

**DESIGN REVIEW COMMISSION AGENDA
OLD COUNCIL CHAMBERS
COEUR D'ALENE CITY HALL
710 E. MULLAN
Thursday October 16th, 2014
12:00 pm**

12:00 P.M. CALL TO ORDER:

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

APPROVAL OF MINUTES:

August 14, 2014

PUBLIC COMMENTS (*non-agenda items*):

COMMISSION COMMENTS:

STAFF COMMENTS:

NEW BUSINESS:

1. Applicant: Cory Trapp, Longwell & Trapp Architects
Location: 215 N. 2nd Street
Request: Cory Trapp is requesting the Design Review Commission's early design consultation for a 1,700 SF, single story addition to the existing Coeur d'Alene Press building. The addition will be located on what is now a small 6-car parking lot on 2nd Street located between two existing buildings. The property is currently zoned Downtown Core (DC).
(DR-5-14)
2. Applicant: ML Architect
Location: 117 E. Garden Ave.
Request: ML Architect is requesting the Design Review Commission's early design consultation for seven (7) three-story townhomes in the residential (R-17) downtown overlay zoning district (DO-N).
(DR-4-14)

ADJOURNMENT/CONTINUATION:

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

Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available, upon request, five (5) days prior to the meeting. For more information, contact the Planning Department at (208)292-5773.

**DESIGN REVIEW COMMISSION
MINUTES
Thursday, August 14th 2014**

DESIGN REVIEW COMMISSIONERS PRESENT

George Ives, Chairman
Heather Bowlby
Jef Lemmon
Tom Messina
Mike Patano
Steve Johnson, Alternate Commissioner

Rick Green, Alternate Commissioner

COMMISSIONERS ABSENT

Rich McKernan
Mike Dodge

STAFF MEMBERS PRESENT

Lori Burchett, Planner
Sarah Nord, Administrative Support

APPLICANTS

DR-2-14 – Kootenai Health

Dale Hickman
John Finn, Executive Director Facility & Support
Services Kootenai Health
Dan Kurtz, Architect NAC
Kreg Shelby, Project Manager Bouten

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Chairman Ives asked the commission to review the minutes from the July 31st 2014 meeting and make a motion to approve or deny.

Motion to approve by Patano, seconded by Messina to approve.

The motion carried unanimously.

Chairman Ives asked the commission to review the minutes from the August 7th 2014 meeting and make a motion to approve or deny.

Motion to approve by Patano, seconded by Messina to approve.

The motion carried unanimously.

PUBLIC, COMMISSION, & STAFF COMMENT:

Chairman Ives asked if there were any public commission or staff comments. Planner Stroud commented on the Crafted Taphouse and why it was exempt from the Design Review process. Stroud stated that when the applicants for Crafted Taphouse submitted their plans in January 2014, they were made aware of the Design Review process and when they became aware it would hold up their opening date they decided to overhaul their initial plans. When staff looked at their request to change the overhead doors and replace them with more updated ones along with painting and other minor modifications, Interim Planning Director Warren Wilson determined that that would not be a significant change to trigger Design Review.

A few months later, the applicants submitted for a blank wall, and Wilson determined they would need to provide the art graphic which would meet the code requirement for a blank wall, so the increase in the deck size would not fall within the purview of Design Review.

Commissioner Patano stated that he does not agree with the decision that the taphouse not go through

the Design Review process, that the commission should have been involved from the beginning. Chairman Ives and Commissioner Messina concurred; Ives stating that at the very least the commission should have been informed that the changes were being made. He added that he sent two emails to the city legal department regarding the project, and did not receive a reply from either one, which he found "disheartening" as the Chairman of the commission. Planner Stroud said she would pass that along to Mr. Wilson. Messina added that if he is expected to invest his time, that the commission should see everything within the Downtown Core.

NEW BUSINESS:

DR-2-14 – 2003 Kootenai Health Way / Kootenai Health is requesting a second and final meeting with the Design Review Commission for the design and construction of a three-story, +/- 94,000 SF addition to the existing hospital in the Limited Commercial (C-17L) zoning district.

Chairman Ives moved on to new business, the Kootenai Health request for a second and final meeting with the Design Review Commission for a three-story +/- 94,000 SF addition to the existing hospital. An aerial and animated rendering of the property, prepared by the applicant, was viewed by the commission along with a brief explanation by the applicant of the entry and exit areas.

