

# ATLAS WATERFRONT NEIGHBORHOOD ARCHITECTURAL DESIGN GUIDELINES

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Prepared on 2021/02/26 for review

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Architectural design guidelines will be developed into three parts:

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A2 Single Use Multiple Family & Mixed Use (Multiple Family/Commercial/Retail)

A3 Commercial – Office (Single Use Building)

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**NOTE:** The design guidelines do not intend to address:

- Chimneys
- Building Numbers (Addresses)
- Detailed Design Review Procedural Explanation
- Commercial - Retail (Single Use Building) - E.g. Grocery Store



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# PREFACE

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## Overview

This document is intended to guide overall development for Atlas Waterfront among various phases and developments over time toward an outcome that is place based, beautiful and of a consistent quality.

Atlas Waterfront is uniquely situated to represent the ideals of Coeur d'Alene - both cultural and environmental - in a forward looking way defining of time and place.

Nestled along the River, with a distinct upland created by dramatic grade change, buildings and landscapes should be composed in a calming, cohesive way with detail and diversity where the greatest visual and physical interface occurs.

Quality, beauty and restraint should prevail over visual clutter, randomness or features, materials devoid of intent, reason or purpose.

# CHAPTER 1

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## SITE

The site is composed to leverage views both to and from buildings, streets and open spaces throughout the site. Views should be considered in all aspects of development - from window placement and size to roof overhangs to placement of landscape.

Architectural character, while consistent overall, should reflect the nuance of placement on the site - with riverfront proximity embracing qualities of waterfront and ridge proximity embracing its qualities of overlook.

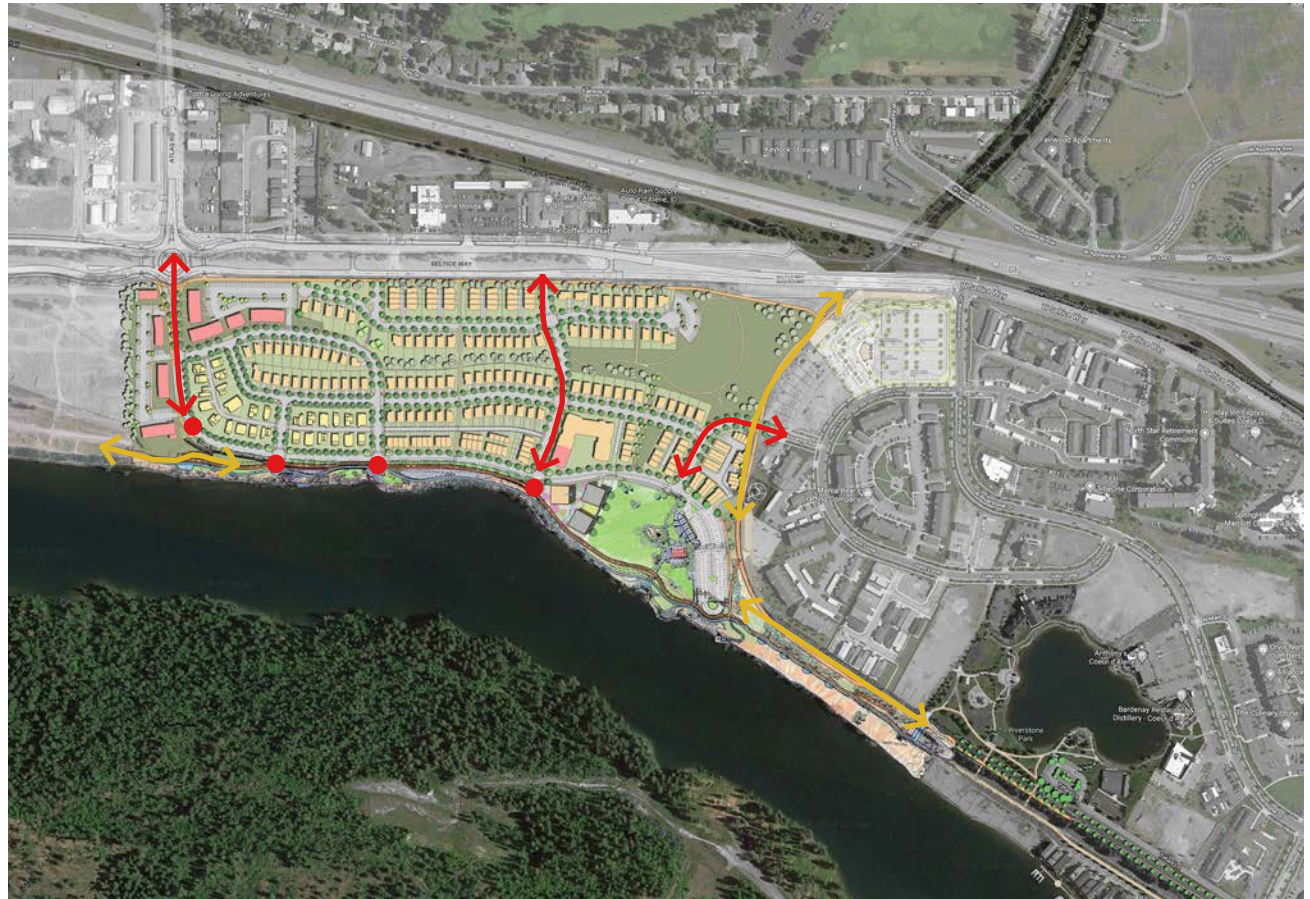
# S1. VISION

Create a Private Development Land Use and Public Space Concept Plan that will:

- Support Preserving the Entire Waterfront as Public Space
- Balance Public and Private Funding, if Possible
- Create a Unique and Desirable Community Addition that Reflects our Community Values

Vision:

- Provide Pedestrian and Bike Access Throughout
- Create a Natural and Unique Identity
- Acceptable Trade-Off: Higher Density in Exchange for More Public Space (Inclusive of the Entire Waterfront as Public)
- Water Access is a Priority
- Reserving Commercial Property for Higher Wage-Job Creating Businesses is Supported



Establishes intended:

- Commercial and residential development quality, character and uses.
- Streetscape “look and feel” including pedestrian amenities
- Upland and waterfront trails, plazas, and park spaces character and general locations.



# S2. ILLUSTRATIVE SITE PLAN





# S3. UPLAND DEVELOPMENT CONCEPTS





## S4.REGIONAL CHARACTER & CLIMATE RESPONSE



Coeur d'Alene with its lakes, parks, nearby mountains and rivers is rooted in natural wonder, history and connection to the outdoors.

Design should embrace these qualities on multiple levels. To maximize human comfort, siting of buildings, roof overhangs, windows, solar shading, canopies, etc. should be studied and located to be climate responsive and create comfortable, livable spaces both inside and out.

Building performance, sustainability and efficiency should be considered such that systems should respond to and work with - not against climate, solar exposure, and seasonal temperatures. When feasible, climate modeling, daylight and solar analysis software should be used to inform architectural decisions.

# CHAPTER 2

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## ARCHITECTURAL DESIGN GUIDELINES

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## A1 RESIDENTIAL: TOWNHOMES, DUPLEXES, SINGLE FAMILY

- Simple building forms
- Traditional roof pitches and overhangs
- Uncluttered roof lines
- Usable and protective front porches and stoops
- Parking or garage hidden from public view
- Formal acknowledgment of the street from the home
- Vertical window proportions
- Variety of color and materials

## A1.1 NOT APPROPRIATE / APPROPRIATE IMAGES

### ALLEY LOADED TOWNHOME



- Repetition of identical form
- Mix of different/ too many materials not complementing each other or the overall aesthetics of the neighborhood.
- Minimal porches overlooking front yards

### FRONT LOADED DUPLEX



- Repetition of identical form
- Less sense of individual place within whole

### ALLEY LOADED DUPLEX



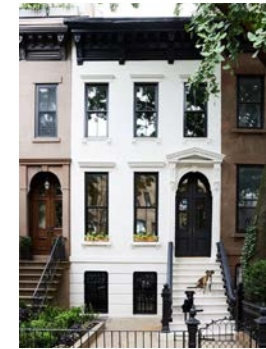
- Architectural character inconsistent with neighborhood
- Minimal porches overlooking backyards
- Monotonous facade

NOT APPROPRIATE

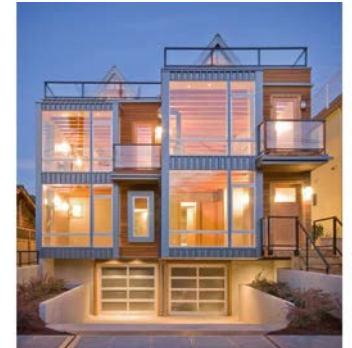


# APPROPRIATE

- Architectural character similar to neighborhood
- Porches overlooking back yards engaging pedestrian
- Variety of rhythm and color within complex



- Diversity of form and material break down scale of building
- Identity of individual place within whole.



- Architectural character similar to neighborhood
- Porches overlooking back yards engaging pedestrian
- Variety of rhythm and color within complex



## A1.1 NOT APPROPRIATE / APPROPRIATE IMAGES

### FRONT LOADED SINGLE FAMILY



- Garage line projects forward of leading edge of house
- Garage greater than 50% of frontage width.
- Scale of garage dominates facade.

