

**DESIGN REVIEW COMMISSION
MINUTES**

JANUARY 25, 2024

Conference Room #6, City Hall

THURSDAY

12:00 pm

COMMISSIONERS PRESENT:

Greta Snodgrass
Tom Messina (Chairman)
Michael Pereira (Vice-Chairman)
Jef Lemmon
Jon Ingalls
Skip Priest

STAFF MEMBERS PRESENT:

Hilary Patterson, Community Planning Director
Tami Stroud, Associate Planner
Traci Clark, Administrative Assistant

CALL TO ORDER:

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

MINUTES: *****ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

November 9, 2023 – Design Review Commission Meeting

Motion by Commissioner Ingalls, seconded by Commissioner Priest, to approve the minutes of the Design Review Commission meeting on November 9, 2023. Motion Carried.

COMMISSION COMMENTS:

Chairman Messina stated how the hearing will proceed and what will take place. He explained what the Design Review Commission does and the guidelines they have to go by. The decision the Commission makes is based on the strict guidelines. Other items such as parking, height, etc. it is not discussed during this hearing. Those items do not influence the decision of the Commission. The Applicant is doing this by right, and staff will educate us what the zoning is and what they can do on this piece of property following strict codes and zoning. This item does not have to go in front of the Planning and Zoning Commission or City Council.

Commissioner Priest would like to state he does not feel he has a conflict of interest. Staff had requested he bring this to the attention to the Commission and the Public. He is the President of the McEuen Homeowners' Association, which is a nearby building to this property. He is also on the Downtown Strategic Planning Community. This project was not brought up in those meetings. He is the neighborhood block watch captain, and works with the CDA Police Department. He does not believe they are a conflict of interest in anyway.

STAFF COMMENTS:

Tami Stroud, Associate Planner, stated regarding the public comments, the meeting for the Commission

will include a period of time for public comments, each person that wishes to comment shall be allowed the maximum of 3 minutes. Any public comment on the proposed project should be on matters related to the adopted design standards and guidelines. No comment shall be taken on matters which cannot be modified by the Commission, including, but not limited to, basic zoning requirements, nor area ratio, building height, density, use, parking, access, engineering, building codes, etc. The Chairman has the power to conduct the meeting in an orderly manner including a reasonably limited debate determining whether by comments by the applicant or the public are appropriate or within the purview of the Commission and ensuring that any decision that the Commission has arrived at collectively.

PUBLIC COMMENTS:

None.

NEW BUSINESS

1. Applicant: CDA Hotel, LLC
 Location: 602 & 612 E. Sherman Ave
 Request: Proposing to build six (6) story Marriott Hotel with a parking structure three stories underground for guest parking (DR-1-24)

Ms. Stroud provided the following statements:

Michael Nilson, architect with the Richardson Design Partnership, on behalf of CDA Hotel LLC, is requesting a First Meeting with the Design Review Commission for a 6-story Marriott Hotel. The applicant participated in a Project Review Meeting and an Initial Meeting with Planning Staff as required by Municipal Code § 17.09.325(D). The proposed project will have approximately 131 rooms, a fitness center, rooftop bar, outdoor patio, and parking structure for guest parking which continues three stories underground. The subject property is in the Downtown Core (DC) zoning district, and must adhere to the Downtown Coeur d'Alene Design Guidelines.

DECISION POINT:

Should the Design Review Commission approve the design for the 6-story Marriott Hotel located at 602 and 612 E. Sherman Avenue in the Downtown Core (DC) zoning district either with or without conditions, or direct modifications to the project's design and require a second meeting?

PROJECT OVERVIEW

The site is located on a 20,993 SF parcel along Sherman Avenue between 6th and 7th Streets. The property is currently vacant and is a grassy lot previously used for the "Live After 5" music events several years ago. The parcels are comprised of 2-lots that will be consolidated for building permit purposes. The property abuts Idaho Trust Bank directly to the east. Parkside Condominiums are located to the south, across the alley from the proposed hotel. The applicant is proposing a six-story (6) hotel structure with 131 guestrooms. A ground floor dining area with an outdoor patio, bar and fitness center will be available for hotel guests. A rooftop bar and lounge will be open to hotel guests and the public. Parking for hotel guests will be provided in the underground parking structure, which continues three stories underground with a total of 130 parking spaces, 8 of which are on the ground floor. The rooftop bar and lounge, open to the public, is exempt from parking because it is less than 3,000 S.F. The total height of the building is 77'-0" feet tall which includes the elevator penthouse, and is below the maximum height allowed in the Downtown Core (DC) which is 200' tall. The proposed project is located in the DC (Downtown Core) zoning district, and must adhere to the (DC) Downtown Core Design Guidelines and Standards.

DC- Downtown Core – This district is envisioned to have the highest intensity uses, especially retail, office, residences, and hotels contained within low-rise and high-rise buildings. Shops and restaurants would be located along key streets. Major public spaces and buildings would anchor the district. Over time, parking would be increasingly located within structures.