Commissioner Patano asked the applicants how many beds will be added. The applicant explained that approximately 40 beds will be added to the first floor, 32 on the second floor and eventually 32 on the third floor mirroring the second floor. Patano expressed his concern about entry and exit in the new main entrance, due to the existing congestion in that area. The applicants explained that they are in the process of obtaining a traffic study from JUB Engineers for that reason. Patano further added that had the Design Review Commission been made aware of the proposed project earlier in the process they would have raised concerns about access and parking. The applicants explained they are aware of the issue and are hoping to resolve it.

Commissioner Messina agreed with Patano expressing his concern with regard to the center lane on Ironwood and the possible danger for distracted drivers exiting the hospital with patients who have recently undergone a procedure. He also agreed that the Design Review Commission should have been made aware of the project earlier in the process, so they could have offered some input. Planner Stroud mentioned that the applicants went through the project review process approximately a month earlier which included City Engineer Gordon Dobler's review of the proposal.

Commissioner Patano made a motion that Planner Stroud write a letter to the hospital board citing the Design Review Commission's concerns mentioned in this meeting so they are aware.

Chairman Ives clarified that the motion passed called for Planner Stroud to write a letter to the hospital board expressing the commission's concerns with the traffic issues involved and recommend that they move quickly in order to get those issues resolved, seconded by Commissioner Bowlby.

The motion passed unanimously.

Commissioner Bowlby commented that the traffic on Ironwood has been a big concern for the Planning Commission over the years, that potentially this issue could be bumped up to the Planning Commission to address that entire corridor. The applicant added that the traffic study being done by JUB Engineers does address the entire corridor, from 95 to Northwest Boulevard.

Alternate Commissioner Green asked Planner Stroud if there is a ratio requirement for ingress in relation to the number of parking spaces for building size. Stroud replied that she does not believe there is a requirement but said she would check with City Engineer Gordon Dobler.

Commissioner Messina made a motion to approve the request with the concerns expressed on record.

Seconded by Commissioner Patano.

The motion passed unanimously.

Chairman Ives went through the record of decision for the project including all applicable design guidelines.

Commissioner Messina motioned to approve the Record of Decision, seconded by Commissioner Bowlby.

The motion passed unanimously.

ADJOURNMENT:

Motion by Messina, seconded by Johnson to adjourn the meeting; Motion approved unanimously. The meeting was adjourned at 12:50 P.M.

Prepared by Sarah Nord, Administrative Support

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: OCTOBER 16TH, 2014
SUBJECT: DR-5-14: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE DESIGN REVIEW COMMISSION FOR A 1,700 SF, SINGLE STORY ADDITION TO THE EXISTING COEUR D'ALENE PRESS BUILDING.
LOCATION: **215 N. 2nd STREET**

APPLICANT/ARCHITECT:

Cory Trapp, Longwell & Trapp Architects
8382 N. Wayne Dr. Suite 204
Hayden, ID 83835

OWNER:

Hagadone Corporation
P.O. Box 6200
Coeur d'Alene, ID 83816-1937

DECISION POINT:

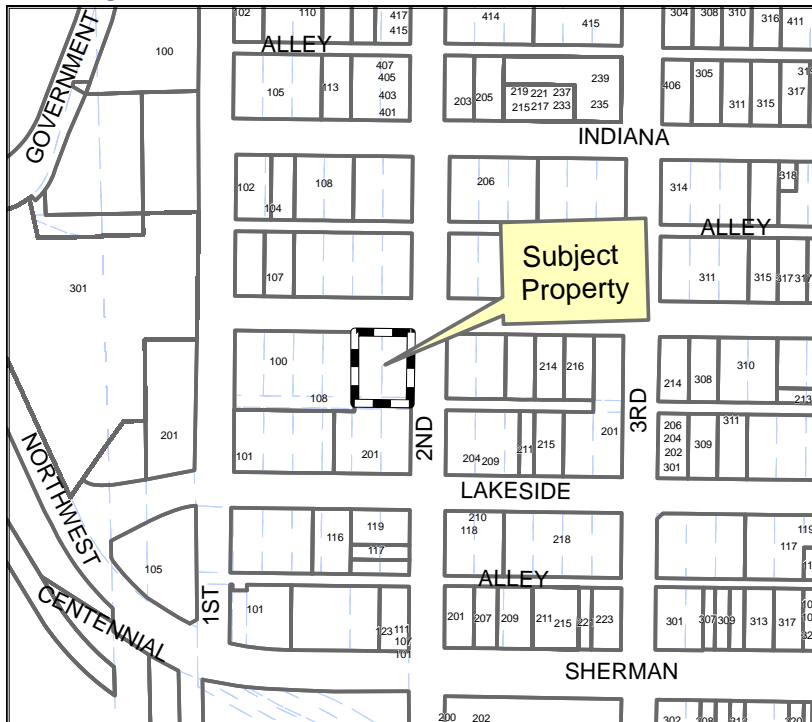
Cory Trapp is requesting the Design Review Commission's early design consultation for a 1,700 SF, single story addition to the existing Coeur d'Alene Press building. The addition will be located on what is now a small 6-car parking lot on 2nd Street located between the two existing buildings. The property is currently zoned Downtown Core (DC).