### ALLEY LOADED SINGLE FAMILY



- No visible entry sequence
- Monotonous facade despite some modulation
- Limited use of color
- Windows all alike

NOT APPROPRIATE



# APPROPRIATE

- Garage line recessed from leading edge of house
- Garage less than 50% of frontage width.
- Scale of garage subordinate to main building
- Porch and entry engage pedestrian
- Uncluttered, clean roof lines



- Porch and entry creates visual interest
- Appropriate detail and scale
- Roof pitches/porch elements break down scale of house to pedestrian level
- Uncluttered, clean roof lines
- Regionally appropriate materials as an expression of climate and approachability

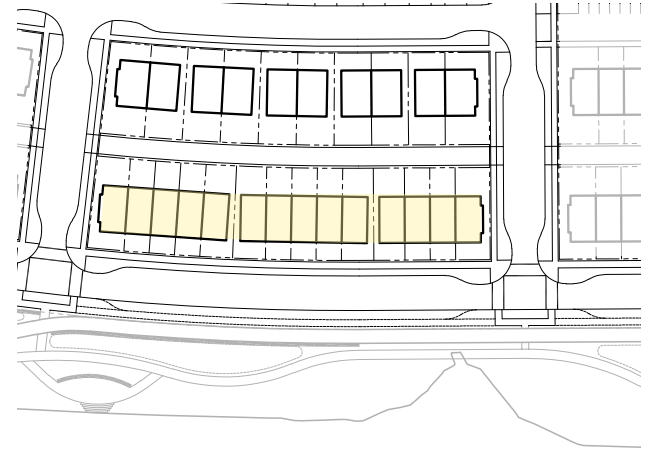


## A1.2 VERNACULAR/ STYLES

### ALLEY LOADED TOWNHOMES

- Architectural character similar to neighborhood
- Porches overlooking front yards
- Variety of rhythm and color within complex

Home on these blocks must take access from the alley. The alley-loaded townhouses will take access to each garage from an alley. The home will front on a green or street. A porch or stoop is required.



Typical Alley Loaded Townhomes



Porches Looking Front Yards



Variety Of Rhythm And Color And Materials Within Complex

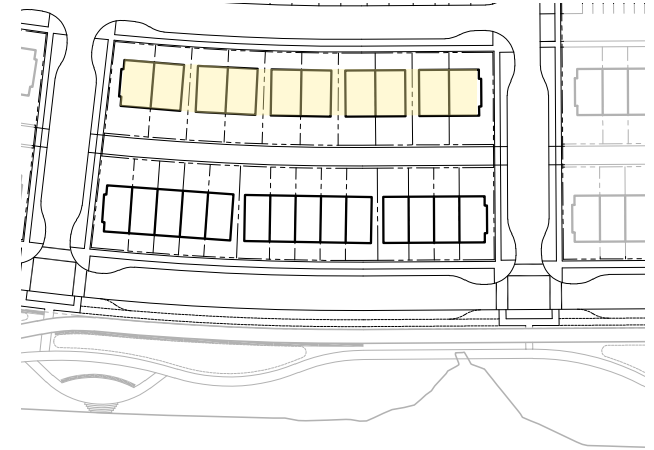


## A1.2 VERNACULAR/ STYLES

### ALLEY LOADED DUPLEXES

- Architectural character similar to neighborhood
- Large porches overlooking front yards
- Variety of rhythm and color within complex

The alley-loaded duplex lots take access from the alley. The front of the home will face a street or common green.



Typical Alley Loaded Duplex Units



Use Of Color And Materials Engage Pedestrians



Porches Looking Back Yards

## A1.2 VERNACULAR/ STYLES

### FRONT LOADED DUPLEXES

- Entrances engage pedestrian corridor
- Diversity of form and material break down scale of building
- Identity of individual place within whole

Front loaded homes are permitted only where no alley, private drive, or side street access is possible. Only in this circumstance do front loaded duplex/ triplex lots take access from the street. The garage must not dominate the front facade of the home. A porch or stoop is required.



Typical Front Loaded Duplex Units



Diversity of Form and Color



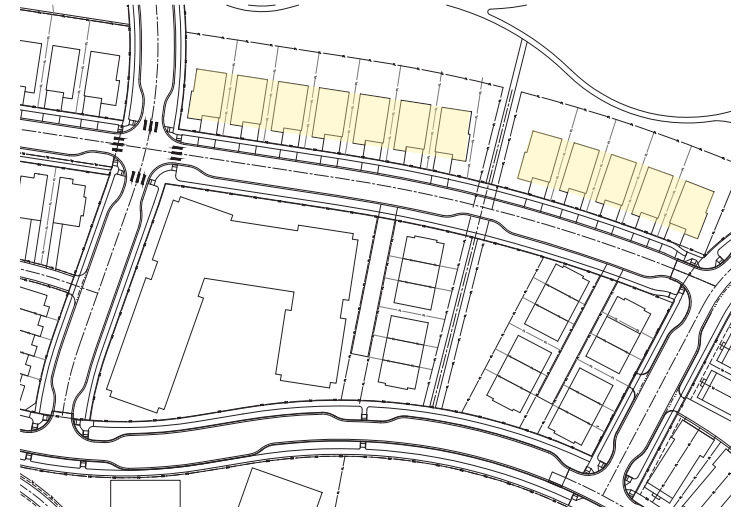
Entrances Create Visual Interest

## A1.2 VERNACULAR/ STYLES

### FRONT LOADED SINGLE FAMILY

- Garage line recessed from leading edge of house
- Garage less than 50% of frontage width.
- Scale of garage subordinate to main building

Front-loaded single-family homes are permitted only where no alley, private drive, side street, or other access is possible. These homes take access from the street. The garage must not dominate the streetscape and front porches and stoops shall face the street or private access drive.



Typical Front Loaded Single Family Units



Front Porches and Stoop Create Visual Interest



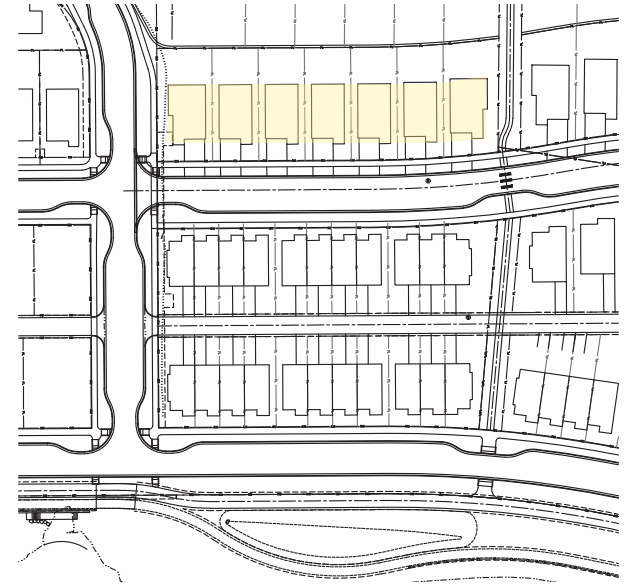
De-emphasizing the Garage

## A1.2 VERNACULAR/ STYLES

### ALLEY LOADED SINGLE FAMILY

- Porch and entry engage street
- Appropriate detail and scale
- Roof pitches/porch elements break down scale of house to pedestrian level

Most blocks at the development area are alley-loaded. On these blocks, only access from the alleys is permitted. Alley loaded single-family homes must take access from an alley or a private access easement. Front facades must appropriately address the street and front porches or stoops shall face the street.



Typical Front Loaded Single Family Units



Roof Pitches/Porch Elements Break Down Scale Of House To Pedestrian Level



Appropriate Detail And Scale

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## A1.3 ROOFS

A clean, uncluttered roofline is encouraged for residential developments within the Atlas Development Area. Primary roof pitches should generally range from 6:12 to 12:12. Roof overhangs can vary, and should reinforce design character while responding to climate (snow, protection from wind/rain, solar responsive).

Roof materials shall be fire retardants, such as asphalt shingle or metal. All roofing materials need to be approved by the city. A variety of colors are encouraged that complements the architecture. Secondary rooflines such as porches or projections may be different from the above pitches. Gutters shall be painted or of an integral color to closely match the trim color. Downspouts and corner boards shall be painted to match the color of the adjacent wall surface of the home.

De-emphasis of the frontage-facing garage doors is a priority at the Atlas Waterfront Development area. Therefore, garage doors other than alley-loaded garages shall be painted to match the body of the home. Corner clips and corner boards are appropriate corner conditions for exterior walls and shall be painted to match the adjacent wall surface. Flat roofs that complement well-designed contemporary structures are encouraged and to be approved by the city.



Roof Pitches/Porch Elements Break Down Scale Of House To Pedestrian Level



Clean, Uncluttered Roof Line



Careful Use of Materials Can Break Down Scale & Create Visual Interest

## A1.3 ROOFS



Flat Roofs Or A Combination Of Traditional And Modern Forms Can Be Used Which Would Complement The Overall Aesthetics Of The Neighborhood.



Clean, Uncluttered Roof Line



De-Emphasis Of The Frontage Facing Garage



# A1.4 PORCHES/ STOOPS

## ALLEY LOADED TOWNHOMES

- Must face street, private access easement, or pocket park
- All homes must have a porch or a stoop
- 50% of homes are required to have a porch
- Front Porch: Min. 6' depth, min. area 60 sq.ft., 18" high where feasible or not in conflict with accessibility requirements.
- Front Stoop: Min. 6' depth, min. 6' width, 18" high where feasible or not in conflict with accessibility requirements.
- Corner lots are encouraged to use wrap porches or a porch facing both streets



Entry Porches Overlooking Alley



Porches and Stoops can Break Down Scale of the Building



Using Complementary Colors And Materials Can Break Down Scale Of The Building



Porches Overlooking Linear Park, Materials Wrapping The Corner Of The Building



# A1.4 PORCHES/ STOOPS

## FRONT LOADED DUPLEXES

- Must face street, private access easement, or pocket park
- All homes must have a porch or a stoop
- 50% of homes are required to have a porch
- Front Porch: Min. 6' depth, min. area 60 sq.ft., 18" high where feasible or not in conflict with accessibility requirements.
- Front Stoop: Min. 6' depth, min. 6' width, 18" high where feasible or not in conflict with accessibility requirements.
- Corner lots should have wrap porches or a porch facing both streets



