

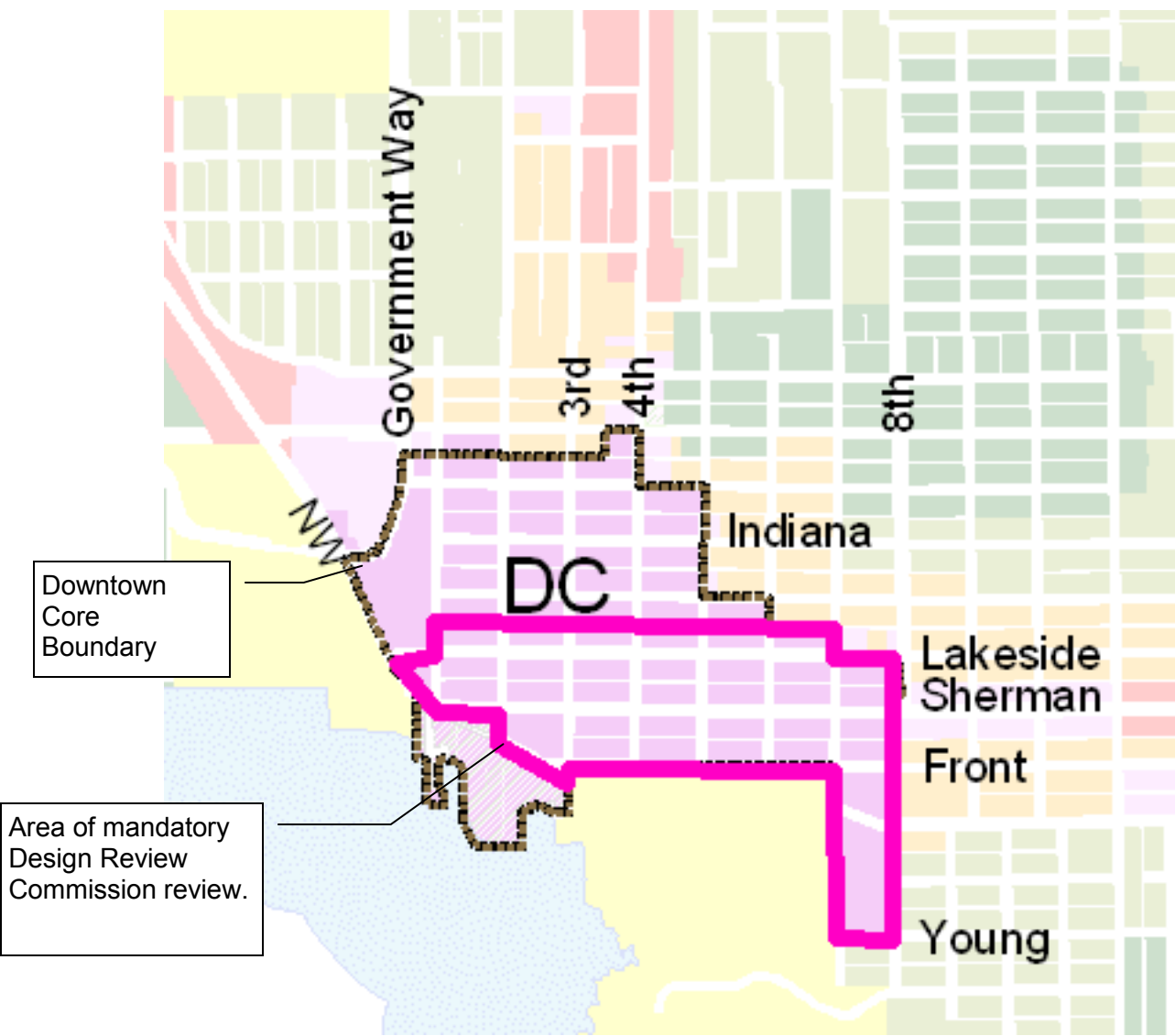


DESIGN GUIDELINES

DOWNTOWN COEUR D'ALENE

DOWNTOWN DESIGN GUIDELINES

District Boundaries



DOWNTOWN DESIGN GUIDELINES

DEFINITIONS

For the purposes of the Downtown Design Guidelines, the following definitions apply:

Gateways: Gateways are key intersections within and around the edges of downtown that require special treatment. The gateways are:

- Intersection of Sherman Ave. and Second St.
- Intersection of Sherman Ave. and Fourth St.
- Intersection of Front Ave. and Fourth St.
- Intersection of Sherman Ave. and Seventh St.