- The proposed design is in compliance with the treatment of blank walls. The street-facing walls of the building are mostly broken up by windows and doors, but there are additional architectural features that break up the impact of the walls, including: a concrete plinth that varies in height depending on the grade change (from 1'-2" up to 6'-0"); a change in brick materials above the ground floor level, acting as a "belt course" for the building; recesses in the façade at least 2'-0" in depth; and roof overhangs/canopies at the ground floor level and upper roof level that vary from 3'-0" to 5'-0" in depth. Additional features at the pedestrian level include contrasting wall material and vegetated planter boxes (TREATMENT OF BLANK WALLS)
- The parking for the project is screened by being designed as part of the building. Other than the entrance, the parking is hidden from view. The main floor parking is integrated into the "plinth" on the no-street facing façades.(SCREENING OF PARKING STRUCTURES)
- The building design doesn't include any pitched roofs. The typical roofline of the building includes a 3' overhanging cornice to create a prominent edge against the sky. At recessed wall locations, this overhang extends 5'6" feet past the wall face, creating an even more dramatic cornice. Additionally, the building features accent tower elements of varying heights and a roof deck with a large trellis to add increased interest at the roof edge. (ROOF EDGE)
- The proposed building is designed with extended parapets to screen a majority of the rooftop equipment. The only rooftop mechanical equipment that extends above the main parapet is the Elevator Penthouse, which will be surrounded by a framed wall and finished in the same dark metal panels as part of the main building façade. (SCREENING OF ROOFTOP MECHANICAL EQUIPMENT)
- The DC design guidelines require new projects to relate to the context of the downtown's historical features. The existing site is a lawn-covered dog park, so the project doesn't include any renovation or redevelopment. As a new construction project, the proposed building relates to the surrounding context through: the use of brick as a predominant exterior finish; the massing of the building with a base, middle, and top; the scale of the building as a steppingstone between the smaller buildings along Sherman Avenue and the high-rise residential Parkside Building. The design of the building as a contemporary structure that relates to the primarily modern surrounding architecture. (UNIQUE HISTORIC FEATURES)
- The two main building signs are placed on the vertical-wood-siding-finished vertical towers of the building for wayfinding of automobile traffic, in lieu of pylon signs. These signs are 188 SF and 36 SF, respectively. Additionally, channel letter signs are located above the ground floor canopies to designate the main entrance and the parking entrances. These signs are 42 SF for the main entrance and 14 SF (each) for the two parking entrances. There are two placard signs on either side of the main entrance doors for pedestrian wayfinding. (INTEGRATION OF SIGNS WITH ARCHITECTURE)
- The signage for the building was selected from the Brand's standard signage options. Their designs are highly graphic for brand identity, but also offer a variety of installations and styles including typical wall signs, channel letter wall signs, freestanding channel letter entry signs, as well as smaller pedestrian-oriented placard signs at the entry doors. The freestanding channel letter sign at the entry canopy is supported by brackets and directs pedestrians to the building entry. (CREATIVITY/INDIVIDUALITY OF SIGNS)
- The total building signage would total 302 square feet, which would be under the City's maximum sign allowance of 603 square feet under the Sign Code based on the property frontage. (SIGN ALLOWANCE)

- The DC zoning district requires that building floors over 45' in height above grade shall be stepped back 10' from the right-of-way on 6th Street. The project design does meet this requirement. The base of the building aligns with the property lines of the lot, but steps back above the ground floor level to allow for the required 10' setback over 45' above grade. The only parts of the building that extend past these setbacks are roof overhangs and balconies. UPPER LEVEL STEPBACK)
- The following design guidelines and development standards are not applicable: Screening of Parking Lots, Parking Lot Landscaping, and Gateways.
- The Planning Department has provided a recommended condition of approval relating to consistency with the approved design, as noted below.

The City Engineer has provided recommended conditions of approval for consideration by the DRC to ensure compliance with City Codes related to pedestrian safety, as noted below.

Chris Bosley, City Engineer provided comments during the project review meeting held on August 1st, 2023. An updated site plan was submitted and additional comments have been provided below based on the updated site plan and renderings submitted for the proposed hotel. The City Engineer will coordinate with the development team to discuss the proposed conditions on the following: The applicant shall complete a traffic study including a pedestrian safety study that illustrates how conflicts with pedestrians will be managed.

- Pedestrian safety features recommended by the study and approved by the City shall be installed during construction.
- Sidewalks along Sherman Ave and 6th Street must be brought into ADA compliance, including replacement of cracked and broken slabs.
- Any existing driveway approaches not being used with the proposed development shall be removed. The below conditions will need to be met prior to permit sign-off.

STAFF EVALUATION OF FACTS

- The subject property is located at 602 and 612 E. Sherman Avenue in the Downtown Core (DC) zoning district, which requires review and approval of the design by the City's Design Review Commission.
- The property is subject to the Downtown Core Design Guidelines and the Downtown Development Standards.
- The applicant has submitted all required materials for design review.
- The applicant has completed a project review meeting on August 1, 2023.
- The applicant has completed an initial meeting with staff on October 21, 2023.
- The applicant is seeking design review from the Design Review Commission at an initial meeting on January 25, 2024.
- 136 public hearing notices were mailed on January 10, 2024.
- The public hearing notice was published in the Coeur d'Alene Press on January 6, 2024.
- The subject property was posted with the public hearing notice on January 11, 2024.
- Sherman Avenue in the project vicinity is designated as a Vehicle-Oriented Street.
- 6th Street in the project vicinity is designated as a Pedestrian-Oriented Street.
- The applicant has requested a design departure for Weather Protection as noted below.
- The subject property is 20,993 square feet and the building square footage would be 20,886 square feet, which is 99.4% site coverage. This equates to less than 1.0 FAR, which is less than

is allowed by right with the DC zoning district. No FAR bonuses have been requested. (FAR BONUSES)

