



**THE CITY COUNCIL WORKSHOP  
FEBRUARY 8, 2021, 5:30 P.M.  
LIBRARY COMMUNITY ROOM  
702 E. FRONT AVENUE**

**NOTE:** The City is utilizing Governor Little's Stage 3 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room, and limiting seating to approximately 15 seats, seating will be first come first serve.

Live viewing options include Facebook Live and YouTube, and will be rebroadcast on Spectrum Cable channel 1301 and on YouTube through a link on the city's website ([www.cdaid.org](http://www.cdaid.org)).

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Envision CDA Plan – **Action Item**

**Presentation by: Alex Dupey, MIG and Sean Holm, Senior Planner**

- a. Review of Draft Place Types Document
  - b. Land Use Scenarios and Community Priorities
  - c. Comprehensive Plan Future Land Use Map
  - d. Planning Commission Recommendations
4. Adjournment

*A Collaboration Between the City of Coeur d'Alene and CDA 2030*  
<https://envisioncda.org>



NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.

# Coeur d'Alene

## CITY COUNCIL MEETING

*WORKSHOP*

*February 8, 2021*

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**MEMBERS OF THE CITY COUNCIL:**

**Steve Widmyer, Mayor**

**Council Members McEvers, English, Evans, Gookin, Miller, Wood**

## CITY COUNCIL MEMORANDUM

**FROM:** SEAN HOLM, SENIOR PLANNER, AND THE ENVISION CDA PROJECT MANAGEMENT TEAM

**DATE:** FEBRUARY 8, 2021

**SUBJECT:** ENVISION COEUR D'ALENE WORKSHOP -- REVIEW OF DRAFT PLACE TYPES, LAND USE SCENARIOS, AND THE FUTURE LAND USE MAP.

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**DECISION POINT:** Request City Council to direct staff to include draft Place Types into the comprehensive plan update, and target one or more Land Use Scenarios to be used as the basis to generate a draft future Land Use Map for the Envision Coeur d'Alene project.

**HISTORY:** Planning Commission reviewed Place Types and the three Scenarios on December 8, recommending the **compact scenario** for City Council consideration which would be used to generate a future Land Use Map for the Envision Coeur d'Alene project.

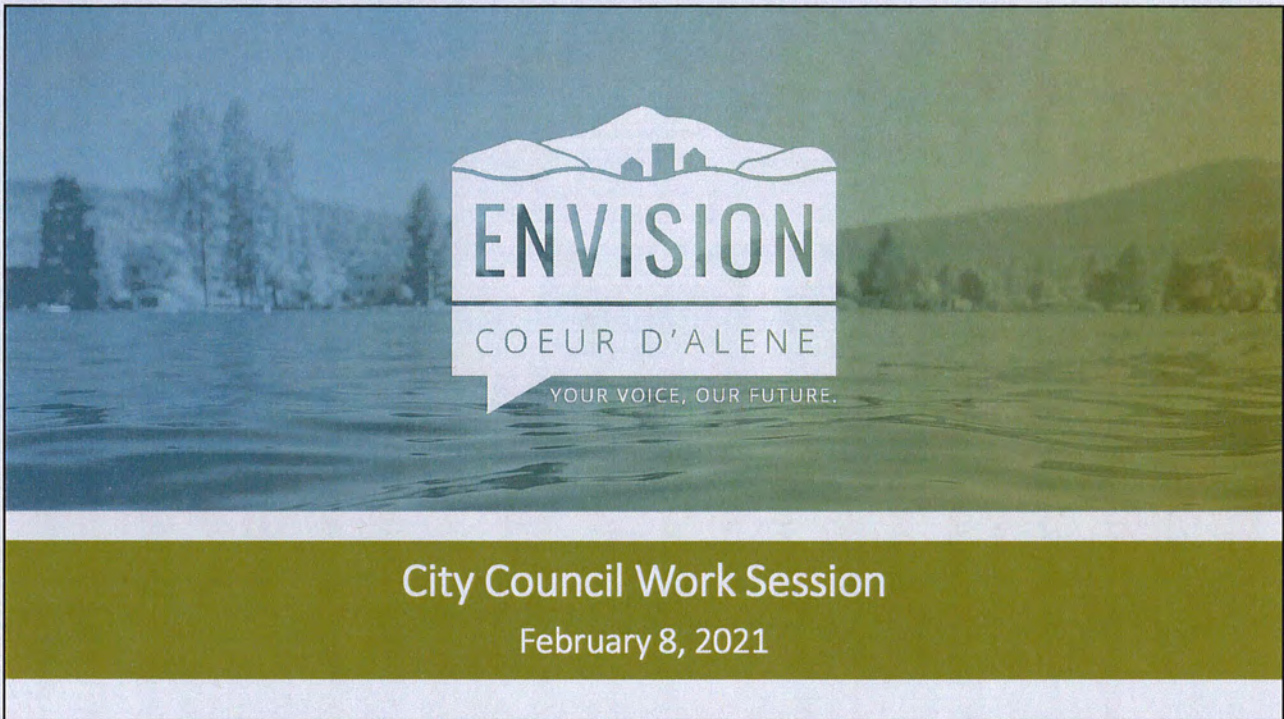
**WORKSHOP OBJECTIVE:** Provide City Council an overview of Place Types and three Land Use Scenarios for future growth, which would be the impetus for a future Land Use Map to be integrated into the Envision Coeur d'Alene project. This workshop is a check-in with City Council to ensure this portion of the plan is proceeding in the right direction.

**NEXT STEPS:**

- The Scenario discussion this evening will be used to generate draft Land Use Map(s) to be presented to Planning Commission on February 23.
- Staff will be sending out the Land Use Map information for City Council to review following the Planning Commission workshop and recommendation.

As the full Draft Plan comes together this Winter/early Spring, staff will continue to keep City Council up-to-date on its progress.

**DECISION POINT RECOMMENDATION:** City Council should direct staff to include draft Place Types into the Comprehensive Plan update, and target one or more Land Use Scenarios to be used as the basis to generate a draft future Land Use Map for the Envision Coeur d'Alene project.



## Agenda

Welcome and Agenda Overview

Presentation/Discussion: Scenario Planning

- Alternatives evaluated
- Public engagement results
- Preliminary traffic analysis results

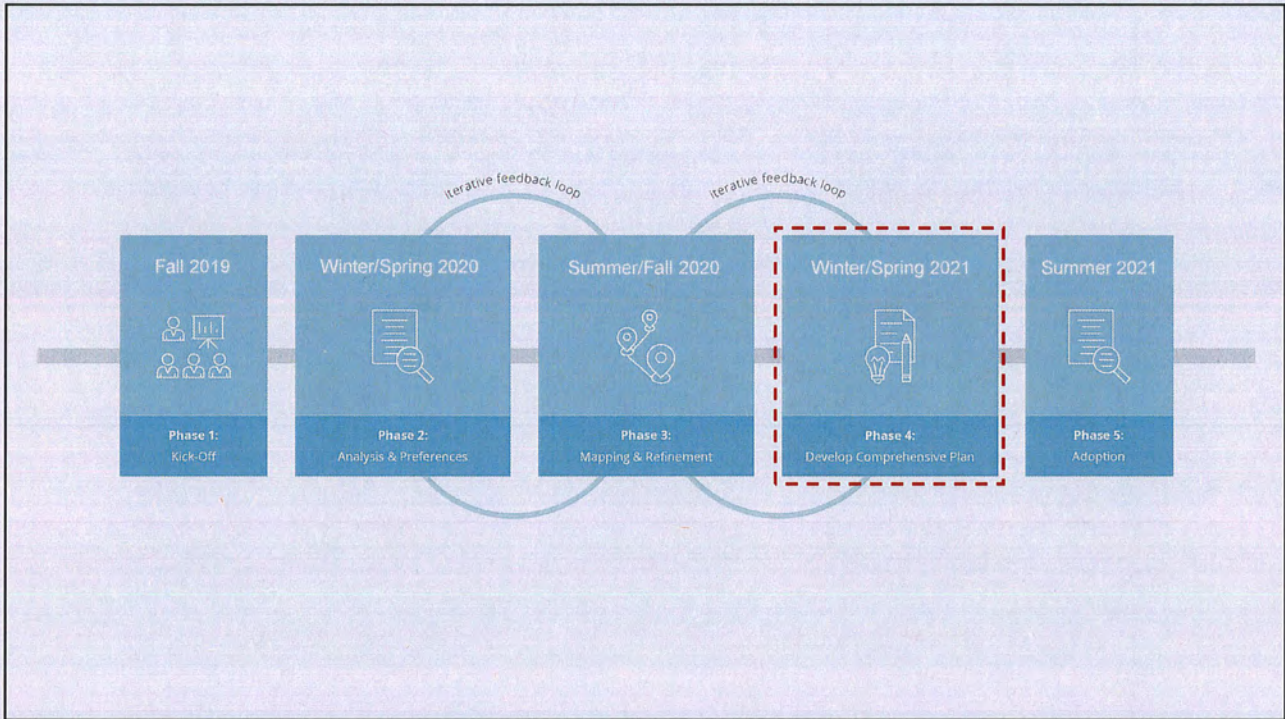
Presentation/Discussion: Draft Land Use Map

- Why have a land use map in the Comprehensive Plan?
- Place Types and Relationship to Zoning

Next Steps

Close





## Check-In Requested Action/Input

### Request Action from City Council:

- Request City Council direction on developing the draft land use map using the Compact and District Scenarios as a basis

### Planning Commission Recommendation to City Council

- Recommend, based on Planning Commission discussion and input from the community, to use the Compact and District scenarios to create a draft land use map for additional review



## Scenario Planning versus Land Use Map

### Scenario Planning:

- Test various development options to identify options and tradeoffs
- **Not a land use map**-tests what decisions might mean for urban form and development