Porches and Stoops Break Down Scale of the Building and Engages Pedestrian

## ALLEY LOADED DUPLEXES

- Must face street, private access easement, or pocket park
- All homes must have a porch or a stoop
- 60% of homes are required to have a porch
- Front Porch: Min. 6' depth, min. area 60 sq.ft., 18" high where feasible or not in conflict with accessibility requirements.
- Front Stoop: Min. 6' depth, min. 6' width, 18" high where feasible or not in conflict with accessibility requirements.
- Corner lots should have wrap porches or a porch facing both streets



Careful Use Of Color And Materials  
Create Visual Interest For Pedestrian



Porches Overlooking Alley

# A1.4 PORCHES/ STOOPS

## FRONT LOADED SINGLE FAMILY

- Must face street, private access drive, or pocket park
- All homes must have a porch or a stoop
- 60% of homes are required to have a porch
- Front Porch: Min. 6' depth, min. area 60 sq.ft., 18" high where feasible or not in conflict with accessibility requirements.
- Front Stoop: Min. 6' depth, min. 6' width, 18" high where feasible or not in conflict with accessibility requirements.
- Corner lots should have wrap porches



Entry Porches Facing Street



Porches Break Down Scale of the Building

## ALLEY LOADED SINGLE FAMILY

- Must face street or private access drive
- All homes must have a porch or a stoop
- 70% of homes are required to have a porch
- Front Porch: Min. 6' depth, min. area 60 sq.ft., 18" high where feasible or not in conflict with accessibility requirements.
- Front Stoop: Min. 6' depth, min. 6' width, 18" high where feasible or not in conflict with accessibility requirements.
- Corner lots should have wrap porches
- Courtyard homes must have wrap porches onto street



Careful Use of materials and Color Can Create Visual Interest and Breaks Down Scale of the Building



Porches Overlooking Backyard.

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## A1.5 FENCES

Fences can define private open space and should enhance the streetscape adjacent to residential developments. The four types of fences allowed at the Atlas Development Area

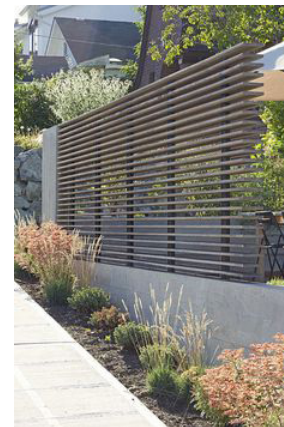
- Front yard fencing
- Alley fencing
- Privacy fencing

**Front yard fences** are not required but may be used to better define the private area in front of a home. These fences may be particularly suitable where houses face a parking space or public walkway. Although they are used to delineate spaces, these fences should be of a design that accommodates social exchanges and maintains visibility between the front yard and the street or other public space. They are not intended for privacy or to create a visual buffer.

**Alley fences** are low fences that serve a purpose not unlike that of the front yard fence, though they are used to delineate the more private back yard. They afford greater sociability and interaction between neighbors in chance meetings by the car or in taking out the garbage, and they allow sightlines between individual units and the alley to be maintained. Alley fences are to be located where back yards abut the alley ROW or where they adjoin other, more public walkways.



Frontyard Facing Public Walkway. Use of Low Height Fences Ensure Privacy but Extends Visibility Towards Public Walkway



Careful Use of Materials and Height for Alley Fences Can Encourage Sociability and Interaction Among Neighbors

## A1.5 FENCES

**Privacy fences** are taller and less transparent than alley fences and are to be used only for private back yards. They are intended to create a visual buffer separating more privately used back yard spaces from other, neighboring yards and adjacent, more public areas. They may be used where back yards are next to public streets and sidewalks. Privacy fences may also be located at side lot lines separating adjacent lots, particularly at the top of the yard nearest the housing unit. They may be used in setback areas between homes to separate rear yards from front yards. They should be set back from gates or thresholds leading to more public areas, to maintain comfortable sightlines.



Taller And Less Transparent Privacy Fence For Single Family Homes



Semi-transparent Visual Screen Between Neighboring Yards



## A1.6 DOORS

Primary entry doors are the first impression of a home. They are integral to the character of the residence and shall be of a proportion and design that is in keeping with surrounding traditional neighborhoods.

Front entrance doors shall be made of wood preferably, but fiberglass or metal are permitted if they mimic a traditional multi-paneled wood door.

Front entrance doors may contain an acceptable glass feature. The glass may be in the form of transom or sidelights. Imitation stained glass, frosted, or art glass is not permitted on front entry doors.

Sliding glass doors and security doors are not permitted along the frontage elevation.

Double front doors are not permitted as they are out of scale with the residential scale and character.



Entry Doors Are The First Impression Of A Home



Using Colors Can Create Visual Interest



Careful Use Of Materials Can Define The Character Of Space



Careful Use Of Materials Can Either Break Down Or Extend The Scale Of The Building

## A1.7 WINDOWS

Permitted window types include single-hung, double-hung, fixed, casement, awning, and access windows to provide a broad range of opportunities to provide the traditional look while accommodating current code.

Horizontal sliding windows are permitted and must appear as double hung with true-divided lite, except on the first floor of the front facade.

The minimum mullion width for divided lite (simulated or real) is 1 inch. No snap-on simulators are allowed, only true divided or grid between glass simulators are allowed.

Windows may be grouped to provide a horizontal proportion, but no window in the group may be proportioned less than 1:1 horizontal to vertical. The vertical portion must equal or exceed the horizontal portion. Transom and accent windows are exempt from this proportion.

Shutters shall be used only when appropriate to the architectural style of the house and shall be relevant to the window opening.

Operable shutters are preferable, but if fixed, the shutter width, if shutters are used on both sides of the window, shall be exactly one-half of the window opening. Half shutters on either side of a ganged double windows are not permitted.



Various Window Forms Complementing The Architecture Can Create Visual Interest To Engage Pedestrian.



# A1.8 EXTERIOR ARCHITECTURAL ELEMENTS

## a. MATERIALS

Building exteriors shall be constructed of durable and maintainable materials that are visually attractive.

Materials that have texture, pattern, and contribute to a higher quality design detailing are encouraged.

Select durable and attractive materials that will age well in Coeur d'Alene's climate. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as waterfront areas.

Promote the use of locally sourced and sustainable building materials that convey a sense of identity, quality, and permanence.

### Concrete

When using concrete blocks for the primary facade, it is encouraged to incorporate a combination of textures and/or colors to add visual interest.

### Metal siding

Metal siding may be used if it is incorporated with other permitted materials and it complies with the city design standard.

### Wood

While using wood for the primary facade, It is encouraged to incorporate a combination of textures and materials to add visual interest and depth in the exterior.

## b. ACCENT AND TRIM MAY BE

- Wood
- Stucco
- Materials designed to simulate wood and masonry.
- Painted wood trim of a minimum 3.5 inches width around windows is required.



Combining Different Materials Can Create Visual Interest And Contributes To The Overall Aesthetics Of The Neighborhood



Careful Use Of Materials Can Break Down Scale Of The Building And Can Engage Pedestrian



- Vinyl or metal trim around windows is not allowed on front facades and elsewhere only by approval of the city.

Changes in the material on a wall surface, such as from shingle to lap siding will require a material separation, such as a trim band board; Changes in shall wrap the corners around the wall plane no less than 16", preferably to a return wall.

### c. COLOR

Homebuyer preference research supports a diverse use of color. Multiple colors that reflect material changes and individuality of each residence are encouraged on single-family homes and required for attached homes. Gutters shall be painted or of an integral color to match the trim color.

Downspouts and corner boards shall be painted to match the color of the adjacent wall surface of the home.

De-emphasis of the frontage-facing garage doors is a priority within the Atlas development area. Therefore, garage doors other than alley-loaded garages shall be painted to match the body of the home.

Corner clips and corner boards are appropriate corner conditions for exterior walls and shall be painted to match the adjacent wall surface.



Color And Light Can Create Visual Interest



Creative Way Of Using Color Can De-Emphasize The Frontage Facing Garage Door



Mixing Different Materials Create Visual Interest



Creative Way Of Using Color Can De-Emphasize The Frontage Facing Garage Door

# A1.9 FRONTYARD, BACKYARD, SIDEYARD LANDSCAPE & SETBACK

The setbacks for frontyard, backyard and sideyard landscape provided below needs to be reviewed and adjusted to match the design standard.

## ALLEY LOADED SINGLE FAMILY

- Front to house: 10' min.
- Sideyard: 5' min.
- Alley -3' min., 10' max
- Rear yard to house: 25' or 20% of lot depth, whichever is less, but not less than 15'. Garage allowed in rear yard
- Alley R.O.W. to garage no parking-3' min., 10' max
- Alley R.O.W. to garage with parking-18' min., no max

## FRONT LOADED SINGLE FAMILY SETBACKS

- Front on street: 10' min. front to R.O.W. & sideyard on street
- Sideyard: 5' min
- Rear yard to house -25' or 20% of lot depth, but not less than 15'

## ALLEY LOADED DUPLEXES

- Front to house: 10' min. front to R.O.W. &/or pocket park
- Sideyard: min. 5' min.
- Rear yard to house -25' or 15% of lot depth, whichever is less, but not less than 15'. Garage allowed in rear yard
- Alley R.O.W. to garage no parking-3' min., 10' max
- Alley R.O.W. to garage with parking-18' min., no max



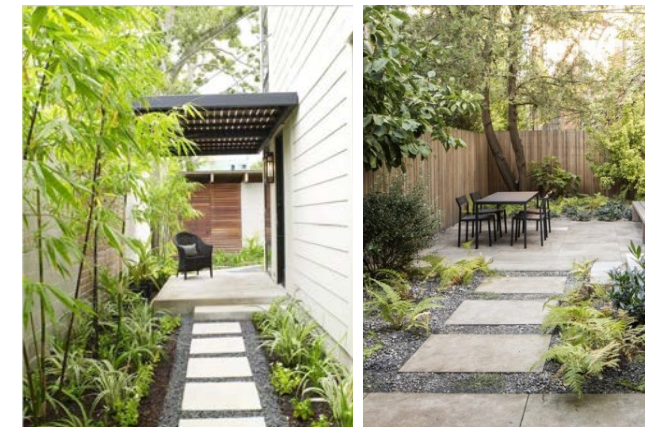
Backyard Landscape Should Complement Adjacent Architecture While Provide Privacy And Space For Family Gathering



