



Coeur d'Alene
Comprehensive Plan
(2007-2027)



Coeur d'Alene Comprehensive Plan (2007-2027)

City of Coeur d'Alene

Preface

Our Comprehensive Plan was developed as a guide for future development within Coeur d'Alene. We would like to thank members of our City Council, Planning Commission, volunteers, citizens, and staff for their contributions and help in developing this plan to make Coeur d'Alene a "City of Excellence."



Maps and Illustrations

State Context:	8
Area Context:	9
Special Areas:	26+
Land Use:	39+
Bikeways:	90
Parks & Open Space:	91
Transportation Network:	92

Inside This Plan

Coeur d'Alene: Vision Statement	4
Comprehensive Plan: Purpose and Intent	5
This is Coeur d'Alene Today: 2007	6
This is Coeur d'Alene Tomorrow: 2007-2027	7
Goals and Objectives: Introduction	10
Goal #1 - Natural Environment	11
Goal #2 - Economic Environment	15
Goal #3 - Home Environment	17
Goal #4 - Administrative Environment	21
Special Areas	24-37
Land Use	38-71
Property Rights	72
Required Components	73
Implementation	74
Closing Statement	75
Appendices	76-85
Definitions	86-89
Acknowledgements	93



This symbol will be followed by a website address where additional information can be located online.

Coeur d'Alene: City of Excellence

Vision Statement

Our vision of Coeur d'Alene is of a beautiful, safe city that promotes a high quality of life and sound economy through excellence in government.

Our Vision Statement is the premise on which the Comprehensive Plan was created. This declaration is the guiding statement for all city planning and decision-making. By looking at where we want to be in the near future, setting goals to achieve that end, and then striving to reach those goals, our community will continue to inspire the public participation needed to refine and enhance that for which we have planned.



Fort Sherman playground



3rd Street public marina

The city seeks to accomplish its vision by:

- Establishing standards and services that promote quality of life and facilitate commerce
- Organizing resources to accomplish goals
- Facilitating communication to promote unity and involvement

The city strives to realize this vision in a manner that is:

- Responsive
- Efficient
- Consistent
- Receptive
- Ethical

Comprehensive Plan: Purpose and Intent

Our Comprehensive Plan

Our comprehensive plan has been compiled from the goals of Coeur d'Alene's citizens. They have made their ideas known through the city's many committees, boards, neighborhood and business groups, city departments and, ultimately, the Coeur d'Alene City Council.

It is designed to guide the physical growth of Coeur d'Alene to the year 2027. During this time, it serves as a long-range vision of what we want our city to become, as a tool for making decisions about how the vision should be fulfilled, and as a program of action for reaching our stated objectives. As a long-range vision, our plan sets forth the values we seek to realize as the city progresses and binds those values to physical development and the shaping of community. It also presents a framework of goals and objectives, policies and methods, and includes maps for making decisions regarding land use development issues. This document serves as a visionary guide and acts as a basis for future ordinances enforceable by law.

Idaho Code requires all cities to establish comprehensive plans and to update them at least every seven years. Like all cities' plans, Coeur d'Alene's is, in some areas, an update and, in others, a consideration of new issues that have arisen since the previous plan was completed in 1995.

This Comprehensive Plan, by code and design, is to provide the broad vision for the city, so it is relatively general. For reference, more detail can be found in council approved specific committee and department plans. The list of plans can be found online by following the link listed at the bottom left side of this page.



Curvilinear streets in a neighborhood



Planting a tree



City beautification effort



Pedestrian & bicycle friendly paths



Girl Scouts adopting a street



Playground in neighborhood



Coeur d'Alene looking southeast



www.cdaid.org/plans.html

This is Coeur d'Alene Today: 2007

The City of Coeur d'Alene is a growing, maturing, vibrant community that treasures its rich history in its buildings, streets, and neighborhoods.

We have a downtown core that is the hub of activity in Coeur d'Alene with events that span a wide range of interests from the Ironman triathlon to Art on the Green.

There are major construction projects ongoing for people to move downtown to return to an urban lifestyle; all the while, a resurgence of many existing neighborhoods is underway with a variety of housing styles being built to meet the needs of changing demographics.

Planning for an expanded education industry is beginning. When completed, an education corridor will transform a part of Coeur d'Alene both geographically and socially.

This is Coeur d'Alene today – we welcome the future by decisions made today and we will grow with enthusiasm while preserving our heritage.



Independence Point park



Clark's clock downtown



Centennial Trail along Coeur d'Alene Lake Drive



Fort Sherman playground

Inside Coeur d'Alene Today Quick Facts:

2007 Est. Population	44,073
Annual Growth Rate	2.0—3.0%
City Area	15.9 sq. miles
Full Time City Staff	342
Park Area	468.9 acres
Publicly Owned & Accessible Shoreline	2.4 miles
Streets	240 miles
Bike Trails	27 miles

For additional detail please see appendices.

Special Points of Interest

- Coeur d'Alene residents enjoy four distinct seasons throughout the year. The region receives an average annual rainfall of 26 inches (which includes an average annual snowfall of 50 inches) and consists of approximately 142 sunny days. There are approximately 120 frost free days in Kootenai County, with the last frost ending mid-May and the first beginning mid-September.
- The new public library is a 38,500 sq. ft., two-level facility that includes a 250-seat community room and wireless hot spots throughout. The main level includes a deck that will overlook McEuen Field and Lake Coeur d'Alene.

This is Coeur d'Alene Tomorrow: 2007-2027

The final decision on all city policies and operations is made by the City Council. The initial steps, however, usually start with citizen groups, neighborhood associations, or individuals. The City Council and staff are always open to citizens' recommendations, comments, and issues, and through the city's boards, commissions, and committees, which can be found online through the link listed at the lower left corner.

These boards, commissions, and committees are comprised of volunteer citizens who make recommendations to the City Council. They hold public meetings on many issues. After considering these issues, they may make rulings (subject to Council oversight), as in the Planning and Zoning Commission, or recommendations to the City Council.

We must work together to obtain excellence in our built environment and to protect our natural environment. We will strive to enhance our economy to ensure a viable and attractive market.



Coeur d'Alene from above looking at Tubbs Hill

The community is our greatest asset. We must make every effort to provide quality neighborhoods, and to protect existing neighborhoods, for our generation and many more to come. Our future holds dynamic change, and the city is planning for land use patterns to ensure growth occurs in a compatible and responsible manner consistent with historical character and lake location.

Our goal is to provide our citizens with an exceptional quality of life that can be found only in Coeur d'Alene.



Pedestrian & bicycle friendly path

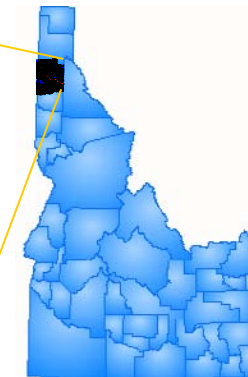
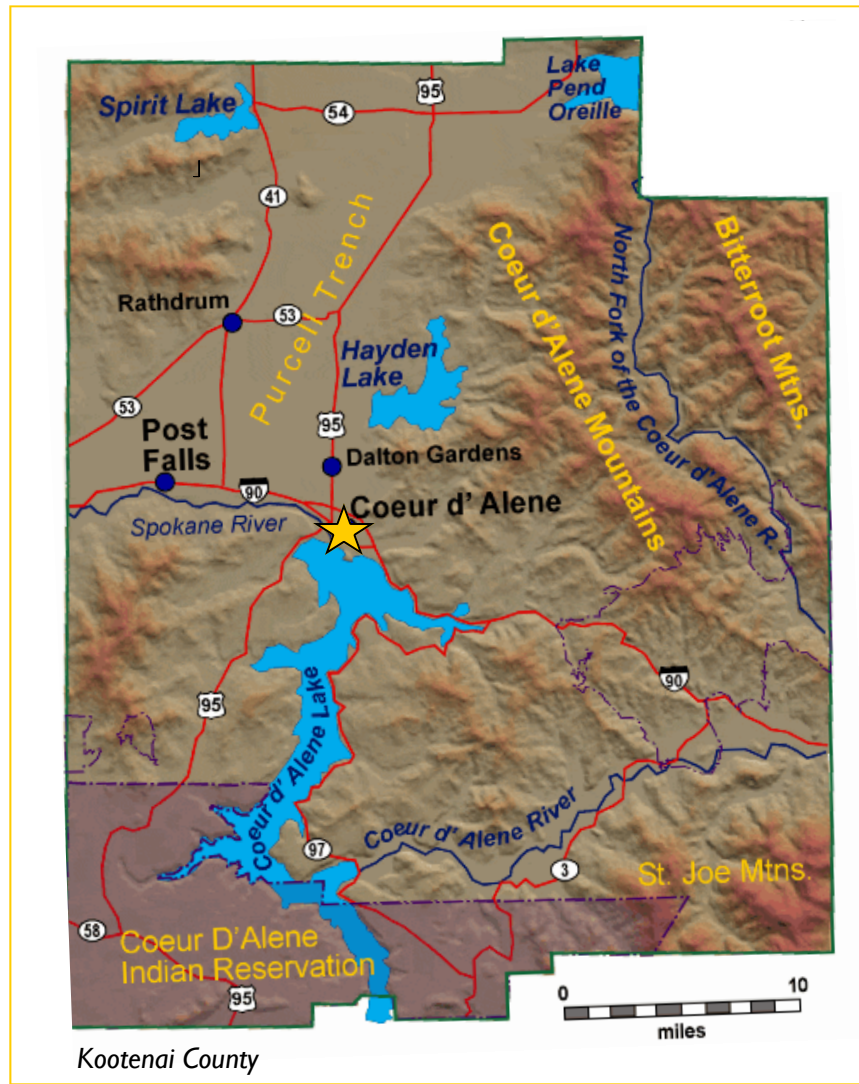
Inside Coeur d'Alene Tomorrow Quick Facts:

2027 Est. Population	64,138
Est. Annual Growth	2.0—3.0%
City Area	16.9 sq. miles
Full Time City Staff	406
Park Area	618 acres
Publicly Owned & Accessible Shoreline	2.8 miles
Streets	275 miles
Bike Trails	63 miles

Special Point of Interest

- The 109,000 square-foot, Ray and Joan Kroc Corps Community Center will include, among other features: a Salvation Army Chapel/Small Theater, an aquatic center, a multi-activity gym, an exercise area with elevated track, community spaces, a teen center, and a child care area. The center will be located just off Interstate 90 and Highway 95 on the corner of Ramsey and Golf Course roads.

State Context: Location of Coeur d'Alene in Idaho



Idaho State

Special Point of Interest

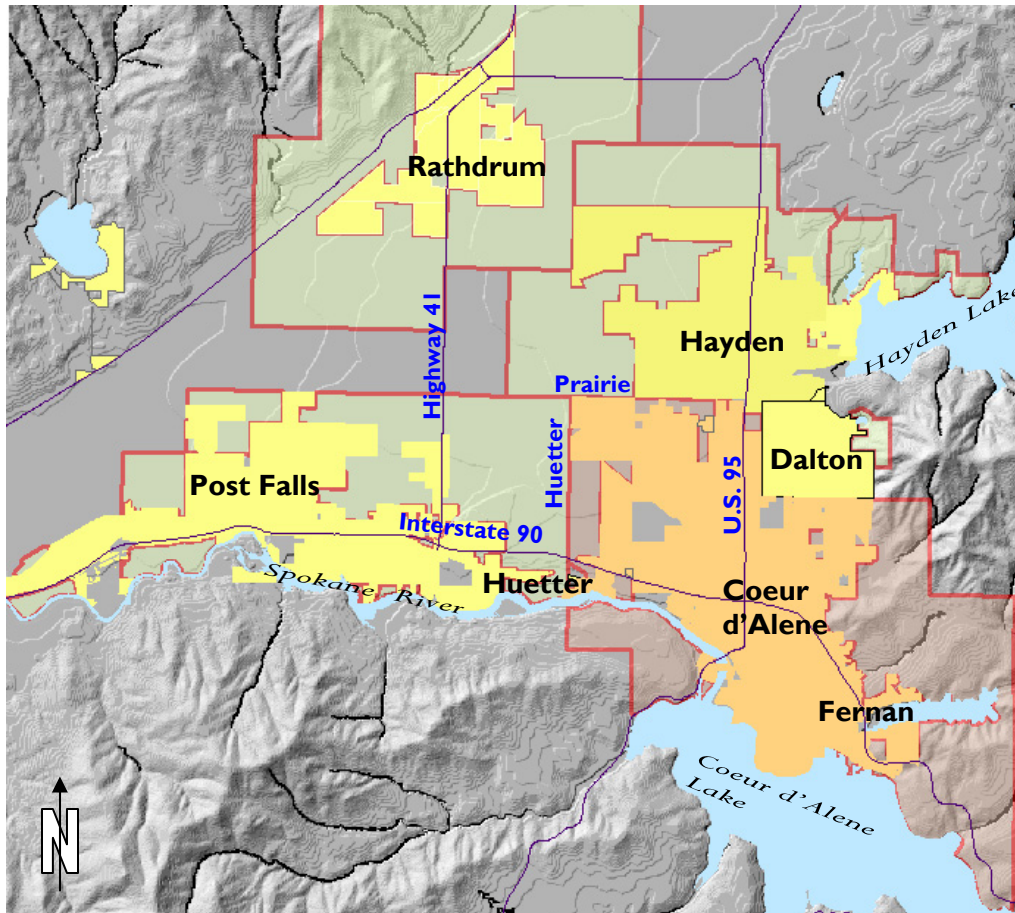
IDAHO STATE FACTS

- Est. Population (2006) - **1,466,465**
- Persons per square mile (2000) - **15.6**
- Idaho has the largest wilderness area, (Frank Church-River of No Return Wilderness Area), the most mountain ranges, and the most miles of whitewater rivers of any of the lower 48 states.

KOOTENAI COUNTY FACTS

- Est. Population (2006) - **131,507**
- Persons per square mile (2000) - **87.3**
- Kootenai County has a total area of 1,316 square miles - 1,245 square miles of it is land and 71 square miles of it is water.

Area Context: Location of Coeur d'Alene and Neighboring Communities



(illustrative only)



Special Point of Interest

The sounds of drums and tribal singing rang out on the shores of Lake Coeur d'Alene at the summer gathering place of the Coeur d'Alene Tribe. Various bands of the tribe would return from their winter travels and meet on what is now the North Idaho College beach to sing, dance, play games and host other Native American tribes in celebration of the start of a new season.* French fur traders named the tribe *Coeur d'Alene*--"heart of an awl"--saying they were the finest traders in the world. The tribe's trade involved year-long trips to the Pacific coast as well as to the Great Plains to exchange goods. They called themselves *Schee chu'umsch*, which, in their native Salish language, means "those who are found here."**

What is now the state of Idaho was explored by Lewis & Clark in 1805-06. In April 1878, Colonel Henry Clay Merriam with a detachment of cavalry, arrived at the mouth of the Spokane River. Colonel Merriam built and operated the first sawmill in the area. This mill was used to cut the lumber for the 80 buildings of Fort Coeur d'Alene plus the timbers needed to build "Amelia Wheaton," the first steamboat on Lake Coeur d'Alene. This steamer was used for many years to transport firewood and hay for the fort. Later, steamers named "The Coeur d'Alene," the "General Sherman," and most famous the "Georgie Oakes," hauled ore from the Coeur d'Alene mining district to Coeur d'Alene. The silver, lead, and zinc ores were loaded onto the steamers near the Cataldo Mission and transported to railcars in Coeur d'Alene.

In 1887, Fort Coeur d'Alene's name was changed to Fort Sherman, in honor of General William T. Sherman. North Idaho College and the historic Fort Grounds neighborhood now occupy the former Fort Sherman grounds. By 1888, 1,000 people lived in Coeur d'Alene, and by 1910, the population reached 8,000. In what is perhaps the first recorded city code enforcement action following the "long and hard" winter of 1896-97, the citizens found the stench of pig pens, cow barns, and other out buildings to be unbearable. Public wrath was directed to the City Council, forcing them to take drastic measures to abate the problem.

In 1892, the Coeur d'Alene Press was established by Joseph T. Scott. It was published as a weekly newspaper until 1910 and has since been published daily.

*Excerpt from NIC website **Excerpt from Coeur d'Alene Tribe website

Goals & Objectives: Introduction

The Goals and Objectives of this Comprehensive Plan represent the overall direction envisioned for Coeur d'Alene over the next twenty years. There are four areas of emphasis in our Goals: the Natural, Economic, Home, and Administrative environments of our community. Following each goal are objectives which state specific actions and values essential to achieve those goals.

The goals and objectives must be comprehensive in their scope, yet as specific as possible in direction, and they must reflect the needs and desires of the residents of the community. The plan implementation, by necessity, will be through the legal entity of the city; but the spirit of those actions will be through individuals, neighborhoods, clubs, committees, and organizations that comprise the City of Coeur d'Alene.

Our goals will prepare the city for growth, protect character, provide a reliable basis for public and private investment, and guide our city through the early twenty-first century.



Coeur d'Alene looking northeast

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and encourages economic growth.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management in city government.

Goal #1- Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

The City of Coeur d'Alene is located on the northern end of Lake Coeur d'Alene. The lake is fed principally by the St. Joe and Coeur d'Alene rivers and is drained by the Spokane River. Our domestic water is obtained from deep wells in the Spokane Valley-Rathdrum Prairie Aquifer, a huge underground reservoir of high quality, known for its abundant quantity of water. Our air quality is generally very good. Inversions are normally scoured out of the area by prevailing southwest winds. The foothills of the Bitterroot Mountain Range lie to the east of the city. Coeur d'Alene National Forest lands lie to the east and south of the city and are visible from most areas. The city itself has been designated a "Tree City USA" as a result of the management of our urban forest. Year-round outdoor recreational opportunities that utilize our natural surroundings are available regionally and locally. Scenic views and vistas are an abundant, important asset to our community and are highly prized by residents and tourists alike. They are a silent economic driver that provide unique charm, build civic pride, and reinforce our quality of life.



Visual open space—lake and mountains

Goal #1- Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through:



Spokane River

Objective 1.01

Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.



Downtown shore

Objective 1.04

Waterfront Development:

Provide strict protective requirements for all public and private waterfront developments.



Spokane River and Lake Coeur d'Alene

Objective 1.02

Water Quality:

Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.



Bellerive boardwalk

Objective 1.05

Vistas:

Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d'Alene unique.



West shoreline

Objective 1.03

Waterfront Development:

Encourage public and private development to incorporate and provide ample public access, both physical and visual, to the lakes and rivers.



Preserved native tree cover

Objective 1.06

Urban Forests:

Enforce minimal tree removal, substantial tree replacement, and suppress topping trees for new and existing development.



Goal #1- Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through:



Government Way median

Objective 1.07

Urban Forests:

Restrict tree removal in city rights-of-way and increase tree planting in additional rights-of-way.

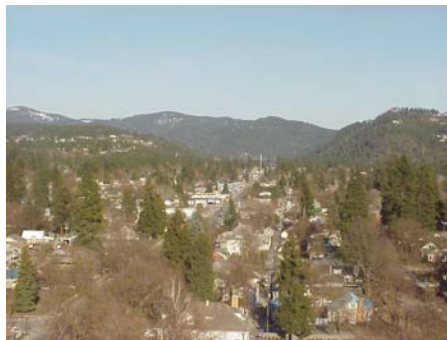


Hillsides surrounding Lake Fernan

Objective 1.10

Hillside Protection:

Protect the natural and topographic character, identity, and aesthetic quality of hillsides.



Native conifer tree cover

Objective 1.08

Forests & Natural Habitats:

Preserve native tree cover and natural vegetative cover as the city's dominant characteristic.



Sidewalks & street trees on a private drive

Objective 1.11

Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.



Yap-Keehn-Um Beach at North Idaho College

Objective 1.09

Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.



Harrison Avenue infill housing

Objective 1.12

Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Goal #1- Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through:

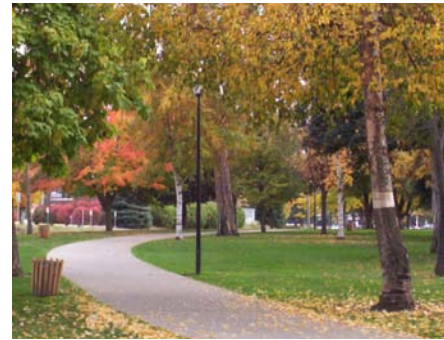


Visual open space & park space

Objective 1.13

Open Space:

Encourage all participants to make open space a priority with every development and annexation.



Bicycle & pedestrian friendly open space

Objective 1.16

Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trail systems.



Natural open space

Objective 1.14

Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.



FEMA flood plain along Nettleton Gulch Creek

Objective 1.17

Hazardous Areas:

Areas susceptible to hazardous conditions (e.g. flooding, landslides, earthquakes, etc.) should be left in a natural state unless impacts are mitigated.



Best Hill

Objective 1.15

Natural Terrain:

Wherever possible, the natural terrain, drainage, and vegetation should be preserved with superior examples featured within parks and open spaces.