GENERAL INFORMATION:

17.09.320: A.

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

A. SITE MAP:



B. AERIAL VIEWS:



C. PROJECT ANALYSIS

The applicant is requesting the Design Review Commission's early design consultation for a 1,700 SF, single story addition to the existing Coeur d'Alene Press building. The addition will be located on what is now a small 6-car parking lot on Second Street, located between the two existing buildings. The applicant will relocate the exiting parking off-site or pay a fee in-lieu of for the 6-stalls. The old press building to the north will be converted to office space and the press staff will be moved into this building and the addition. The property is currently zoned Downtown Core (DC).

The applicant's narrative is included in the packet.

Evaluation:

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

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

D. DESIGN DEPARTURES:

No design departures requested

E. SITE PHOTOS: VIEW FROM SECOND STREET:



SUBJECT PROPERTY LOOKING NORTH & WEST:



SUBJECT PROPERTY LOOKING WEST:



NEIGHBORHOOD AND SITE VIEWS:



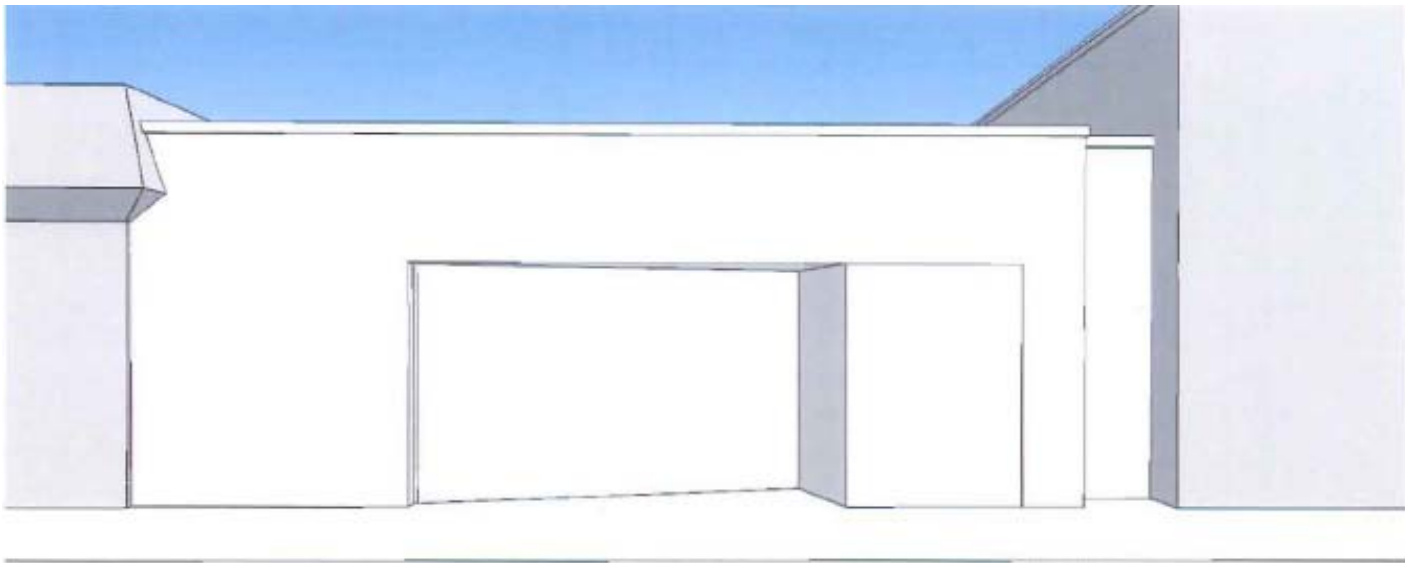
NEIGHBORHOOD AND SITE VIEWS CONTINUED:



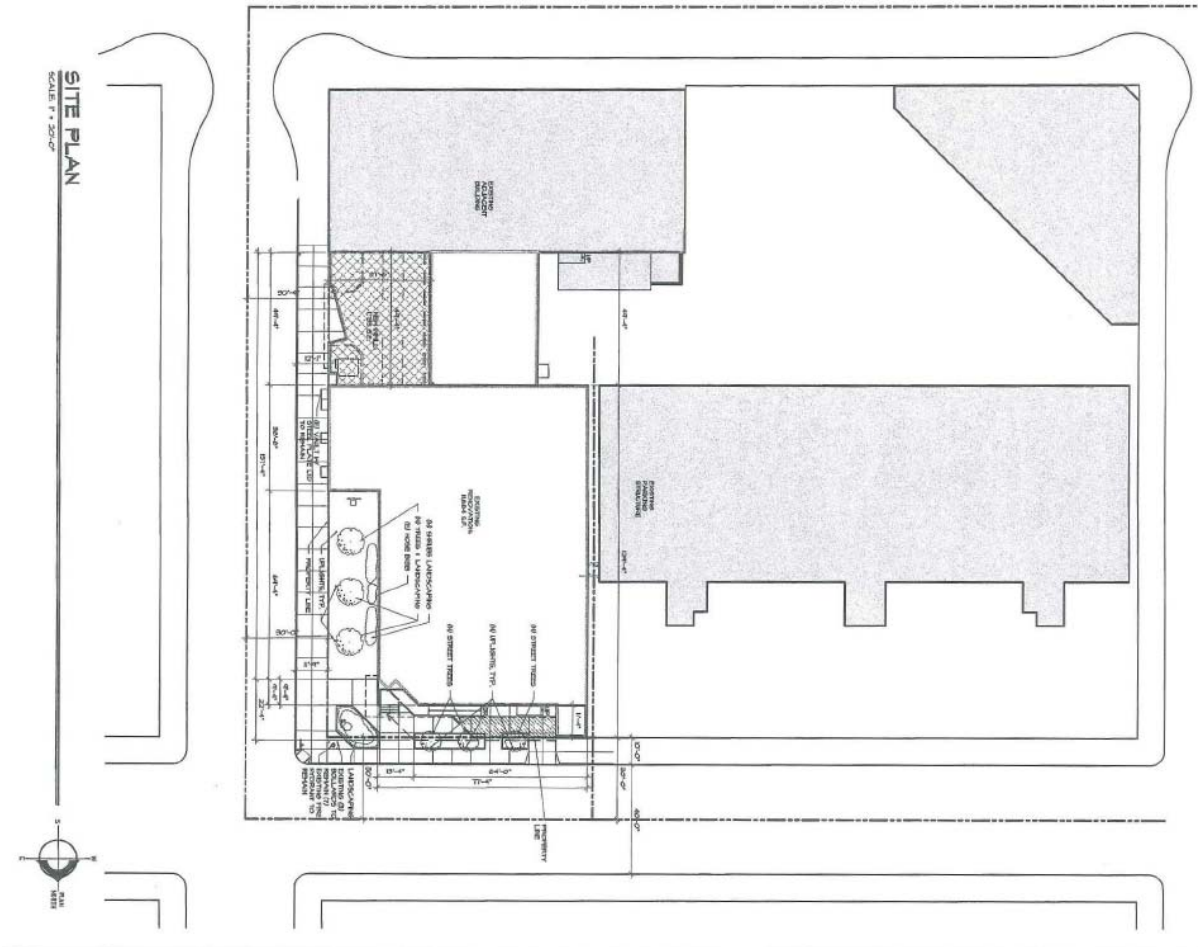
Proposed
Expansion



ELEVATION AND GENERALIZED MASSING:



OVERALL SITE PLAN:



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

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

DESIGN REVIEW COMMISSION STAFF REPORT

FROM: TAMI STROUD, PLANNER
DATE: OCTOBER 16TH, 2014
SUBJECT: DR-4-14: REQUEST FOR AN EARLY DESIGN CONSULTATION WITH THE
DESIGN REVIEW COMMISSION FOR SEVEN (7) THREE-STORY TOWNHOMES
IN THE RESIDENTIAL (R-17) DOWNTOWN OVERLAY ZONING DISTRICT (DO-N).
LOCATION: **117 E. GARDEN AVE.**

APPLICANT/ARCHITECT:

ML Architect
607 E 6TH Ave. #101
Post Falls, ID 83854

OWNER:

MK City Developments, LLC
3027 Bayshore Drive
Bacliff, TX 77518

DECISION POINT:

ML Architect is requesting the Design Review Commission's early design consultation for seven (7) three-story townhomes in the residential (R-17) downtown overlay zoning district (DO-N). The property is located at **117 E. Garden Avenue**

GENERAL INFORMATION:

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

A. SITE MAP:



B. AERIAL VIEWS:



C. PROJECT ANALYSIS

The applicant is requesting the Design Review Commission's early design consultation for seven (7) three-story townhomes in the residential (R-17) downtown overlay zoning district (Downtown Overlay-North (DO-N)). The subject property is located at 117 E. Garden Avenue, on the northwest corner of Garden Avenue and 2nd Street.

The applicant's narrative is included in the packet.

Evaluation:

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

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

D. DESIGN DEPARTURES:

No design departures requested

E. SITE PHOTOS: SUBJECT PROPERTY LOOKING WEST :



SUBJECT PROPERTY LOOKING EAST:



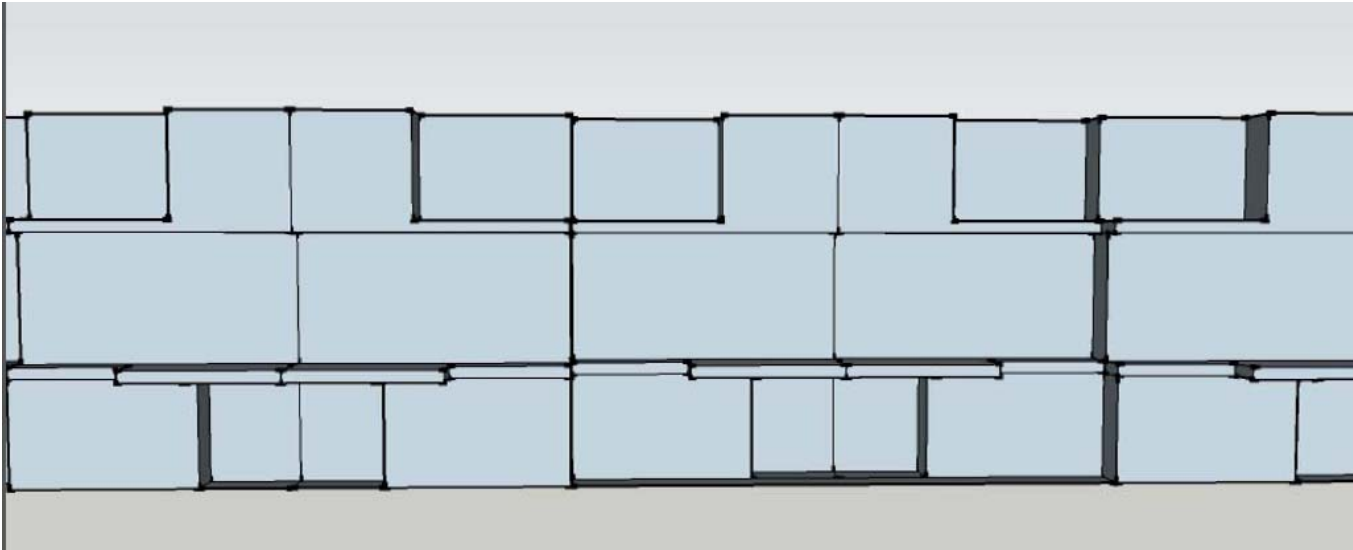
SUBJECT PROPERTY LOOKING SOUTH:



SUBJECT PROPERTY LOOKING NORTHWEST:



ELEVATION AND GENERALIZED MASSING:



NEIGHBORHOOD AND SITE VIEWS:

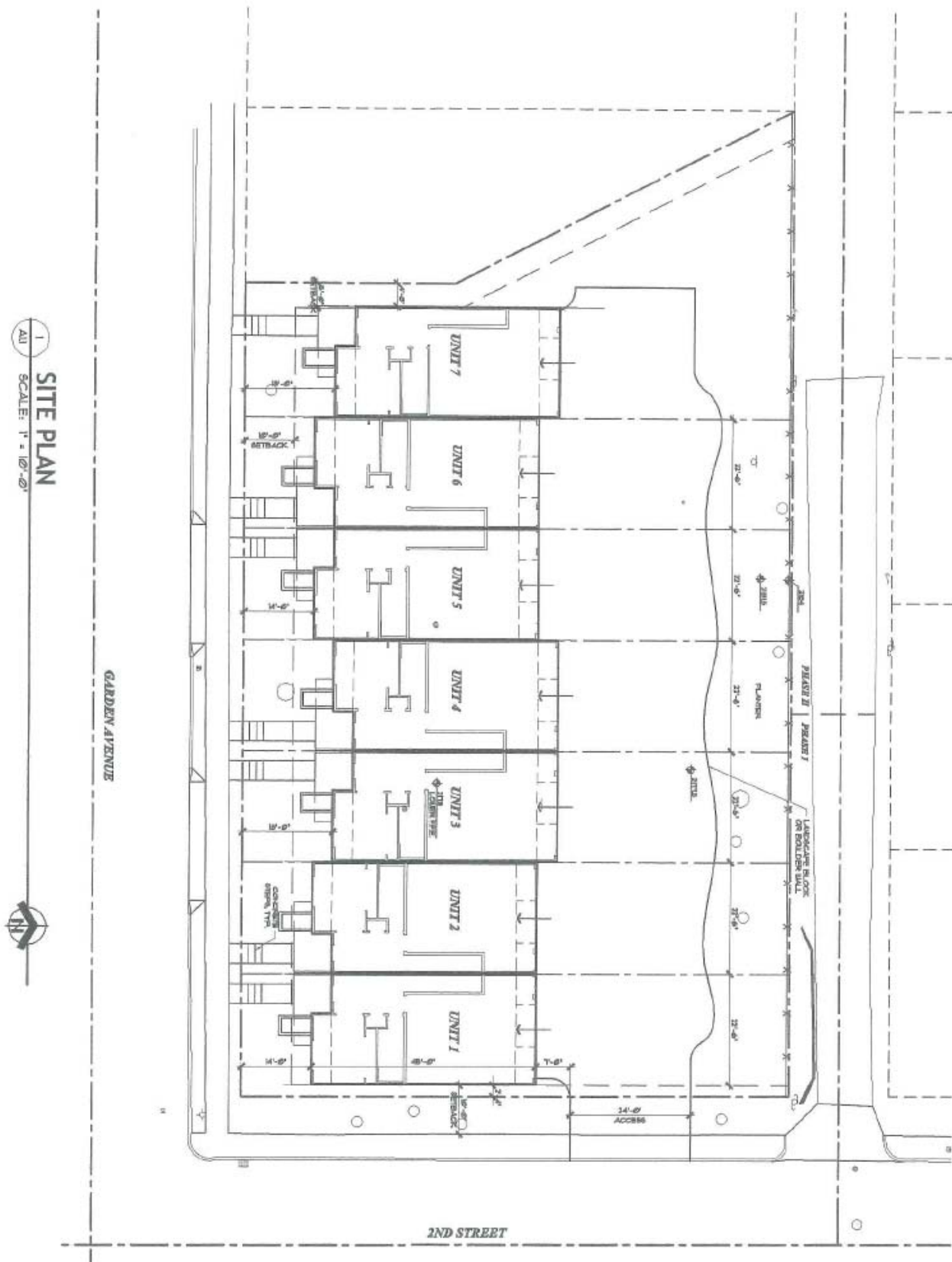


PHOTOGRAPHIC VIEWS OF PRINCIPAL BUILDINGS WITHIN THE SURROUNDING AREA
NOT TO SCALE



PHOTOGRAPHIC VIEWS FROM THE SITE TO SURROUNDING FEATURES
NOT TO SCALE

SITE PLAN



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

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