- The proposed project would be 6 stories and 75' tall, which is below the maximum allowable height of 200' in the DC zoning district. (BUILDING HEIGHT)
- The DC zoning district requires 0.5 parking stalls per unit. The proposed project would have 131 hotel rooms and provides 130 parking spaces enclosed within the structure, which is 65 more than is required by the Downtown Development Standards (Restaurants less than 3,000 S.F. are exempt from parking requirements.) (PARKING COUNT & LOCATION)
- The four existing street trees will be replaced with street trees per City standards and will include new 5'x5' tree planting areas around the trees. (SIDEWALK USES – AMENITY ZONES)
- The existing sidewalk on Sherman Avenue from the back of curb to the property line is 14.8'. The distance from the new 5'x5' tree planting areas to the property line is approximately 8'-6". A 7'-0" wide clear pedestrian travel area will be maintained. (SIDEWALK USES – CLEAR WALKWAY)
- An 18" wide area between the property line and the pedestrian travel area will be used for planting containers along Sherman Avenue. (SIDEWALK USES – STOREFRONT AREA)
- Three (3) existing curb cuts will be removed – one along 6th Street and two along Sherman Avenue. Only one new 24" wide curb cut will be required on Sherman Avenue for the project. No curb cuts will be on 6th Street, which is a pedestrian-oriented street. For the new curb cut required for the driveway into the parking structure, the sidewalk pattern and material will carry across the driveway. (WIDTH AND SPACING OF CURB CUTS)
- The trash area will be located behind the building off of the alley on the southeast corner of the property and will be screened from view on all sides. The enclosure will be constructed with brick to match the building and will have an opaque decorative architectural gate. (SCREENING OF TRASH)
- Loading and service areas will be located within the parking structure. (SCREENING OF SERVICE AREAS)
- Exterior lighting on the building will be recessed in the roof canopies at the ground floor level to provide pedestrian lighting. Guestroom balcony roofs will have lighting and the upper roof deck will have lighting to highlight the building corner. Fully shielded wall scones will be provided on either side of the main entry doors. (LIGHTING INTENSITY – BUILDING LIGHTING)
- There is one existing single-arm tall streetlight at the corner of Sherman and 6th Street that will remain. There are two existing post streetlights along Sherman Avenue. One light will remain in its current location, and the other will be shifted to allow for the new curb cut into the parking structure. There are no existing streetlights along 6th Street. (LIGHTING INTENSITY – STREET LIGHTING)
- The DC zoning district has a 0' front and side yard setback, unless providing usable public space, forecourts or vegetative screening of parking structures. Buildings may be set back from the sidewalk a maximum of 20' for public space or entries, or a maximum of 10' for vegetative screening. Setting façades close to the street may be accomplished through base structures that extend out to the sidewalk, not necessarily the full height of the building. The building meets this requirement. The street level façade along the Pedestrian-Oriented 6th Street is set up to the back of the sidewalk along the property line. A portion of the project on the corner of Sherman and 6th Street has a dining patio for the use of hotel guests but it has a base structure that extends out to the sidewalk. (MAXIMUM SETBACK)
- The proposed building is oriented to Sherman Avenue. The building façade along Sherman incorporates numerous windows as well as an entrance canopy and signage. The façade along 6th Street incorporates windows. The primary building entrance faces Sherman and is centered in the

building façade. An outdoor patio at the ground level activates the street corner at Sherman Avenue and 6th Street. (ORIENTATION TO THE STREET)

- The DC design guidelines require the principal entry to have two elements. The main building entrance is centered on the façade along Sherman Avenue and welcomes pedestrians with an overhanging canopy as well as a recess in the main building wall. Those are both allowed design elements. Some form of weather protection shall also be provided. Both the canopy and the recess provide added weather protection for pedestrians. These features, along with clear signage, help identify this visually prominent entrance. (ENTRANCES)
- The proposed structure incorporates a top, middle and base, as required by the DC zoning district (MASSING)
 - The top section of the building is distinguished by overhanging roofs, an open roof deck with trellis, and additional windows. The main material is a dark metal panel, with accent metal panels. (TOP)
 - The middle section of the building has a regular pattern of guestroom windows surrounded by dark and light color brick veneer. Also, there are some dark and accent metal panels to connect the base to the top. (MIDDLE)
 - The base of the building features a large amount of storefront glazing and canopies to define the ground level. The finish is a combination of light grey brick, darker composite panels accented with horizontal wood siding with a decorative concrete plinth. (BASE)
 - The base of the building aligns with the property lines of the lot, but steps back above the ground floor level to allow for the required 10-foot setback over 45 feet above grade. The only parts of the building that extend past these setbacks are roof overhangs and balconies. The only part of the building that is taller than 75 feet is the elevator penthouse, which is much smaller than the 8000 SF Tower Floor Size restriction at 176 SF and is over the minimum Tower Separation of 50 feet noted in the Site Performance Standards. At approximately 77 feet tall, the overall building height is well below the maximum 200 ft building height. (BUILDING BULK)
 - Sherman Avenue has a mix of low-and mid-rise buildings, which align well with the scale of the plinth of the proposed hotel. The overall mass of the building helps transition from these shorter structures to the high-rise residential buildings on Front Avenue. (CITY BLOCK ELEVATIONS) The ground floor of the building has the most amount of character to provide visual interest to pedestrians, including: Pedestrian-scaled signs to identify the building entry; seasonal planting in multiple planters against the building along Sherman Avenue; metal canopies above the ground floor storefront windows; accent wall sconces on either side of the main entrance; and a decorative concrete plinth to ground the building. The ground level also features an elevated patio at the corner of Sherman and 6th Street to add a further level of detail in this area. (GROUND LEVEL DETAILS)
- The proposed structure would meet the minimum glazing requirement for Ground Floor Windows by providing 40% window and glazed door area in the “window zone” of the façade along Sherman Avenue and 26% “window area” in the window zone along the 6th Street façade (GROUND FLOOR WINDOWS)
- The DC design guidelines require a visual connection between activities inside and outside the building. Ground level façades oriented to pedestrian-oriented streets require a minimum of 60% transparency and vehicular-oriented streets require a minimum of 40% transparency. The proposed structure would meet the transparency requirement for ground floor windows with a minimum of 60% transparency. (GROUND FLOOR WINDOWS)

DECISION POINT

The DRC should grant the application in Item DR-1-24, a request by Michael Nilson, The Richardson Design Partnership, on behalf of CDA Hotel LLC, a six (6) story hotel with below grade parking along Sherman Avenue, located at 602 & 612 E Sherman Avenue, Coeur d'Alene, Idaho, be approved with or without conditions, or determine that the project would benefit from an additional DRC Meeting to review project changes in response to the first DRC Meeting or if it is deemed necessary based on all the circumstances.