Frontyard Landscape Provides Needed Setback And Buffer From The Street. Carefully Crafted Landscape Creates An Inviting Entry To The Residence



Inviting Entry From Streetscape



Sideyard Landscape Creates An Interesting Edge To The Perimeter Of The Building



# A1.9 FRONTYARD, BACKYARD, SIDEYARD LANDSCAPE & SETBACK

## FRONT LOADED DUPLEXES

- Front to house: 10' min. front to R.O.W.
- Sideyard: 5' min.
- Rear yard to house: 25' or 15% of lot depth, whichever is less, but not less than 15'

## ALLEY LOADED TOWNHOUSE

- Front to house: 10' min. front to R.O.W.
- Sideyard: 5' min
- Rear yard to house-25' or 15% of lot depth, whichever is less, but not less than 15'. Garage is allowed in rear yard
- Alley R.O.W. to garage no parking-3' min., 10' max
- Alley R.O.W. to garage with parking-18' min., no max



Carefully Designed Landscape Activates Public Life And Encourage Social Interaction

## A1.10 MECHANICAL EQUIPMENT, UTILITY METERS, SATELLITE DISHES

All mechanical equipment and utility meters shall be inconspicuously located and noted on the plan, site plan, and home plan and be approved by the city. Window-mounted air conditioners and satellite TV dishes may not be located on an exterior facade with frontage to the streets.

Water meters, fire hydrants, electrical boxes and similar shall be located in an inconspicuous location in coordination with and noted on the landscape plan. Exceptions for utilities will be made if there are no options that fulfill the intent of this provision.

The design for mail and newspaper box enclosures shall be reviewed by the city and may be modified to fit the needs of Atlas Waterfront communities and the context. Mailbox locations must meet applicable approval from the U.S. Postal Service.



Metal Screening Hiding Mechanical/Utility Equipment



Simple Form Complementing The Architecture Can Be Used Choosing Mailboxes



## A1.11 TRASH AND RECYCLING SCREENING

Containers shall be kept within garages or a screened enclosure. They may not be stored within the street frontage area of a home. Trash and recycle enclosures shall be located to minimize odor to habitable areas, as well as minimize visibility to the public realm.



Using Simple Materials In A Creative Way Can Create Visually Interesting Screens For Trash And Recycling Enclosures



Clean And Simple Form For Trash Enclosures That Complements The Architecture Can Be Chosen



Simple Screening Using Vegetation

# CHAPTER 2

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## ARCHITECTURAL DESIGN GUIDELINES

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## A2 SINGLE USE MULTI FAMILY & MIXED USE (MULTIPLE FAMILY/COMMERCIAL/RETAIL)

- Single use multi-family residential & multifamily mixed use structures may appear as a large continuous facade providing a variety of relief in the elevations.
- Big building scaled look is not encouraged.
- Monolithic or repetitive forms should be avoided.
- To achieve variety, creative ways of using roof height and ridge, roof form, with a variety of body/trim colors and materials, and porch treatments are encouraged.
- Change in building material, siding style, and/or window fenestration pattern
- Parking should be located behind the building or, only where no alley exists, within the building.
- Primary entrances with usable porches and stoops are encouraged at the street level to engage pedestrians



## A2.1 NOT APPROPRIATE / APPROPRIATE IMAGES

### SINGLE USE MULTIFAMILY



- Monotonous facade despite some modulation
- Limited color
- Windows all alike



### MULTIFAMILY MIXED USE



- Monotonous facade despite some modulation
- Limited color, materials and texture
- Windows all alike
- Limited corner detail
- Limited detail to separate ground level retail and upper floor residential

NOT APPROPRIATE

# APPROPRIATE

- Variation in facade facing street and/ or alley
- Variation in windows, doors, shading devices and roof line to break the facade
- Variation in color, texture and material use
- Connecting private and public open space



- Variation in facade facing street
- Variation of color, materials and texture
- Variation in window modulation
- Significant entry feature to the building
- Interesting massing detail for corners
- Design details to distinguish ground level retail and upper floor residential



## A2.2 VERNACULAR/ STYLES

### SINGLE USE MULTIFAMILY

Single-use multi-family residential buildings may vary in size and scale but all should strive to maintain a residential character through appropriate massing, materials, and detailing.

Multi-family buildings should be designed and constructed to be compatible with their surroundings and be built of quality materials.

Multi-family homes should avoid creating a big building look. Buildings should be articulated into intervals to be compatible with adjacent structures or other housing types (townhomes, single-family, duplexes, or mixed-use). Articulation methods include modulation, broken rooflines, building elements (balconies & decks, chimneys, entries, etc.), and landscaping.

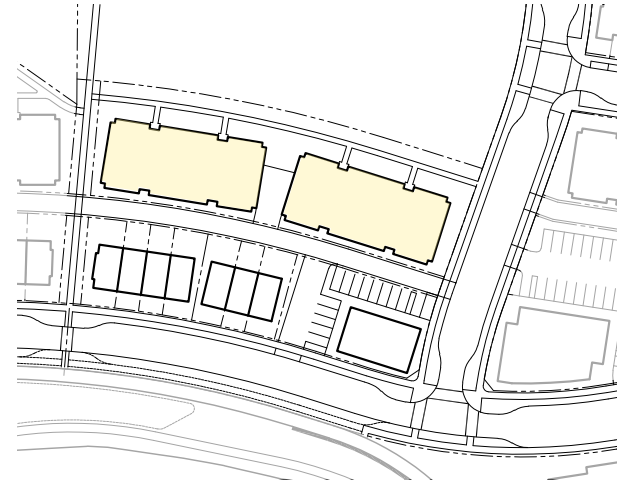
Multi-family homes should minimize the impact of the garage/parking. Parking shall be located within or behind the building.

The common entry to the lobby must have street-level entry. Ground-level units should have primary individual entries facing the street with appropriate stoops/porches.

Privacy and security issues are important in buildings with ground-level housing especially at entries where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to identify the transition from the public sidewalk to private residences. Design strategies may include:

1. Vertical modulation and a range of exterior finish on the facade to articulate the location of residential entries.

2. A combination of window treatments at the street level will provide solutions to varying needs for light, ventilation, noise control, and privacy.



Typical multiple family (parking within building) with combination of townhouses, retail or restaurant at southeast corner



Single-Use Multi-Family Residential Buildings Should Express Residential Character Through Appropriate Massing, Materials, And Detailing.



## A2.2 VERNACULAR/ STYLES

### MULTIFAMILY MIXED USE

The mixed-use building is a multi-tenant building, generally includes retail and commercial uses on the ground and/or second floors with multi-family residential above. Mixed-use buildings provide higher-density living options close to areas of business creating vibrant districts that are activated throughout the day.

The architecture of this multifamily mixed-use shall reveal a unified and functional design that fits well on the site and its surroundings. Considering aspects of adjacent buildings through architectural style, roofline, datum line detailing, fenestration, color, or materials.

The street front landscaping is important as it will help the building better fit within the context. Pay special attention to the ground floor of the building to maximize opportunities to engage the pedestrian and enable an active and vibrant street front. Using glazing and transparency on ground floor retails will engage passerby visually

Incorporate architectural features, elements, and details that are of human scale into the building facades. Creative uses of elements such as windows, cornice lines, doors, building modulation, and horizontal banding will ensure variety and will break down scale of buildings.

Changes in roof form and height along the length of the building are encouraged in

helping break the building into smaller discrete masses.

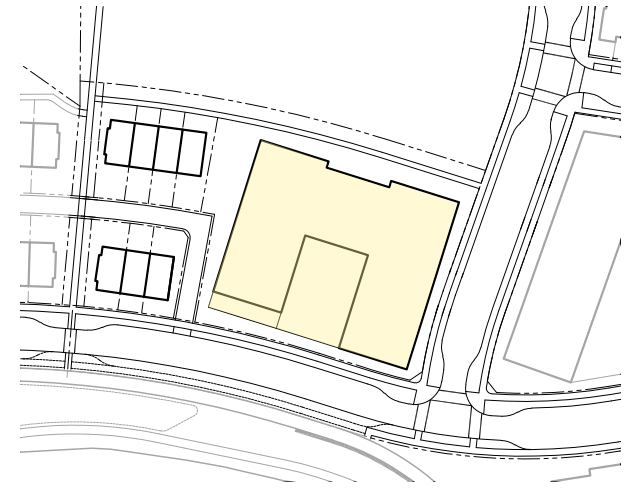
Reducing perceived mass by creating recesses in the building envelope. Design elements may include balconies, bay windows, porches, canopies, and building entries.

Ensure that all facades are attractive and well proportioned through the placement and detailing of elements, including bays, fenestration, and materials, and patterns created by their arrangement. Consider wrapping the treatment of the street-facing facade around the corner of the building.

Large blank walls along visible facades or alleys are not encouraged. Where retaining walls, or garage facades are unavoidable, include design treatments at the street level that have human scale and engage pedestrians. Design elements may include:

- Green walls, landscaped areas, raised planters, & terraces,
- Horizontal and vertical setbacks and step-backs (instead of a long flat wall) can be applied

Provide visual orientation from the major commercial arterials through graduated heights and/varied setbacks. Incorporating architectural elements to mark entries or corners can also provide visual orientation and break down scale of buildings



Mixed use / multiple family with street-level retail



Multifamily Mixed-Use Buildings Should Express A Unified Style And Functional Design To Fit The Surrounding Context And Need.

## A2.3 ROOF

The design of the roof form and its components such as roof material, height, color, trim, and lighting can reinforce the architectural character of a street.

Parapet, roof, and/or ridge heights should be varied to add visual interest and break down scale of the building.