Stars at night

(photo: www.darksky.org)

Objective 1.18

Night Sky:

Minimize glare, obtrusive light, and artificial sky glow by limiting outdoor lighting that is misdirected, excessive, or unnecessary.

Goal #2– Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

The economic base of Coeur d'Alene has changed during the last planning period, and that transformation will continue.

Historically our economy was based on the forest products and mining industries with the headquarters of two large mining companies located in Coeur d'Alene (Hecla Mining and Coeur d'Alene Mines). The impacts of these industries on the local economy are being overshadowed by the impacts of resort and tourism businesses, expansion of facilities for higher education, and the growing health care industry. The expansion of these, in turn, supports the construction industry.

Coeur d'Alene supports businesses that provide year-round stable jobs with livable wages, including affordable housing, that contribute to the overall economic health of Coeur d'Alene.

Local government supports economic development agencies that recruit industries bringing substantive jobs to Coeur d'Alene and supports Lake City Development Corporation in its efforts to provide infrastructure that makes Coeur d'Alene attractive to new businesses and industry. City government and other agencies should also encourage businesses that are complementary and supportive to health care and education activities while preserving our quality of life.

The City of Coeur d'Alene encourages the provision of parks, natural open space, and recreational and cultural amenities that attract environmentally- and economically-sound employers.



View of Northwest Boulevard looking toward Tubbs Hill

Goal #2– Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth through:



Riverstone

Objective 2.01

Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.



Sherman Avenue

Objective 2.04

Downtown & Neighborhood Service Nodes:

Prioritize a strong, vibrant downtown and compatible neighborhood service nodes throughout the city.



Mc Euen Tower

Objective 2.02

Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.



Walking to work

Objective 2.05

Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.



Coeur d'Alene Mines corporate headquarters

Objective 2.03

Business Enhancement & Urban Renewal:

Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Lake City Development Corporation (LCDC). (www.lcdc.org)



City people

Objective 2.06

Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3- Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Coeur d'Alene contains a mixture of century-old residential neighborhoods near the downtown core and newly constructed neighborhoods in the northern portions of the city.

The older, established neighborhoods of Coeur d'Alene have a charm that makes them unique. To preserve this old neighborhood atmosphere within new neighborhoods, the city continues to refine standards and codes to influence local design.

Coeur d'Alene is obligated to preserve the character and respect the history of the city as seen in the old neighborhoods, while encouraging a diversity of design in our new neighborhoods. The following objectives are a common-sense approach to creating exceptional neighborhood communities in Coeur d'Alene.



Goal #3- Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live through:



Infill development on Garden Avenue

Objective 3.01

Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.



Home with alley access

Objective 3.04

Neighborhoods:

Encourage the formation of active neighborhood associations and advocate their participation in the public process.



Coeur d'Alene & Dalton boundary

Objective 3.02

Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.



Buffered parking

Objective 3.05

Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.



Costco

Objective 3.03

Managed Growth:

Direct development of large chain warehouse ("big box") business outlets to zones that will protect neighborhoods.



Land use transition at alley

Objective 3.06

Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.

Goal #3- Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live through:



Coeur d'Alene Place multi-family neighborhood

Objective 3.07

Neighborhoods:

Emphasize a pedestrian orientation when planning neighborhood preservation and revitalization.



Park Place apartments

Objective 3.10

Affordable & Workforce Housing:

Support efforts to preserve and provide affordable and workforce housing.



Triplex in the Lake Forest neighborhood

Objective 3.08

Housing:

Design new housing areas to meet the city's need for quality neighborhoods for all income and family status categories.



Federal building, downtown

Objective 3.11

Historic Preservation:

Encourage the protection of historic buildings and sites.



Fort Grounds neighborhood

Objective 3.09

Housing:

Establish incentives and proscriptive ordinances to ensure the beauty, safety, and value of our neighborhoods.



Skyway Elementary entrance

Objective 3.12

Education:

Support quality educational facilities throughout the city, from the pre-school through the university level.

Goal #3- Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live through:



Fort Grounds playground entrance

Objective 3.13

Parks:

Support the development, acquisition, and maintenance of property and facilities for current and future use, as described in the Parks Master Plan. (www.cdaid.org)



Skate Park

Objective 3.14

Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.



No Moose Left Behind project by Excel Foundation

Objective 3.15

Arts & Culture:

Support the integration of arts and cultural events in our community consistent with the Arts Master Plan. (www.cdaid.org)



Wastewater treatment plant

Objective 3.16

Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.



Citylink bus

Objective 3.17

Transportation:

Support and encourage efforts to provide public transportation within city limits and nearby areas.



Safe and efficient choices

Objective 3.18

Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Goal #4 - Administrative Environment

Our Comprehensive Plan preserves and enables efficiency and good management.

Administration's Team Leadership Provides Flexibility, Efficiency, and Strategic Planning

Team leadership at the City of Coeur d'Alene provides for fast, flexible, and informed decision-making. Every week, managers from each of the city's departments, along with representation from City Council, discuss current issues, develop strategies for solving problems, and create new initiatives to meet the ongoing and growing demands of the city.

Here's how it works: The City Administrator serves as the principal team leader for the Executive Team. Each week, the Executive Team, consisting of the City Administrator, the Deputy City Administrator, and all of the city's department heads, meets to discuss current issues. Members represent all the services provided to citizens: Administration, Building Services, Legal, City Clerk and Municipal Services, Finance, Fire, Engineering, Human Resources, Library, Parks, Planning, Police, Recreation, Street Maintenance, Wastewater, and Water. Mayor and Council attend these weekly meetings on a rotating basis.

Together, these individuals make decisions about everything including project management responsibilities, growth and planning issues, health care insurance provisions, initiatives for increasing the level of service to citizens, and developing sustainable financial plans. When the team's decisions require City Council approval, the decision is forwarded to the Council in the form of a recommendation.

Created specifically to address new construction and development in the city, the Development Review

Team (DRT), led by the Deputy City Administrator, operates much like the Executive Team. Representatives from involved city departments meet to coordinate the planning of various project phases, to troubleshoot problems before they arise, and search for collective efficiencies.

The strategic planning process is also overseen by the Administration Department. Each year, all city departments, Council Members, and the city's boards, commissions, and committees submit items for long- and short-term projects and programs. At an annual retreat, Mayor and Council review all the submissions and vote to determine how high a priority each item should be considered in the next year's budget process.

STRATEGIC MANAGEMENT CATEGORIES

- EXCELLENT CUSTOMER SERVICE
- HIGHEST QUALITY PRODUCTS & PERFORMANCE
- FINANCIAL MANAGEMENT
- VALUED & MOTIVATED EMPLOYEES
- MEANINGFUL SUSTAINABLE GROWTH
- BUILDING HEALTHY COMMUNITIES



The Kroc Community Center was Awarded to Coeur d'Alene May 1, 2006



Excellent Employees are Recognized



Customer Service Center at City Hall

Goal #4 - Administrative Environment

Our Comprehensive Plan preserves and enables efficiency and good management through:



Coeur d'Alene 2020 planning session

Objective 4.01

City Services:

Make decisions based on the needs and desires of the citizenry.



Park and Ride lot for bicycles and cars

Objective 4.04

Transportation:

Support the Kootenai Metropolitan Planning Organization to enhance public transportation.

(www.kmpo.net)



Coeur d'Alene fire truck

Objective 4.02

City Services:

Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).



Firefighter at work

Objective 4.05

Public Safety:

Provide adequate public safety to our citizens and visitors.



Grant assists Ramsey Park funding

Objective 4.03

Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary).



Public meeting

Objective 4.06

Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision-making process.

Goals & Objectives: Closing Statement

As Coeur d'Alene moves forward to 2027, we are already challenged by rapid growth and change in our community. It is our desire and conviction that the Goals and Objectives of this Comprehensive Plan will help us manage that growth in a way that preserves the high quality of life for all of our citizens.



Tree canopy in fall



Children sledding

Our goals and objectives will be implemented by:

Codes & ordinances - (Existing, revised, or new): It is a priority to keep our code up-to-date by providing rational laws that govern future development.

Operations - (Regular business activities of the city): Day-to-day operations will be guided by department directives and priorities.

Funding - Funding sources will be sought for projects that require support outside the current budget.

Special Areas: Introduction

All communities have areas, both natural and man-made, that are of significant importance and meaning. These areas define the character of the community and its people. They make a statement that these areas have value, which citizens regard as the heart of their community and because of their special value, must be afforded the community's protection.

Coeur d'Alene is fortunate to be surrounded by natural treasures: Lake Coeur d'Alene, Fernan Lake, Tubbs Hill, the shorelines of the lake and the Spokane River, and the hillsides. Residents enjoy public access to Coeur d'Alene National Forest lands on Canfield Mountain. Coeur d'Alene has historic neighborhoods and streets such as the Fort Grounds and Sanders Beach Neighborhoods, Government Way and Sherman Avenue, as well as the Native American heritage of the Coeur d'Alene Tribe as evidenced at Yap-Keehn-Um Beach.

All of these places, and others as well, have been regarded as Coeur d'Alene's treasures by past generations who possessed the forethought to ensure that they would be protected. The current residents of Coeur d'Alene share the values and concerns for the protection and preservation of these treasures.

The following pages will take a closer look at our special areas. A description of each area, policies, methods, and related objectives are defined to help guide future decisions in a responsible manner.



Hillsides



Fort Grounds neighborhood



Midtown



McEuen Park



Tubbs Hill



Shorelines



Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Urban Forest

The City of Coeur d'Alene's forest cover is one of the defining physical characteristics of the city. Native forests of the surrounding hillsides mix and blend with the planted non-native forest of street trees and private tree cover of the central city. Trees increase economic stability by attracting and keeping businesses and shoppers in a community. Mature trees also raise property values by up to 20 percent, according to the American Forestry Association. Protection and enhancement of our forest is particularly important to our community.

Trees not only contribute to the beauty of our city, they provide a multitude of environmental and social benefits. These include, but are not limited to: cooling shade, reduction of the heat island effect, carbon sequestering, reduction of stormwater runoff, erosion prevention, air purification, and noise buffering. Furthermore, trees provide a pleasant atmosphere for social interactions.

Policy:

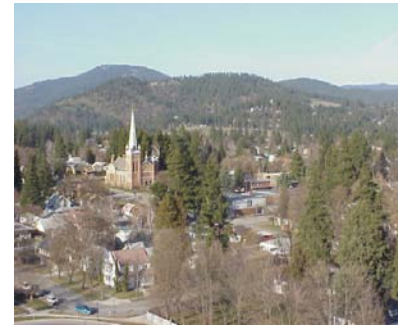
- We will protect and enhance the urban forest.

Methods:

- Monitor the health and beauty of the city's urban forest to maintain our environmental and aesthetic goals.



City's tree cover looking east



Public and private trees downtown



Coeur d'Alene Place trees



Urban forest from Canfield Mountain



Native trees retained in parking lot



Tree canopy in spring

- Encourage development that works in a cooperative fashion to accomplish these public goals.
- Work with land owners, citizens' groups, and governmental agencies to plant and maintain our urban forest.
- Encourage and require, where appropriate, planting of native tree species.
- Encourage the retention of tree cover on private property.

Related Objectives:

- 1.05, 1.06, 1.07, 1.08, 1.15



Special Points of Interest

- Coeur d'Alene has approximately 15,900 street trees.
- Coeur d'Alene has been designated a "Tree City USA" since 1985.

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Spokane-Valley Rathdrum Prairie Aquifer

The Spokane Valley-Rathdrum Prairie Aquifer supplies the entirety of the potable, irrigation, and industrial water for Coeur d'Alene and the surrounding areas, including Spokane and Spokane Valley. The protection of the aquifer is crucial in all long term planning issues for the city.

Policy:

- We will protect its quality and preserve its quantity.

Methods:

- Support and participate in the scientific studies that determine the aquifer's quality and quantity.
- Cooperate with both states' cities and counties, issue-specific individuals, and committees in planning the use of the aquifer.
- Protect quantity by encouraging the use of surface water rights for irrigation purposes.

Related Objectives:

- I.01, I.02

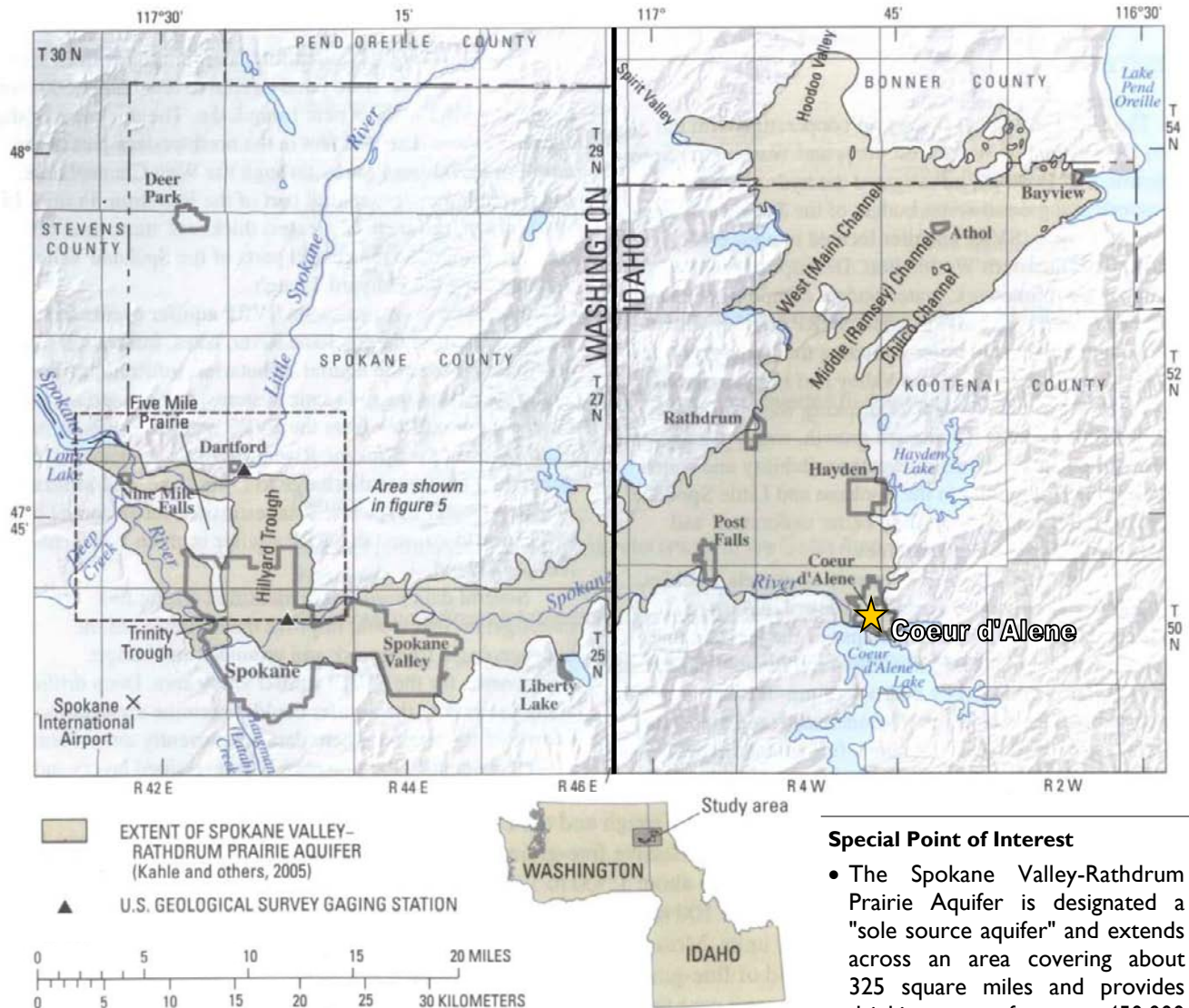


Figure 1. Location of the Spokane Valley-Rathdrum Prairie aquifer, Spokane County, Washington, and Bonner and Kootenai Counties, Idaho.

Source: Kahle, S.C., and Bartelme, J.R., 2007, Hydrogeologic framework and ground-water budget of the Spokane Valley-Rathdrum Prairie Aquifer, Spokane Co., WA and Bonner & Kootenai Cos., ID USGS Scientific Investigations Report 2007-5041, p. 2

Special Point of Interest

- The Spokane Valley-Rathdrum Prairie Aquifer is designated a "sole source aquifer" and extends across an area covering about 325 square miles and provides drinking water for over 450,000 people.

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Shorelines

The City of Coeur d'Alene is known for its shorelines. They are an asset and provide a multitude of benefits. Community pride, economic advantages, transportation, recreation, and tourism are just a few examples of how shorelines affect the use and perception of our city.

Public access to and enhancement of our shorelines is a priority. Shorelines are a positive feature for a community and they must be protected. To ensure preservation, the city has an ordinance that protects, preserves, and enhances our visual resources and public access by establishing limitations and restrictions on specifically defined shoreline property located within city limits.

To increase desired uses and access to this finite resource, the city will provide incentives for enhancement. Efficient use of adjacent land, including mixed use and shared parking where appropriate, are just a few tools we employ to reach this goal.

Policy:

- Make public access to river and lake shorelines a priority.

Methods:

- Shoreline ordinance will govern appropriate development in designated areas.

- Ensure scale, use, and intensity are suitable with location.
- Promote protection and connectivity along shorelines.

Related Objectives:

- 1.01, 1.02, 1.03, 1.04, 1.05, 1.17, 3.14



Coeur d'Alene Lake & Spokane River shorelines



Shoreline



Independence Point



Coeur d'Alene Ironman starting line

Special Point of Interest

- The Coeur d'Alene shoreline, measuring 5.16 miles within city limits, contains 2.36 public shoreline miles.

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Downtown Parks & Open Space

Coeur d'Alene residents and visitors value open space and parks downtown; it is evident in the usage they receive. Abundant opportunities are available across a broad range of interests, and citizens are encouraged to get involved and participate.

Our downtown parks and open space areas are used for a multitude of functions including but not limited to: organized civic events, art, sports, music, swimming, commercial recreation, hiking, leisure strolling, picnics, and social interaction. The pride, tranquility, and attractive charm of these areas appeal to patrons and businesses alike.

The ability to access a multitude of parks and abundant open space in our downtown is available to anyone wishing to enjoy the beauty these spaces possess. The following areas are within walking distance of downtown: East Tubbs Hill Park, Tubbs Hill, McEuen Field, Sherman Avenue Park (privately owned), Veterans Park, the Resort Plaza and Boardwalk (public/private), Independence Point, City Park, and Memorial Field.

Connectivity, availability, maintenance, and programming these spaces are key to their success. Much time and effort is expended to ensure coordination and timing for events. Staff and volunteers are to be

commended for their tireless efforts that allow our parks and open spaces to thrive.

Policy:

- Ensure the vitality, functionality, and beauty of our parks and open spaces.

Methods:

- Recognize the value of publicly-owned space and encourage improvement in accessibility and usability by and for citizens.
- Promote and enhance open space.
- Support recommendations of the Parks Master Plan. (www.cdavid.org)
- Encourage greater use of downtown public space by the community.
- Recognize the value of views and vistas.
- Ensure the replacement of any displaced facilities with equal or better facilities.
- Explore possibilities in creating a community gathering place.
- Link downtown to the waterfront.

Related Objectives:

- 1.05, 1.06, 1.07, 1.08, 1.09, 1.13, 1.15, 1.16, 2.04, 2.05, 3.13, 3.14, 4.06



Veterans Park



Stump art (Raccoons)



City Park plum trees in bloom



Stump art (Bears)



Independence Point

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Downtown Core

Downtown Coeur d'Alene is the historic center of a growing metropolitan area with much of its original turn-of-the-century masonry architecture intact. The downtown core functions as a multi-use center with people living, walking, shopping, running errands, and enjoying restaurants. It is a social center as well, with people strolling, window shopping, meeting friends, and socializing.

Promoting an attractive mixed-use atmosphere, our downtown maintains its unique ambiance while retaining its pedestrian-friendly pathways. Progressive rather than restrictive codes allow flexibility to local and incoming businesses/developers, maintaining and increasing what makes Coeur d'Alene one of the most livable cities in the USA.

Downtown Design Standards:

Following extensive public comment and participation, Coeur d'Alene has adopted an ordinance that controls the height, bulk, and design of buildings located in the Downtown Core (DC) zone district. The purpose of these development regulations is to create a distinct, strong identity for the downtown core, while preserving a civic heart for Coeur d'Alene.

Design Guidelines:

New construction and redevelopment located within this designated area must conform to our Design Guidelines. The purpose of these guidelines is to encourage high intensity, pedestrian-oriented retail, service, and residential use, and to protect public views, while preserving property values and character.