Ms. Stroud concluded her presentation.

Commission Comments:

Chairman Messina asked Ms. Stroud regarding the guidelines, there is a lighting intensity standard. He asked if this applies to lit signage as well as lighting for the entrance to the hotel and entrance to the parking.

Ms. Stroud replied the signage will be at the end of the facts and findings and has some comments from staff detailing the signage. On page 16 of the staff report regarding lighting intensity this will give you more information. Staff did speak with Kelley Setters, Deputy City Clerk, she stated in her report the illumination must not create an unsafe or hazardous distraction to others. The brightness or intensity of lighting for a sign including an electronic message display shall not exceed 5,000 nits from dark to dusk or 500 nits from dusk to dawn. The applicant will provide more information to verify the signage that will be installed.

Ms. Patterson, Community Planning Director replied there are no illuminating signs, digital or reader boards, or flashing signs. These are all prohibited in the DC district.

Ms. Patterson stated she wanted to give more guidance on the lighting guidelines for the principal entrance. The lighting is more for the pedestrians. There is also weather protection at the entrance of the building. Ms. Patterson also clarified that the pedestrian-oriented street designation on Sherman Avenue stops at Sixth Street. Sixth Street is the pedestrian-oriented Street and Sherman is a vehicle-oriented street in the vicinity of the project.

Commissioner Lemmon asked if the pedestrians are only allowed access into the building on Sherman Avenue.

Ms. Patterson replied that is correct. The pedestrians will have access only at the front entrance on Sherman Avenue along with the vehicles using the parking structure. The vehicles will also exit the parking structure off of the alley in the back of the building.

Commissioner Lemmon asked if the applicant wanted the pedestrians to have access off of Sixth Street could they do a design departure.

Ms. Patterson replied yes, but they have not asked for one.

Commissioner Priest stated there is an exit into the alley, and asked is that only for vehicles exiting into the alley out of the parking structure.

Ms. Patterson replied that vehicles could exit out onto the alley or onto Sherman Avenue. She further clarified that Sherman Avenue is vehicle-oriented that is why they have the vehicle access on Sherman Avenue and not on Sixth Street, which is pedestrian-oriented.

Chairman Messina opened the public hearing and swore in the applicant and the public as a group.

Applicant Testimony:

The applicant provided the following statements:

Parker Lange who is with the development team, introduced himself and wanted to let the Commission know he will answer any questions the Commission will have throughout the presentation.

Michael Nilson, the architect from The Richardson Design Partnership from Salt Lake City introduced himself. The project sits on 0.482 acres. The primary occupancy is the hotel, a parking garage that has three (3) stories underground. On the sixth floor of the hotel, there will be an open bar for the public and guests. The first level will also have a bar breakfast area, that is part of the hotel amenities. There will be 231 rooms and 130 parking stalls. The design guidelines require the location of parking to be located within the foot print of the building, where it is not on the outside of the building taking up street parking. There will be 14 bike racks and accessible van stalls, 28 compact parking spaces, 97 standard stalls and 5 accessible stalls on all levels of the parking structure.

The amenity zone in the DC guidelines will have four existing street trees on Sherman Avenue and one on Sixth Street. Those will be removed during the construction, but they will be replaced. The sidewalk will have a clearance of 8'6" and the minimum is 7'. They will take the extra 18" to create a store front area where they will be placing above-ground container planting to enhance the walking experience along the sidewalk. The curb cuts that are existing will be removed and a street light will also be moved on Sherman Avenue. The trash pickup is located on the alley side and will be screened with appropriate materials; this will be locked down. The lighting for the building will have recessed lighting that will be tucked into the canopies or right against the alcove. There is no uplighting. The sconces are all covered and lit on the bottom. There are three existing street lights surrounding the property. The setbacks along Sixth Street will be a close to the property line. There is a small portion of the building that is recessed. This will be used for an outdoor patio used by hotel guests during the day. The main pedestrian entrance will be in the middle of this project facing Sherman Avenue and the vehicle entrance is on the east side of the building off of Sherman Avenue. The entrances will have canopy coverings to provide weather protection. There will be some marquee signs on either side of the door. Massing is required on three distinct levels of the building. A strong base - this will be a darker brick, lots of store front windows, metal and a top, this will be a metal but looks like wood for the durability. The sixth story will be an open patio for guests and the public. The impact is minimal with a 10' setback on the property line. The height will be 75', but they could go up to 200 feet. The ground level details include pedestrian scale signs on the building. They will have seasonal plantings along the building. The canopies are required to be 5' projecting from the building and to be a maximum of 12', this is where the design departure comes in. The canopy's start at 9'11" above the sidewalk which will give adequate clearance for any hanging signs for pedestrian and vehicular traffic. The sidewalk does slope on a 2% grade on the Sherman Avenue side and a 3% grade on the Sixth Street side. In order to keep the integrity of the canopy with the linear design of the building, they breach the 12' mark throughout the building and this breach happens across Sixth Street. This provides the rain and snow protection. It covers 94% of the façade along Sherman Avenue and 81% along Sixth Street. This fits with the aesthetic design of the building. He would like to keep the aesthetic as is.