### Comprehensive Plan Land Use Map:

- Implements vision and growth-related policies
- Identifies general land use classifications within the ACI (**Place Types**)
- Provide guidance about **future growth**



## Place Types

## What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact
- Implements the Vision and Guiding Principles
- Implemented through the City's Development Code



## What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact
- Implemented through the City's Development Code

### 2. COMPACT NEIGHBORHOOD

Provides guidance for general land uses and development



#### KEY CHARACTERISTICS

- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

#### TRANSPORTATION

- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

#### COMPATIBLE ZONING

- Residential R-12, R-17, and Neighborhood Commercial NC



DENSITY:  
10-25 DU/AC  
LOT SIZE:  
0.05-0.5 AC



OPEN SPACE:  
10-20%

#### USES

- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

#### BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

# What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact
- Implemented through the City's Development Code

## 2. COMPACT NEIGHBORHOOD

Provides general guidance on scale and open space



DENSITY:  
10-25 DU/AC  
LOT SIZE:  
0.05-0.5 AC

OPEN SPACE:  
10-20%

### KEY CHARACTERISTICS

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# What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact
- Implemented through the City's Development Code

## 2. COMPACT NEIGHBORHOOD



DENSITY:  
10-25 DU/AC  
LOT SIZE:  
0.05-0.5 AC

OPEN SPACE:  
10-20%

### KEY CHARACTERISTICS

- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
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### TRANSPORTATION

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- Higher density of collectors and arterials

### COMPATIBLE ZONING

- Residential R-12, R-17, and Neighborhood Commercial NC

Identifies compatible zoning

### USES

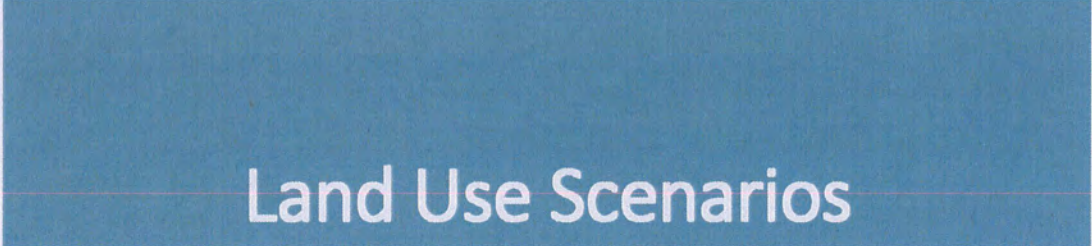
- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

### BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

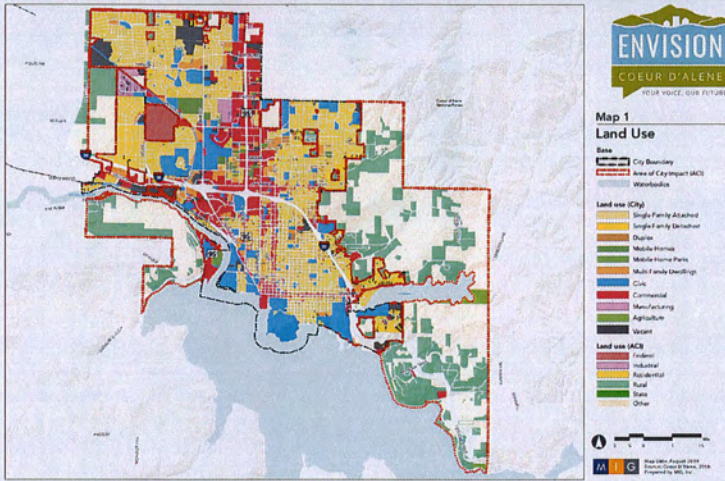


Place Types	Compatible Zoning	Place Types	Compatible Zoning
<b>1. SINGLE FAMILY NEIGHBORHOOD</b> 	Residential R-1, R-3, R-5, and R-8	<b>5. DOWNTOWN</b> 	Downtown DC
<b>2. COMPACT NEIGHBORHOOD</b> 	Residential R-8, R-12, and R-17	<b>6. RETAIL CENTER / CORRIDOR</b> 	Community Commercial C17 and C17L; Neighborhood Commercial NC
<b>3. URBAN NEIGHBORHOOD</b> 	Residential R-12 and R-17; Community Commercial C17 and C17L	<b>7. EMPLOYMENT CENTER</b> 	Community Commercial C17 and C17L; Neighborhood Commercial NC
<b>4. MIXED USE DISTRICT (2-3 STORIES)</b> 	Community Commercial C17 and C17L; Neighborhood Commercial NC	<b>8. NEIGHBORHOOD CENTERS (FORMERLY NODES)</b> 	Community Commercial CC and Neighborhood Commercial NC
<b>4A. MIXED USE ACTIVITY CENTER (3-5 STORIES)</b> 	Community Commercial CC and C17; Neighborhood Commercial NC	<b>9. GENERAL INDUSTRIAL</b> 	Light Manufacturing LM and Manufacturing M



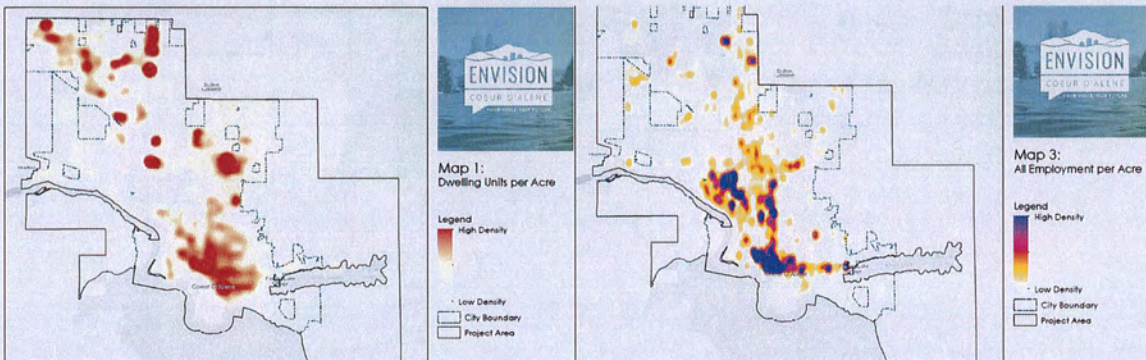
# Land Use Scenarios

# Evaluate Existing Development Patterns

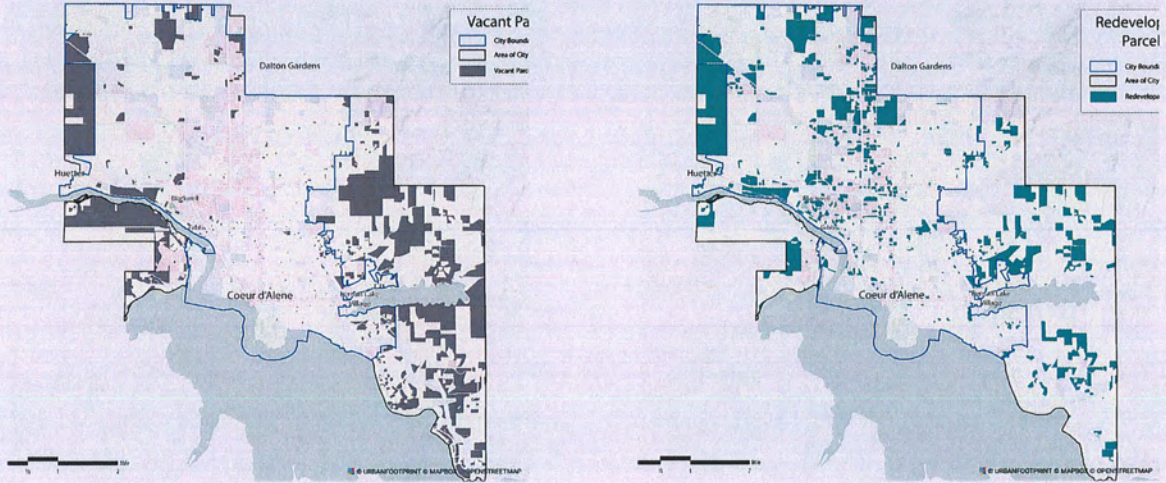


- Existing land use was examined to identify current development patterns within Coeur d'Alene

