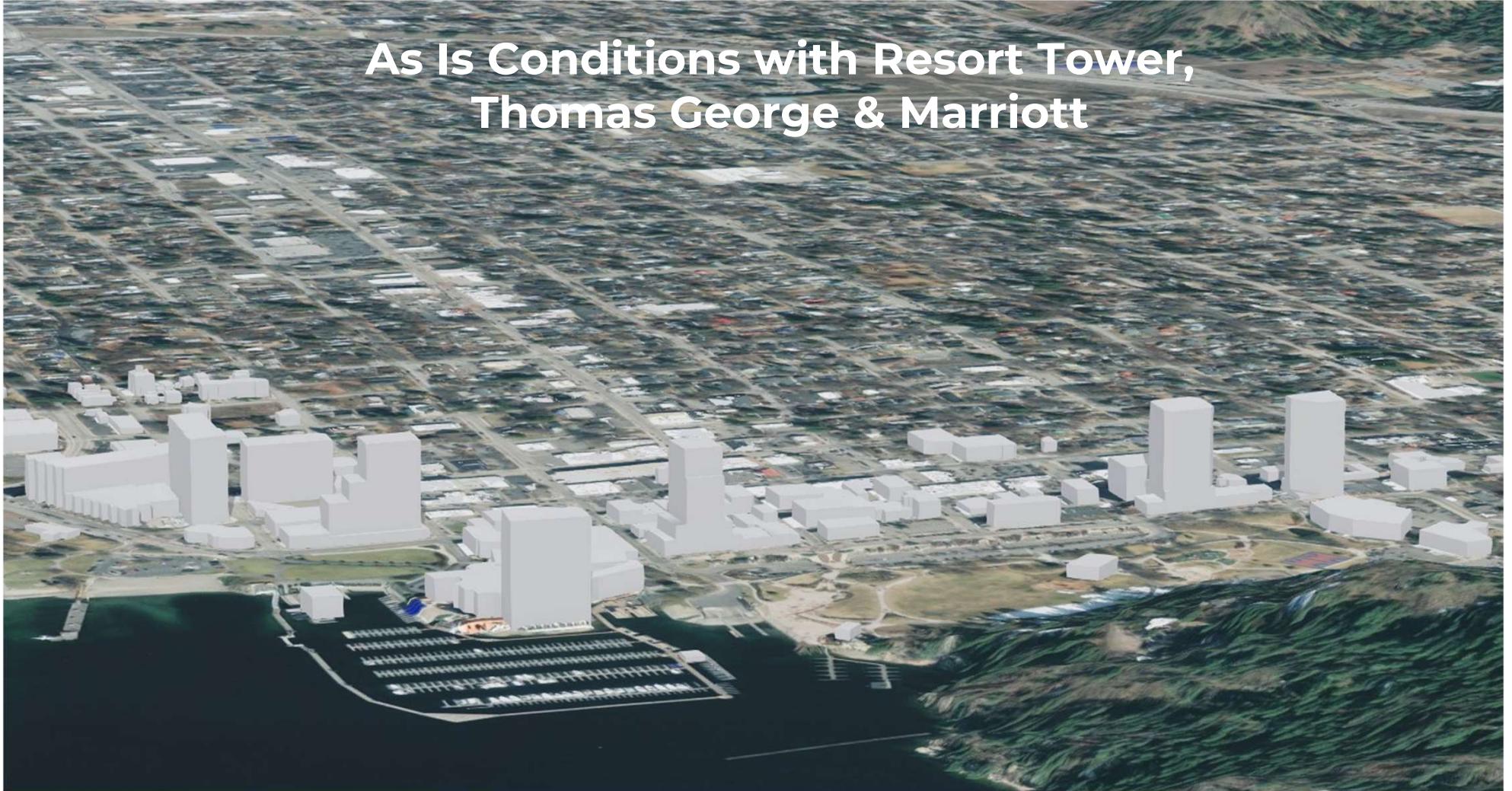
- *Consider View Corridors, Towers, Shadows*
- *Supportive of having a Historic Core with limited heights*
- *Keep main streets more historic in nature*
- *Address Parking*
- *Review FAR Bonuses more stringently*
- *Evaluate One-Way Roads on Sherman and Lakeside*
- *Incorporate Public Safety*
- *Modeling to evaluate towers, traffic and parking*
- *Supportive of working with University of Idaho Architecture program*