Policy:

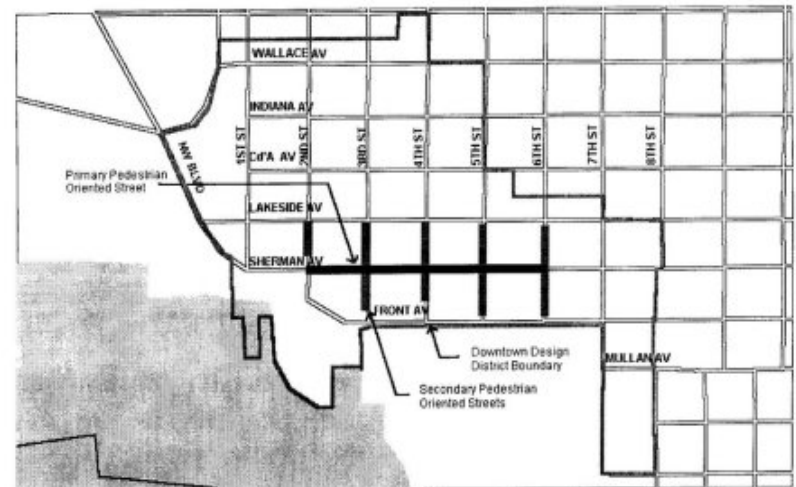
- Promote a strong, vibrant downtown through increased housing, shops, restaurants, cultural, and entertainment opportunities.

Methods:

- We will work in conjunction with the Lake City Development Corporation (LCDC) and apply applicable codes to ensure compatible and appropriate growth.
- Employ downtown development standards and design guidelines.
- Provide structured parking in downtown when opportunity exists.

Related Objectives:

- 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.11, 1.12, 1.13, 1.14, 1.16, 1.18, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3.08, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.17, 4.06



Downtown Coeur d'Alene Core (illustrative only)



Sherman Avenue streetscape

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Infill Overlay Districts

Our infill overlay district code governs how land within these districts is developed. The goal is to encourage infill development while protecting neighborhoods. It is the intent of development standards to encourage a sensitive form of growth and to allow for use that complements the visual character and the nature of our city.

Midtown (MO):

The intent of this district is to create a lively, neighborhood business district with a mixture of uses, including retail, services, and residential. Storefronts would be relatively continuous along the street within the core of the district. Housing would be encouraged both above and behind commercial uses. Traffic calming measures would be applied and there would be an emphasis on creating a streetscape that would offer safety, convenience, and visual appeal to pedestrians.

Downtown North (DO-N):

The intent of this district is to create a link between the downtown core and purely residential areas to the north. Infill development is encouraged, including urban housing, with a height limit that is compatible with lower scaled development.

Downtown East (DO-E):

The intent of this district is to create a link between the downtown core and residential areas to the east by encouraging infill development including urban housing, with a height limit that is compatible with lower scaled development.

Infill Design Standards:

New construction and redevelopment located within these designated areas must conform to our design standards. The purpose of these standards is to encourage high intensity, pedestrian-oriented retail, service, and residential uses, while preserving property values and character.

Policy:

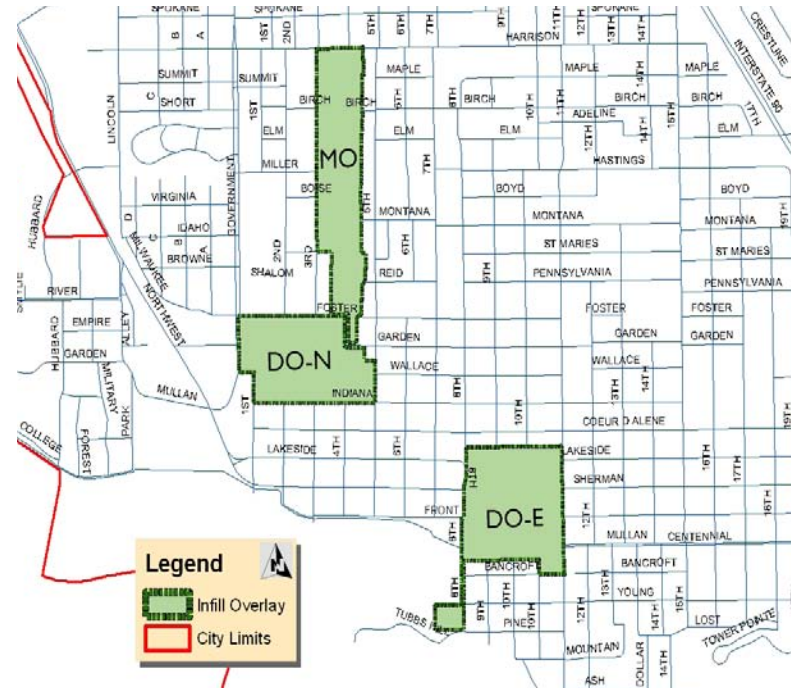
- Encourage infill development while protecting neighborhoods.

Methods:

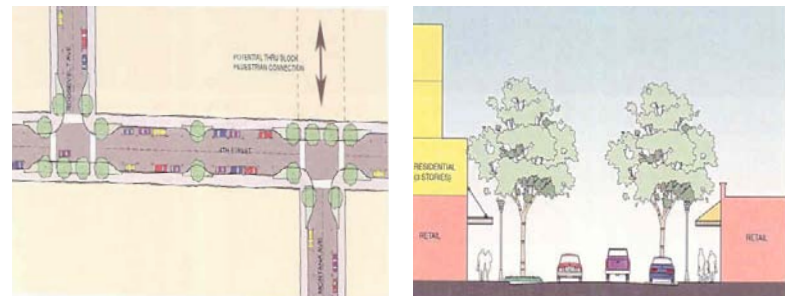
- We will work with the Lake City Development Corporation (LCDC) to plan midtown as a new and innovative urban district that will attract a higher density mix of shops, offices, and residences.
- Support appropriate uses as defined.

Related Objectives:

- 1.06, 1.07, 1.11, 1.12, 1.14, 1.16, 1.18, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3.01, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 4.06



Infill Overlay Districts (MO, DO-N, DO-E) (illustrative only)



LCDC Strategic Plan proposed improvements of 4th Street between Roosevelt and Boise avenues. Visit www.lcdc.org for more information.

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Neighborhoods

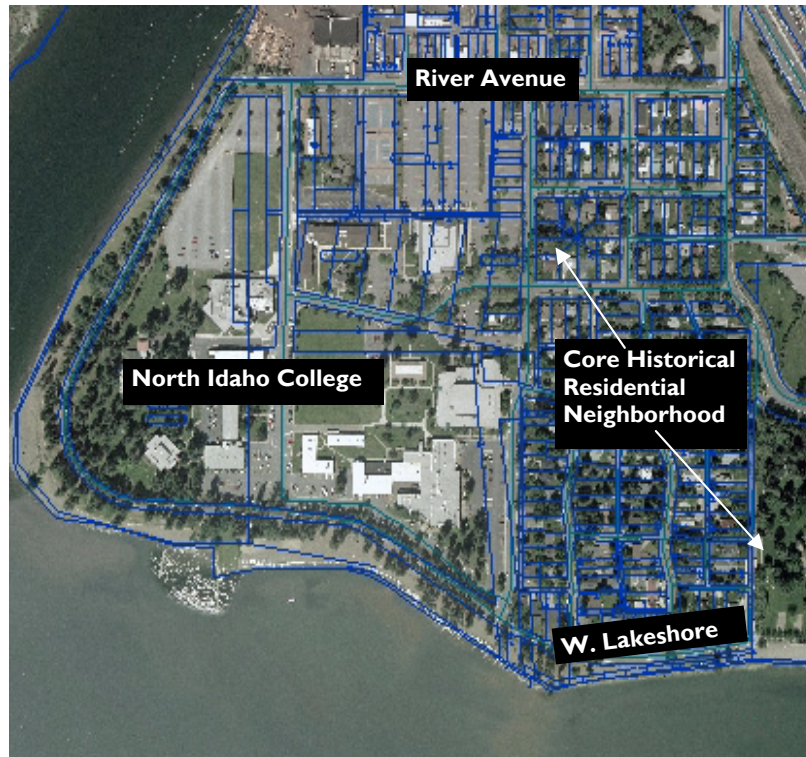
Strong neighborhoods provide an opportunity for citizens to take a proactive role in the planning process and decide how their neighborhoods will move into the future. Coeur d'Alene's most desirable neighborhoods are a function of both physical design and citizen organization and involvement.

Fort Grounds

The Fort Grounds is considered a classic example of where both physical design and citizen action are present.

Nearly 130 years ago, Fort Sherman was established in an area that is now a portion of the Fort Grounds neighborhood. Bounded by Lake Coeur d'Alene, North Idaho College, and City Park, it is the oldest neighborhood in the city and is unique with its mix of historic, architectural, and cultural features. The alleyways, sidewalks, narrow streets, and magnificent trees give it the character of a Norman Rockwell painting.

The Fort Grounds neighborhood is impacted extensively by residents and non-residents alike who enjoy the lake, and civic and cultural events such as Art on the Green, Ironman triathlon, the Fourth of July celebration, and other events that occur throughout the summer months.



NIC & Fort Grounds from above



Park Drive home



Park Drive home

During the next 20-year planning period, this neighborhood will be impacted by extensive development along its borders to the north and east. Careful planning in cooperation with the Fort Grounds Home Owners Association will be necessary to preserve this neighborhood's character and charm.

Policy:

- We will preserve the Fort Grounds as an historic area, park, and campus.

Methods:

- Establish an additional traffic ingress/egress for increased circulation.
- Support the higher education institutes in their existing and planned campuses.

Special Point of Interest

- North Idaho College is located on the site of Fort Sherman. Established in 1878, Fort Sherman was the beginning of a pioneer village that became the City of Coeur d'Alene.

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Neighborhoods (continued)

Existing & Emerging

The City of Coeur d'Alene encourages existing and emerging neighborhoods to join together to form associations. There are many reasons to form an association, some of which include: addressing a particular concern, empowering local residents to achieve a common goal through a unified voice, building community, and improving neighborhood planning methods.

East Mullan Historical Neighborhood

The East Mullan Historical Neighborhood Association is a newly-formed collaboration. This organization is actively working with city staff and elected officials to promote local objectives.

Government Way

The Government Way corridor is defined by the property abutting Government Way from Garden to Harrison avenues. Single family dwellings are prominent in this area, although a cemetery and multi-family units flank the northern portion of the neighborhood.

The most prominent public feature is the treed boulevard, with street trees on either side of the thoroughfare that form a canopy along this special area. The homes located here are post 1900 and most are designed to have alley access for autos, with front



Aerial view of Government Way



Government Way in fall

porches that face the street. Inviting sidewalks and a gentle slope are attractive to pedestrians while helping to calm auto traffic.

New Neighborhoods

Policy:

- We will promote the development of new neighborhoods.

Methods:

The physical design of new neighborhoods should incorporate the following characteristics:

- Neighborhood services, public open spaces, parks, and schools located within a 5-to-10-minute walk connected with pedestrian and bicycle paths.
- Street and site trees including native species.
- A safe, appropriate street system in a network that provides easy access but does not allow rapid or high volume traffic to disrupt the neighborhood.
- Cul-de-sacs and other dead-end streets are discouraged. Where allowed, provide for continuous, non-vehicular connections between streets.
- A variety of housing styles and sizes within a block.
- Neighborhood identity through landscaping, special features, open space, and attention to design quality.

Related Objectives for all Neighborhoods:

- 1.11, 1.12, 1.16, 1.18, 2.05, 2.06, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 4.02, 4.05, 4.06

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Hillside Landmarks

The City of Coeur d'Alene enjoys a rich topography of mountains, hills, rivers, streams, flatlands, and lakes. This terrain frames the setting where we live and recreate. Because some of this rich land surface is often fragile, and because so much of the city's ambiance depends on its health and stability, it must be preserved for the entire community.

The protection of hillsides is particularly important to the community because of their panoramic prominence.

Best Hill, Canfield Mountain, and Tubbs Hill are recognized as unique landmarks for the City of Coeur d'Alene and its neighbors. Lakeview Hill, Blackwell Hill and the slopes above Fernan Lake within our planning area also contribute to the setting and help define our physical image.

Although outside of our planning area, mountains such as Mica Peak, Blossom, Coeur d'Alene Mountain, and Rathdrum Mountain serve as significant backdrops.

As the tallest mountain in the area, Canfield Mountain is highly visible and is the first peak most residents and visitors see as they approach the city from the west. Canfield is an example of a landmark that is under the jurisdiction of several agencies. Coeur d'Alene's influence is over

portions of the lower southwest flank of the mountain.

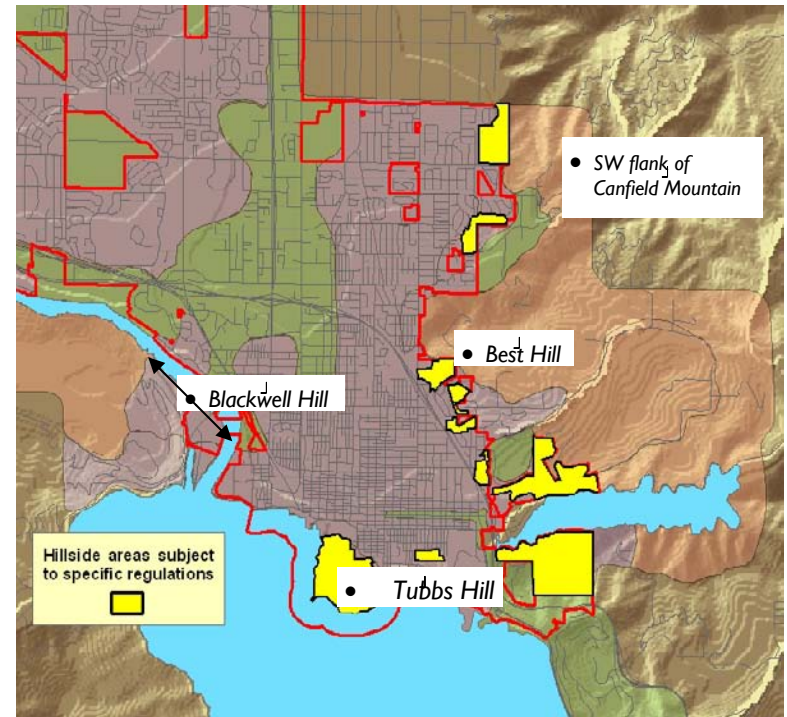
In 2003, the City of Coeur d'Alene enacted the "Hillside Ordinance" to protect the hillsides and preserve the visual asset they represent to the entire community.

Policy:

- We will protect the natural ecology and visual beauty of all hillsides.

Methods:

- Monitor the health and beauty of the city's hillsides to ensure that the Hillside Ordinance is sufficient to maintain our environmental and aesthetic goals.
- Encourage development that works in a cooperative effort to accomplish these public goals
- Work with land owners, citizens' groups, and governmental agencies to acquire additional lands or development rights for use as a city park or open space (also see Parks and Open Space Plan).
- Work with land owners, citizens' groups, and governmental agencies to establish and maintain trails linking the city property to the established US Forest Service recreational trail system.



(illustrative only)

- Encourage jurisdictions with control of hillside landmarks outside of our Area of City Impact (ACI) to protect the mountains' visual quality.

Related Objectives:

- 1.05, 1.08, 1.10, 1.13, 1.15, 1.17, 3.02, 3.13, 3.14

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Hillside Landmarks (continued)

Tubbs Hill:

Tubbs Hill is an historic city asset, preserved from development over the years. It is a unique natural area within the city and offers as great a picturesque and tranquil setting as anyone could hope to find in an urban area. In 1969, Tubbs Hill was dedicated to the people forever.

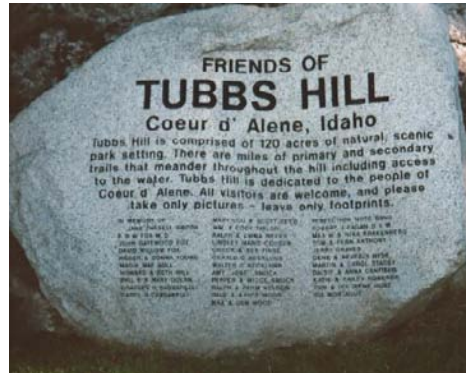
Tubbs Hill consists of 120 acres and is bordered by Lake Coeur d'Alene on the west, south, and east sides. There are several miles of hiking trails on the hill that provide spectacular scenery for everyone to enjoy. A 2.2-mile interpretive trail follows the perimeter of Tubbs Hill.

Policy:

- We will preserve and manage it according to the Tubbs Hill Management Plan.

Methods:

- Limit private ownership to that which now exists.
- Acquire any private land that may be purchased; consider other options to recapture a small, already developed area.
- Maintain it as a natural park, i.e., minimal man-made improvements.
- Keep the trails ecologically safe and sound.



Friends of Tubbs Hill rock



Foot bridge



Summit Trail



Aerial view of Tubbs Hill



Tubbs Hill as a landmark



Tubbs Hill April flowers

Special Point of Interest

- Tubbs Hill shoreline measures 1.7 miles.

Special Areas: Areas of Coeur d'Alene Requiring Unique Planning

Education Corridor

Coeur d'Alene is home to three institutions of higher education: the main campus of North Idaho College (NIC), and branch campuses of the University of Idaho (UI) and Lewis-Clark State College (LCSC). NIC has made its home at the Fort Grounds since it was founded in 1933, and UI and LCSC have been offering classes and services in various locations for many years. In 2002, the City of Coeur d'Alene leased a former restaurant/office building down river from NIC to UI. It is probable that an additional institution, Idaho State University, will also offer programs from this location in the future.

The city recognizes that the continuation and growth of these higher education institutions is crucial for its quality growth. Our vision is that the locations be joined to form an Education Corridor that would extend along Northwest Boulevard and the Spokane River for more than a mile.

Two other entities are currently included in this land mix: the city's Wastewater Treatment Facilities and the DeArmond Lumber Mill, owned and operated by the Stimson Lumber Company. The city's vision is that the treatment facilities remain, but be designed and landscaped to be compatible with a new, more expansive campus.

Policy:

- Working in conjunction with LCDC, NIC, UI, LCSC, and private development groups, we will create an education corridor that will connect the existing NIC campus with other higher education institutions.

Methods:

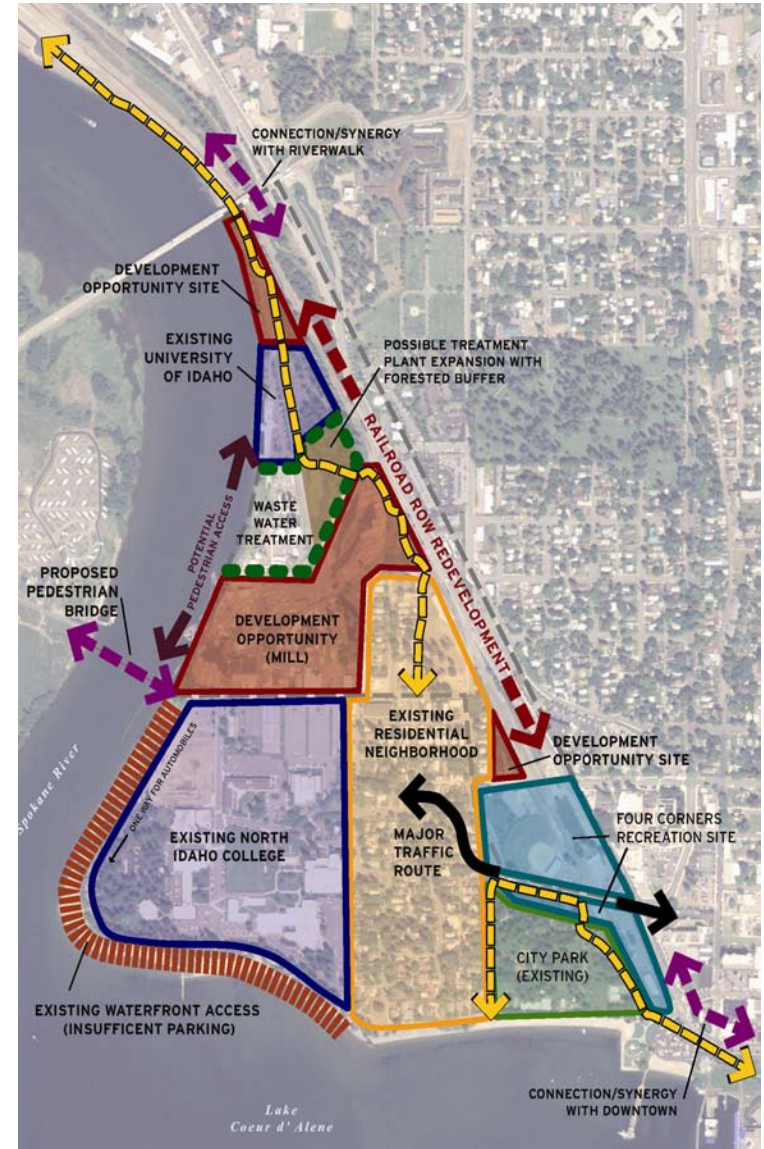
- We will support educational institutions in their planning efforts for the Education Corridor.
- We will enlarge the wastewater treatment plant, but will design and build it to ensure compatibility of the adjoining land uses.