# Evaluate Existing Development

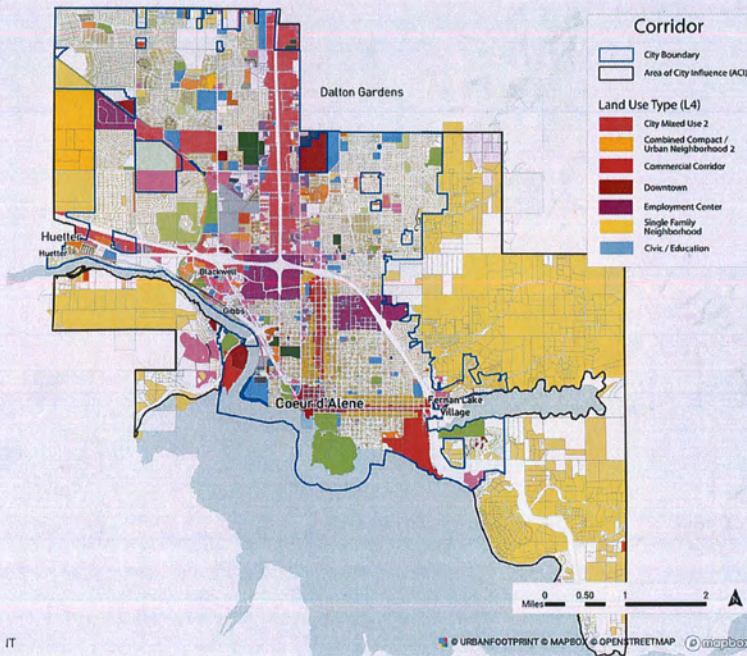


# Identify Vacant and Developable Land



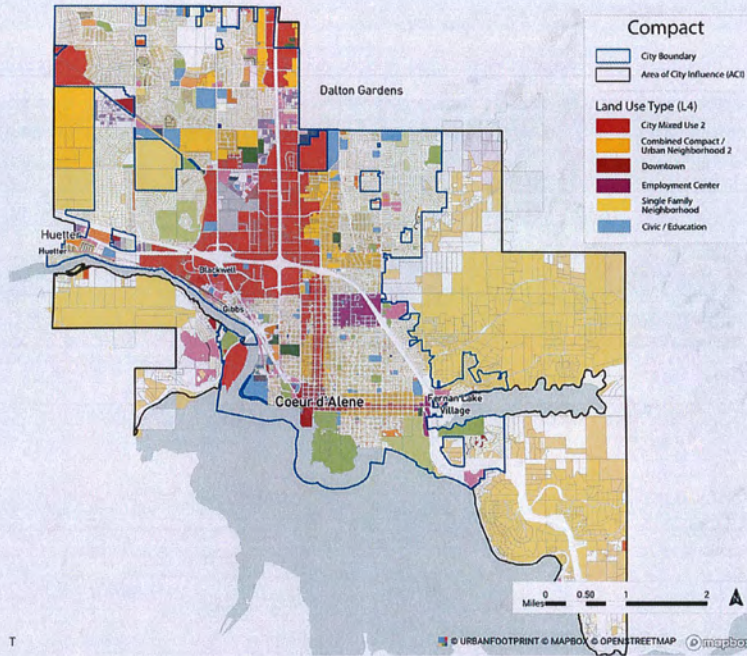
# Corridor

- Focuses future growth along major highway and road corridors



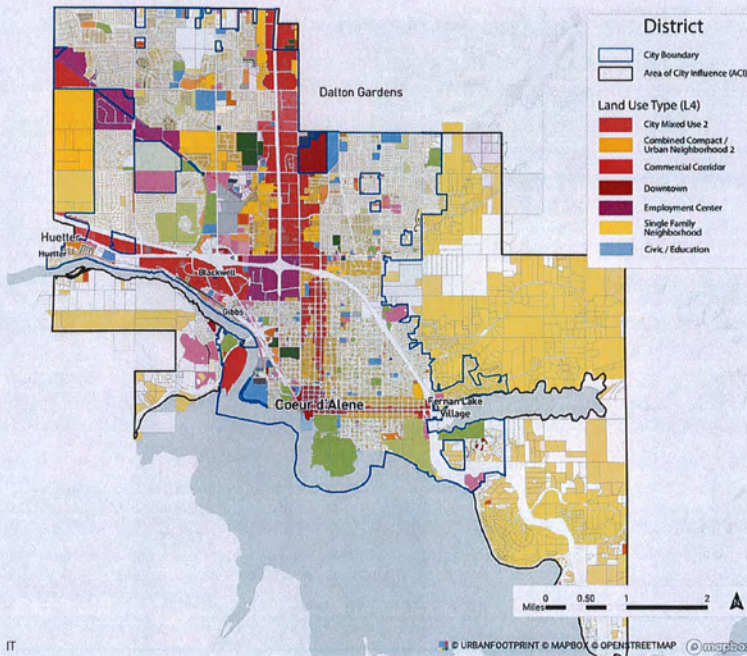
## Compact

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas

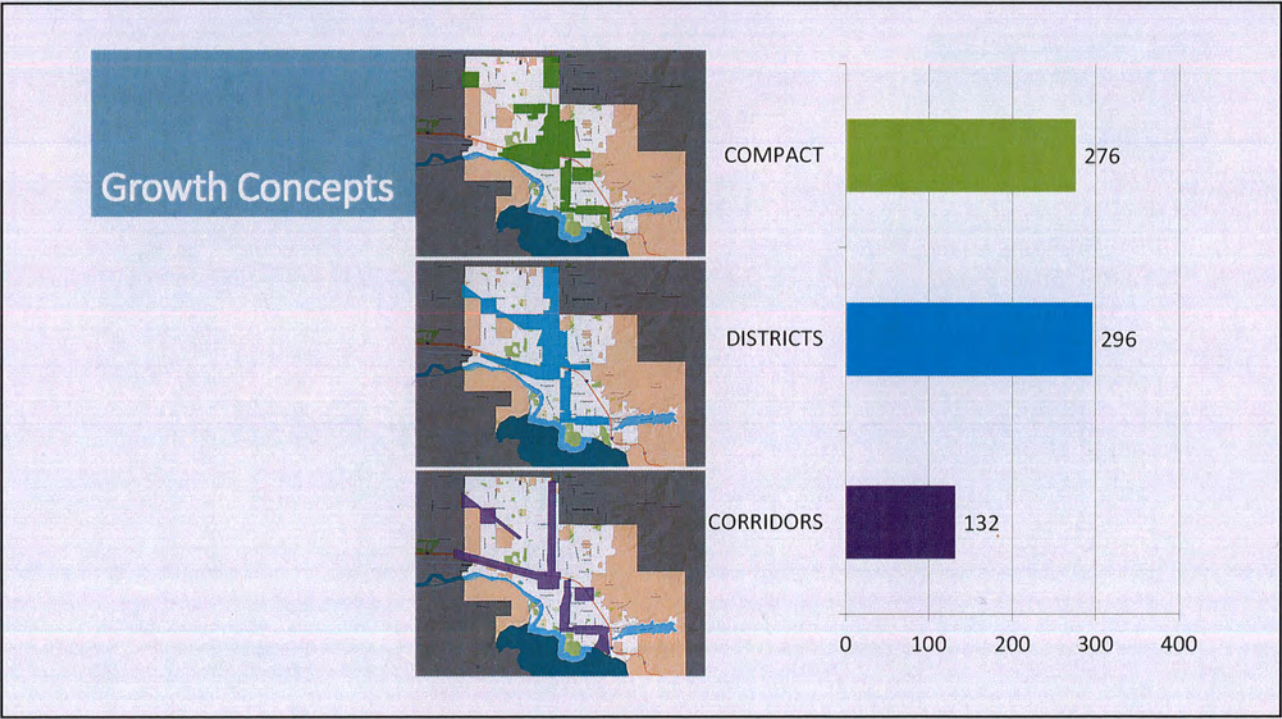


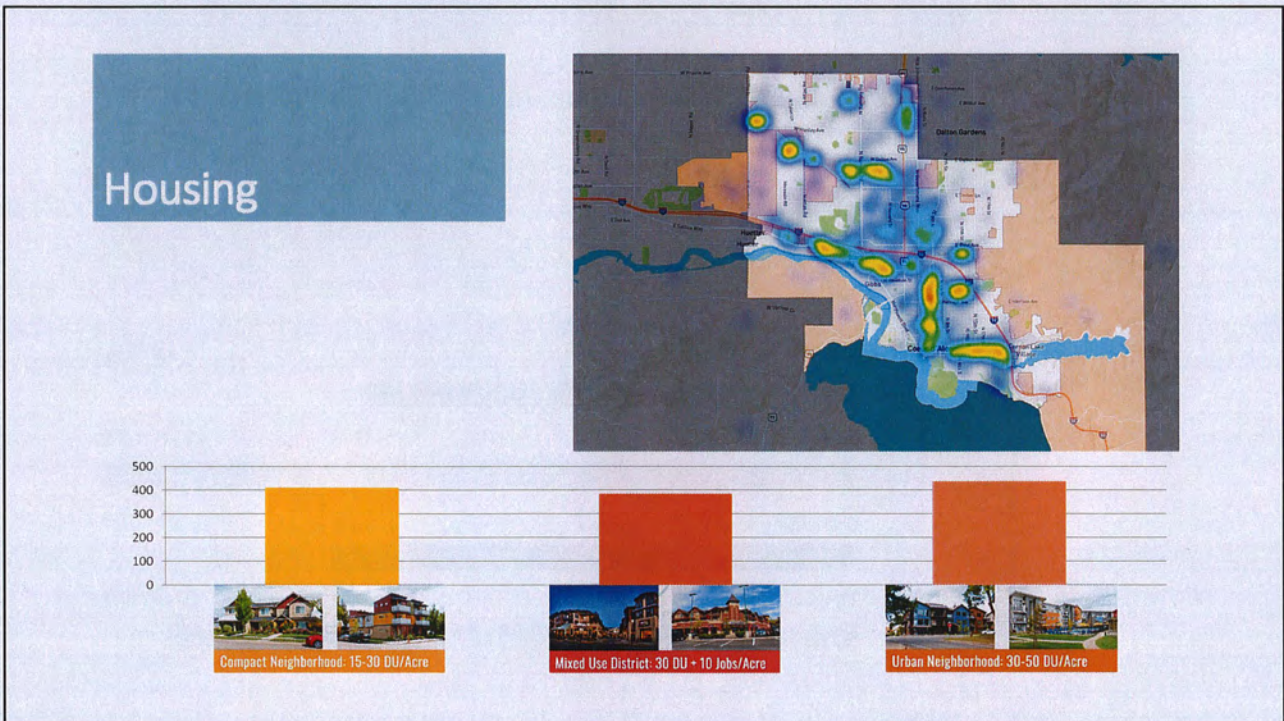
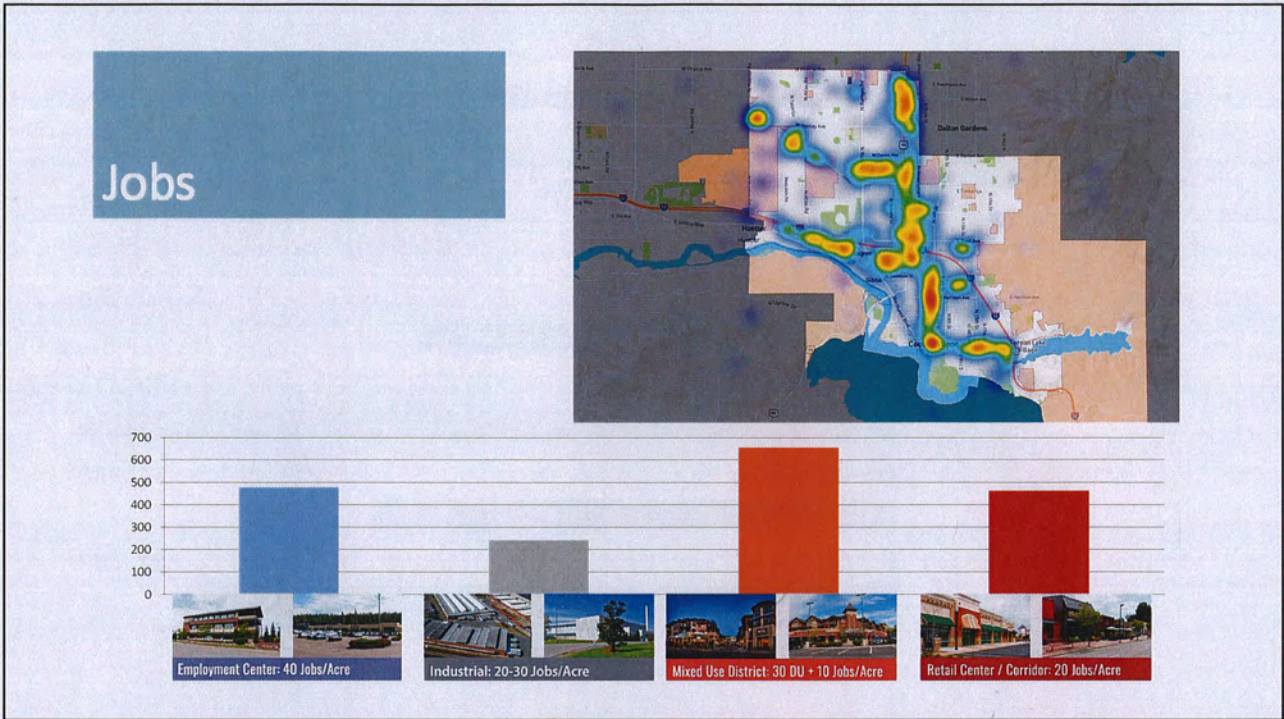
## District