## **EFFORTS TO-DATE (continued)...**

- Reviewed existing Development Standards, Design Guidelines & historic documents
- Outlined Desired Scenarios for Modeling
- Conversations with U of I about assistance with modeling and design guidelines
- Traffic Scoping Meeting with KMPO
- Reviewed Development Standards for possible changes
- FAR Bonuses
- Reviewed Design Guidelines (CDA and other comparable communities)
- Discussed making overlay districts into zoning districts
- Outdoor Lighting Considerations
- Reviewed other Codes & Guidelines
- Evaluated Tower Heights and Locations with in-house modeling
- Comparative Analysis of small lakeside communities and historic downtowns

**As Is Conditions with Resort Tower,  
Thomas George & Marriott**





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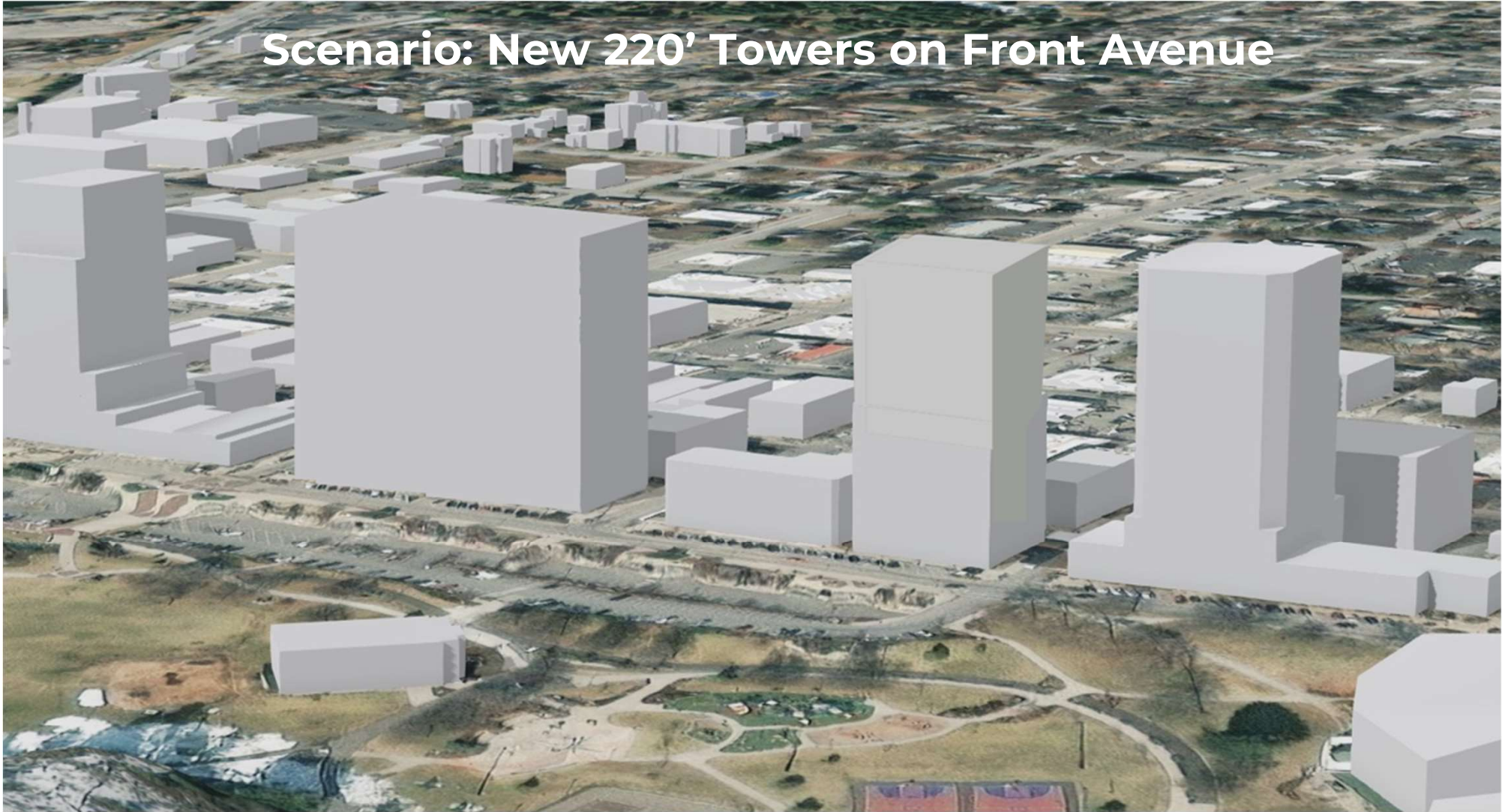