This design departure satisfies the Comprehensive Plan for hospitality uses, to bolster Coeur d'Alene as a tourist attraction and maintain the community friendly welcoming atmosphere with a small town feel. Coeur d'Alene recognizes and celebrates its historical and cultural roots, Coeur d'Alene recognizes the past and present of the Coeur d'Alene Tribe and its connection with the natural environment with the Coeur d'Alene identity as a cultural center of North Idaho and creates social connections with wide variety of activities events and public spaces for community members to gather year around. This project will facilitate such gathering as a hospitality destination. This will bring tourism in the community and feed the businesses on Sherman Avenue and Coeur d'Alene's downtown and will provide the nightlife activity with the roof top bar that will have the view of the city and the lake. The parking structure will provide adequate parking for this project while keeping the walkable feel of the streets. There are no blank walls that are over 30'. The parking is fully screened except for the access. The roof edge will have a cornice, and it will have a 3' canopy overhang.

All of the mechanical elements on the roof top will be screened. This project is at the edge of Coeur d'Alene's historical district and near more contemporary construction. The building will have the more dominant material of brick on its base. This building acts as a stepping stone between the small buildings along Sherman Avenue and the high-rise residential Parkside building. The signs will look like wood and is part of the Marriott

brand. It will only be lit up for the words – the signage won't have additional lighting. There needs to be a 40'x40' view triangle of the corner of Sherman Avenue and Sixth Street, which is provided.

The applicant showed the materials that will be used on the project to the Commissioners by passing around samples and showing renderings of the building with the materials.

Chairman Messina asked about the outdoor decking material and if it would be some sort of concrete.

Mr. Nilson replied that yes, it will be a concrete deck. The deck on the outdoor terrace will be a recessed pedestal system. When the water accumulates it will flow down into a drain system.

Chairman Messina asked about the roofing material on the roof top and asked what material and what color it would be.

Mr. Nilson replied it will have a membrane; the color is typically white because it helps decrease the heat affect. The darker the color more heat radiates up. There are multiple colors to choose from.

Mr. Nilson states they do comply with the FAR. They are allowed to do bonuses but they did not request any. The area that they can build they are under the allowable FAR numbers. They are allowed 83,972 square feet and they are providing 76,007 square feet. They do not need to make the building any bigger than it needs to be.

Mr. Nilson concluded with this presentation.

Commission Discussion:

Chairman Messina would like to know about the outdoor decking on the top floor in regards to the tower behind it. Would it be over by the Sweet Lous restaurant so this is not right up against the towers itself.

Mr. Nilson states that the deck will take up the whole Sixth Street frontage. The rooftop patio is 10 feet plus. It is an additional foot off of the property.

Chairman Messina asked for further clarification on its proximity to living spaces in Parkside. He asked the applicant to clarify if the outdoor decking is not directly against living spaces, and closer to mechanical equipment and the deck that is up above Sweet Lou's restaurant on the Parkside building. The applicant verified that the outdoor space will be parallel to the Sweet Lous Restaurant and not someone's apartment in the tower. Chairman Messina asked if they could work with the Arts Commission to put something on the blank wall on the pedestrian side of Sixth Street.

Mr. Nilson replied yes, he will work on putting something on the wall.

Commissioner Lemmon asked about how much glazing was done on the wall along Sixth Street.

Mr. Nilson replied there was 26% glazing, and noted that the grade does drop toward the alley making it difficult to put more glazing.

Commissioner Lemmon asked about the transparency of the windows.

Ms. Patterson replied the percentage of glass is one requirement and the transparency is the other. All of the windows on the ground floor are 60% transparency on both street frontages.

Mr. Nilson stated this is not obscured glazing. People can see in and out of the windows. They do want the interaction between the hotel lobby and the street.

Commissioner Pereira asked if all the parking will still remain on the curbs.

Ms. Patterson replied yes. There is no on-street parking going away.

Mr. Nilson stated there will be a security gate parking that has tickets. He states that by code the height to park in the parking garage will be 8'4" clearance to accommodate a tall truck.

Chairman Messina asked the applicant if he can touch on construction staging.

Mr. Lange replied they are working with city staff and their contractor now. They are expecting about two years of construction at this site. They are hoping to start sometime this year on the project.

Commissioner Pereira asked why they did not go to the 220'.

Mr. Lange replied that they wanted to have a building that would fit the needs of how many guests they could accommodate and the economic conditions.

Commissioner Priest asked about the underground parking and that they would be digging about 15' away from another underground parking structure. This is not New York with rock solid foundation. Has city staff looked at the potential negative impact on structural reliability for both buildings.

Ms. Patterson replied yes. This is handled through of the city departments and staff are working with the applicant and engineering. The Thomas George building that is under construction right now is a bigger engineering feat because of the parking in the McEuen parking structure.

Commissioner Lemmon stated he has concerns with the traffic on Sherman Avenue.

Mr. Lange replied that the guest traffic is signed as such. They will all enter on Sherman Avenue because we are required to have vehicle traffic only on Sherman Avenue because of the city ordinance. The guests would exit out onto the alley or if they are dropped off at the front of the building.

Chairman Lemmon asked can you make a left turn into the parking structure if you are heading west on Sherman Ave.