Related Objectives:

- 1.06, 1.07, 1.11, 1.12, 1.14, 1.16, 1.18, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3.01, 3.04, 3.05, 3.06, 4.06



Education Corridor looking northwest



Conceptual plan (illustrative only)

Special Areas: Closing Statement

We are fortunate to live in a community with so many special areas. These are the assets that give a signature to our city, so it is important to plan for their improvement and protection as our area grows. From the green spaces of Tubbs Hill and McEuen Park, to the developed areas of the Downtown Core and Fort Grounds neighborhood, we have important elements to preserve. Our planning will help these areas thrive in concert with the deeply held values of our community.



City Park in summer

Land Use: How the Land Use Section Works

The Land Use section takes a closer look at more specifically defined areas of Coeur d'Alene. Each section is designed to be listed on two pages. The pages were designed to be viewed side by side for ease of use.

The first page contains two parts: a *synopsis* of the section describing the area as it is viewed “today” and a *base map* showing the general location of the section.

The second page also contains two parts: a *map* showing the defined location of the section, and a *synopsis* of the section defining “tomorrow.”

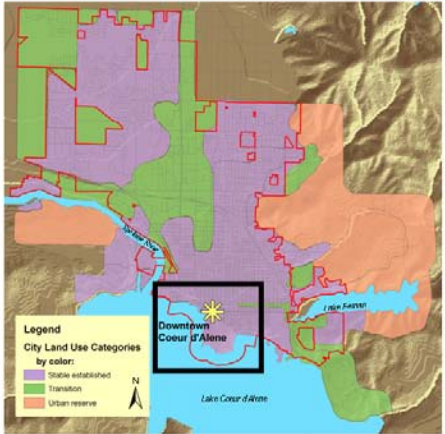
Page#0 The City of Coeur d'Alene

Land Use: Downtown Coeur d'Alene

Downtown Coeur d'Alene Today
 Downtown Coeur d'Alene is home to many qualities that make a community great. This area is designed to be pedestrian friendly, with many retail shops and galleries for a diverse environment of services, eating establishments, and goods.

Connectivity is key to a healthy downtown. The opportunity for citizens to choose how they get to where they want to go is important. Currently, there are numerous modes available in this area: water vessel, automobile, bicycle, and pedestrian. The Centennial Trail, which provides excellent recreational movement, also leads to local services in our urban area.


The Downtown Core is directly adjacent to Lake Coeur d'Alene, City Park, the 3rd Street Marina, McCuen Field, Tubbs Hill, and a world famous resort. Downtown residential and mixed use projects are under construction and many older commercial buildings are in the process of renovation. Major public and private investments in commercial, residential, open space, and parks have truly made downtown a “live, work, play & shop” environment.



Legend
 City Land Use Categories by color:
 Stable established
 Transition
 Urban reserve

Comprehensive Plan (2007-2027) Page#1

Land Use: Downtown Coeur d'Alene



Downtown Coeur d'Alene Tomorrow
 Downtown Coeur d'Alene is envisioned to have the highest intensity uses for retail, office, residences, and hotels contained within low-rise, mid-rise and high-rise buildings. The city will continue to encourage urban mixed-use, pedestrian-friendly development using both private and public investment. The city seeks to provide an atmosphere of sustainable quality in growth designed to give locals and tourists alike a multitude of choices for recreation, commerce, and entertainment.

The characteristics of Downtown Coeur d'Alene will include:

- That major public spaces and buildings anchor this district with shops and restaurants located along key streets.
- That parking is increasingly located within structures.
- Partnering with existing groups to coordinate exceptional development.
- Producing a concentration and a mixture of viable commercial, office, retail, residential, and public uses.
- Developing a downtown that supports pedestrian movement and use of public transit.
- Retaining existing civic uses and encourage new government services, and state, county, and federal functions.
- Creating a distinct, strong identity for downtown.

The following is a complete list of areas, in order, defined in the Land Use section: Downtown Coeur d'Alene, Historical Heart, Education Corridor, Blackwell Hill, Cherry Hill, Fernan Hill, NE Hillside, SE Hillside, U.S. 95 Corridor, Appleway-North 4th Street, Fruitland, NE Prairie, Ramsey-Woodland, Atlas-Prairie, Spokane River District, and the Coeur d'Alene Lake Shoreline.

Land Use: Base Map

The Land Use Base Map is made up of three land use categories: *Stable Established*, *Transition*, and *Urban Reserve Areas*.

Stable Established:

These areas are where the character of neighborhoods has largely been established and, in general, should be maintained. The street network, the number of building lots, and general land use are not expected to change greatly within the planning period.

Transition:

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots, and general land use are expected to change greatly within the planning period.

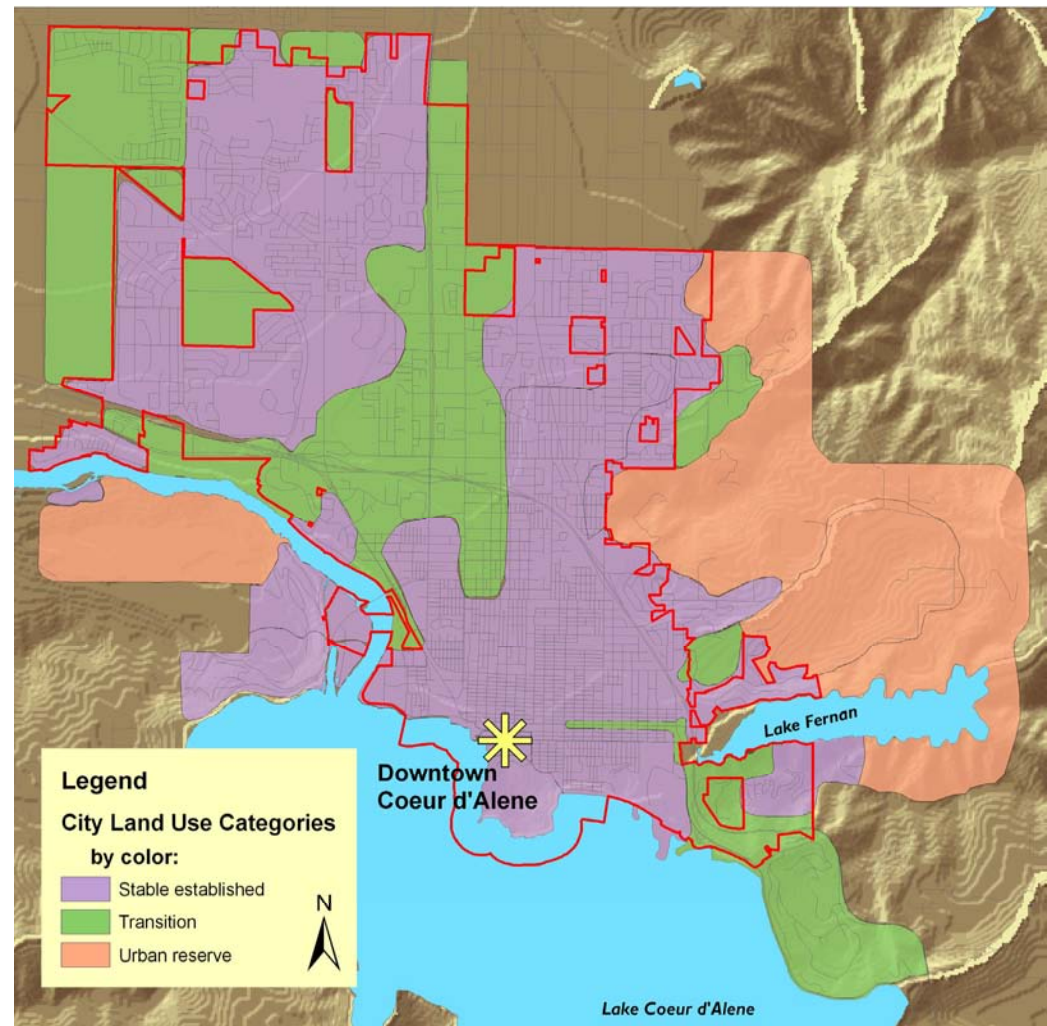
Urban Reserve:

These areas represent lower priorities for city growth due to natural constraints such as topography, soils, and wetlands. They also have city service constraints such as water, sewer, and police and fire protection.

Within the context of land use there are areas that are specific (or special) areas of activity called *Neighborhood Service Nodes*.

Neighborhood Service Node:

An area, often at the intersection of two traffic arterials, that contains the commercial elements helpful to neighborhoods (e.g., a small grocery store, drycleaners, cafes, laundromats, etc.). Two additional zones are available that support appropriate limited commercial activity adjacent to and within residential areas: *Community Commercial (C.C.)* and *Neighborhood Commercial (N.C.)*.



Land use: Base map

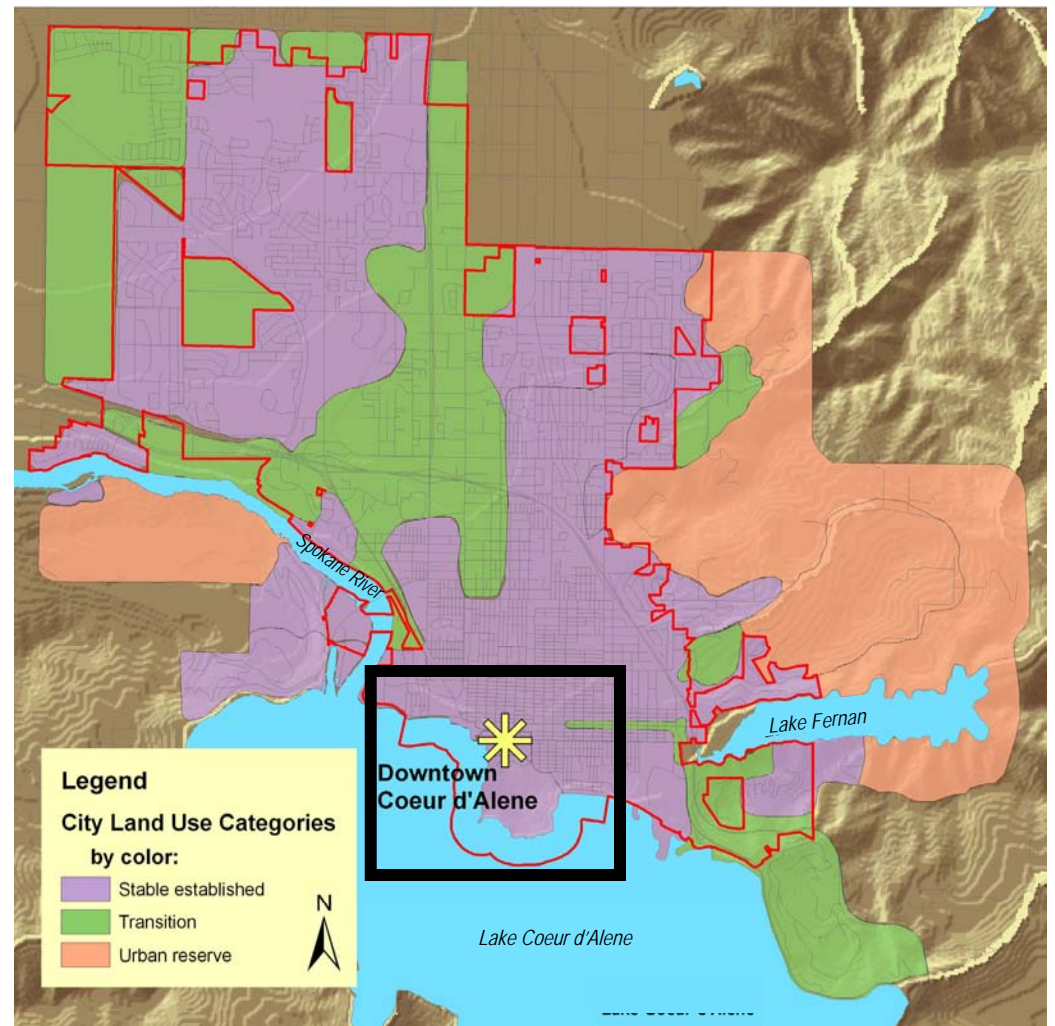
Land Use: Downtown Coeur d'Alene

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Land Use: Downtown Coeur d'Alene



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- Creating a distinct, strong identity for downtown.

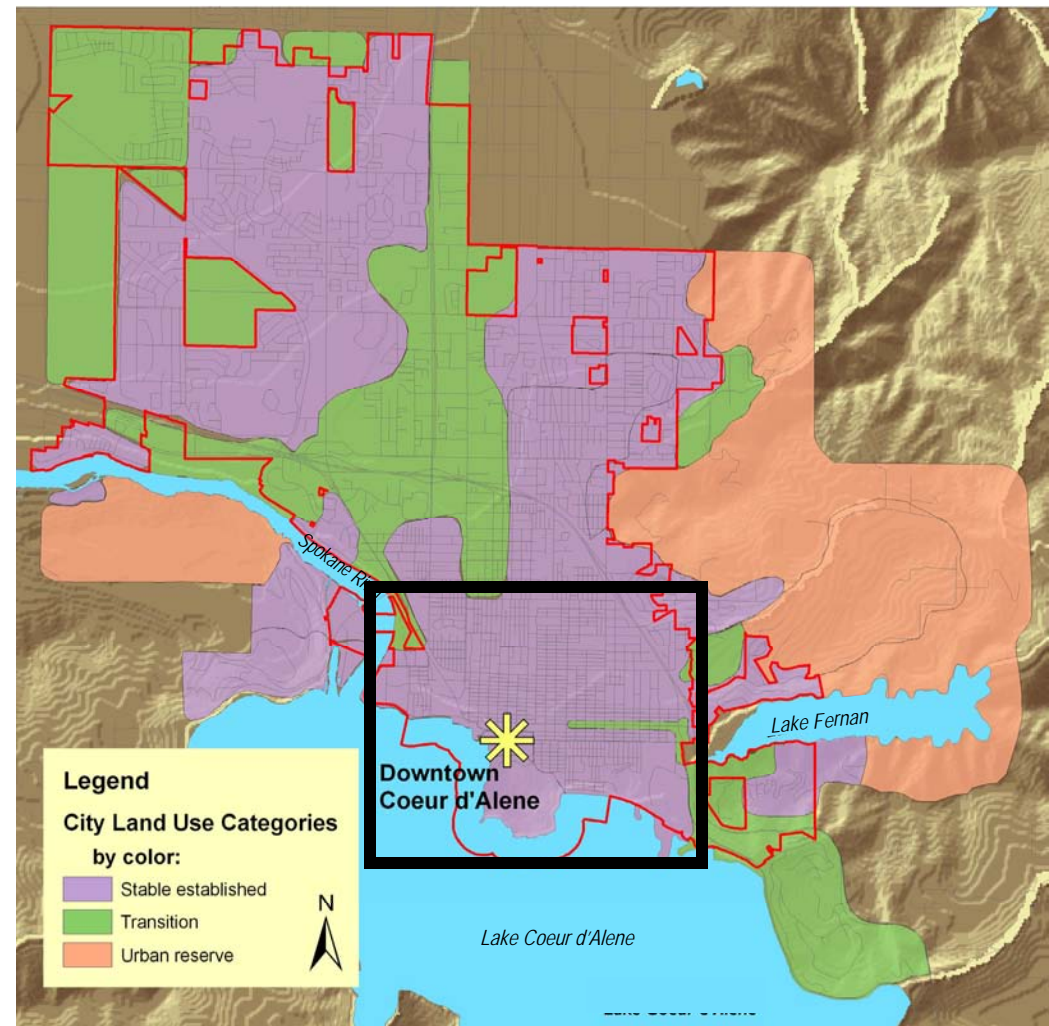
Land Use: Historical Heart

Historical Heart Today

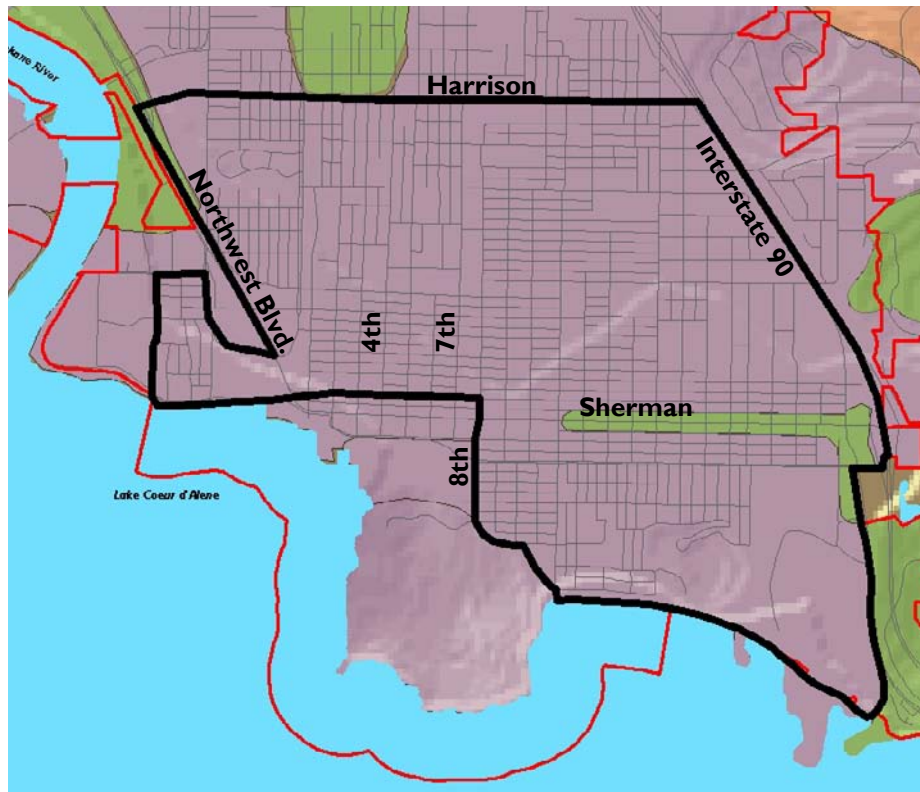
The historical heart of Coeur d'Alene contains a mix of uses with an array of historic residential, commercial, recreational, and mixed uses. A traditional, tree-lined, small block, grid style street system with alleys is the norm in this area. Neighborhood schools and parks exist in this location and residents have shown support for the long term viability of these amenities. Focusing on multimodal transportation within this area has made pedestrian travel enjoyable and efficient.

Widely governed by traditional zoning, there are pockets of infill overlay zones that allow development, based on Floor Area Ratio (FAR). Many other entities and ordinances serve this area to ensure quality development for generations to come.

Numerous residential homes in this area are vintage and residents are very active in local policy-making to ensure development is in scale with neighborhoods.



Land Use: Historical Heart



Historical Heart Tomorrow

Increased property values near Lake Coeur d'Alene have intensified pressure for infill, redevelopment, and reuse in the areas surrounding the downtown core. Stakeholders must work together to find a balance between commercial, residential, and mixed use development in the Historic Heart that allows for increased density in harmony with long established neighborhoods and uses. Sherman Avenue, Northwest Boulevard, and I-90 are gateways to our community and should reflect a welcoming atmosphere.

Neighborhoods in this area, Government Way, Foster, Garden, Sanders Beach, and others, are encouraged to form localized groups designed to retain and increase the qualities that make this area distinct.

The characteristics of Historical Heart neighborhoods will be:

- That infill regulations providing opportunities and incentives for redevelopment and mixed use development will reflect the scale of existing neighborhoods while allowing for an increase in density.
- Encouraging growth that complements and strengthens existing neighborhoods, public open spaces, parks, and schools while providing pedestrian connectivity.
- Increasing numbers of, and retaining existing street trees.
- That commercial building sizes will remain lower in scale than in the downtown core.