- Locates jobs and housing in concentrated areas (e.g. districts) around the city to provide a mix of uses, including housing and retail



# Public Input on Scenarios





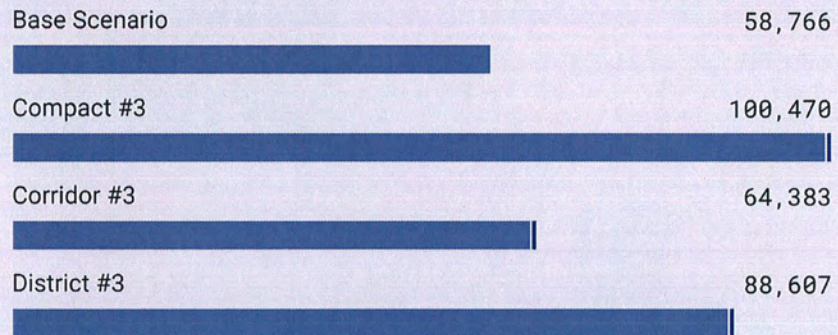
**City Results –  
Population**

**KMPO 2040 Population Assumption: 84,943 people**

**Population**

Number of residents

■ Population



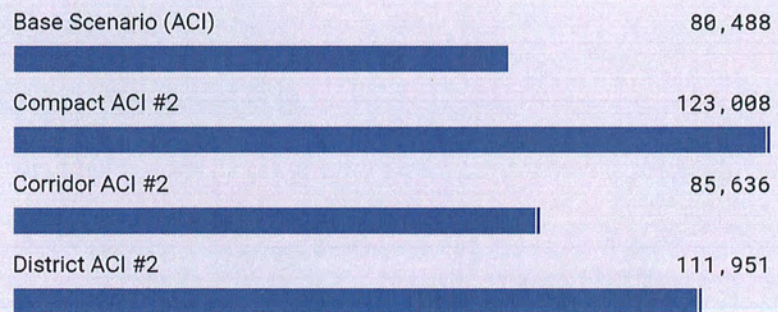
**ACI Results –  
Population**

**KMPO 2040 Population Assumption: 84,943 people**

**Population**

Number of residents

■ Population

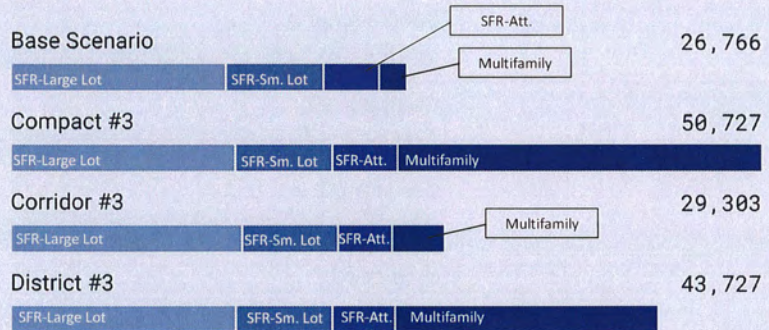


## City Results – Housing

### Housing by Type

Number of dwelling units

- Detached Single-Family, Large Lot
- Detached Single-Family, Small Lot
- Single-Family Attached
- Multifamily

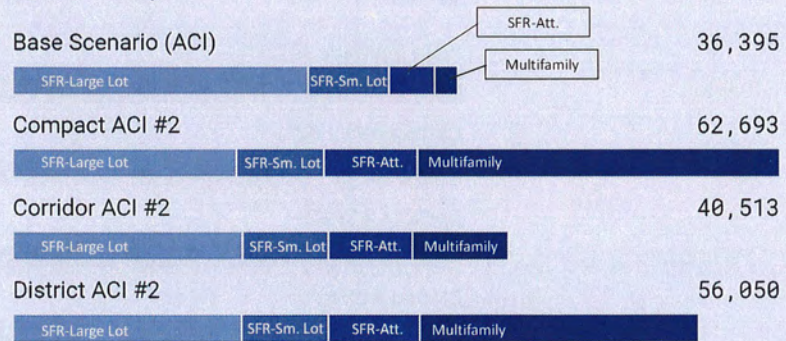


## ACI Results – Housing

### Housing by Type

Number of dwelling units

- Detached Single-Family, Large Lot
- Detached Single-Family, Small Lot
- Single-Family Attached
- Multifamily





## City Results – Jobs

### Jobs by Sector

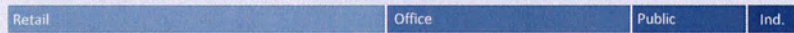
Number of employees

- Retail
- Office
- Public
- Industrial
- Agriculture/Extraction
- Military

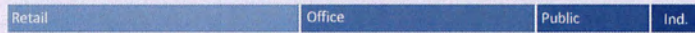
Base Scenario 35,423



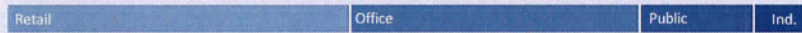
Compact #3 43,562



Corridor #3 38,357



District #3 44,068



## ACI Results – Jobs

### Jobs by Sector

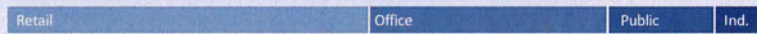
Number of employees

- Retail
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- Public
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- Military