Consider the use of overhangs and cornice features to add design variety

Large roof surfaces should have variations in parapet height, architectural projections, or offsets to break up the linear facade.

Material and color palette should complement the architecture and overall neighborhood character.

All roof-mounted mechanical equipment shall be screened to at least the height of the equipment.

Mixed-use building rooflines visible from a public street, open space, or public parking area shall be varied by emphasizing dormers, stepped roofs, gables, prominent cornice or fascia, or a broken or articulated roofline.



Roof Form And Line Should Vary To Add Visual Interest And Breaking Down Scale Of The Building



Variation In Architectural Projection, Using Color And Lighting Can Break Roof Form And Line In The Facade.

## A2.4 DECKS & BALCONIES

Add visual depth and interest to facades by incorporating balconies, and decks, where appropriate.

Balconies may be recessed or projected from the facade by at least 12 inches.

Juliet balconies or other balconies that appear to be tacked on to the facade are not encouraged unless they employ high-quality materials and effectively meet the intent of the design standards



Balconies And Decks Will Give Visual Depth To The Building Facade. Variation In Color, Materials, And Form Will Enhance This Quality And Contribute To The Quality Of Streetscape



## A2.5 DOORS & WINDOWS

Consider the quality of doors and windows, in concert the quality of facade materials to add visual interest and depth to the street from a pedestrian scale and more distant observable scales.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least 2 inches from the facade

Other option may include to incorporate window trim at least 4 inches in width that features color that contrasts with the base building color.

Add verity in forms, texture and color in concert with the architectural style of the building.



Maximize Windows And Daylight To Units. Provide Interest And Diversity In Window Types And Sizes To Complement The Architecture



Design Of Doors Should Complement The Architectural Style And The Uses. Retail Entry May Require Different Material And Scale Than Residential Entry.

## A2.6 BUILDING ENTRY

Design the entry as a collection of coordinated elements including the door(s), overhead features, landscaping, and lighting. Consider:

- Overhead shelter (canopies, porches, building extensions)
- Transitional spaces (stoops, courtyards, stairways, portals, arcades, pocket gardens, and decks.
- Ground-level landscaping: seat walls, special paving, planting, signage, & lighting.

### SINGLE USE MULTIFAMILY

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

Design features emphasizing the entry as a semi-private space are recommended. Design elements may include the use of signage, low walls and/or landscaping, recessed entry area, and other detailing that signals a break from the public sidewalk.

### MULTIFAMILY MIXED USE

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street. Increased height in lobbies, adding special lighting for displays at ground level will invite passersby.

Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from the weather.



Multifamily Residential Entry Should Be Scaled Proportionately And Needs To Be Identifiable At Pedestrian Level



Retail And Residential Entry Should Be Distinguishable From Street Level. Design Features Can Help Break Down Scale To Pedestrian Level To Make An Inviting Entry.



## A2.7 EXTERIOR ARCHITECTURAL DETAILS (SINGLE USE MULTIFAMILY)

### a. MATERIALS

Building exteriors shall be constructed of durable and maintainable materials that are visually attractive.

Materials that have texture, pattern, and contribute to a higher quality design detailing are encouraged.

Select durable and attractive materials that will age well in Coeur d'Alene's climate. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as waterfront areas.

Promote the use of locally sourced and sustainable building materials that convey a sense of identity, quality, and permanence.

#### Concrete

When using concrete blocks for the primary facade, it is encouraged to incorporate a combination of textures and/or colors to add visual interest.

#### Metal siding

Metal siding may be used if it is incorporated with other permitted materials and it complies with the city design standard. Masonry, concrete, or other durable material must be incorporated between the metal siding and the ground plane. A matt, non-reflective surface metal siding is encouraged.

#### Stucco

Stucco is not highly encouraged on the first floor of multifamily residential or mixed-use buildings. For other floors, stucco must be trimmed in wood, masonry, or other material and shall be limited to no more than 50 percent of the street facade.



Materials That Offer High Quality Texture, Pattern Are Encouraged



Locally Sourced And Sustainable Building Materials That Convey A Sense Of Identity, Quality, And Permanence Are Highly Encouraged





## b. ACCENT AND TRIM

- Wood is acceptable as an accent or trim. However, durability and environmental challenges should be considered for the particular development area. Painted wood trim of a minimum 3.5 inches width around windows is required.
- Stucco
- Vinyl or metal trim around windows is not allowed on front facades and elsewhere only by approval of the city.

Where more than one wall material is used, will require a material separation such as using a trim band board, these separations must be architecturally engaging.



Variation In Trim Detail Helps To Separate Different Building Materials On Facade



## c. COLOR

Multiple colors that reflect material changes and uses are encouraged.

Color palettes should complement the nearby architecture and should be approved by the city.

Gutters shall be painted or of an integral color to match the trim color.

Downspouts and corner boards shall be painted to complement the architecture.

Corner condition for exterior walls and shall be painted to match the adjacent wall surface where appropriate.



Adding Color Can Create Visual Interest And Depth To The Street Facade

## A2.8 EXTERIOR ARCHITECTURAL DETAILS (MIXED USE MULTI FAMILY)

### a. STOREFRONT

Design storefronts as a collection of coordinated elements including ground level architecture, streetscape, and landscaping to produce active storefronts and a comfortable walking environment balancing adjacent vehicle traffic.

Create well-detailed and highly-visible storefronts.

Provide opportunities for window displays to encourage visual connection and interaction.

Avoid small, deeply inset street-level storefront windows.

Where multiple storefronts are provided along a building facade, incorporate design elements at human scale that allow individualized identity, variety and interest to the street facing facade

Avoid storefront windows recessed more than 6" behind the building facade at street level.

Use a variety of awnings and signs to add visual interest.

Allow porosity of the storefront by using greater proportion of windows than solids to engage pedestrian



Storefronts Should Complement Ground Level Architecture, Streetscape, And Landscaping To Soften The Edge Between Building And Street



Use Of Signage To Create Visual Interest



Opportunities For Displays, Visual Connection And Interaction



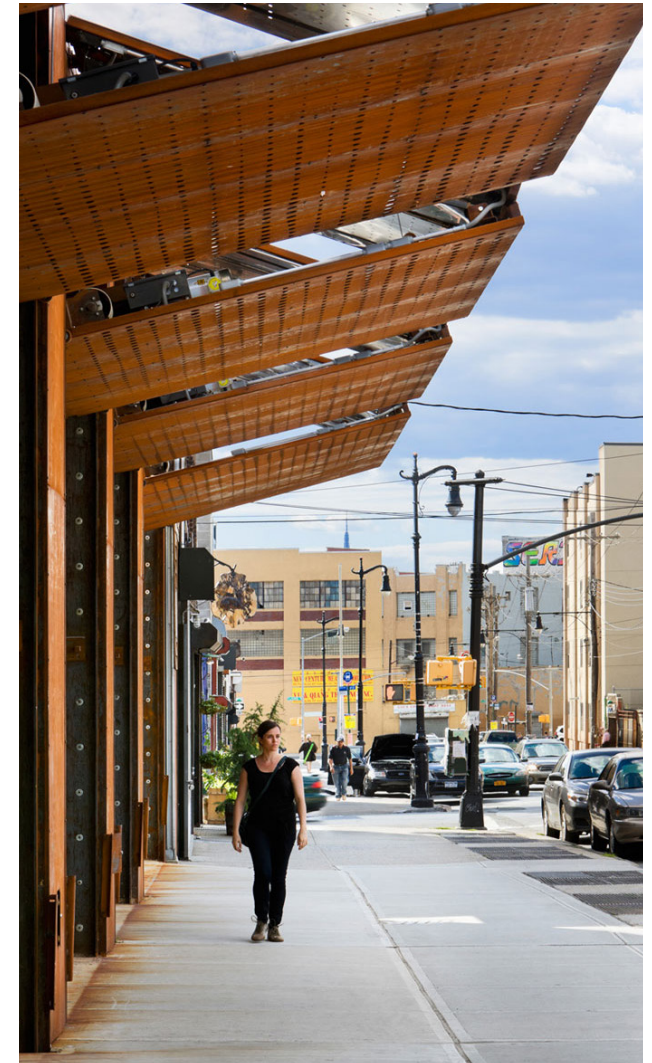
## b. CANOPIES

Consider architectural features that can add depth, rhythm, and scale to the facade as well as serving other functions. Such elements may include shading devices and canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, and retail uses.

Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms, color, and/or textures at intervals along the facade.

If transparent canopies are used, design to accommodate regular cleaning and maintenance.



Overhead Weather Protection Can Be Artful And Creates Pedestrian Friendly Space Underneath



### c. SIGNAGE

Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project.

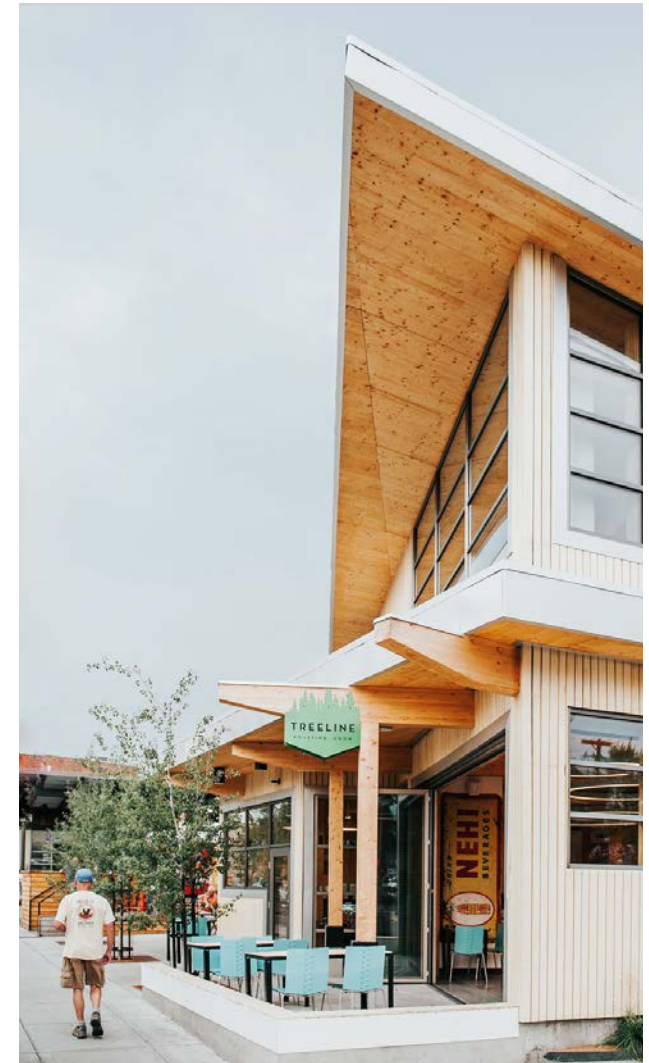
Signage should be compatible with architecture in character/style, scale, materials, and locations while still allowing businesses to present a unique identity.

Coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Develop a signage/wayfinding plan within the context of architectural and open space concepts. Use design features to provide information and clear directional signage where needed.



Signage Should Be Compatible With Architecture In Character/Style, Scale, Materials, And Locations



Attractive Signage Creates A Unique Identity For Businesses

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## A2.9 LANDSCAPE BETWEEN BUILDING AND STREET

Increase the opportunity to foster sociability and human interaction by carefully crafted design spaces between buildings and streets.

Seek opportunities to increase the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, lush landscape, art, or other amenities,

Extend the network of private open spaces to public open spaces throughout the neighborhood to promote active public life.

Reinforce the overall architectural and open space design concepts through the selection of landscape materials and trees.

Careful selection of street trees and planting palette will help in defining spaces between buildings and streets. Choose plants that will emphasize or accent the architecture, are appropriate to particular locations and adjacent uses.

Consider solar access, soil conditions, adjacent building form and heights, patterns of uses, and vehicular movement. Overall, select landscaping that will thrive under Coeur d'Alene's urban and environmental conditions.



Landscaping As Both A Design Feature And An Environmental Enhancement



Create Opportunities To Allow Activate Public Life Between Building And Street



## A2.10 OUTDOOR DINING SPACES

Allow space to expand outdoor activities such as sidewalk vending, seating, and restaurant dining to occur.

Consider setting structures back from the street to expand ground-level retail uses.

Respond to changing environmental conditions such as seasonal and daily light and weather shifts through outdoor space design and/or programming. A south-facing courtyard may be ideal in spring and become too hot in summer. This environmental shift necessitates outdoor furniture to a shadier location for the season.

Place outdoor seating and gathering areas where there are sun exposure and shelter from the wind. Flexibility in building design can accommodate such changes as needed.

Where possible, provide movable and flexible seating and tables for outdoor dining or other social gatherings.

Develop programming for outdoor spaces beyond daylight hours and throughout the seasons of the year.



Allow Space To Expand Outdoor Activities Such As Outdoor Dining Or Seating Area



Consider Setting Structures Back From The Street To Expand Ground-Level Retail Uses



Where Possible, Provide Movable And Flexible Seating And Tables For Outdoor Dining Or Other Social Gathering

## A2.11 TRASH AND RECYCLING STORAGE

Locate trash receptacles away from common or pedestrian areas to a less visible portion of the site. It will reduce the possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Design and materials for trash receptacles should complement the overall architecture, color, and materials within the area.



Using Planting And Natural Materials To Screen Trash And Recycling Storage Can Create An Attractive Edge Within/Along The Property.

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# CHAPTER 2

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## ARCHITECTURAL DESIGN GUIDELINES

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## A3 COMMERCIAL – OFFICE (SINGLE USE BUILDING) GUIDELINE ELEMENTS

Commercial office buildings shall create a clearly-defined street edge and provide upper-story activities overlooking the street, plaza, and/or open space. The type of development shall serve local and regional commercial, service, and employment needs. Commercial office buildings should be sited adjacent to major regional roadways and future transit facilities.

## A3.1 NOT APPROPRIATE/ APPROPRIATE IMAGES

### SINGLE USE COMMERCIAL (OFFICE)



- Monotonous facade despite some modulation
- Limited color & materials
- Windows all alike
- Limited roof line variation
- Limited corner detail



NOT APPROPRIATE



# APPROPRIATE

- Variation in window modulation, different panes/mullions treatments on the facade facing the street
- Use of materials to allow lots of light and to complement surrounding context and architecture
- Significant entry feature to the building
- Integrating landscape to elevate the architecture and to activate pedestrian level uses



## A3.2 VERNACULAR / STYLE

Commercial office buildings should be distinguished from mixed-use and residential buildings by location on the site, materials, and massing. But the design should fit well within its surroundings. Considering aspects of adjacent buildings through architectural style, roofline, datum line detailing, fenestration, color, or materials.

Primary entrance, building form, and architectural elements should be designed and scaled to reflect the uses contained within.

Incorporate architectural features, elements, and details that are of human scale into the building facades. Creative uses of elements such as windows, cornice lines, doors, overhead weather protection, signage, building modulation, and horizontal banding will ensure variety and will break down scale of buildings.

Ensure that all facades are attractive and well proportioned through the placement and detailing of elements, including bays, fenestration, and materials, and patterns created by their arrangement. Consider wrapping the treatment of the street-facing facade around the corner of the building.

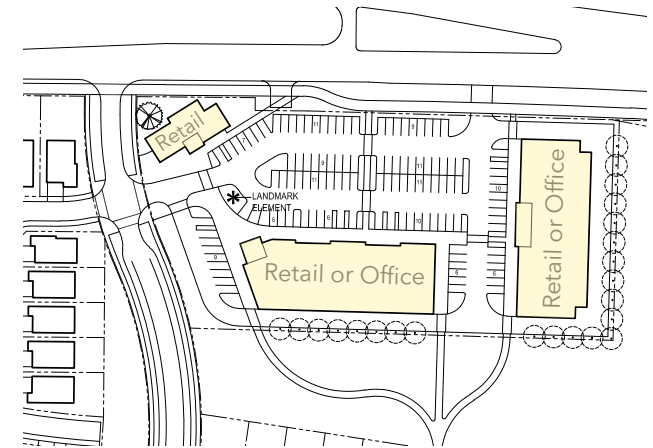
Encourage changes in roof form and line to avoid the big box feeling.

Provide visual orientation from the major commercial arterials through graduated heights and/varied setbacks. Incorporating architectural elements to mark entries or corners can also provide visual orientation and break down scale of buildings

If the development facing major arterials, maximize the retail and street-level transparency.

Scaled buildings to create a functional, walkable, pedestrian-friendly urban environment at the base by incorporating high-quality natural materials with a mix of informal planting, street trees, exterior lighting, and overhead weather protection especially at entries to the building.

If parking structure is included within the structure, the facades should be treated with high-quality materials and given vertical articulation and/ or screening for visual clarity and interest. Pedestrian entries and vehicular entries should be visible and architecturally expressed on the exterior of the building.



Typical Commercial Blocks



Architecture Of Commercial Office Building Should Be Distinguishable From Mixed-Use, Residential Or Other Building Types



## A3.3 ROOF

Design of roof form and its components such as roof materials, height, color, trim, and lighting can reinforce the architectural character of a street.

Parapet, roof, and/or ridge heights should be varied to add visual interest and break down scale of the building.

Consider the use of overhangs and cornice features to add design variety

Large roof surfaces should have variations in parapet height, architectural projections, or offsets to break up the linear facade.

Material and color palette should complement the architecture and overall neighborhood character.

All roof-mounted mechanical equipment shall be screened to at least the height of the equipment.

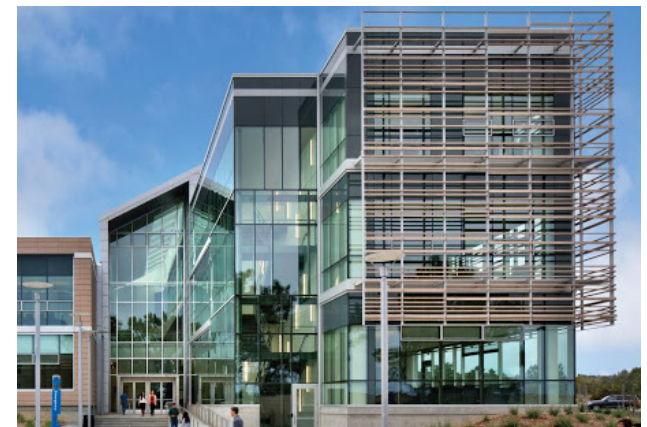
Commercial building rooflines visible from a public street, open space, or public parking area shall be varied by emphasizing dormers, stepped roofs, gables, prominent cornice or fascia, or articulated roofline.



Roof Surfaces Should Have Variations In Parapet Height, Architectural Projections, Or Offsets To Break Down Scale Of The Building



Clear, Uncluttered Roof Line Is Preferred



Variation In Roofline & Form Is Preferred



## A3.4 ENTRANCES & DOORS

The primary building entrance for an office building shall be designed as a clearly defined and standout architectural feature of the building.

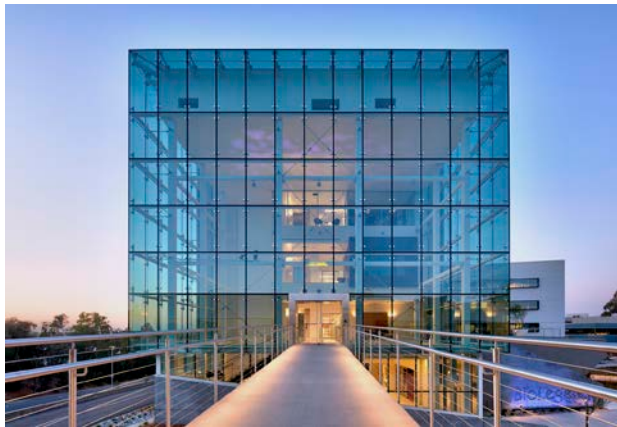
Such entrances should be easily distinguishable from regular storefront entrances on the building.