Pedestrian-Oriented Streets: Streets that are intended to have a lively, pedestrian friendly environment in the downtown. The pedestrian-oriented streets are:

- Sherman Ave. from Second St. to Sixth St.
- Second Ave. from Lakeside Ave. to Sherman Ave.
- Third St. from Lakeside Ave. to Front Ave.
- Fourth St. from Lakeside Ave. to Front Ave.
- Fifth St. from Lakeside Ave. to Front Ave.
- Sixth St. from Lakeside Ave. to Front Ave.

Vehicular-Oriented Streets: Streets that are intended to present a lively and inviting environment as vehicles drive through the downtown. The vehicular-oriented streets are:

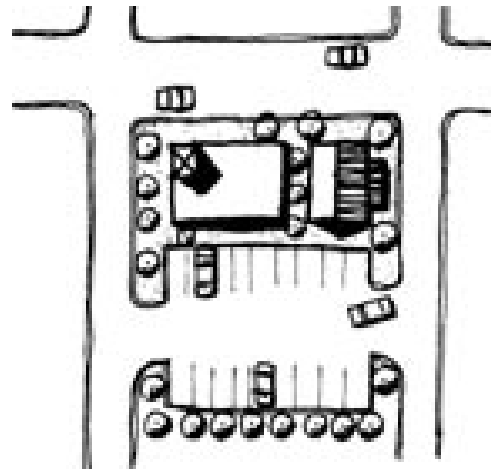
- Northwest Blvd. from Government Way to First St.
- Lakeside Ave. from Government Way to Seventh St.
- Sherman Ave. from First St. to Second St.
- Sherman Ave. from Sixth St. to Eighth St.
- Front Ave. from Second St. to Seventh St.

DOWNTOWN DESIGN GUIDELINES

LOCATION OF PARKING

In order to diminish the visual impact of parking areas and to enhance the pedestrian experience:

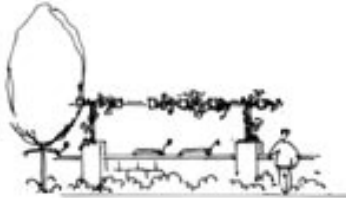
1. Surface parking lots shall be located behind buildings to the greatest extent possible. If necessary, parking lots may be located to the side of the building. Surface parking lots should never be located between the public street and the building or at intersection corners.
2. Sharing surface parking lots, between surrounding businesses or day and night uses is encouraged.



DOWNTOWN DESIGN GUIDELINES

SCREENING OF PARKING LOTS

In order to reduce the visual impact of surface parking lots:



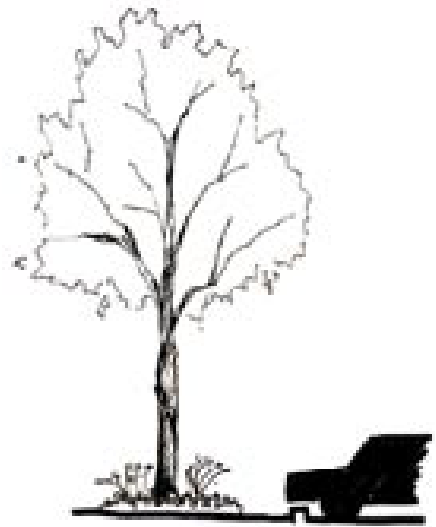
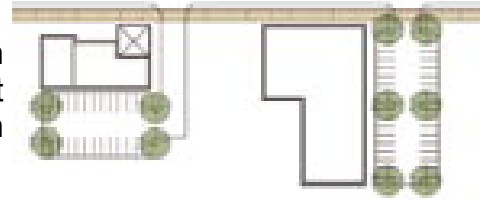
1. Parking lots that abut a public street shall be screened with a continuous screen that is at least 2 feet in height and no more than 3 feet in height. The screen may be one or a combination of the following treatments:
 - a. Landscape plantings consisting of evergreen shrubs and groundcover materials.
 - b. Low walls made of concrete, masonry, or other similar material.
 - c. Continuous raised planters planted with evergreen shrubs.
 - d. Use of Railings:
In the event that there is insufficient space to allow the use of evergreen plant material or low walls to screen parking areas, a railing with articulation of detail may be used.
2. Walls and raised planters shall not exceed a maximum height of 3 feet, unless all of the following are provided:
 - a. Screen treatment does not create a safety hazard.
 - b. Portion of treatment that is above 3 feet in height is a minimum 75% transparent (i.e. see-through metal railing, trellis, or other similar treatment).
 - c. Portion of wall/landscape treatment that is above 3 feet in height provides added visual interest, detail, and character suitable to the character of the development.
3. Chain link fencing shall not be permitted to be used to screen or enclose parking along a public sidewalk.