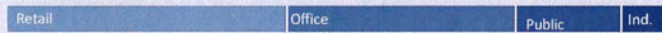
Base Scenario (ACI) 35,423



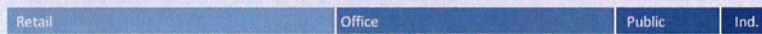
Compact ACI #2 44,960



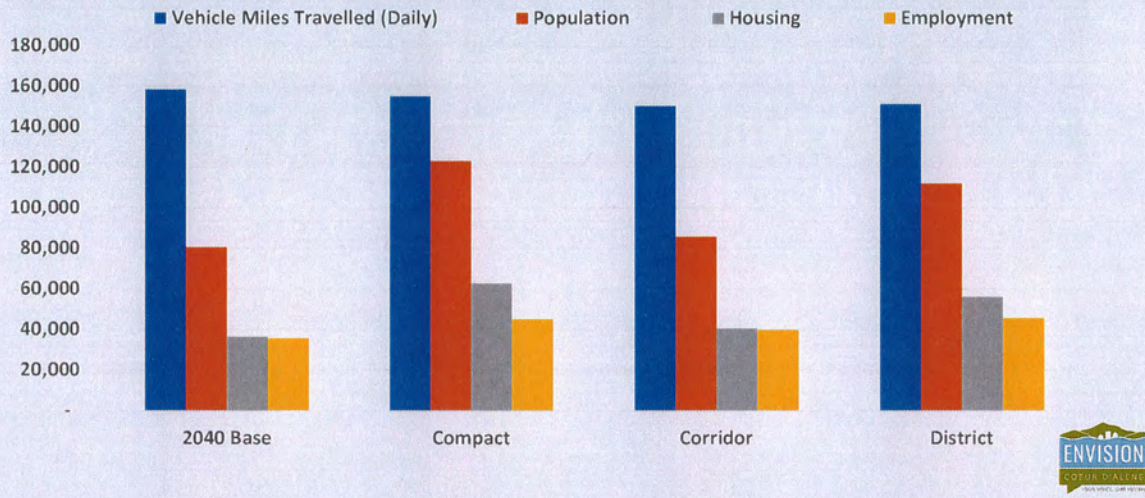
Corridor ACI #2 39,529



District ACI #2 45,466



## Daily VMT Compared to Scenarios (ACI)



## Preliminary Results and Scenario Efficiency

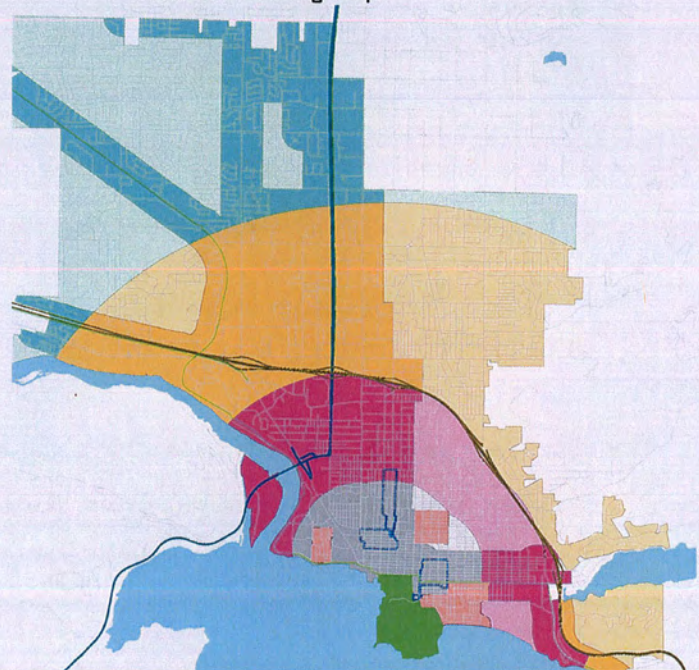
- All scenarios have less travel than the adopted 2040 base model
- The Compact and District scenarios are the most efficient
  - **Compact:** 1.26 miles/day/person and 3.45 miles/day/job
  - **District:** 1.35 miles/day/person and 3.33 miles/day/job
  - **Corridor:** 1.75 miles/day/person and 3.80 miles/day/job
- Compact and District offer the best support multimodal travel
  - Opportunities to increase bicycle infrastructure
  - Opportunities to consider future transit route planning

## Incorporating Coeur Housing

### Integrating Coeur Housing

- Uses “Transect” determination to identify where and what type of infill could occur
- Similar land use pattern as Compact and District Scenarios

Coeur Housing Map



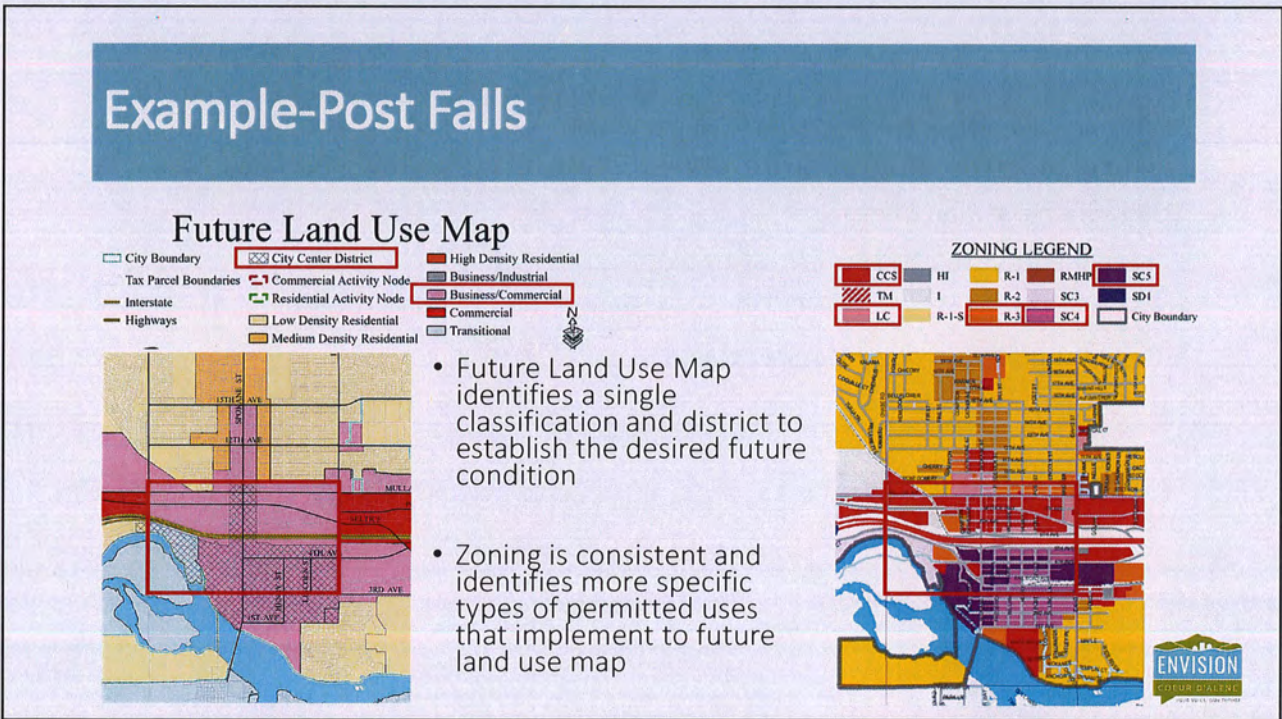
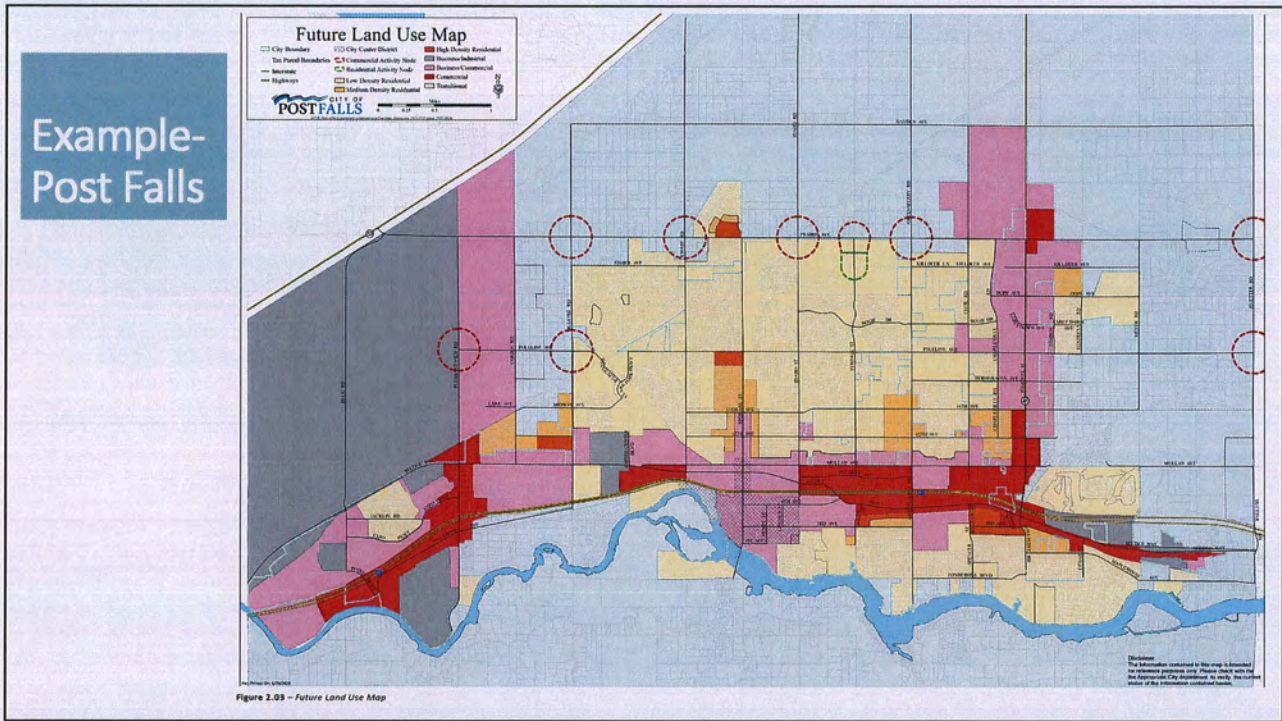
## Draft Comprehensive Plan Map

## What is a Comprehensive Plan Map?

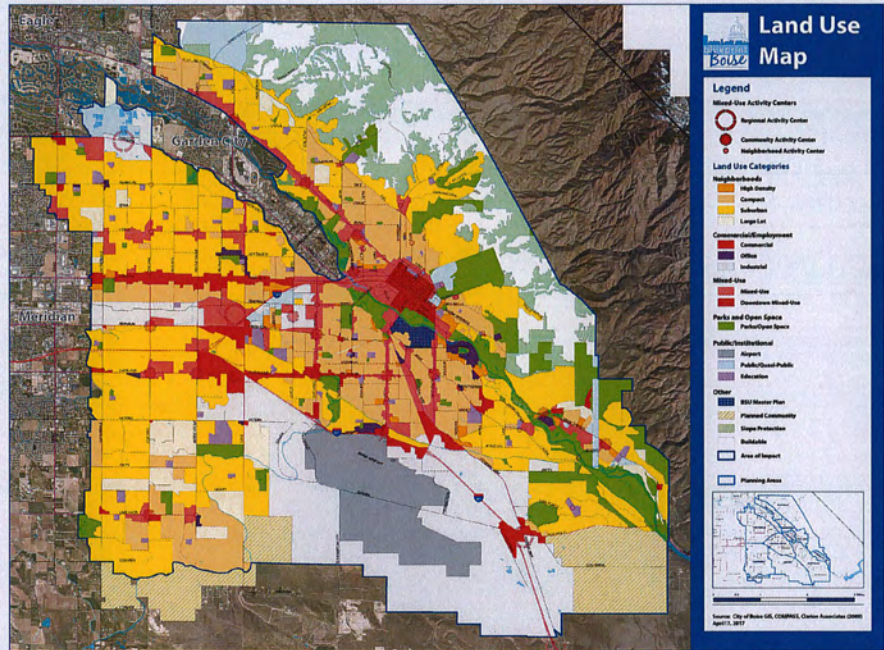
Comprehensive Plan Map:

- Implements vision and growth-related policies
- Identifies general land use classifications within the ACI (Place Types)
- Provides guidance about **future growth**

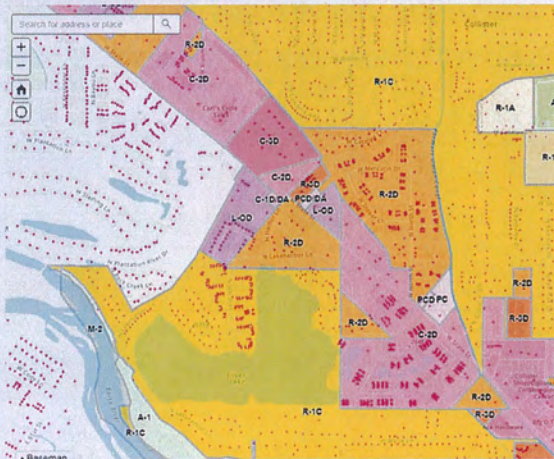
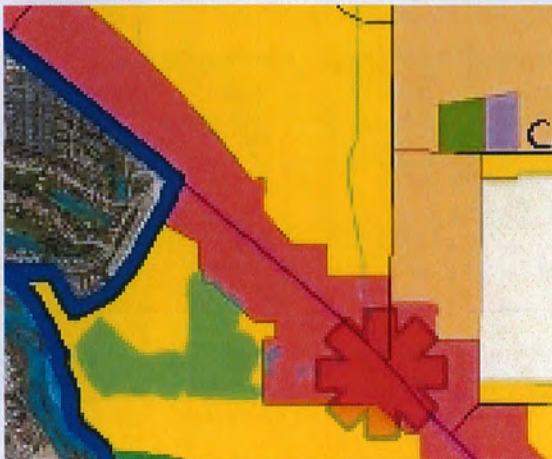




# Example-Boise



# Example-Boise



## Check-In Requested Action/Input

**Decision Point:**

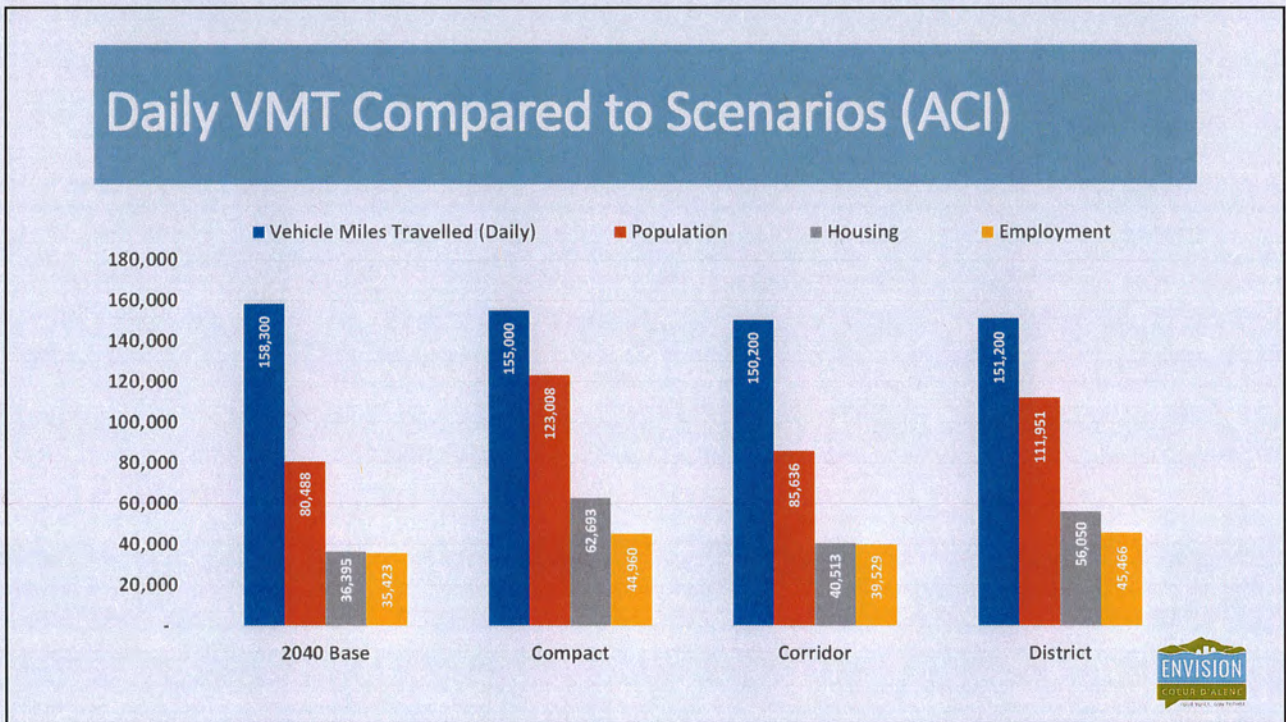
- Request City Council direction to develop the draft land use map using the Compact and District Scenarios as a basis



## Next Steps/Schedule

February	March	April	May/June
Planning Commission (2/23) Draft Land Use Map	Planning Commission Draft Land Use Map  City Council Draft Land Use Map	Planning Commission Draft Plan	City Council Draft Plan Adoption







## 1. SINGLE FAMILY NEIGHBORHOOD



### KEY CHARACTERISTICS

- Large lot neighborhoods with detached homes and yards
- Institutional uses should be mixed in to meet community needs
- Shared open space should be preserved

### TRANSPORTATION

- Neighborhood streets for local access connected by collectors
- Open space and trails should provide pedestrian and bike connections

### COMPATIBLE ZONING

- Residential R-1, R-3, R-5, and R-8



**DENSITY:**  
2-10 DU/AC  
**LOT SIZE:**  
0.12-0.8 AC



**OPEN SPACE:**  
5-15%

### USES

- Primary: Single family residential
- Secondary: Civic uses, neighborhood parks and recreation facilities

### BUILDING TYPES

- 1-2 story detached houses

## 2. COMPACT NEIGHBORHOOD



### KEY CHARACTERISTICS

- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

### TRANSPORTATION

- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

### COMPATIBLE ZONING

- Residential R-12, R-17, and Neighborhood Commercial NC



**DENSITY:**  
10-25 DU/AC  
**LOT SIZE:**  
0.05-0.5 AC



**OPEN SPACE:**  
10-20%

### USES

- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

### BUILDING TYPES

- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

## 3. URBAN NEIGHBORHOOD



### KEY CHARACTERISTICS

- Highly walkable neighborhoods with larger multifamily building types
- Amenities such as green space and parking are typically shared
- Should be well served with civic uses, activity centers, and mixed use districts

### TRANSPORTATION

- Gridded street pattern with alleys and internal streets in building complexes
- Should include high ease-of-use pedestrian and bicycle facilities
- Higher density of collectors and arterials

### COMPATIBLE ZONING

- Residential R-17 and R-34; Commercial C17, C17L, DC; Infill



**DENSITY:**  
25-50 DU/AC  
**LOT SIZE:**  
0.05-0.25 AC



**OPEN SPACE:**  
15-25%

### USES

- Primary: Multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking, office, commercial

### BUILDING TYPES

- Apartments, condominiums, townhomes



## 4. MIXED USE DISTRICT (2-3 STORIES)



### KEY CHARACTERISTICS

- Highly walkable areas where residents can live, work, and play
- An active public realm accommodates residents and visitors
- Ground level commercial and service uses with office and living areas above

### TRANSPORTATION

- Gridded main streets with alleys and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities

### COMPATIBLE ZONING

- Community Commercial CC, C17, and C17L; Neighborhood Commercial NC



**DENSITY:**  
20-30 DU/AC  
0.5-1.5 FAR

**LOT SIZE:**  
Varies



**OPEN SPACE:**  
10-20%

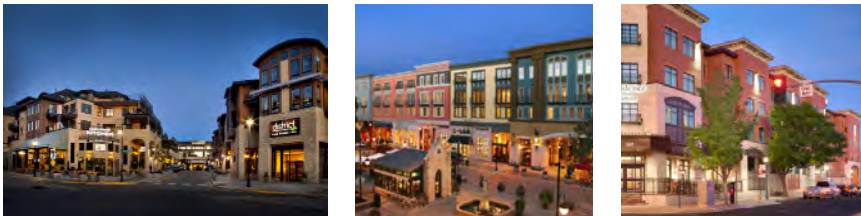
### USES

- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

### BUILDING TYPES

- 2-3 stories, retail and commercial on the ground floor, with residential units above

## 4A. MIXED USE ACTIVITY CENTER (3-5 STORIES)



### KEY CHARACTERISTICS

- Large-scale, highly walkable areas where residents can live, work, and play
- A highly active public realm accommodates residents and visitors
- Ground level commercial and service uses with office and living areas above