Design entries to be pedestrian-friendly. Consider the position, scale, architectural detailing, and materials to create a visually clean entrance to the building.

Office/commercial lobbies should be visually connected to the street through the primary entry and be sized to accommodate the range and volume of foot traffic.



Primary Entrances Should Be Clearly Defined And Complement With Architectural Style



Visibility To Entrance Lobby Is Encouraged



Primary Entrances Can Be A Standout Architectural Feature Using Proper Scale And Detailing

## A3.5 EXTERIOR ARCHITECTURAL DETAILS

### a. MATERIALS

Utilize building materials that convey a sense of quality and permanence. The use of high-quality natural elements, such as brick, wood, etc. that feels welcoming to pedestrians in combination with high quality, durable modern materials such as glass or metal is encouraged where appropriate.

Concrete block, when used for the primary facade, buildings are encouraged to incorporate a combination of textures and/or colors to add visual interest. Extensive areas of smooth-faced concrete block on-street facades are prohibited.

Stucco is not a preferred material in commercial office buildings.

Transparent, rather than reflective, glass facade and/or windows facing streets are preferred. The use of transparent awnings is allowed where applicable.

Metal siding may be used if incorporated with other permitted materials and complies with the city design standard. A matt, non-reflective surface metal siding is encouraged.

### Accent and trim

Where more than one wall material is used, will require a material separation. Such as using a trim band board. These separations must be architecturally engaging.

Wood is acceptable as an accent or trim. However, durability and environmental challenges should be considered for the particular development area.

### Color

Multiple colors that reflect material changes and uses are encouraged. Color palettes should complement the nearby architecture and should be reviewed for approval by the city. Gutters, downspouts shall be painted to complement the architecture.



Use Of High-Quality Natural Elements Like Wood In Combination With Modern Material Like Glass Would Feel Welcoming To Pedestrians



Use Of Color Or Mixing Materials That Would Complement Each Other Will Create Visual Interest And Depth To The Facade





## A3.5 EXTERIOR ARCHITECTURAL DETAILS

### b. WINDOW

Consider modulation of windows in concert with the quality of facade materials to create visual interest and depths to the street facade, from a pedestrian scale and more distant observable scales.

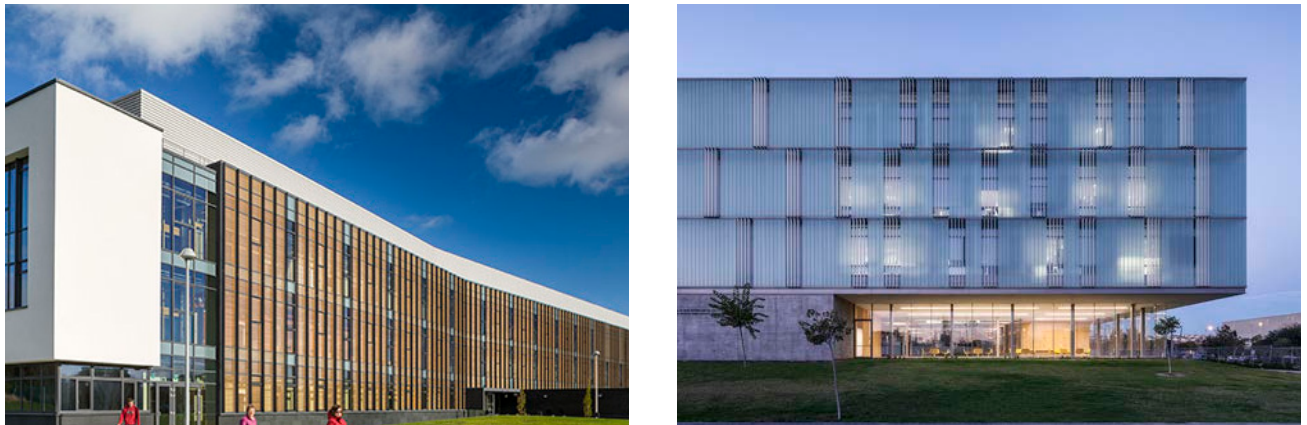
Employ techniques to recess or project individual windows above the ground floor at least 2 inches from the facade

Incorporate window trim at least 4 inches to create contrasts with the base building material, color, and texture.

Add verity in forms, texture, and color to create rhythm in the facade complementing adjacent architectural style.



Modulation of windows to create visual interest and depths to the street facade



Verity In Window Modulation, Mixing Texture, Color And Materials To Create Contrast With The Base Facade



## A3.5 EXTERIOR ARCHITECTURAL DETAILS

### c. SIGNAGE

Signage should be designed so that it is appropriate for the scale and character desired in the area. Signage shall provide a unique identity for an individual business within the structure and the neighborhood.

Signs should be oriented and scaled for pedestrians on sidewalks and persons in vehicles on streets. Monument signage shall be placed along major roadways to identify the entry to the development.

Signs should add visual interest to the street level. Using color, font, and lighting in an artful manner is encouraged.

High-quality, durable design materials to complement the architecture of the building are preferred.

Large illuminated box signs, canopy-signs, super graphics, and back-lit awnings or canopies are not preferred.



Signage Should Complement Adjacent Architectural Style



Signage To Provide Clear Direction And Entry To The Development Area



Use Of Various Materials, Color, Font, And Lighting In An Artful Manner To Create Visual Interest



Signage Should Complement Adjacent Architectural Style

## A3.6 LANDSCAPE BETWEEN BUILDING & STREET

Seek opportunities to expand the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, lush landscape, art, or other amenities.

Extend the network of private open spaces to public open space throughout the neighborhood to promote active public life.

Reinforce the overall architectural and open space design concepts through the selection of landscape materials and trees.

Landscaping should be employed as both a design feature and an environmental enhancement. Careful selection of dominant street tree varieties from the neighborhood and planting palette can be used to define spaces between building and streets. Choose plants that will emphasize or accent the architecture, are appropriate to particular locations and adjacent uses.

Consider solar access, soil conditions, adjacent building form and heights, patterns of uses and vehicular movement. Overall, select landscaping that will thrive under Coeur d'Alene's urban and environmental conditions.

Incorporate design features in landscape to facilitate active forms of transportation such as walking, bicycling between building and street.

Consider setting portions of the building back to create spaces at street level for pedestrian-oriented activities. Allow the "indoors" to outdoors by spilling interior space such as

dining areas, merchandise displays onto plazas and walkways between building and street. Similarly, bring the "outdoors" into the building by opening interior spaces to sunlight and views of sidewalk activity.



Design features in landscape to facilitate active living (walking/biking/play)



Create Opportunities To Allow Public Life Between Building And Street



Landscaping As Both A Design Feature And An Environmental Enhancement.



## A3.7 LANDSCAPE FOR PARKING LOTS

Parking on commercial developments should be minimized and where possible, should be located behind a building.

Surface parking areas facing the street frontages are discouraged.

Install landscaping can help soften the visual impact of surface parking

Use landscaping to break large areas into a series of smaller areas.

Plant enough trees, which at maturity form a canopy over large portions of the parking area with trees interspersed between parking spaces

Select tree species that do not obscure signage, amenity features, or opportunities for surveillance

Plant a mixture of evergreen and deciduous trees for year-round greenery. Select types of trees, such as sapless trees, that do not impact parked cars.

Provide a buffer between the parking area and the public realm through the use of screening devices that complements surrounding architecture, use of green walls, artwork, well executed fencing, walls, and use of site topography.

Consider incorporating storm water management where applicable.



Landscape Can Soften The Visual Impact Of Parking Within Commercial Lots



Design Should Allow Clear Pedestrian Access To And From The Parking Lot To The Surrounding



Incorporating Storm Water Management In The Parking Lot



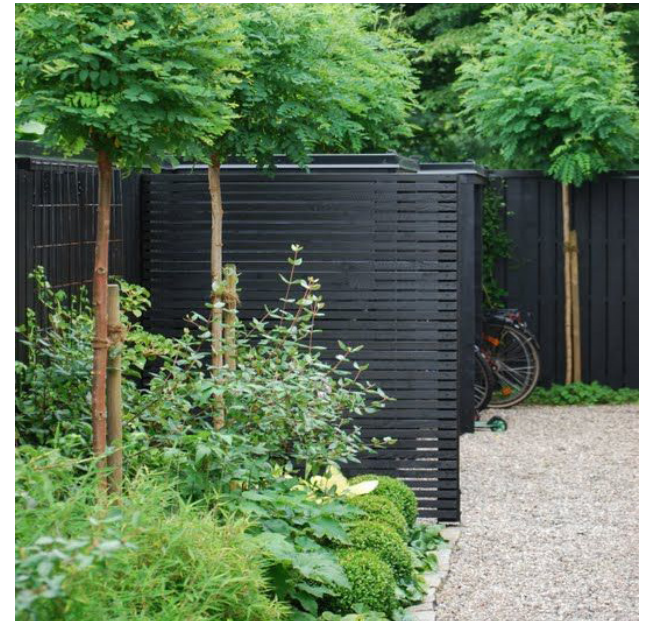
Select Tree Species To Allow Visibility Through Out The Site



## A3.8 TRASH & RECYCLING STORAGE

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Trash and recycling elements can be integrated within the building and needs to be accesses from the alley, where applicable.



Using Planting And Natural Materials To Screen Trash And Recycling Storage Can Create An Attractive Edge Within/Along The Property.

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## CHAPTER 3

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## LANDSCAPE

This section provides builders a guide to integrate landscape in conjunction with architecture and response to regional climate and vegetation. Carefully crafted landscape will enable transitions and create personalized communities while maintaining coherence with surrounding context.