DOWNTOWN DESIGN GUIDELINES

PARKING LOT LANDSCAPE

In order to reduce the visual mass of surface parking lots:

1. Parking lot landscape should reinforce the pedestrian and vehicular circulation, especially parking lot entrances, ends of driving aisles, and pedestrian walkways leading through parking lots.
2. Where the parking lot is located to the side of the building and partially abuts the public street, one shade tree for every six spaces shall be provided. (In those rare instances in which lots are in front of buildings this same guideline shall apply.)
3. Where the parking lot is located behind the building and is not visible from the public street, one shade tree for every eight spaces shall be provided.
4. A minimum 4-foot setback shall be provided for all trees and shrubs where the vehicle overhang extends into landscape areas.



DOWNTOWN DESIGN GUIDELINES

SIDEWALK USES



In order to produce a streetscape that is safe, convenient, comfortable and appealing for people on foot:

1. Amenity Zone:

Signs, street furniture, lighting, landscaping, etc., are allowed in the amenity zone. Street trees shall be spaced 20 feet to 40 feet apart, in tree grates or 4 or 5 foot wide planted area.

2. Clear Walkway Area:

Sidewalk area shall maintain a clear 7-foot dimension for pedestrian travel. Signs, street furniture, planters and other amenities shall not encroach upon the clear walkway area.



3. Storefront Area:

Sidewalk area outside the pedestrian travel area may be used for outdoor dining and/or display if an encroachment permit is obtained from the City.

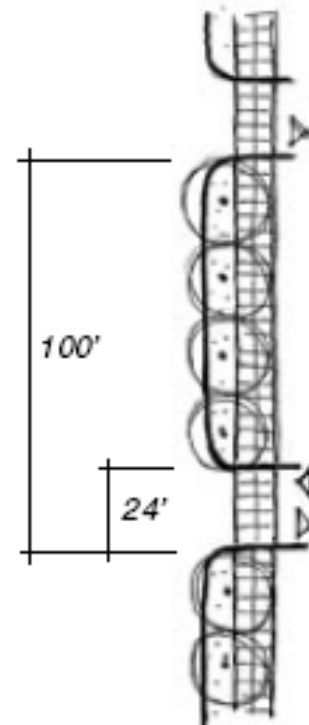


DOWNTOWN DESIGN GUIDELINES

WIDTH AND SPACING OF CURB CUTS

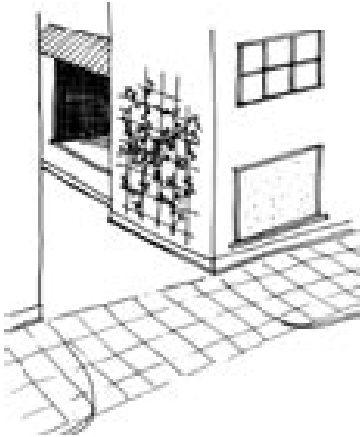
In order to maintain continuous uninterrupted sidewalks within the Downtown District:

1. Curb cuts for non-residential uses shall not exceed 24 feet for combined entry/exits for every 100 feet of street frontage.
2. The sidewalk pattern and material shall carry across the driveway.
3. Adjacent developments shall share driveways, to the greatest extent possible.
4. No curb cuts are allowed along Pedestrian-Oriented streets.