### TRANSPORTATION

- Gridded main streets with alleys and mid-block pedestrian connections
- Should include high ease-of-use pedestrian and bicycle facilities
- Design should include public transportation

### COMPATIBLE ZONING

- Commercial C17



**DENSITY:**  
30-50 DU/AC  
0.5-2 FAR

**LOT SIZE:**  
Varies



**OPEN SPACE:**  
10-20%

### USES

- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

### BUILDING TYPES

- 3-5 stories, retail and commercial on the ground floor, with residential units above; or retail, commercial, and residential buildings side by side

## 5. DOWNTOWN



### KEY CHARACTERISTICS

- Dense mixed-use area, highly walkable, where residents can live, work, and play
- An active public realm accommodates residents and visitors
- Amenities are shared and often publicly accessible
- May include tourism uses

### TRANSPORTATION

- Gridded main streets with alleys and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities

### COMPATIBLE ZONING

- Downtown Core DC



**DENSITY:**  
Varies  
4.0-6.0 FAR

**LOT SIZE:**  
Varies



**OPEN SPACE:**  
10-20%

### USES

- Primary: Retail, commercial, office, hospitality, restaurant, multifamily residential
- Secondary: Civic uses, parking

### BUILDING TYPES

- 8-10 stories, retail and commercial on the ground floor or two, with residential units, office, or hotel above

## 6. RETAIL CENTER / CORRIDOR



### KEY CHARACTERISTICS

- Typically auto-oriented areas that provide goods and services to neighborhoods
- Many are over-parked and not walkable, future conditions should be pedestrian friendly and have a more dense mix of uses
- Should include civic and open spaces for activation and public space

### TRANSPORTATION

- Often located along or at the intersection of major arterials
- Street pattern has more parking to meet commercial needs
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

### COMPATIBLE ZONING

- Commercial C17 and C17L



**DENSITY:**  
0.35-1.5 FAR

**LOT SIZE:**  
Varies



**OPEN SPACE:**  
10-20%

### USES

- Primary: Shopping centers, hotels/motels, car sales, restaurants, entertainment, office
- Secondary: Open space and parking

### BUILDING TYPES

- 1-3 stories, strip malls, walking malls, box stores, small format stores, or walkable Main Streets

## 7. EMPLOYMENT CENTER



### KEY CHARACTERISTICS

- Typically auto-oriented areas that provide jobs and services to the city
- Many are over-parked and not walkable, future conditions should be pedestrian friendly and have more uses including housing and retail
- Should include civic and open spaces for activation and public space

### TRANSPORTATION

- Often located along or at the intersection of major arterials
- Varied street pattern often with an internal network and more parking
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

### COMPATIBLE ZONING

- Commercial C17 and C17L; Downtown Commercial DC



**DENSITY:**  
0.15-1.5 FAR

**LOT SIZE:**  
Varies



**OPEN SPACE:**  
15-25%

### USES

- Primary: Office, campus, research, retail, warehousing, hotels/motels, manufacturing
- Secondary: Open space, parking, and dining

### BUILDING TYPES

- 1-4 stories, varied types based on use, typically larger massing

## 8. NEIGHBORHOOD CENTER



### KEY CHARACTERISTICS

- Small scale, walkable areas that provide goods and services to a neighborhood
- Provides a compact mix of uses, primarily local commercial and retail
- Should include an active public realm during peak hours

### TRANSPORTATION

- Gridded local or main streets should provide easy neighborhood access
- On-street parking should be provided to limit large lots
- Access should include pedestrian and bicycle facilities

### COMPATIBLE ZONING

- Community Commercial CC and Neighborhood Commercial NC



**DENSITY:**  
0.5-1.5 FAR

**LOT SIZE:**  
Varies



**OPEN SPACE:**  
5-15%

### USES

- Primary: Dining, offices, small-scale retail, live-work
- Secondary: Parking, residential

### BUILDING TYPES

- 1-2 story detached buildings

## 9. GENERAL INDUSTRIAL



### KEY CHARACTERISTICS

- Concentrated areas employment areas that create goods and services
- Provides a mix of indoor industrial uses separated from residential areas
- Should include smaller secondary uses such as dining, office, or commercial

### TRANSPORTATION

- Located along or near major transportation corridors
- Varied street pattern with more parking to meet commercial needs
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

### COMPATIBLE ZONING

- Light Manufacturing LM and Manufacturing M



**DENSITY:**  
0.15-1.5 FAR



**OPEN SPACE:**  
10-15%



**LOT SIZE:**  
Varies

### USES

- Primary: Manufacturing, warehousing, storage, industrial parks, automotive repair, and similar
- Secondary: Parking, dining, office, and commercial

### BUILDING TYPES

- 1-2 story large footprint buildings with varied forms

### ASSOCIATED CHANGES

- Would include some uses currently in "Employment"