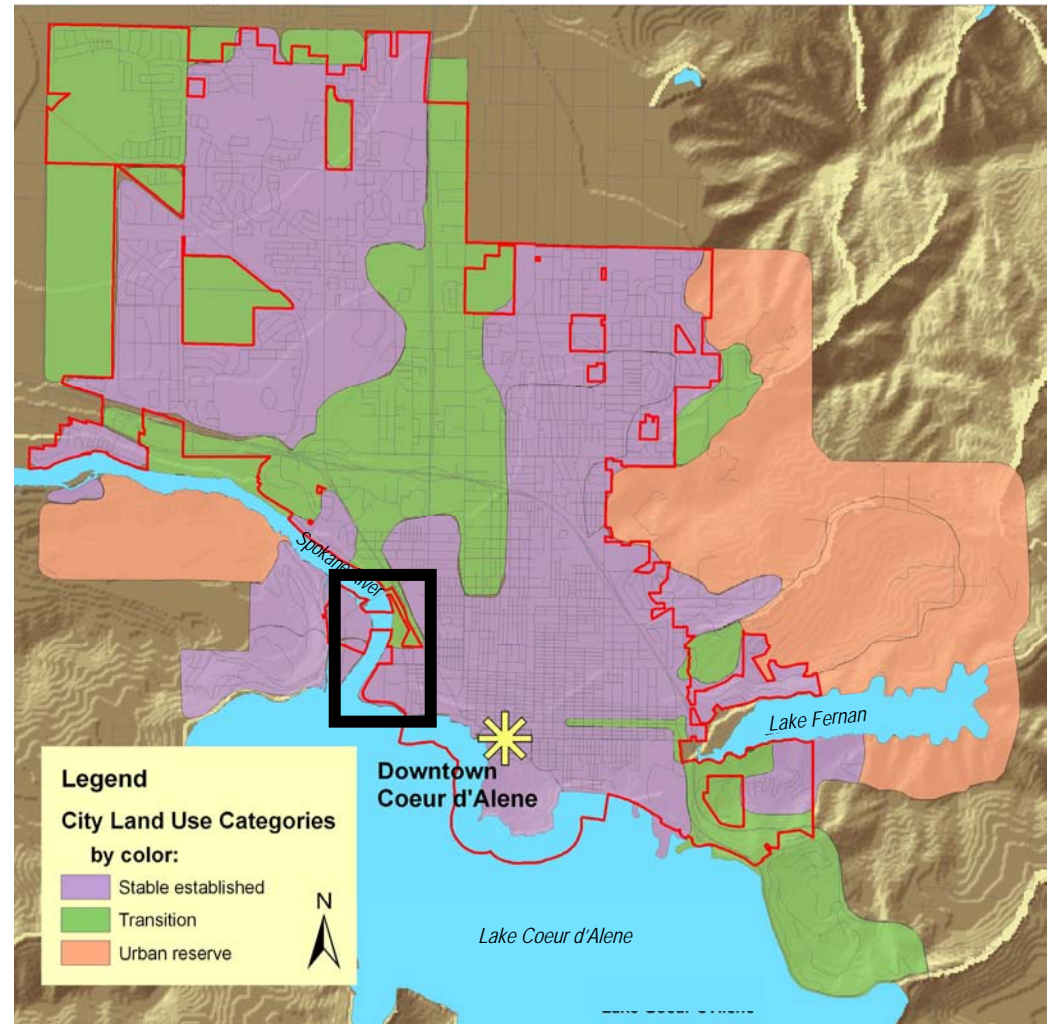
Land Use: Education Corridor

Education Corridor Today

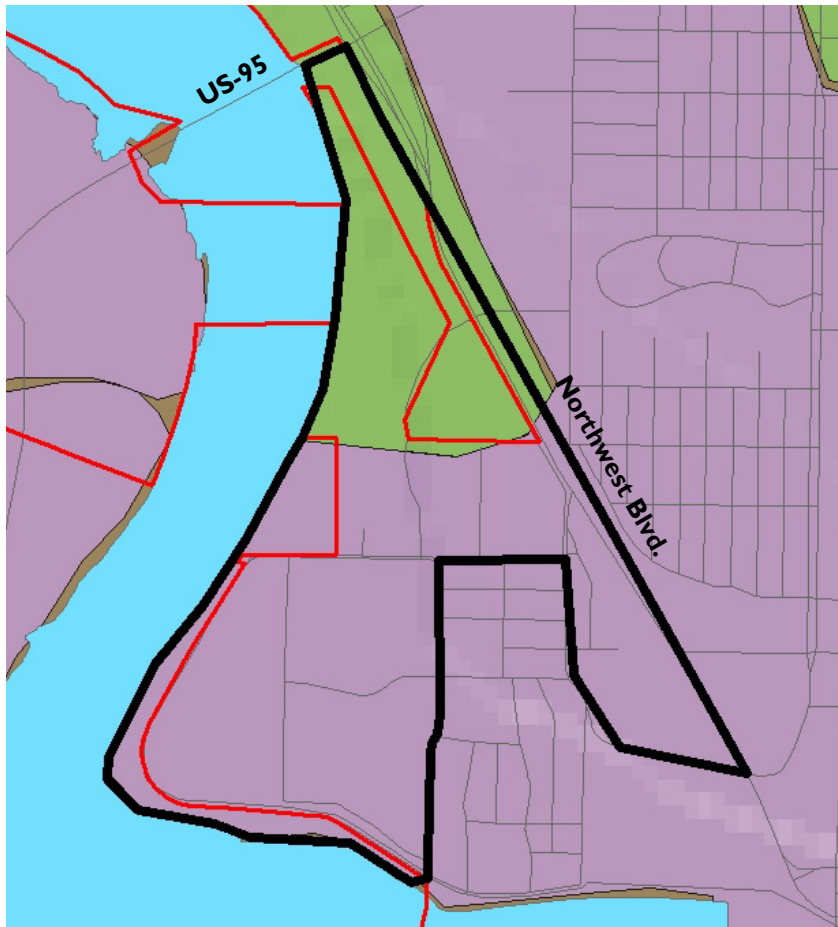
The Education Corridor is made up of multiple institutions of higher learning and is adjacent to the Coeur d'Alene wastewater treatment plant, the DeArmond Lumber Mill, the Spokane River shoreline, and the Fort Grounds residential neighborhood.

The DeArmond Lumber Mill, owned by the Stimson Lumber Company, produces approximately 70 million board feet of dimension lumber each year. The mill is accessed by truck via Northwest Boulevard and by the Burlington Northern Santa Fe (BNSF) Railway. Stimson will operate this lumber mill until 2008 or 2009 before it is closed and the site converted to educational and residential uses. Over time, the lumber mill is planned to be removed and/or relocated to a more compatible location. The property on which the mill is located will be included in the education corridor study. The DeArmond mill utilizes water transportation on Lake Coeur d'Alene in order to move its logs down the St. Joe River. This method of log transport has been used on the lake for over 100 years. The logs are towed in brails along the length of the lake by tugboat to the mill. The DeArmond mill is the last mill on the lake to rely in part on water transport of its logs and is also the last working sawmill in Coeur d'Alene.

The wastewater treatment plant has been at its present location since 1939. This facility is expanding to accommodate growth and provide more intensive treatment of wastewater. Effluent from the plant is discharged into the Spokane River.



Land Use: Education Corridor



Education Corridor Tomorrow

The Education Corridor is becoming an important asset to our community as institutions of higher learning continue to grow in this area. A study looking at future land use patterns in the Education Corridor is currently underway. This study should provide the needed framework to ensure compatibility with the existing neighborhoods, wastewater treatment plant, shoreline, and the planned higher educational uses.

The characteristics of the Education Corridor will include:

- An increasing number of uses related to the provision of higher education that are suitable in scale and density with the existing surrounding uses.
- Ensuring connectivity is maintained and improved throughout the corridor to provide multi-modal transportation options.
- Retaining and increasing trees and landscaping.

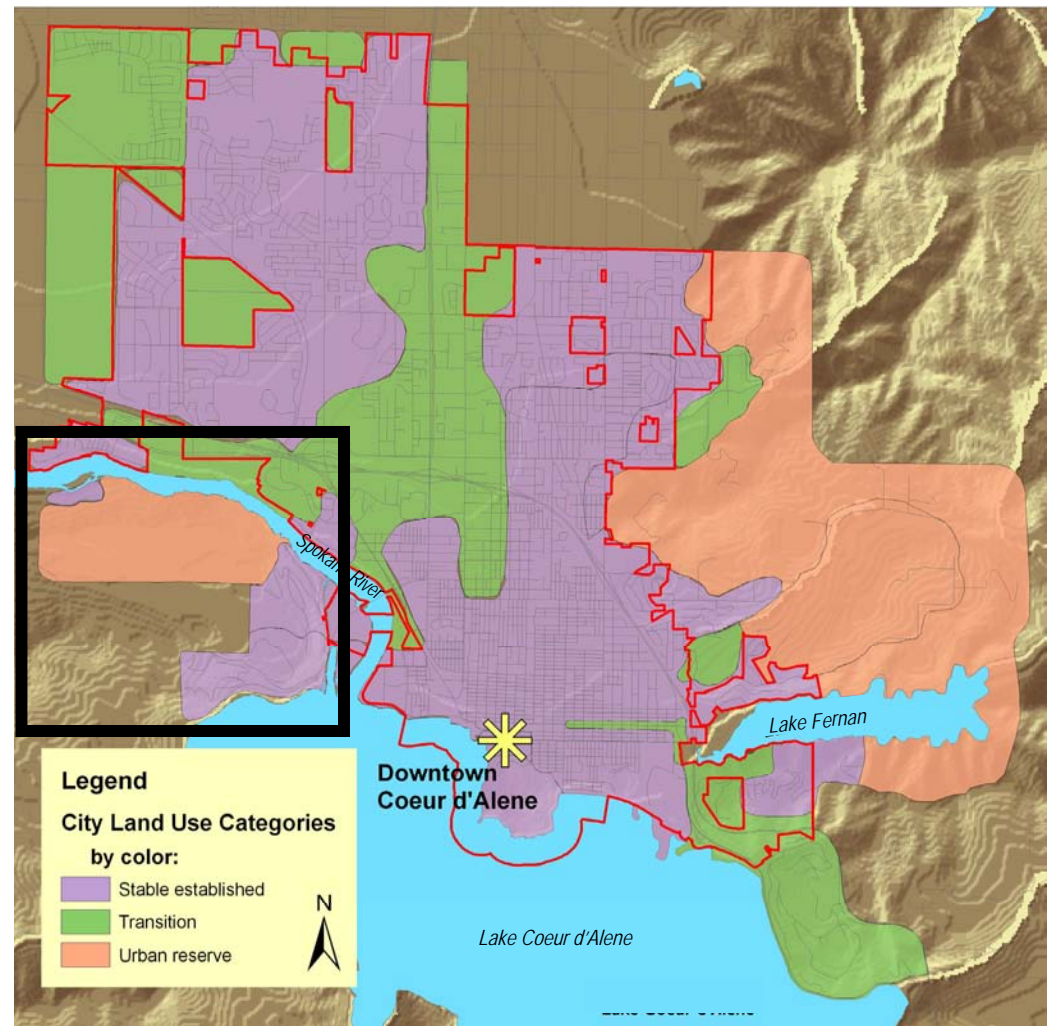
Land Use: Blackwell Hill

Blackwell Hill Today

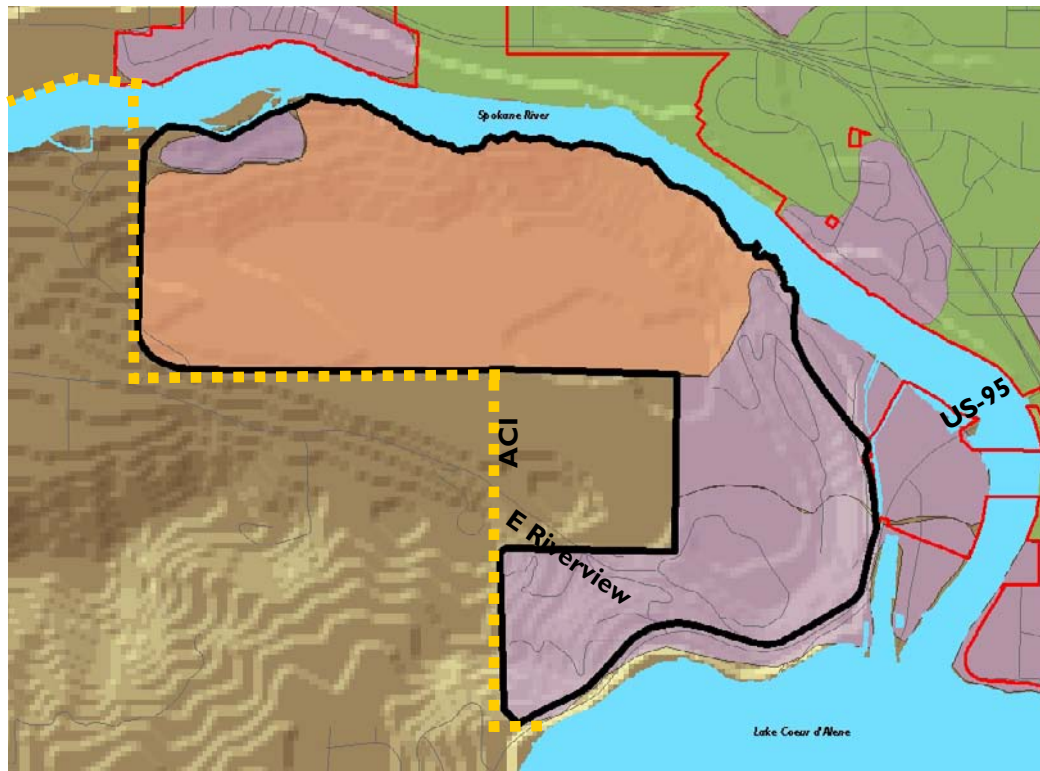
This area is generally only known to the public as the forested backdrop across the Spokane River. Native vegetation and basalt outcroppings dominate this area. Shallow ponds and steep slopes are also present. Deer, elk, and bear frequent the area. These characteristics provide a very pleasant environment but combined with clay soils, can provide development challenges.

This area is largely undeveloped with ownerships ranging from approximately 3 to 140 acres and its density is approximately one house per seventy acres (1:70) of land.

Public infrastructure for development is not present and the area will require additional studies to determine appropriate improvements.



Land Use: Blackwell Hill



NOTE: The Area of City Impact (ACI) shown in the map above differs from the planning area for the city of Coeur d'Alene. The planning area (pg. 39 - base map) is the boundary used by the city to project future land use for the planning period. The ACI is an Idaho code required agreement between local cities and the county establishing whether city or county plans and regulations will apply to a predefined area that a city might annex or by which it may be impacted.

Blackwell Hill Tomorrow

Because of its topography, this area is envisioned to be a lower density residential area that remains dominated by the natural vegetation and landforms.

The characteristics of Blackwell Hill neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per acre (1:1). However, in any given development, higher densities up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- That annexations will require careful evaluation of water access, parks, open space, and infrastructure needs, which will guide development.
- Large, natural, open spaces will require careful planning of wildfire mitigation for development.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Land Use: Cherry Hill

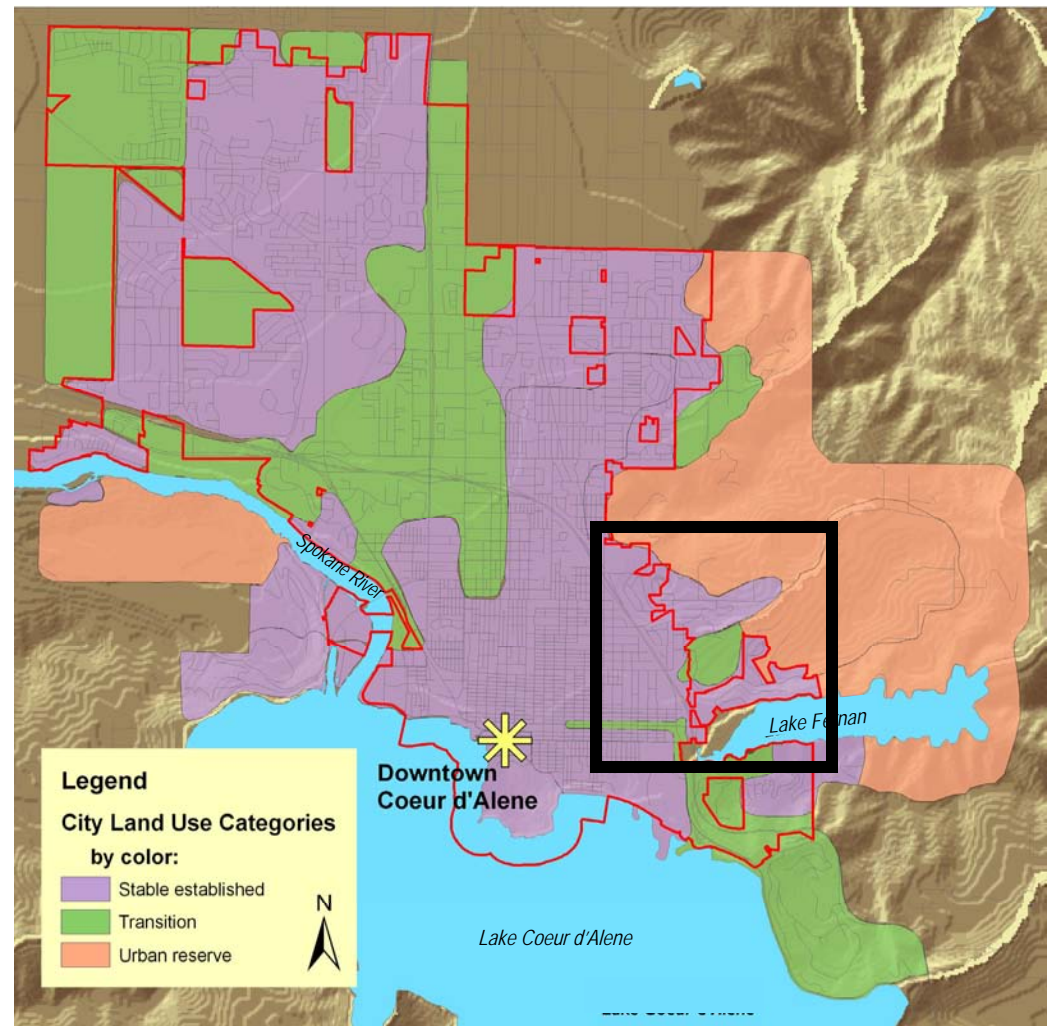
Cherry Hill Today

This area is actually comprised of two hillsides, Cherry/Stanley Hill and Fernan Hill, as well as surrounding lands with less challenging slopes. Deer, elk, and bear frequent the area. These characteristics provide a very pleasant environment, but combined with clay soils, can provide development challenges.

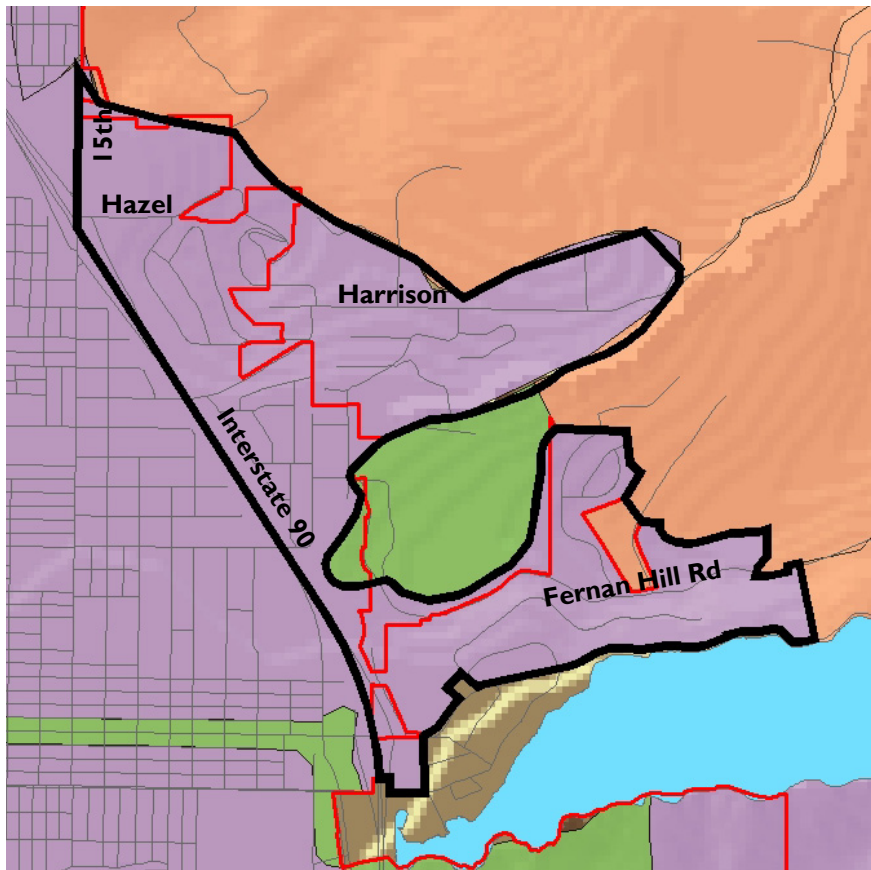
The majority of this area is already inside city boundaries with the exception of the eastern part of the Cherry/Stanley Hill area.

Development in this area is typically single-family with densities ranging between one and three units per acre (1-3:1). Sewer is provided to all areas within city limits, but developments in unincorporated areas use septic tanks. Coeur d'Alene's Sewer Master Plan (www.cdaid.org) shows that sewer service can be provided to this area in the future.

Water is provided to most of the developed area by the city's water system, which was acquired by the city from the Idaho Water Company in the 1970s. A unique aspect of the water system in the Cherry/Stanley Hill area that has a major impact on the development of the area is that, although this area is served by the city water system, generally, new water hookups are not allowed unless the property is within city boundaries. The Coeur d'Alene Water Master Plan (www.cdaid.org) indicates that this area can be served with water, with the exception of those areas above elevation contour 2,240 feet (the maximum water service elevation for the city).