Ms. Stroud interjected that on page 46 of the staff report under the recommendation of the conditions of approval, there was a project review where Chris Bosley the City Engineer did look at this project and the applicant did not have the designs completed at that time. They needed feedback from City staff and looking at the design and then receiving recommendations from city staff. The applicant then provided his site plan, and proposed access. Mr. Bosley went over everything and added the comments and conditions, sidewalks along Sherman Avenue and Sixth Street must be into ADA compliance, any existing driveway approaches not being used with the proposed development shall be removed. The applicant shall complete a traffic study including a pedestrian safety study. Mr. Bosely will provide the study and then his recommendations will follow.

Chairman Messina asked what if there are any changes today. What happens then.

Ms. Stroud replied if there is a significant change, the Design Review Committee would have another Commission meeting.

Commissioner Pereira stated that the rooftop bar will be packed with people.

Commissioner Ingalls stated that there are 22 design elements. There are 19 total on this design because three are not applicable. The Commission is very limited in their role. They are only here to address the design.

Chairman Messina stated when the public comments, they need to focus on the design and not that housing or something else that needs to go on this property. The Commission has a decision based on the Findings.

Ms. Stroud presented the pages of Findings of Fact to the Commission.

Commissioner Lemmon asked if the Commission could be moved to a second meeting if the Commission wants to see a traffic study.

Ms. Patterson replied no.

Chairman Messina also stated no, that has nothing to do with the Design Commission.

Commissioner Ingalls commented that the public needs to make comments on the design elements. The Commission is judging their decision on the facts that are presented.

Public Testimony open:

Robert Mason, stated that he had read the public comment from Joan Woodard and made some good points and wants the Commission to re-read it. The Design standards that were adopted in 2006 encourage the appeal to existing and new residents and preserve the views of Tubbs Hills.

Aileen Koler, states that so many people here between the Lofts and Parkside would ditto what Mr. Mason said and Joan Woodard's letter. One of the statements that keep being said is we are trying to preserve a small-town feel. This building is beautiful, but is not preserving anything.

Brad Jordan, stated he has lived in Coeur d'Alene his whole life. This is not a small town anymore, that would be Kellogg or Saint Maries. The City of CDA is pushing over 60,000 people. Kootenai County is pushing 200,000.00 population. He stated this is a great project. He was part of the downtown revitalization in the mid-80's. When his business was downtown, more than half of the storefronts were vacant the sidewalks were narrow. There were no street trees and there were pot holes. The downtown has come a long way and it is getting better and better every day. This project is a good project. It's in a transitional area at the end of the downtown, it could use more street traffic. It's not doing any good as an empty lot. We need people in the downtown, that is what makes business run. He has worked on the high-rise ordinance and the Commission needs to make sure there is a high level of design and quality. The design of this building is great. It encourages street activity and they have used high quality materials. He encourages the Commission to approve this. It is a fantastic project.

Derek Hutchison is opposed and wants to know where the public can go and speak about not wanting this building in downtown Coeur d'Alene. He would also like to know where the employees are going to park.

Chairman Messina replied the public can always speak at the City Council meetings during public comment.

Rebecca Olivieri is opposed. She stated this does not fit with the small-town elements. She appreciates what the downtown has been through and what happened in the 1980's. The decisions that are made today will impact the small downtown and change the character forever. You can't undo putting in corporate hotels which are the antithesis of a small-town feel. The essence of Coeur d'Alene is the downtown area. She feels that this building will work better further east on Sherman. The location that this project will be built on will change the downtown feel. She cited fact A-19 that the Marriott had considered the Comprehensive Plan. She feels this does not meet that plan.

Cindy Donato stated she just moved here from St. Louis in August at 609 Sherman (the Lofts) in August of 2023. The property value will change, and this not keeping within the small-town feel. Her view of the Lake will be completely obscured. She asked if this is not stopped here, where else can the residents go. The architects and the project people have not involved the community at all.

Chairman Messina would like Ms. Patterson, City Planning Director to explain the process of how the process works.

Ms. Patterson replied that this is the first meeting with the Design Review Commission and depending on how the Commission votes - if it meets the design guidelines and if the design is approved with or with conditions. If the Commission requires another meeting, the commission has to be very specific about what needs to be addressed of the items including the Design Departure. The Commission will direct the applicant to come back for a second meeting. If the Design Commission were to deny the application, then the applicant could appeal to City Council. It could go to a third meeting if the Commission chooses to do so. If this is approved today and the neighborhood wants to appeal the decision, they can appeal within 15 days of the Commission's decision. This would go to City Council and would be publicly noticed. The appellant would be required to show how it does not meet the Design Guidelines. It cannot be because they do like the building or that it would be blocking views, too tall, too big or that it's a hotel use. This is the public process. There is no city requirement to meet with the neighbors to say, hey do you like my design or not. This process follows the State and the City process for receiving the public's input in a public hearing.

Chairman Messina asked if this project would go to City Council.

Ms. Patterson replied only if the project gets an appeal from the public and they will have 15 days to appeal the decision from today.

Ms. Donato stated that this is a disservice to the Community.

Emily Johnston stated she works for the Ashley Financial Group in the Parkside building. She is 26 years old and moved here from TN. She came to Coeur d'Alene on vacation, fell in love with the area and moved here two weeks later. The architecture and the history, in the town is huge. Growth is important but feels that the building does not have a small-town feel. It looks like every other town in the U.S.

Eva Carlton stated the project only has the location of parking. They are not providing enough parking. Where are the locals and the workers going to be parking. She has a vrbo a couple blocks from this project. Most of the people are renting cars from the airport. They are not taking ubers. They don't use the cars. They park them and they leave them. Where will the maybe 50 workers going to be parking, maybe McEuen Park and maybe on the street in front of her house. She thinks the parking structure should have another floor to put in more parking. The building is great, but it has inadequate parking.