DOWNTOWN DESIGN GUIDELINES

SCREENING OF TRASH/SERVICE AREAS



In order to reduce the visual impacts of trash and service areas:

1. Trash and service areas shall be placed away from the public right-of-way.
2. Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.
3. Loading and service areas shall not face any residential areas, unless no other location is possible.

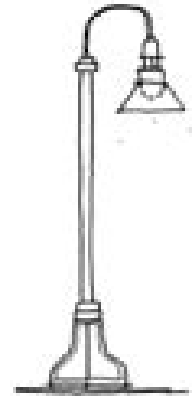


DOWNTOWN DESIGN GUIDELINES

LIGHTING INTENSITY

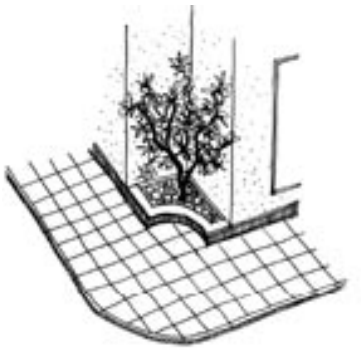
In order to conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security:

1. All fixtures must be shielded to prevent light trespassing outside the property boundaries.
2. All fixtures used for site lighting shall incorporate shields to minimize up-light spill and glare from the light source.
3. Flashing lights are prohibited with the following exception:
 - a. Low-wattage holiday and special occasion accent lights.
4. Lighting directed upwards above the horizontal plane (up-lighting) is prohibited, with the exception of Government Flags.



DOWNTOWN DESIGN GUIDELINES

GATEWAYS



In order to mark key intersections within and around the edges of the Downtown District:

1. At designated Gateways, there shall be a special feature provided at the corner of a site next to the street(s) and composed of at least two of the following elements:

- a. seasonal planting
- b. flowering specimen tree
- c. artwork
- d. water feature
- e. public space
- f. unique lighting

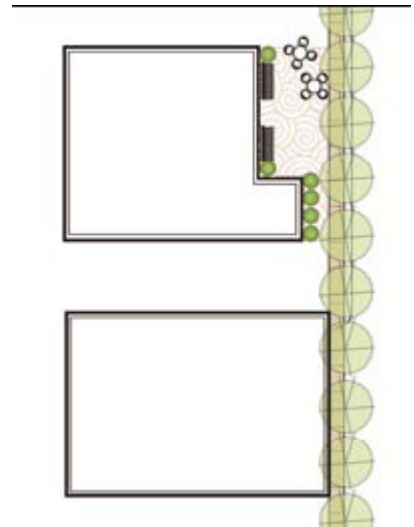


DOWNTOWN DESIGN GUIDELINES

MAXIMUM SETBACK

In order to promote a lively, pedestrian friendly sidewalk environment along Pedestrian-Oriented Streets within the downtown:

1. Buildings shall be set up to the back of the sidewalk, unless providing usable public space, forecourts, or vegetative screening of parking structures. Buildings may be set back from the sidewalk a maximum of 20 feet for public space or entries, or a maximum of 10 feet for vegetative screening.
2. 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



DOWNTOWN DESIGN GUIDELINES

ORIENTATION TO THE STREET



To reinforce pedestrian activity and enhance the liveliness of downtown streets through building design, the following guidelines must be met:

1. Buildings shall be oriented to the adjacent street, rather than to a parking lot or structure.
2. The façade nearest the sidewalk should incorporate windows, entrances, canopies and other features (see the following building design guidelines).
3. Primary building entries should face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.



DOWNTOWN DESIGN GUIDELINES

ENTRANCES

In order to ensure that building entrances are welcoming to pedestrians, easily identifiable and accessible from streets and sidewalks, the following guidelines must be met:

1. The principal entry to the building shall be marked by two or more of the following elements:
 - a. recess
 - b. forecourt
 - c. projecting canopy
 - d. portico with distinctive roof form
 - e. taller bay
 - f. clerestory and/or side windows
 - g. other feature, as approved, that meets the intent.
2. Some form of weather protection (wind, sun, rain) shall be provided at the entrance to the buildings. This can be combined with the method used to achieve visual prominence.