# L1. TREE PRESERVATION

Existing trees on site shall be retained and/or protected, consistent in compliance with the city of Coeur d'Alene development standard/regulations.

Each existing tree has a critical root zone (CRZ) to be protected during and following construction to best ensure its survival. Builder shall have a landscape architect or arborist prepare a tree preservation strategy for trees to be preserved as part of the landscape plans.

An arborist and/or the adjacent landowner shall be consulted on preservation strategy and shall observe and inspect protection and construction measures on certain trees, including those trees with trunks located on adjacent property but with a substantial portion of its CRZ located on the property being developed. Also, for those trees with CRZ's extending into the ROW, for which the ROW has been significantly modified to preserve the trees.

During construction, any existing tree and its CRZ shall be protected and sustained by:

1. Prohibiting and/or minimizing disturbance of one third of the total area of the outer tree CRZ.
2. Fencing off the area of the CRZ during construction with chain link or equally durable and strong fencing.
3. Wrapping the tree trunk during construction with arborist-approved protective material, to eight feet above ground level.
4. Mulching the CRZ with a minimum 6" depth of arborist chips.

5. Protecting the CRZ from flooding, contamination, including due to run-off, and compaction
6. Storing materials that may contaminate the root system, at least 20' outside the CRZ
7. Watering the tree weekly (~200 gallons per tree) during summer months
8. Having all necessary pruning, trimming and shaping performed by a qualified arborist
9. Having all necessary root pruning or cutting performed by a qualified arborist
10. Regular monitoring by a qualified arborist throughout the construction phase and for two years following construction



Existing Trees On Site Shall Be Protected

## L2. STREETSCAPE

Streetscape features, such as street lights, trees and landscaping, and street furniture can contribute to the unique character of a block or entire neighborhood.

Paving, street trees, pedestrian scale lighting, street lights, benches, signage, etc. along streets should be consistent and will create an identifiable character for the Atlas Waterfront Communities.

Street trees with tree grates and landscaping are required on primary and secondary streets and medians.

Sidewalks shall be constructed of concrete. Special textured pavers, brick, colored concrete, and pavers or a combination of these materials that provide patterns and/or decorative tone shall be used to accent sidewalk and plaza areas.

Buildings may have set back from the front property to accommodate building entries, plazas, outdoor cafes or other pedestrian oriented activities and uses.

In addition to full responsibility for landscape improvement on home lots, on front loaded blocks only, builders are responsible for installing irrigation, street trees, and landscaping from the curb to the sidewalks, as well as installing the public sidewalks and drive aprons.

The builder shall follow an approved landscape plan and tree list approved by the city of Coeur d'Alene for the particular development area.



Street Lights, Trees And Landscaping, & Street Furniture Can Contribute To The Unique Character Of An Neighborhood



# L3. EXTERIOR LIGHTING

## Ambiance, Character And Maintenance

Except for holiday decorative lighting, all exterior light must be approved by the City of Coeur d'Alene for their character and location. Lighting within Atlas Waterfront Development areas shall be low-intensity. The design of fixtures should be appropriate to the surrounding architecture.

## Dark Sky Maintenance

Light-pollution detracts from the enjoyment of the night sky, especially in urban areas. Light-pollution is easily reduced by implementing a "dark sky maintenance" approach to lighting fixture selection. Therefore, all exterior lighting at the Atlas Waterfront Development areas shall be prevented from projecting light upward either by placement beneath a building's eaves or by using an integral shield of the fixture's interior as recommended by the manufacturer.

## Spill Over Lighting

Spill over lighting will broadcast beyond the intended areas, for example streetlights that illuminate residential windows or residential lights that illuminate beyond the lot boundary. "Flood" lighting of areas including yards, driveways and walkways is not permitted.

## Alley Lights

Alleys shall be illuminated with fixtures mounted on the garages no higher than 8' above ground level. Alley lights shall be automatic, be motion activated. Alley lighting will be maintained by the HOA.

## Entry Lighting

All front entryways shall have an exterior light operable from within the home. The porch light shall be reflective of the architectural character of the home, and be no greater in intensity than a 60 watts (incandescent or equivalent) for a single fixture.

## Pedestrian Area And Common Area Lighting

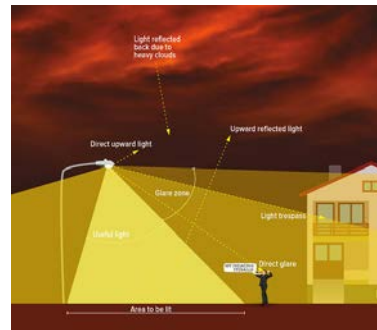
Pedestrian passageways provided by the Builder shall be illuminated for night safety. A pedestrian lighting plan shall be submitted for review to the city that indicates the fixture style, height, intensity and method for shielding to protect neighboring residents from spill over as well as to implement dark sky practices. Common areas such as project specific open spaces shall have a similar approach to illumination.



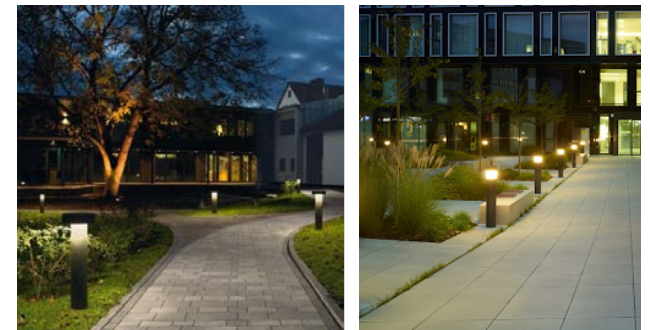
Entry Lighting



Lighting Along Public Waterfront Promenade



Dark Sky Maintenance Diagram



Alley, Pedestrian Area & Common Area Lighting

## L4. SCREENING/ FENCING

Fences can define private open space and should enhance the streetscape that it is adjacent to while defining individual homes. The three types of fences allowed at Atlas Waterfront Development Areas:

### Front yard fencing

### Alley fencing

### Privacy fencing

**Front yard fences** are not required but may be used to better define the private area in front of a home. These fences may be particularly suitable where houses face a park space or public walkway. Although they are used to delineate spaces, these fences should be of a design that accommodates social exchanges and maintains visibility between the front yard and the street or other public space. They are not intended for privacy or to create a visual buffer.

**Alley fences** are low fences are used to delineate the more private back yard. They afford greater sociability and interaction between neighbors in chance meetings by the car or in taking out the garbage, and they allow sightlines between individual units and the alley to be maintained. Alley fences are to be located where back yards abut the alley ROW or where they adjoin other, more public walkways. They may also be located at side lot lines separating adjacent lots, particularly at the far end of the yard furthest from the housing units.

**Privacy fences** are taller and less transparent than alley fences and are to be used only for private

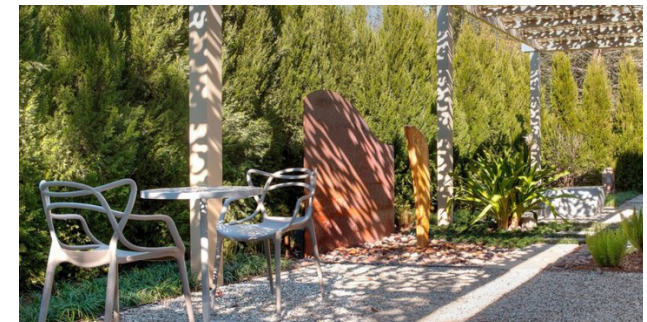
back yards. They are intended to create a visual buffer separating more privately used back yard spaces from other, neighboring yards and adjacent, more public areas. They may be used where back yards are next to public streets and sidewalks. Privacy fences may also be located at side lot lines separating adjacent lots, particularly at the top of the yard nearest the housing unit. They may be used in setback areas between homes to separate rear yards from front yards. They should be set back from gates or thresholds leading to more public areas, to maintain comfortable sightlines.



Front Yard Fences To Better Define Private Area Facing Public Sidewalk



Alley Fences To Define More Private Back Yard



Taller And Less Transparent Privacy Fences Are Used Only For Private Back Yards.



## L5. PLANTING

Planting palette for Atlas Development Area will maintain a continuity that incorporates specific varieties and aesthetics in coherence with the surrounding context. Planting for individual yards should be designed to express the individuality of each home while complementing adjacent architectural style and character. Plants should be selected and located to help create a sense of comfort and ease, paying close attention to privacy and safety issues. Tree selection should consider shade and comfort to allow social interaction and enliven the pedestrian setting. Shrubs, perennials, and ground covers should be used to define outdoor spaces and to create visual interest. To reduce the amount of water needed to maintain healthy planting areas, vegetation should be native to the specific region or adaptable to the climate suitable for the development area. All planting beds should be prepared with compost at a depth of 6" and a mulch layer of shredded bark at a depth of 2".

- Refer to the Plant Lists approved by the city for recommended species per size and type.
- Tall evergreen shrubs and tall, densely foliated deciduous shrubs shall be planted no closer than 5' to all public or shared walkways and all porches and building entrances
- Use of evergreen should pay particular attention to preserving and maximizing winter light exposure  
Small shrubs, when planted in rows or clusters, shall be planted 3' to 5' apart
- Large shrubs, when grouped, shall be planted 5' to 8' apart

- Ground covers shall be planted 18" apart, or at a spacing that guarantees full ground coverage within two years
- Locate at least one tree (ornamental, deciduous, or evergreen) on each housing lot - this may be in either the front or back yard. No more than 3 of the trees planted per block shall be small or ornamental trees
- Where building foundations are 18" or higher above surrounding grade, small shrubs shall be planted to cover at least 2/3 of the building foundation
- Provide an average of one tall shrub for every 30 lineal feet of housing street frontage along the block length
- At least 5% of the trees planted shall be coniferous evergreen trees
- Arrange plants to strengthen views and create spaces



Tree Selection Should Consider Shade And Comfort To Allow Social Interaction And Enliven The Pedestrian Setting



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