Cheryl McHale stated she didn't realize the public was not going to be allowed to speak other than the Design items. She opposed the project. It looks beautiful but it does not speak to the residents., She feels there is not enough parking in Downtown Coeur d'Alene. This will obliterate any parking that is available now. This does not feel like a small-town project, but more like a cookie cutter project, it is not unique. This will not add anything to the community.

Ron Hartman stated he is a concerned property owner who pays taxes. He feels that new growth does not pay for itself, because all of our property taxes. His concerns are there has been no study done on the additional hours required by the police department and who will pay for those hours, and more people in city parks. This requires more maintenance and upkeep. This will fall on the homeowners and make the property taxes increase and not on the applicant. The community should not be caring the burden and there should be studies on how much additional police hours are needed, park maintenance and usage before the project is approved. The applicant needs to understands his total operating costs to have a place in the city.

Amber Hellar stated she is sorry for the interruption while Ms. Stroud was doing her presentation. She is new to Coeur d'Alene, and moved here for the small-town kind of feel. She is from Boulder City, NV. Her concern is that a lot of people rent out part of their homes as Airbnb. This hotel will affect those people who have this as their income. The older folks who are on fixed incomes rent out their basements. She would rather support them than putting another corporate hotel in. This is a Marriott. This does not sit well. It's beautiful and they

are way below the height requirements, which is appreciated, but this is not a good fit for downtown Coeur d'Alene.

Barb Letchet stated building does not fit in the downtown. Building belongs in the east end of Sherman. This as a more modern flair. Coeur d'Alene downtown does not need a bigger place. She grew up in Wallace. This building does not have an older feel. She is into quaint buildings. This kind of structure she does not like. She wasn't here when the tall buildings came in. Also, this will take away business from the downtown bars. She is a tourist and likes the history but this building is going too modern.

Ben Prohaska, states he is from Idaho Trust Bank, the adjoining neighbor on the corner for the past 12 years. He has been in business in Coeur d'Alene for over 30 years. He questioned how the east side of the building has been addressed and that there is a blank wall adjoining his building and there is a lack of details on the blank space. This is primarily on the design guidelines. He proposes that the commission table this matter until this issue is addressed. He is in opposition.

Camille Hutchison commented on the last three items of the criteria. Of the 25 guidelines you can plop this hotel anywhere and it looks any other hotel anywhere. But you look across the street and you see a historic building. She doesn't understand how this building fits the historic part of the downtown feel. She suggested they push this project further east; it fits better. Her other question is parking. She has two kids and this will put a huge strain on the parking. She has a business in the downtown and this will put a huge strain on the parking in the downtown along with her personal home that is close by. She agreed with the comments her mother made that spoke up earlier. It is people that are slamming their car doors all night long coming home from the bars. Why not push this project further east. She would love this project pushed further on down Sherman. She would not have to fight to get to her mail with a hotel traffic across the street.

Shelly Moore addressed the location of parking and asked for assurance that a study will be done about the impacts of the hotel on the neighboring building so that the people in Parkside are not going to have any damage to the building.

Mr. Lange answered yes, there have been studies done.

Ms. Moore spoke up and asked if everyone heard that and remember that Mr. Lange said "yes."

Chairman Messina stated that the applicants can address that issue and that City staff addresses those issues, and work together so that nothing falls down.

Ms. Moore wants to make sure everyone has heard that from Chairman Messina and wants to address the staging of the construction, what exactly is the answer. You just said you are working on it. We want to know, where are you going to be staging, and how is that not going to affect our lives.

Chairman Messina stated he felt the staging was not going to be in the alley or interfere with the alley, but he is not sure. Maybe along Sixth Street, but the City Engineer will sit down with the applicant and make sure that the city traffic is not impacted and that you can get out of your building, etc.

Ms. Moore also asked what are the recourses after this meeting, can they write something to the City Council.

Chairman Messina stated there is an appeal process to the City Council if you or anyone wants to appeal whatever this decision will be today. You have to prove to the City Council why the decision made here today should be reversed. You have to only talk about the design review items and have to prove the facts that those items are wrong and why your appeal should be approved by City Council.

Heidi Romero stated that the decision has already been made that we are getting a hotel unless that we can prove that the design is wrong, is that correct.

Chairman Messina replied the commission's mission is based on the design. The applicant has the right to build on their property per the zoning that the city has put in place many years ago.

Scott Carlton commented that there is a rundown facility on the other end of Sherman right off the freeway. It's as big of space as this one. You can build just as easy down there, you would not interrupt anything, you would have access to the freeway, and it would help build up that east end of Sherman. You could shuttle service to downtown and all these problems would go away. That would be the perfect location.

Public Testimony closed

Commission Discussion:

Commissioner Ingalls stated the comments today did not address the guidelines and the decision that the commission needs to make. With respect to the blank east wall, there is articulation and different materials. It has been broken up nicely. If you look, at the design standard and really dig down, the blank wall standard only applies to the abutting streets, which are Sixth Street and Sherman Avenue. He indicated that the chairman pointed at one part of the wall that is blank but it's below the definition of what a blank wall is. If you want throw some art on it, he would support that, but he feels this standard has been met. There is no need for another meeting. He knows people are not going to be pleased about a hotel at this location, whether it's two stories or less. The items that he sees are adequately addressed.

Commissioner Lemmon questioned the blank wall is it only the streetscapes.

Ms. Patterson replied if you look at the standards it specifically reads the abutting streets, which is immediately next to the building.