DOWNTOWN DESIGN GUIDELINES

MASSING



To reduce the bulk of taller buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top," the following guidelines must be met:

1. Top:
The "top" of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.
2. Middle:
The "middle" of the building must be made distinct by change in material or color, windows, balconies, step backs, or signage.
3. Base:
Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also be defined by the following:
 - a. windows
 - b. details
 - c. canopies
 - d. bays
 - e. overhangs
 - f. masonry strips and cornice lines



DOWNTOWN DESIGN GUIDELINES

GROUND LEVEL DETAILS

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing downtown streets.

1. The ground-floor, street-facing façades of commercial and mixed-use buildings shall incorporate at least five of the following elements:

- a. Kickplates for storefront window

- b. Projecting sills

- c. Pedestrian scale signs

- d. Canopies or Awnings

- e. Plinth

- f. Pilasters

- g. Ornamental tile work

- h. Medallions

- i. Belt courses

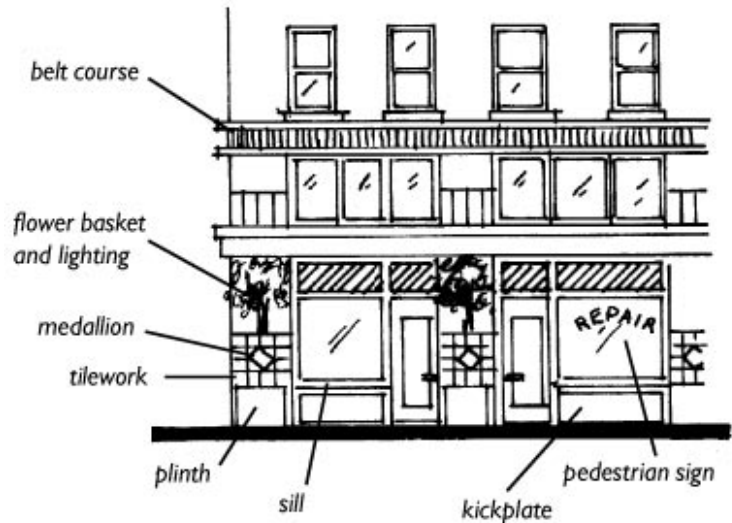
- j. Cornice

- k. Containers for seasonal planting

- l. Lighting or hanging baskets supported by ornamental brackets

- m. Pedestrian-scale signs or signs painted on windows

- n. An element not listed here, as approved, that meets the intent.



DOWNTOWN DESIGN GUIDELINES

GROUND FLOOR WINDOWS

To provide visual connection between activities inside and outside the building:



1. The ground level façades of buildings that are oriented to particular streets shall have transparent windows between an average of 2 feet and 10 feet above grade, according to the following:
 - a. Pedestrian-Oriented Streets:
minimum of 60% transparency
 - b. Vehicular-Oriented Streets:
minimum of 40% transparency
 - c. Along Other Streets:
minimum of 20% transparency
2. To qualify as transparent, windows shall not be mirrored glass or darkly tinted glass.
3. Where transparency is not provided, the façade should comply with the guidelines under section "Treating Blank Walls."

DOWNTOWN DESIGN GUIDELINES

WEATHER PROTECTION

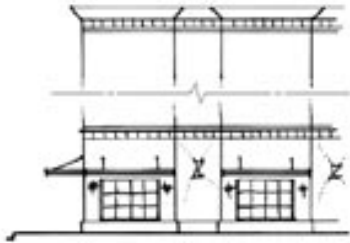
To provide pedestrians with cover from rainfall and snow thereby making the experience of walking during inclement weather more pleasant.

1. The minimum depth of any canopy or awning shall be 5 feet unless limited by the building code. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 feet and no more than 12 feet.
2. Canopies may be constructed of any permanent, durable material, but glass and steel are strongly suggested. Internal illumination of awnings shall not be allowed unless the awning material is opaque. However, pedestrian-scale lighting and other down-lighting is allowed beneath awnings.