Land Use: Cherry Hill



Cherry Hill Tomorrow

This area will continue to develop as a lower density single-family residential area with care taken to preserve natural vegetation, views, and open space on steeper slopes. Future development will present challenges in preserving open space and tree cover, and providing necessary infrastructure in the context of hillside development. As this area continues to develop, parcels not suitable for development should be preserved as open space through conservation easements, clustering, and acquisitions.

The characteristics of Cherry Hill neighborhoods will be:

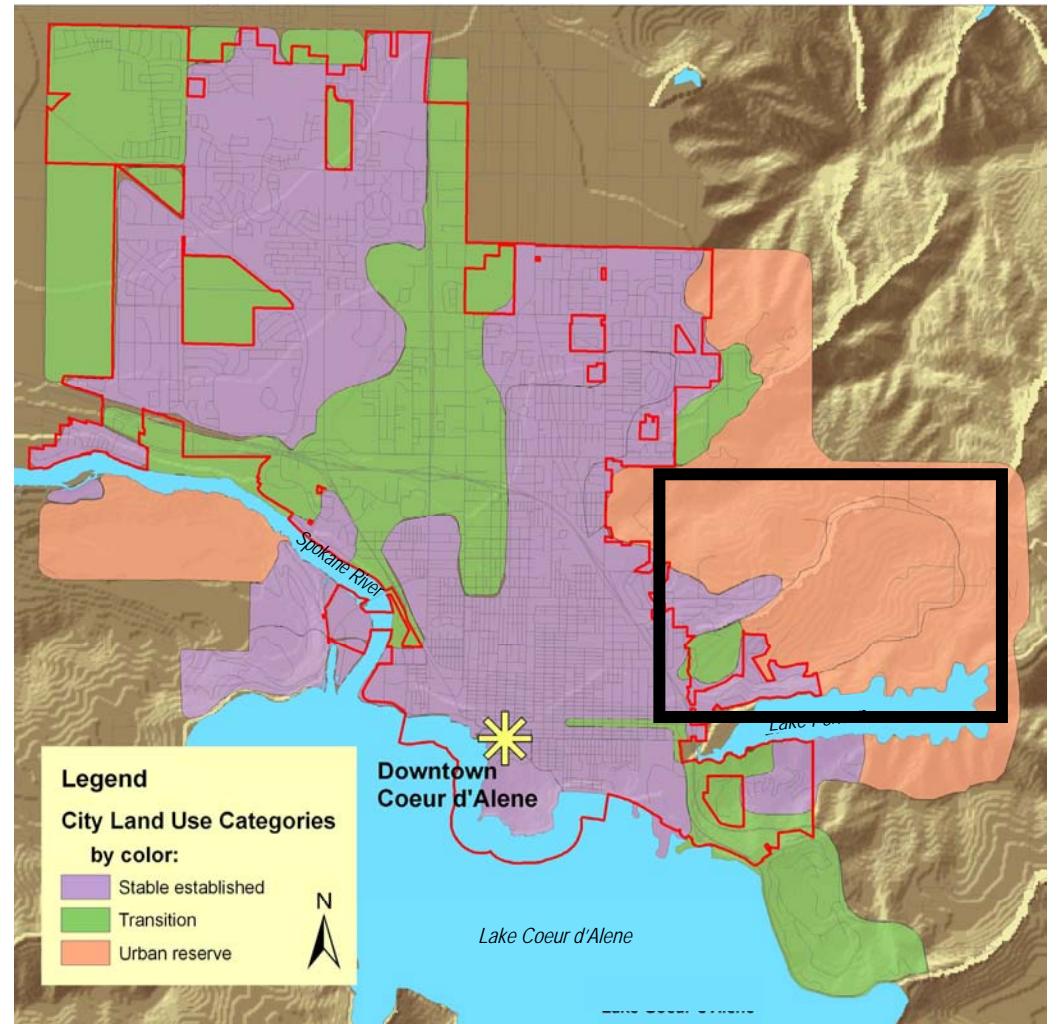
- That overall density in this area will be approximately one dwelling unit per acre (1:1). However, in any given development, higher densities, up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- Limited opportunity for future development.
- Developments within the Fernan Lake Watershed should reflect careful consideration of the impacts of the development on water quality in Fernan Lake.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Land Use: Fernan Hill Bench

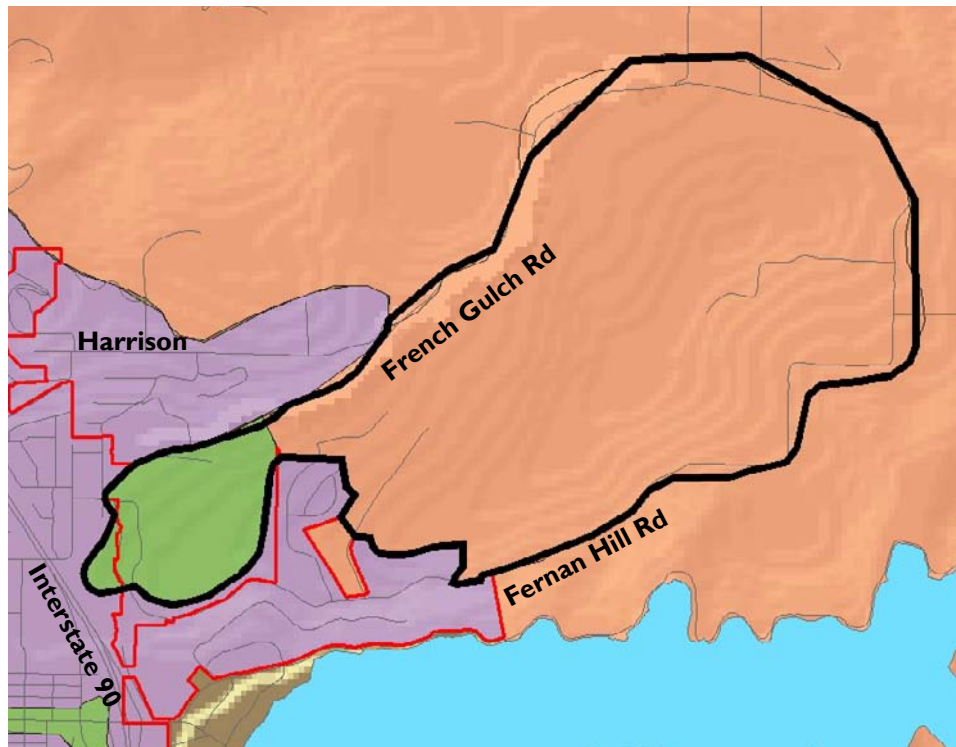
Fernan Hill Bench Today

This area is generally located between French Gulch and Fernan Hill roads and extends east from Interstate 90 approaching the Area of City Impact (ACI) boundary. The area is sparsely developed with single-family dwellings on lots ranging in size from two acres to several hundred acres.

The Fernan Hill Bench consists of gently rolling terrain with adjacent, increasingly steep slopes. Coniferous forest dominates a majority of this area.



Land Use: Fernan Hill Bench



Fernan Hill Bench Tomorrow

Future development will require infrastructure and hillside development, and will present tree and open space preservation challenges. The area is generally envisioned to continue to develop as a lower density, single-family area with care taken to preserve the natural vegetation, views, and open space on steeper slopes.

The characteristics of Fernan Hill Bench neighborhoods will be:

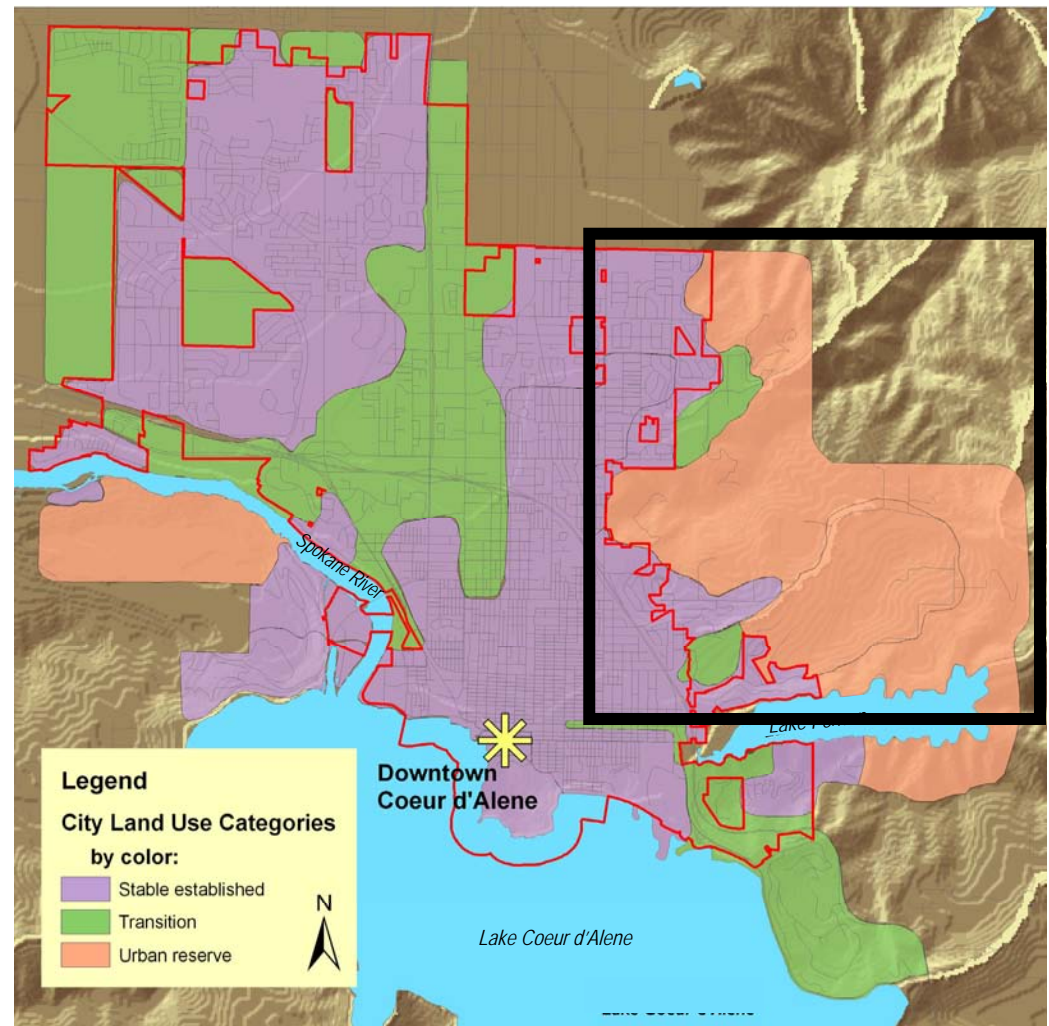
- That overall density in this area will be approximately one dwelling unit per five acres (1:5). However, in any given development, higher densities up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- As the area grows, parcels not suitable for development should be preserved for open space through conservation easements, clustering, acquisitions, etc.
- Provision of infrastructure to this area will make development difficult because of a significant increase in topographical extremes east of Fernan Hill Estates subdivision.
- Potential traffic issues must be addressed prior to development as “downstream” neighborhoods will be impacted.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Land Use: NE Hillside

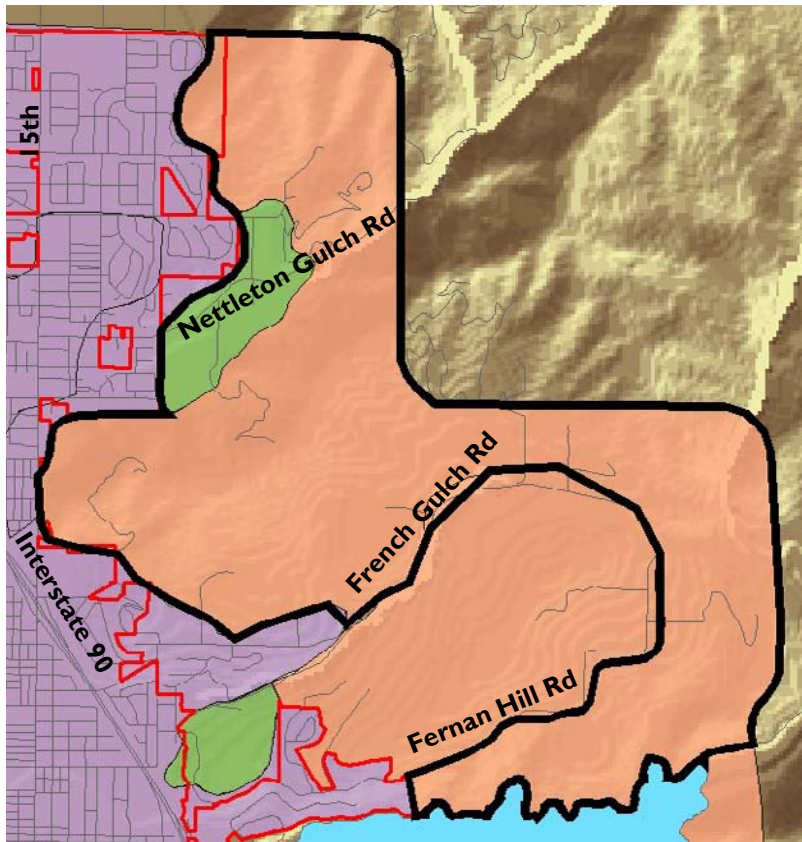
NE Hillside Today

This location contains the highest elevations, steepest topography, and sparsest population of any region in the Area of City Impact (ACI). This district is also part of the Hillside Special Area identified in this Comprehensive Plan and is within a vicinity that has significant physical constraints such as steep slopes, unstable and erodible soils, and the Nettleton Gulch flood plain that all make development difficult.

Development of the NE Hillside area should reflect careful consideration to ensure preservation of views and vistas with public open space encouraged.



Land Use: NE Hillside



NE Hillside Tomorrow

This area is generally envisioned to be sparsely developed with preservation of its natural vegetation, views and vistas, and open space being the main priority. Where development occurs, it will be lower density residential.

The characteristics of NE Hillside neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per five acres (1:5). However, in any given development, higher densities up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- As the area grows, parcels not suitable for development should be preserved for open space through conservation easements, clustering and acquisitions, etc.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Land Use: SE Hillside

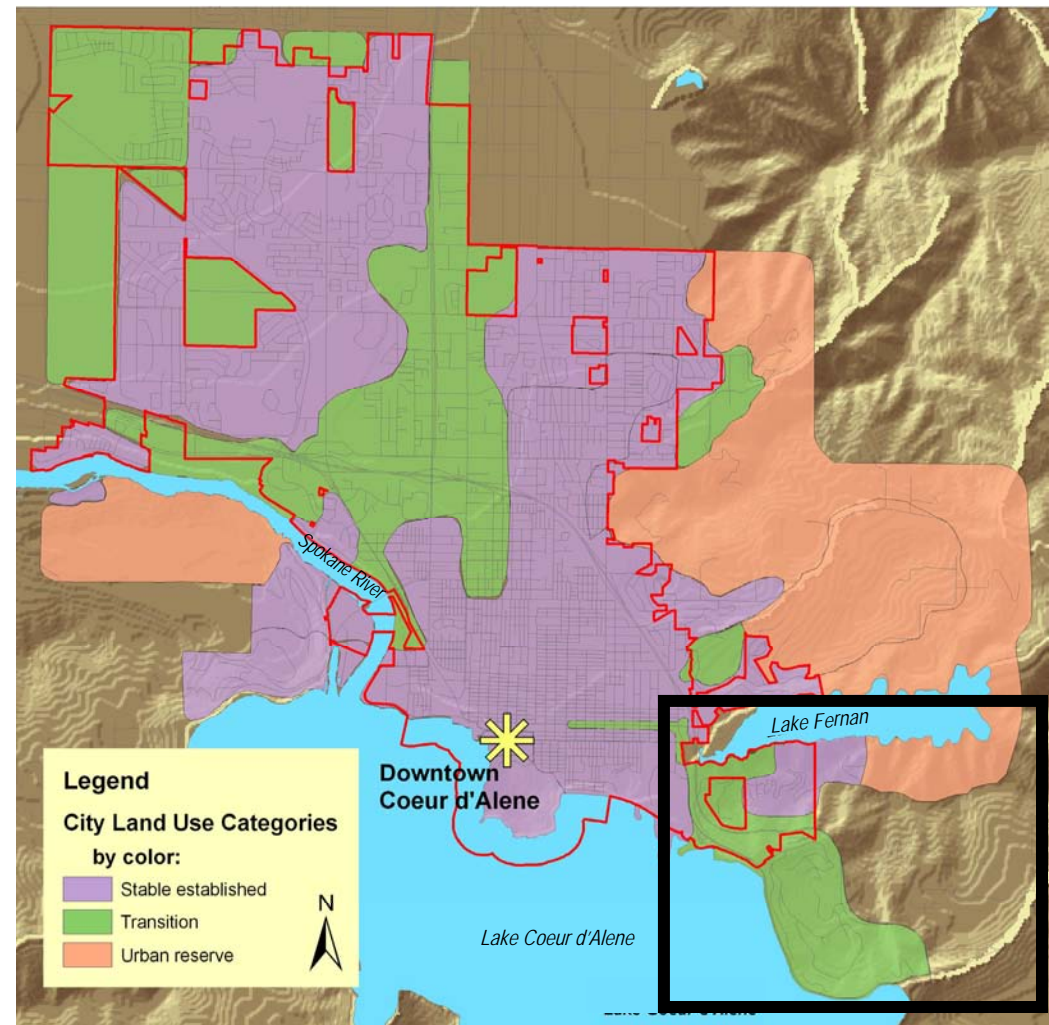
SE Hillside Today

This area is generally known to the public as the forested backdrop across Fernan Lake and has rural, residential lots in the hills east of the I-90 hilltop interchange.

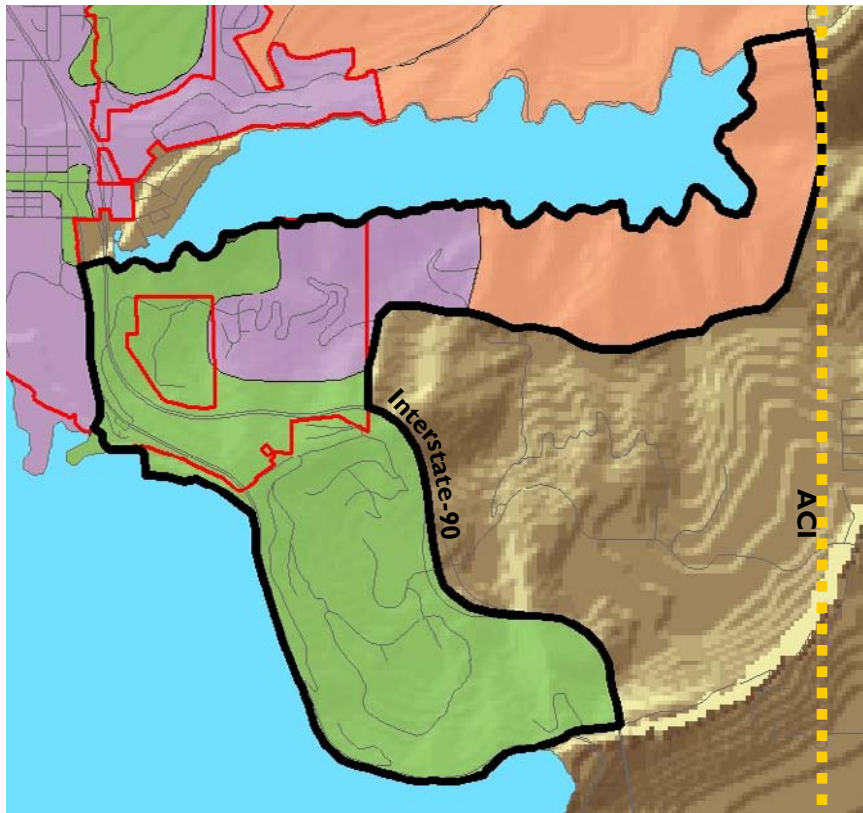
Native vegetation and basalt outcroppings dominate this area. Steep slopes are also present. Deer, elk, and bear frequent the area. These characteristics provide a very pleasant environment, but combined with clay soils and low water availability, can provide development challenges.

This area is largely undeveloped with some subdivision ownerships ranging from approximately 3 to 140 acres, having approximately one house per eighty acres (1:80) of land.

Public infrastructure for development is not present and this area will require additional studies to determine appropriate improvements.



Land Use: SE Hillside



NOTE: The Area of City Impact (ACI) ■■■■■ shown in the map above differs from the planning area for the city of Coeur d'Alene. The planning area (pg. 39 - base map) is the boundary used by the city to project future land use for the planning period. The ACI is an Idaho code required agreement between local cities and the county establishing whether city or county plans and regulations will apply to a predefined area that a city might annex or by which it may be impacted.

SE Hillside Tomorrow

This area is generally envisioned to be a sparsely developed area with preservation of its natural vegetation, views and vistas, with open space being the main priority. Where development occurs, it will be lower density residential.