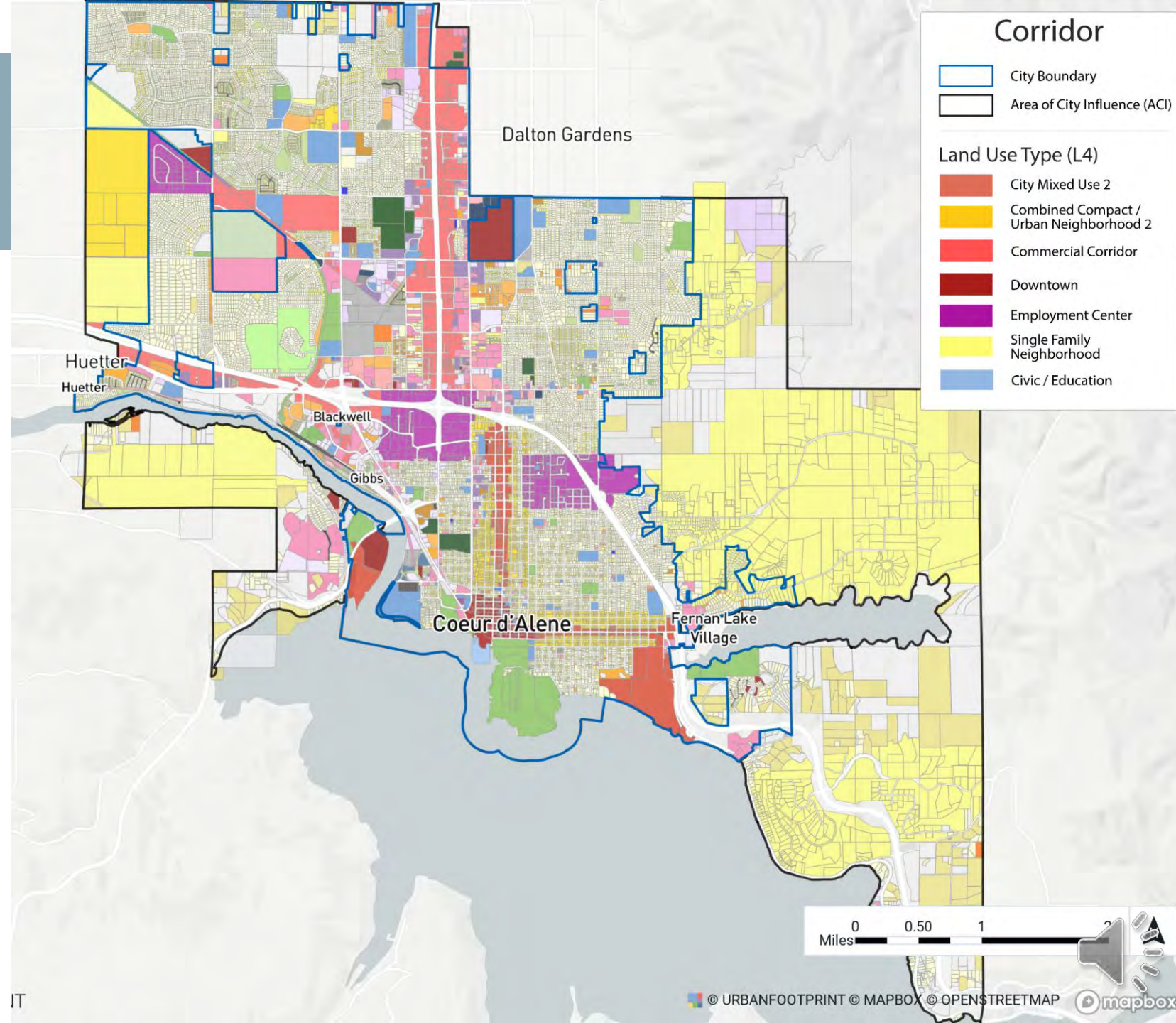


# Scenarios



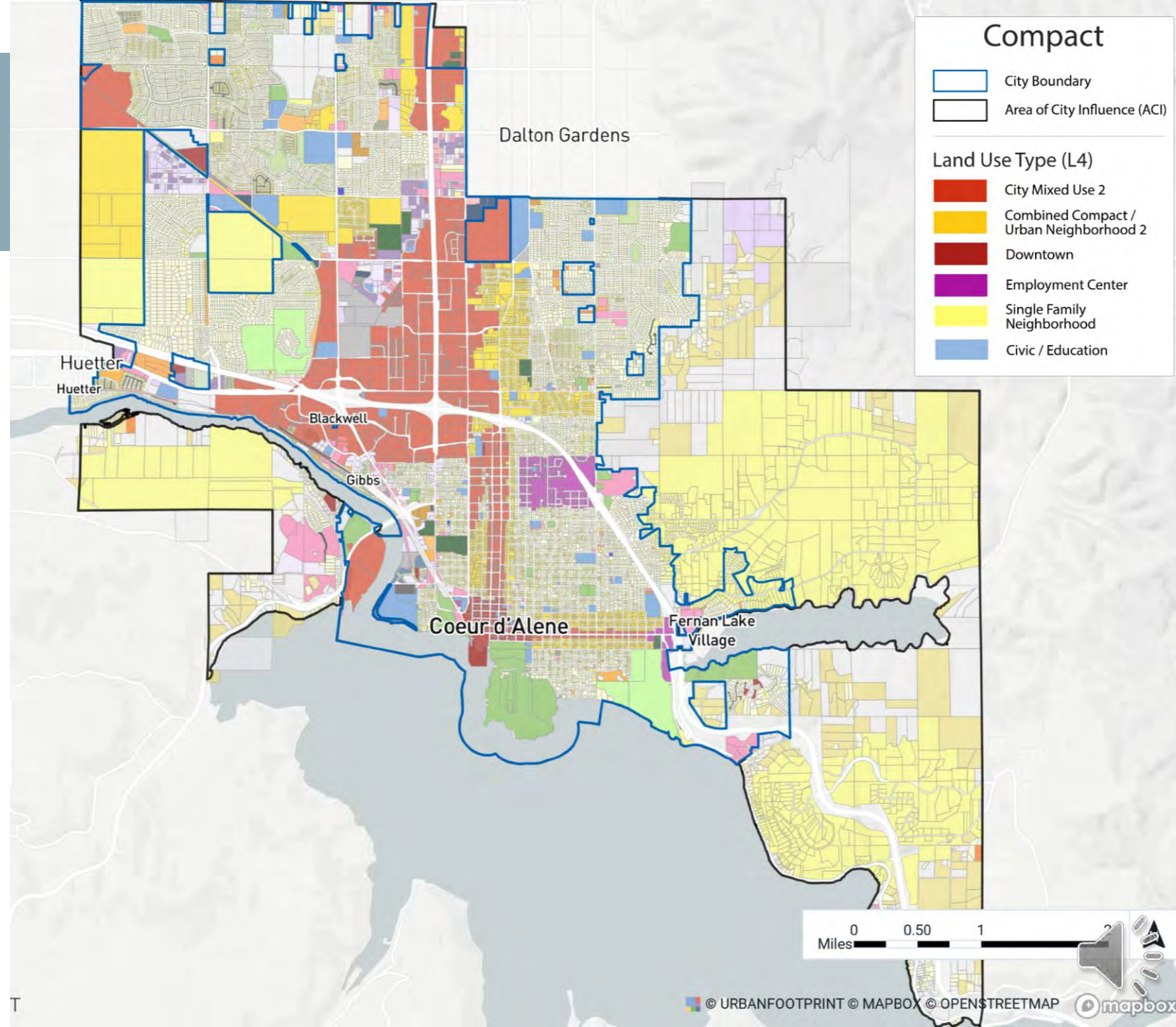
# Corridor

- Focuses future growth along major highway and road corridors



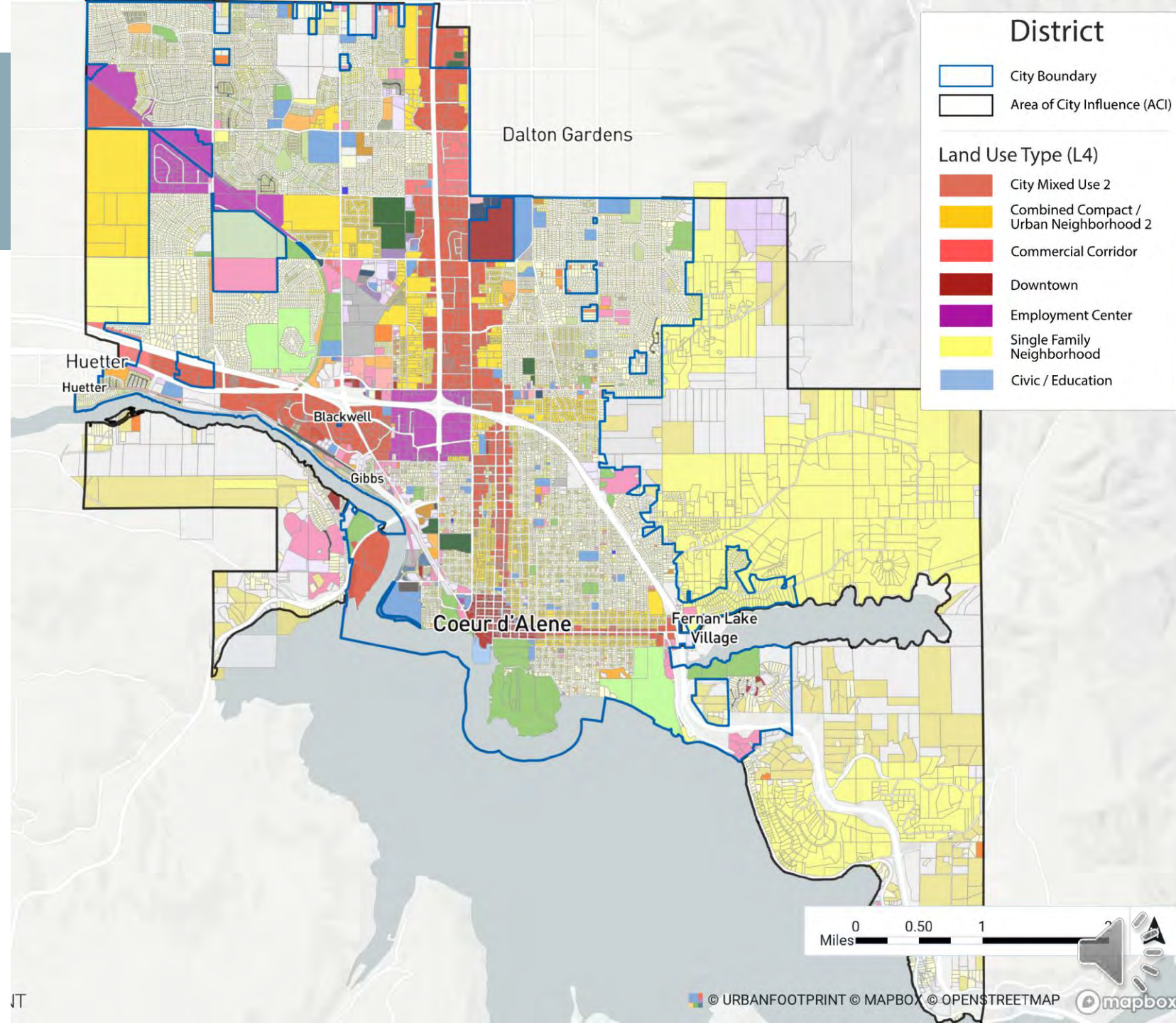
# Compact

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas



# District

- Locates jobs and housing in concentrated areas (e.g. districts) around the city to provide a mix of uses, including housing and retail







# Envision Coeur d'Alene Outline

## ACKNOWLEDGEMENTS

**City Council**

**Planning Commission**

**CDA 2030 Executive Team**

**Project Team:**

- **City of Coeur d' Alene**
- **CDA 2030**

**Consultants**

**Volunteer Assemblies:**

- **Community Advisory Committee (CAC)**
- **Focus Groups:**
  - **Community and Identity**
  - **Education & Learning**
  - **Environment & Recreation**
  - **Growth & Development**
  - **Health & Safety**
  - **Jobs & Economy**

LETTER FROM THE MAYOR

EXECUTIVE SUMMARY

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LIST OF ACRONYMS

PLANS ADOPTED BY REFERENCE

## **PART I: PLAN BACKGROUND AND ORGANIZATION**

**A partnership between the City and CDA 2030**

**History of Comprehensive Planning in Coeur d'Alene**

**Comprehensive Planning in Idaho**

*Table showing Statewide Requirements and its relationship to Envision CDA*

**Developing the plan's foundation**

*Description of public involvement*

## **PART II: ABOUT COEUR D'ALENE**

Community history demographics

Economics and competitive market position

Land use and neighborhood context

## **Part III: ENVISION COEUR D'ALENE**

**The Vision**

**Guiding Principles:**

- **Community and Identity**
  - *Goals and Objectives*
- **Education & Learning**
  - *Goals and Objectives*
- **Environment & Recreation**
  - *Goals and Objectives*
- **Growth & Development**
  - *Goals and Objectives*
- **Health & Safety**
  - *Goals and Objectives*
- **Jobs & Economy**
  - *Goals and Objectives*

## **Part IV: LAND USE AND DESIGN**

**Background**

**Areas of stability and change:**

*Existing density maps (heat maps)*

*Vacant lands/Land to Improvement Value Map*

**Place Types**

*Generalized land use classifications and their relationship to existing zoning*

**Scenario and alternatives development/Transportation impacts**

**Land use map**

**Special Areas:**

**Introduction**

*Map of Special Areas*

### **Subarea and Corridor Plans:**

- *Atlas Waterfront*
- *Education Corridor*
- *Healthcare URD District*
- *East Sherman Revitalization*

### **Infill Design Standards:**

- *Downtown Core*
- *Downtown North (DO-N), East (DO-E), and Midtown (MO)*
- *Accessory Dwelling Units (ADU)*
- *Coeur Housing*

### **Recreation and Natural Areas:**

- *Spokane Valley/Rathdrum Prairie Aquifer*
- *Shorelines*
- *Coeur d'Alene Lake/Spokane River*
- *Urban Forest*
- *Views & Vistas*
- *Hillsides*
- *Tubbs Hill Management Plan*

## **IMPLEMENTATION STEPS (APPENDIX "A")**

*Table identifying Principles, Goals, and Actions with Lead and Supporting Partner(s) that include general timing and tracking*