Commissioner Lemmon stated that circulation and parking is a mess, but we can't do anything about it. It would be helpful to go off of Sixth Street as a design departure to allow for a parking entrance. With the alley being 15 feet that entrance is not going to get used and turning is going to be a nightmare. Mr. Bosley needs to address this. If we have to use Sixth Street as a pedestrian-oriented street and Sherman Avenue as a vehicular-oriented street there is a concrete wall that is 6' tall where the windows are up but they are not on ground level. There needs to be benches, planting areas, or setbacks to make it more pedestrian oriented. He does not think the wall has been addressed as a pedestrian wall and he would like to see this wall change if it's not going to be accessed for the parking, which he thinks it should be and not on Sherman Avenue. But he does not get to make that choice even though it's part of the entrances. It is very dark with no lighting and maybe if you wrap the patio area and set the windows back along Sixth Street. He asked if there can be some planting materials used. The awning would be okay but it is 14' in air. It is not going to protect you from anything.

Commissioner Snodgrass stated there are no public street lights shown along Sixth Street which means it is going to be very dark. She would like to see street lights. It would be nice if there could be some benches added or actual public use features would be important. The guidelines states that trees should be 20 to 40 feet apart; right now it looks like maybe they are 50 feet apart.

Mr. Nilson, the applicant, would like to address the question regarding the historical feature question. Coeur d'Alene has two elements of historical features. One that is west of this project this is turn of the century which is the late turn of the century. This block is the transition because you have some very modern building starting on Sixth Street with the two residential tower buildings. Our approach was to use materials that are historical such as brick. We are not using stucco; we are using solid materials. On this side of the city is more of a contemporary style. We are dividing the building in three ways.

Commissioner Lemmon states there is the Masonic building and there is more of contemporary architecture that way on the street.

Commissioner Pereira stated the Marriott has more historical architecture features than the two new towers have. The two new towers have no historical features and they were approved.

Chairman Messina asked about Sixth Street and if there is any landscaping needed.

Ms. Patterson replied that the urban forester, Nick Goodwin, would make sure all requirements would be met regarding street trees.

Chairman Messina stated the canopy fits the guidelines, the lighting is under the canopy, and in his opinion, there is no second meeting needed.

DRAFT

Commissioner Priest asked about the pedestrian-oriented street guideline that calls for a lively, friendly pedestrian street. Is there any other guidance for us to look at.

Ms. Patterson replied there are factors that make it fit in the guidance such as store front windows, lighting, signage, landscaping, and no vehicle access.

Commissioner Priest wants to clarify that a lot of work went into to make Sherman Avenue pedestrian friendly which is a vehicle orientated street. He asked how has this been defined in the past from the commission. As a new member, he's curious in terms of whether or not it's required additional planning and asked are there additional criteria as far as anything historically regarding discussions about creating a lively pedestrian friendly environment as far as that street is concerned.

Ms. Patterson replied the most recent example would be the Thomas George approval that came through this Commission and they had to do a design departure because they had there parking garage access on a pedestrian-oriented street. There were concerns about vehicles with that project as well. There was additional signage required. They had to have some details on the sidewalk to make it very clear for the vehicles leaving and entering to look for pedestrians coming through, as well as additional planting and a canopy with flashing lights. There was an approval with conditions to meet the guidelines on the approval criteria.

Chairman Messina clarified with Ms. Patterson if the commission put conditions on the findings how that works with city staff moving forward with applicant.

Ms. Stroud and Ms. Patterson replied if it's something small the applicant would comply and move forward.

Mr. Nilson replied he understood that the pedestrian side of the building that the city wanted the building up against the property line so anything that would need to be added they would have to go away from the property line. The building is designed to go up against the sidewalk. Adding benches or planters would not be conforming with the city guidelines for a clear walkway because it would be too narrow.

Ms. Patterson stated that if benches were a condition that they couldn't be placed in the public right-of-way without an agreement with the city.

Mr. Lange commented that they could work with a local artist regarding the wall to add an artistic feature on the bottom panel.

Commissioner Lemmon suggested on the pedestrian street side there is too much concrete on the wall. He thinks Sherman Avenue should be the pedestrian street but he does not get to make that decision. It's not very friendly to walk along a concrete wall.

Chairman Messina asked about moving the windows back without moving the structure back.

Mr. Lange replied that is the dining area and the exit corridor. Moving the windows would be in conflict with the fire code for that area.

Chairman Messina suggested working with the Arts Commission on the whole wall along Sixth Street and make more of a historical art rendering of the City of Coeur d'Alene and said the applicant could work with staff.

Commissioner Ingalls agreed that this could work with architectural detailing as well. The applicant could use some concrete detailing that is rough formed or a split faced sort of treatment.

Discussion Closed

Motion by Commissioner Ingalls, seconded by Commissioner Pereira, to approve Item DR-1-24 with the five proposed conditions and an additional condition to have the applicant team work with city staff to enhance the concrete band and wall along Sixth Street to enhance the pedestrian-oriented street, considering architectural features and/or artwork. Motion carried.

ROLL CALL:

Commissioner Ingalls	Voted	Aye
Commissioner Lemmon	Voted	Aye
Chairman Messina	Voted	Aye
Commissioner Pereira	Voted	Aye
Commissioner Snodgrass	Voted	Aye
Commissioner Priest	Voted	Aye

Motion to approve carried by 6 a 0 vote.

ADJOURNMENT:

Motion by Commissioner Lemmon, seconded by Commissioner Snodgrass to adjourn the meeting.
Motion carried.

The meeting was adjourned at 2:45 p.m.

Prepared by Traci Clark, Administrative Assistant