**As Is Conditions with Resort Tower,  
Thomas George & Marriott**

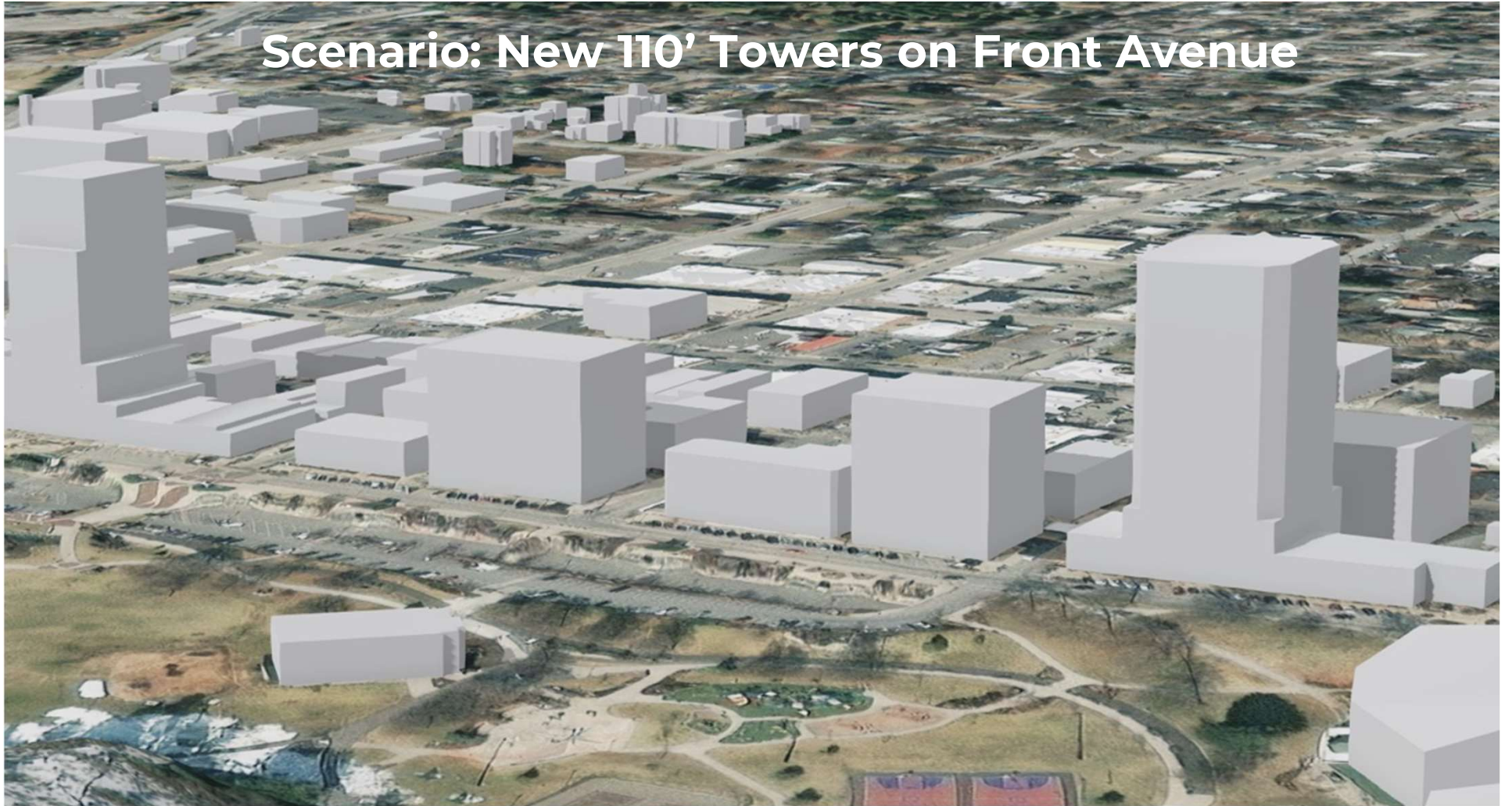


## Scenario: New 220' Towers on Front Avenue





## Scenario: New 110' Towers on Front Avenue



## Scenario: New 110' Towers on Front Avenue





## Scenario: New 110' Towers on Front Avenue





## Scenario: New 220' Towers north of Sherman Avenue



# WORKING GROUP'S INITIAL RECOMMENDATIONS

- Prospective Tower Heights:
  - Limit to 45' on Front, Sherman and Lakeside Avenues west of 8<sup>th</sup> Street
  - Limit to 110' on Coeur d'Alene Avenue west of 6<sup>th</sup> Street
  - No additional 220' towers in Downtown
- Remove Vehicular-Oriented Streets to focus on pedestrian-friendly design
- Address vehicular access, circulation and loading zones
- Preserve and Incorporate Historic Design concepts
- Ground Floor Design to support retail uses
- Address Outdoor Lighting
- Add more teeth for DRC
- Modify FAR Bonuses
- Invite Residential Advocates to Stakeholder Discussions
- Consider options for towers outside of Downtown Core



# COMMUNITIES EVALUATED

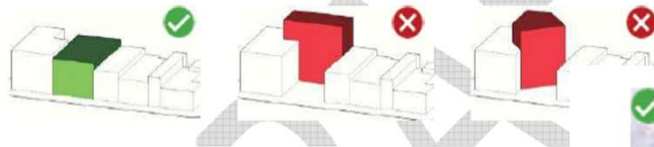
- Whitefish, MT
- Kalispell, MT
- Bozeman, MT
- Boise, ID
- Caldwell, ID
- Spokane, WA
- Issaquah, WA
- Auburn, WA
- Woodinville, WA
- Jackson, WY
- Telluride, CO
- Boulder, CO
- Springfield, MO
- Fredericksburg, VA
- Loudon County/ Waterford, VT
- Miami, FL
- Kelowna, BC
- South Lake Tahoe, CA
- Ann Arbor, MI
- Knoxville, TN
- Chattanooga, TN
- Washington, DC
- Los Angeles, CA
- New York, NY

# EXAMPLE DESIGN GUIDELINES (KALISPELL)

## New Construction within the Main Street Historic District

For new construction within the Main Street Historic District, it is appropriate to:

- 1) Respect established building location, lot coverage, and open space patterns.
  - a) Be compatible with the historic lot coverage in the area.