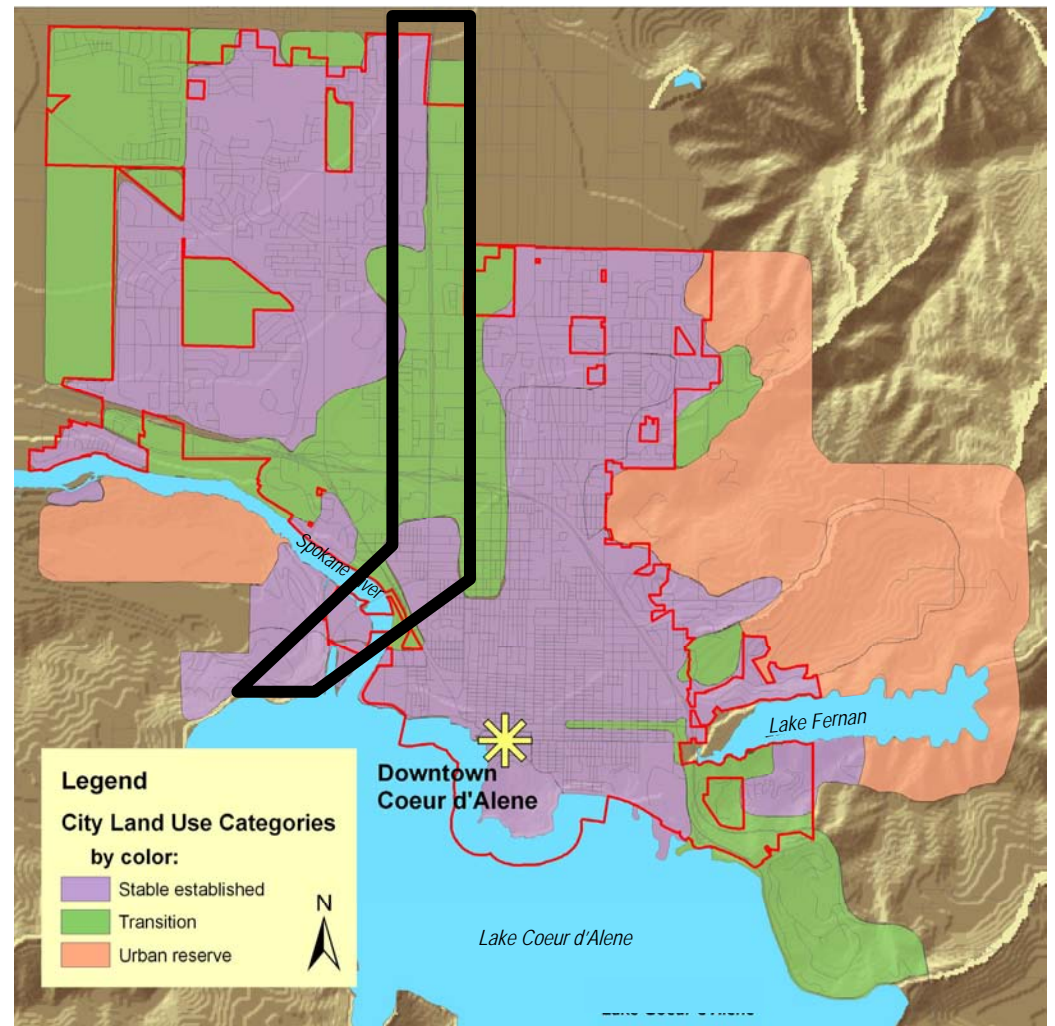
The characteristics of SE Hillside neighborhoods will be:

- That overall density in this area will be approximately one dwelling unit per ten acres (1:10). However, in any given development, higher densities up to three units per acre (3:1) are appropriate where site access is gained without significant disturbance, terrain is relatively flat, natural landforms permit development, and where development will not significantly impact views and vistas.
- Infrastructure needs will guide development.
- Large natural open spaces will require careful planning for wildfire mitigation.
- Developments within the Fernan Lake Watershed should reflect careful consideration of ensuring water quality and preserving visual aesthetics.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.
- Open space preservation is preferred.

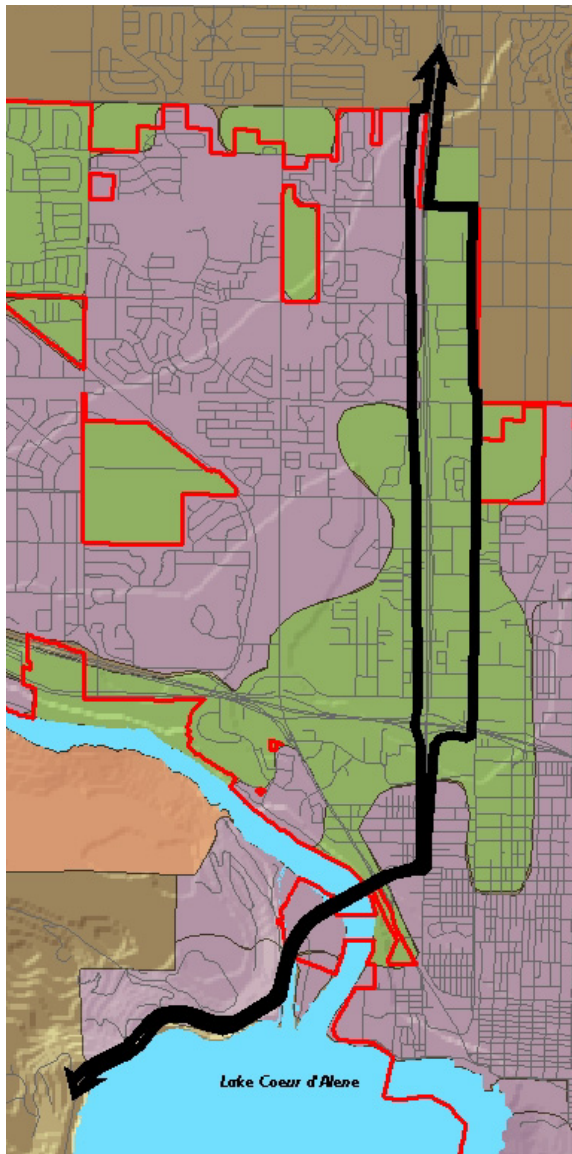
Land Use: US 95 Corridor

US 95 Corridor Today

US Highway 95 has become a high impact gateway into the community as well as the major north-south highway through north Idaho. It is also the main arterial that connects communities to the north of Coeur d'Alene to I-90 and is the state's principal route to Canada. Northwest Boulevard and I-90 are major intersections within city limits. Large scale native trees along this corridor help to offset the negative impacts associated with a major thoroughfare. Presently the highway is a bottleneck for both local and through traffic.



Land Use: US 95 Corridor



US 95 Corridor Tomorrow

The city of Coeur d'Alene will be working during the next planning period until the year 2027 with the Idaho Department of Transportation to design an efficient transportation system through the city.

The characteristics of the US 95 Corridor will be:

- Ensuring that access to businesses along the highway corridor is protected.
- Ensuring the city is not divided by this highway.
- Designing a system for the safe and efficient traffic flow through the city with a separate arterial for through traffic.
- Encouraging retention and planting of native variety, evergreen trees.
- Anticipating that US 95 traffic will be possibly diverted to a future bypass.
- Careful planning is needed to the south of Coeur d'Alene due to the continued development of Blackwell Island.
- Careful planning is needed to the south of Coeur d'Alene because access to these areas is limited to the US 95 bridge over the Spokane River.
- Retaining and expanding landscaping along both I-90 and US 95.
- Provide for safe crossings of US 95 for pedestrian and bicycle traffic.

Land Use: Appleyway - North 4th Street

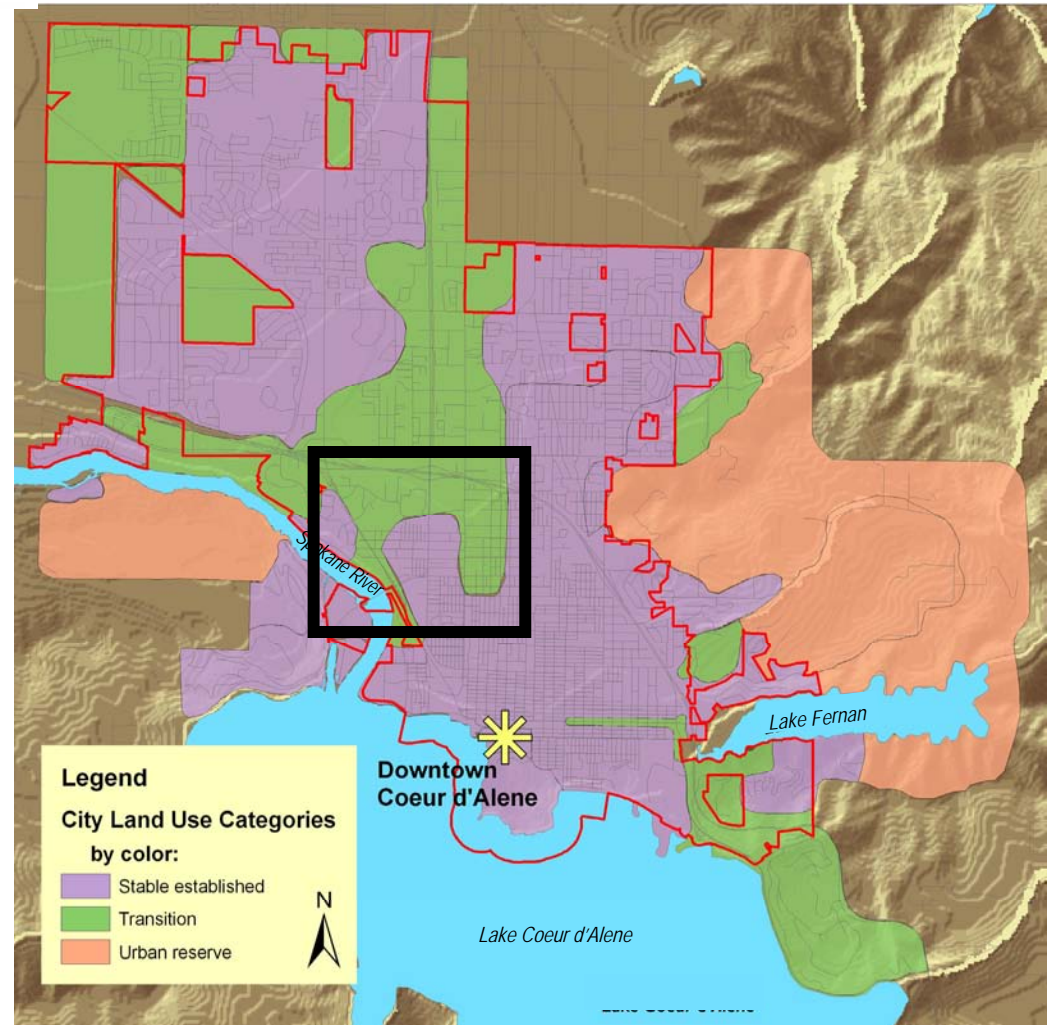
Appleyway - North 4th Street Today

This area is a diverse mix of residential, medical, commercial, and warehousing land uses. The area is very gently sloped with some drop in elevation within a block of Northwest Boulevard. This elevation change has also defined the break from commercial to residential uses for much of the area's history.

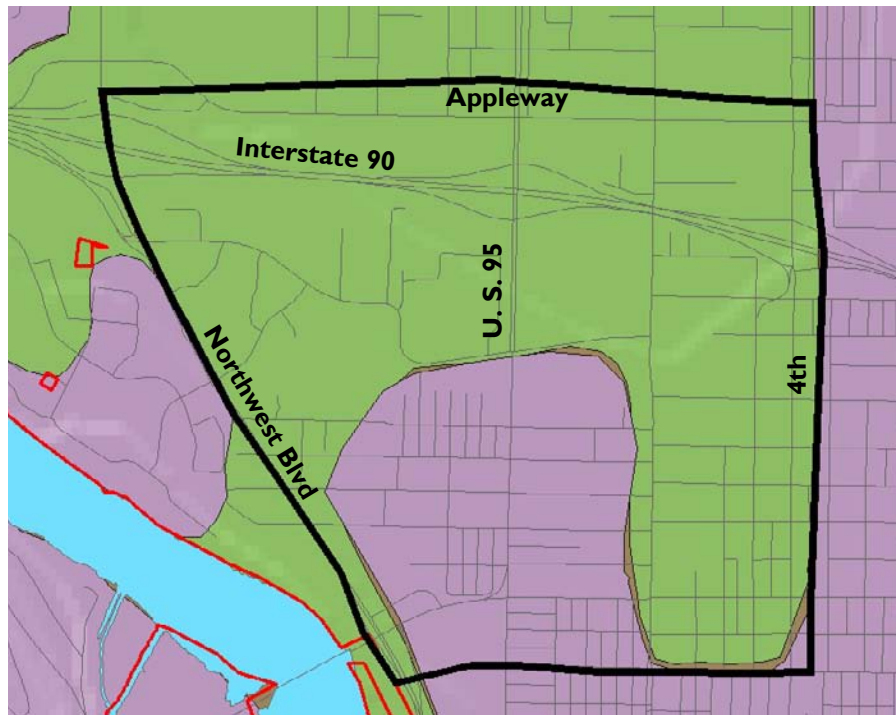
The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre (5:1). The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, are located within the district. The most active area for construction within this district is the Ironwood corridor which consists of many health-care and professional offices west of US 95, with office and retail uses east of US 95.

Along the northern border, commercial use thrives due to the proximity of I-90 and US 95. Appleyway Avenue is a hub for restaurants and service uses, and extends from Northwest Boulevard east to 4th Street where Appleyway Avenue becomes Best Avenue.

The US 95 and Appleyway intersection is one of the most congested intersections in Coeur d'Alene.



Land Use: Appleway - North 4th Street



Appleway - North 4th Street Tomorrow

Generally, this area is expected to be a mixed use area. The stable/established residential area will remain. The west Ironwood corridor will require careful evaluation of traffic flow. Ironwood will be connected to 4th Street, enabling higher intensity commercial and residential uses.

The characteristics of Appleway - North 4th Street neighborhoods will be:

- That overall density will approach six units per acre (6:1) with infill and multi-family housing located next to arterial and collector streets.
- That pedestrian and bicycle connections will be provided.
- Street widening and potential reconfiguration of US 95 should be sensitive to adjacent uses.
- Uses that strengthen neighborhoods will be encouraged.

The characteristics of Appleway - North 4th Street commercial will be:

- That commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

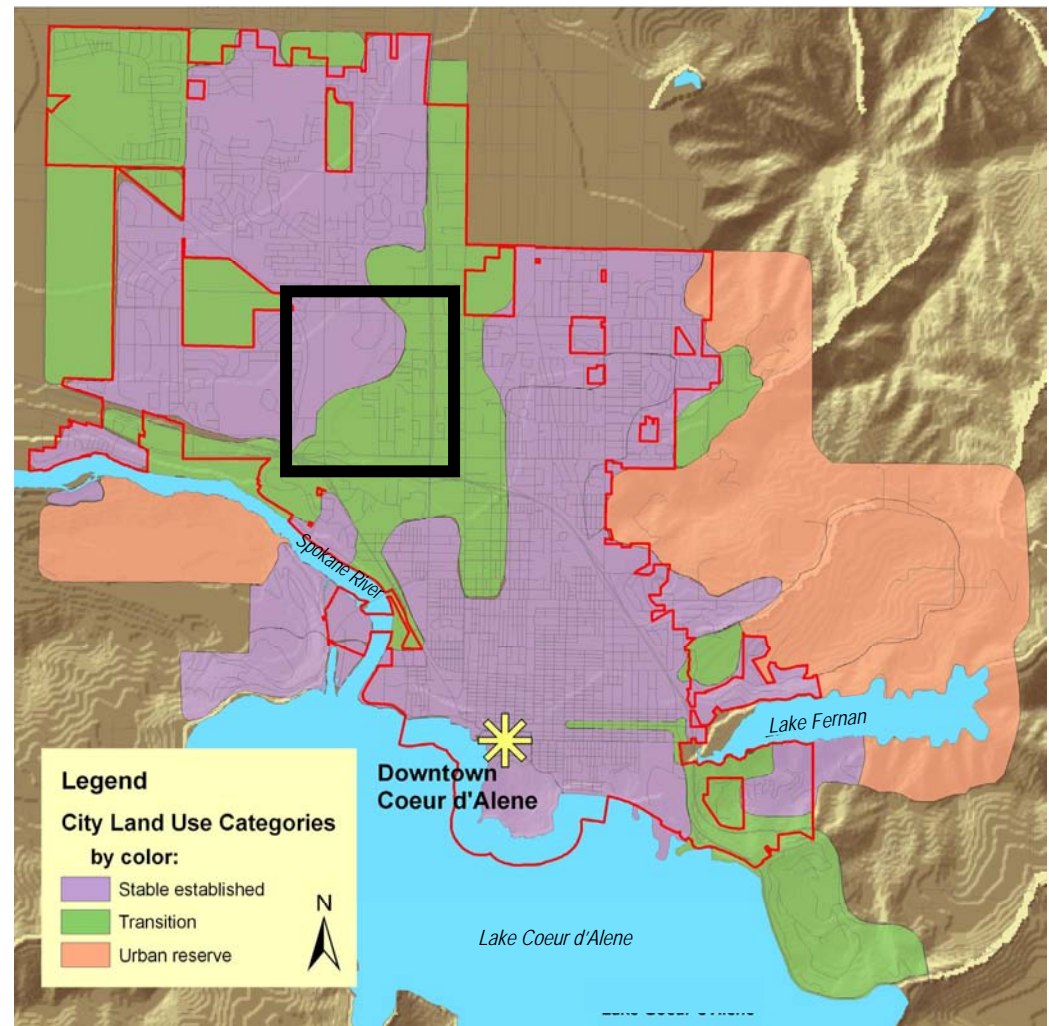
Land Use: Fruitland

Fruitland Today

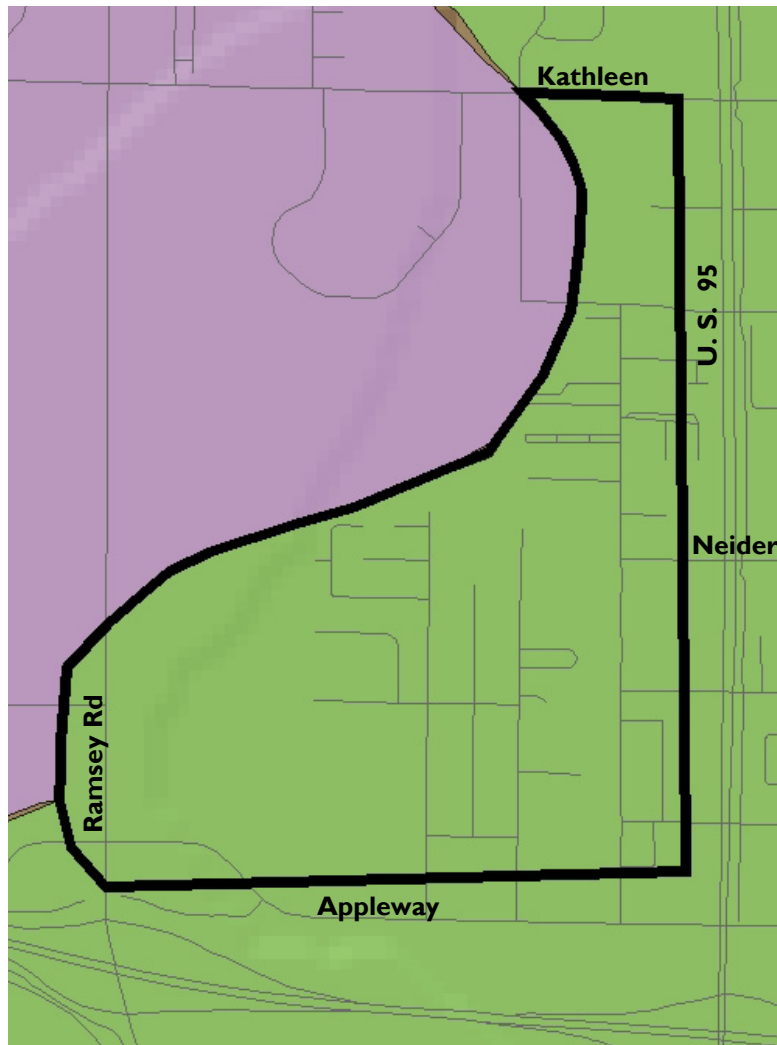
Fruitland is generally known as the area bordered by commercial uses along US 95, Kathleen Avenue to the north, commercial uses on Appleway Avenue south, and the area separated by manufacturing and residential along the west.

