

# **Coeur d'Alene – Downtown Design Guidelines Summary**

## ***Purpose & Applicability***

- Applies to downtown boundaries with required design review.
- Defines Pedestrian-Oriented and Vehicular-Oriented Streets for specific design approaches.

## ***Parking & Lots***

- Surface parking behind/side of buildings, not in front.
- Screen parking next to streets with 2–3 ft landscape/wall; taller portions transparent.
- Shared parking encouraged.
- Tree requirements: 1 per 6 stalls (street visible), 1 per 8 stalls (behind buildings).

## ***Sidewalks & Streetscape***

- Maintain 7-ft clear pedestrian zone on sidewalks.
- Curb cuts limited; no curb cuts allowed on Pedestrian-Oriented Streets.
- Driveways must continue sidewalk paving.

## ***Service Areas***

- Trash/service areas screened and located away from streets and residences.
- Loading/service areas should not face residential zones unless no alternative.

## ***Lighting***

- Fixtures shielded to prevent light spill; no uplighting above horizontal (except flags).
- No flashing lights (holiday lighting allowed).

## ***Gateways & Corners***

- Gateway sites should include at least two features: landscaping, specimen trees, artwork, water feature, public space, or special lighting.

## ***Building Placement***

- Buildings along Pedestrian-Oriented Streets at/near sidewalk.
- Setback maximums: 20 ft (public space), 10 ft (vegetative).

## ***Orientation & Entrances***

- Facades oriented to public streets, not parking.
- Primary entrances must face street or connect via clear pathways.

- Entries emphasized with elements such as recesses, forecourts, canopies, or taller bays.
- Weather protection required: canopies/awnings at least 5 ft deep, 8–12 ft clearance.

### ***Massing & Rooflines***

- Buildings must articulate base, middle, and top.
- Blank walls >30 ft require treatments (art, landscaping, detailing).

### ***Ground-Level Design***

- Ground floors facing streets must include  $\geq 5$  pedestrian-scale elements (kickplates, awnings, pilasters, signage, planters, etc.).
- Transparency: 60% on pedestrian streets, 40% on vehicular, 20% on others.
- No mirrored or darkly tinted glass.

### ***Parking Structures & Rooftops***

- Parking garages must mimic building floors with screening materials.
- Rooftop equipment must be screened with parapets/roof forms (painting/fences not acceptable).

### ***Historic Compatibility***

- Preserve major historic elements where possible.
- New buildings should respect scale, proportion, and materials of historic context.

### ***Signage***

- Sign plan required, integrated with building architecture.
- No projecting signs above roof/parapet.
- Encouraged: pedestrian-oriented graphic signage with decorative brackets.