  - b) Follow general pattern or open space or relationship with the street and sidewalk in the area.
  - c) Reflect established setback patterns.
  - d) Maintain the street wall and alignment of historic building façades in the context of the area.



Streetwall alignment, tripartite.



Current era construction, floor to floor heights, storefront,



Current era construction, floor to floor heights, color, tripartite.



## NEXT STEPS

- Stakeholder Input
- Request Parking Data from Diamond Parking
- Evaluate Downtown Core and Infill boundaries
- Modeling – base model and alternatives – with assistance from U of I
- Evaluate FAR and allowable height based on alternatives analysis
- Evaluate traffic impacts of alternatives & one-way roads (KMPO)
- Evaluate utility impacts (input from water/wastewater)
- Get input from Police & Fire on alternatives
- Evaluate Parking: ratios, fee in lieu of, and leased parking
- Public Input
- Draft Development Standards & Design Guidelines for consideration
- Work with U of I on updating Design Guidelines images and layout

## UNIVERSITY OF IDAHO MODELING SCOPE OF WORK

**Data collection & preparation:** 180 hrs (including: Aerial Imagery & LiDAR data-- 60hrs; Ground survey data--60 hrs; existing GIS data integrations—60hrs)

**Modeling:** 300 hrs (including: building footprints & heights – 120hrs; infrastructure -- 60hrs; Details – 30 hrs; Accuracy Check – 30hrs; Adjustment & correction – 60 hrs)

**Finalization:** 60hrs (including: test – 30hrs; achieve – 30hrs)  
Total: 540hrs / Work done by 3 graduate students

**Faculty advising time:** 80 hrs /divided by two faculty members based on 1:7 rate of advising (advising 1 hr – students will work 7 hrs)

\* Includes usage of software, 5 trips for 5 people, supplies and materials



# QUESTIONS

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**COUNCIL FEEDBACK  
REQUESTED**

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