DOWNTOWN DESIGN GUIDELINES

TREATMENT OF BLANK WALLS



To ensure that buildings do not display blank, unattractive walls to the abutting street(s) or nearby residential neighborhoods, the following guidelines must be met:

1. Walls within public view shall have windows, reveals or other architectural details.
2. Uninterrupted expanses of blank wall, façade or foundation longer than 30 feet shall be broken up by using two or more of the following:



- a. Vegetation:
Vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the wall surface;
- b. Artwork;
Artwork, such as bas-relief sculpture, mural or trellis/vine panels;
- c. Seating:
Seating area with special paving and seasonal planting;
- d. Architectural details:
Architectural detailing, reveals, contrasting materials or other special interest.

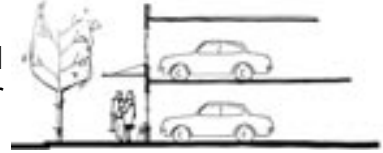


DOWNTOWN DESIGN GUIDELINES

SCREENING PARKING STRUCTURES

To reduce the visual impact of structured parking located above grade:

1. At ground level, free-standing parking structures shall comply with guidelines, addressed under "Weather Protection" and "Ground Level Details."
2. Street-facing façades of parking levels within the building as well as ground levels of free-standing parking structures should be screened or treated architecturally. Treatment should allow the levels to appear more like a typical floor, rather than open slabs with visible cars and ceiling lights. Architectural treatment shall require two or more of the following:
 - a) Square openings, rather than horizontal
 - b) Planting designed to grow on the façade
 - c) Louvers
 - d) Expanded metal panels
 - e) Decorative metal grills
 - f) Spandrel (opaque) glass
 - g) Other devices, as approved, that meet the intent



DOWNTOWN DESIGN GUIDELINES

ROOF EDGE

In order to ensure that rooflines present a distinct profile and appearance for the building and expresses the neighborhood character, the following guidelines must be met:



1. Buildings with pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12.
2. Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky.

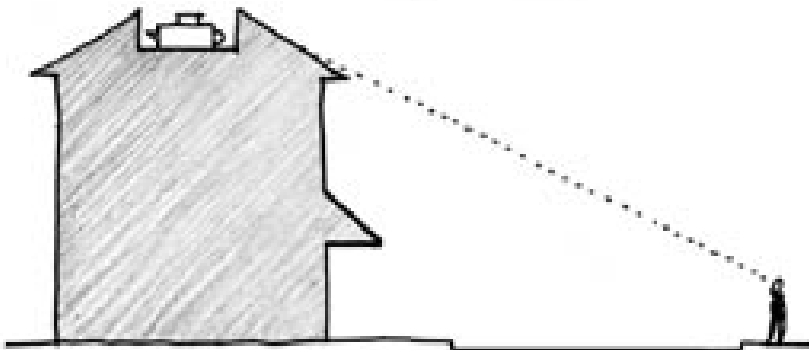
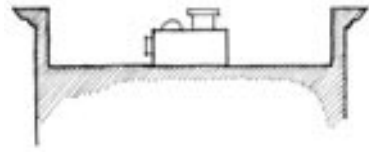


DOWNTOWN DESIGN GUIDELINES

SCREENING OF ROOFTOP MECHANICAL EQUIPMENT

In order to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas, the following requirements must be met:

1. Mechanical equipment must be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.
2. Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs, rather than being simply attached to the roof-deck.



DOWNTOWN DESIGN GUIDELINES

UNIQUE HISTORIC FEATURES



In order to retain the unique character of the neighborhood and businesses, the following guidelines must be met:

1. Retaining Major Elements in Renovation or Redevelopment
2. Relating New Construction to Context



DOWNTOWN DESIGN GUIDELINES

INTEGRATION OF SIGNS WITH ARCHITECTURE

In order to ensure that signage is part of the overall design of a project, the following guidelines must be met:

1. Sign Plan:

The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign plan that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign plan shall indicate location, size, and general design.



2. Signs shall not project above the roof, parapet, or exterior wall.



DOWNTOWN DESIGN GUIDELINES

CREATIVITY/INDIVIDUALITY OF SIGNS



In order to encourage interesting, creative and unique approaches to the design of signs, the following guidelines must be met:

1. Signs should be highly graphic in form, expressive and individualized.
2. Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged.