The Fruitland area is home to diverse land uses. Commercial uses are common near major corridors transitioning to single-family housing with pockets of multi-family housing and mobile home parks. Manufactured homes are prevalent in areas removed from the US 95 corridor, and continued growth provides affordable housing for residents. Fruitland has the largest concentration of mobile home zoned property within city limits.

Topography is generally flat and development opportunities exist. A recent wastewater main extension north to Bosanko provides opportunity for development.



Land Use: Fruitland



Fruitland Tomorrow

Generally this area is envisioned as a commercial corridor with adjacent multi-family uses and will maintain a mix of the housing types that currently exist. Commercial and manufacturing will continue to expand and care must be used for sensitive land use transition. A traffic study for US 95 is underway which may affect future development in this area.

The characteristics of Fruitland neighborhoods will be:

- That overall density will approach eight residential units per acre (8:1).
- That single- and multi-family housing should be located adjacent to compatible uses.
- Pedestrian and bicycle connections are encouraged.
- Uses that strengthen neighborhoods are encouraged.

The characteristics of Fruitland commercial areas will be:

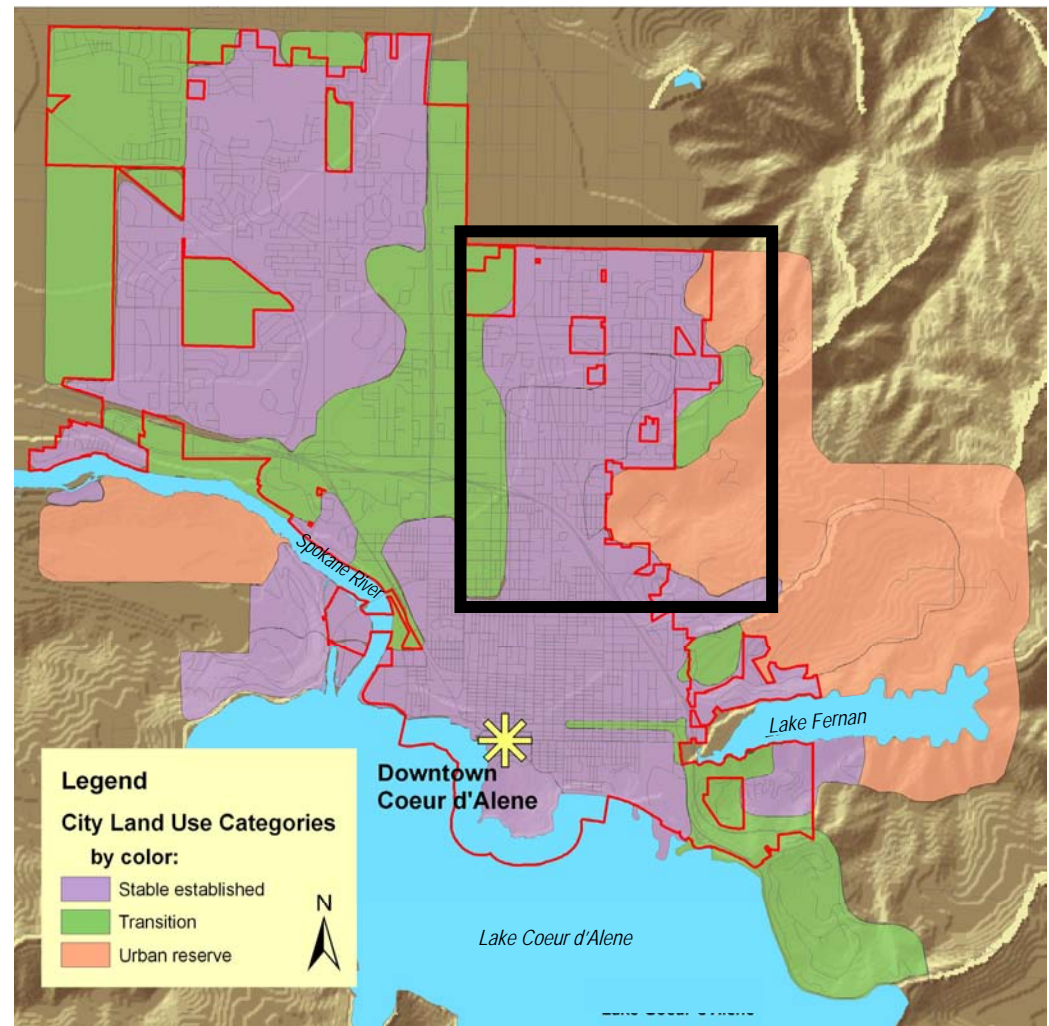
- Commercial buildings will remain lower in scale than in the downtown core.
- Native variety trees will be encouraged along commercial corridors.

Land Use: NE Prairie

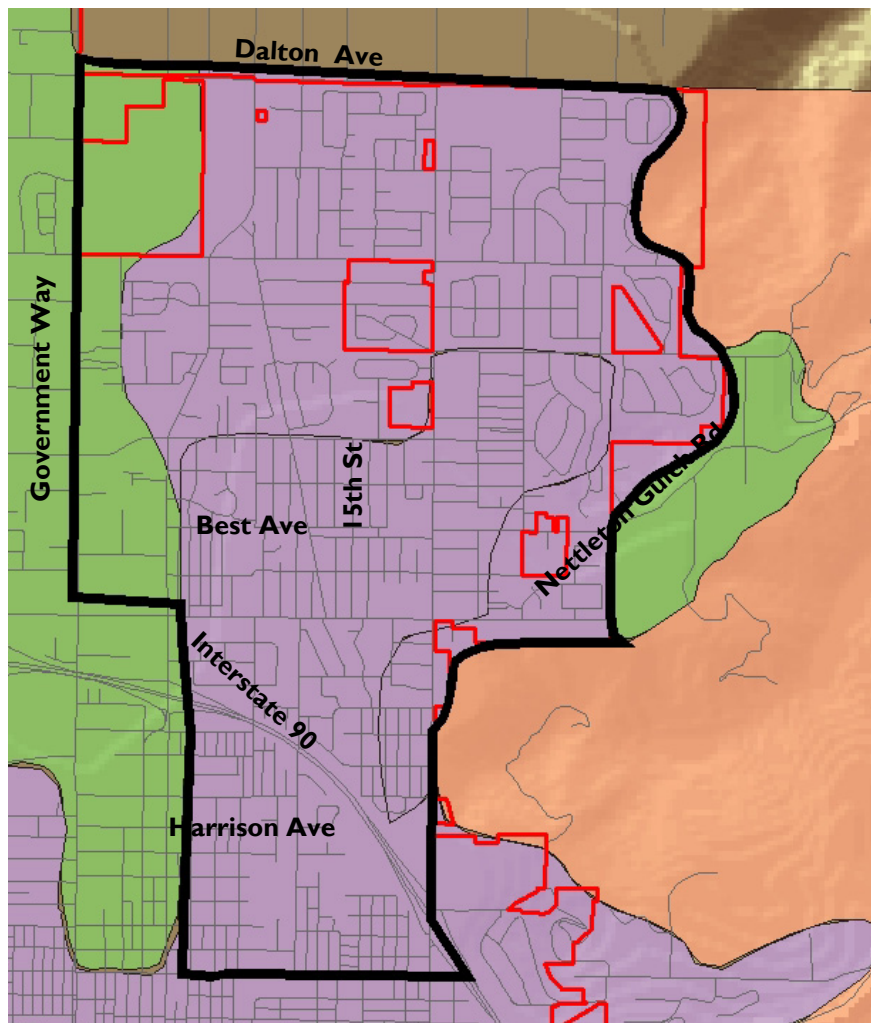
NE Prairie Today

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.



Land Use: NE Prairie



NE Prairie Tomorrow

It is typically a stable established housing area with a mix of zoning districts. The majority of this area has been developed. Special care should be given to the areas that remain such as the Nettleton Gulch area, protecting the beauty and value of the hillside and wetlands.

The characteristics of NE Prairie neighborhoods will be:

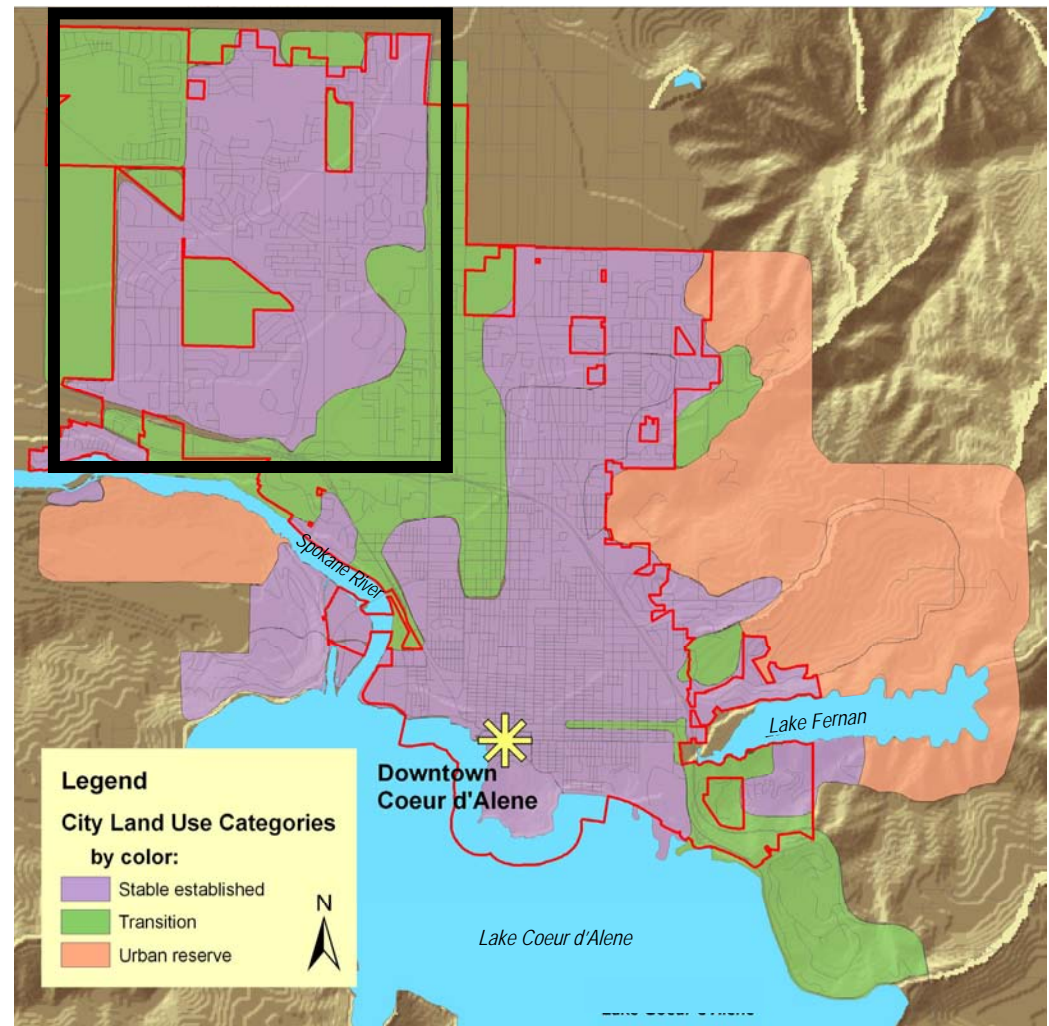
- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

Land Use: Ramsey - Woodland

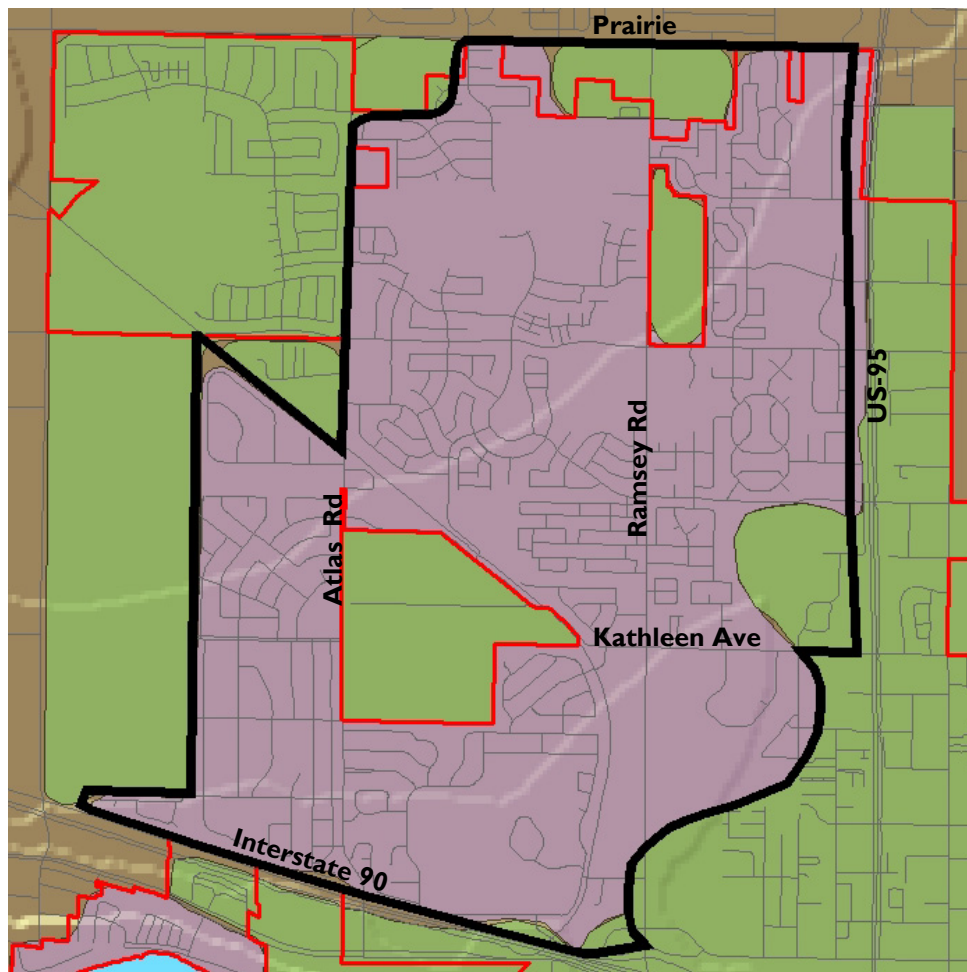
Ramsey - Woodland Today

The development pattern in this area is mixed with established subdivisions, such as Coeur d'Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.



Land Use: Ramsey - Woodland



Ramsey - Woodland Tomorrow

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d'Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey - Woodland neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

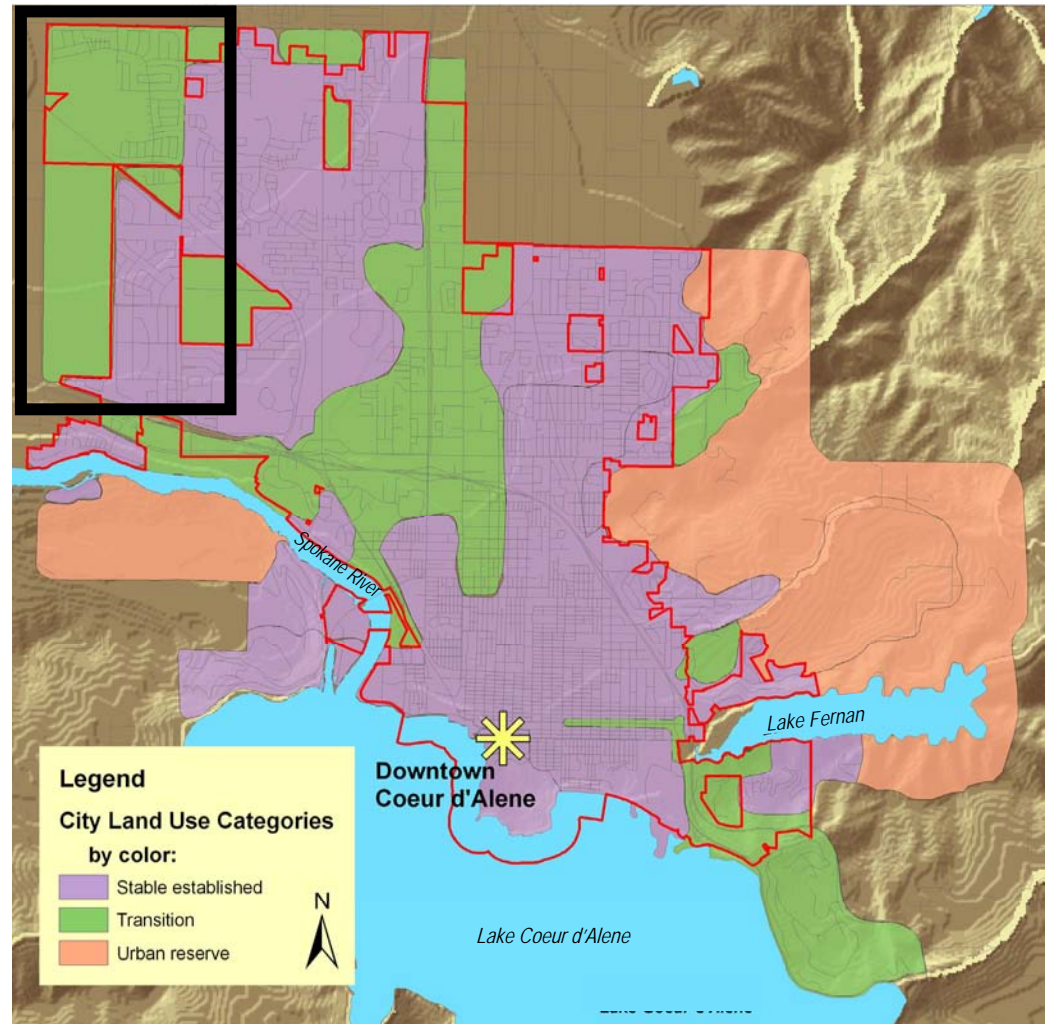
Land Use: Atlas-Prairie

Atlas-Prairie Today

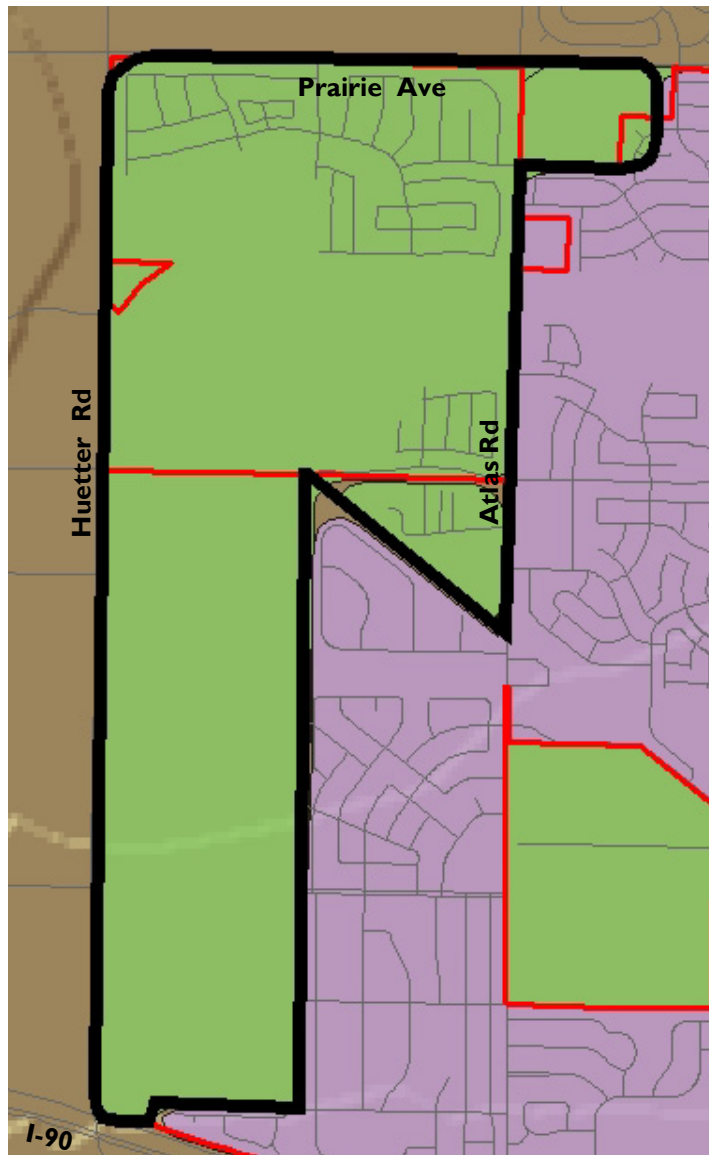
This area consists largely of prairie farmland and native conifer forest. The northern tier of the district contains a rapidly developing, suburban subdivision. This area lies over the Spokane Valley-Rathdrum Prairie Aquifer, and also holds the last, large tract of vacant land within the Area of City Impact (ACI).

Farmland is broken into parcels ranging from approximately 23 to 160+ acres. Subdivisions are developing with approximately three houses per acre (3:1). The remaining parcels provide opportunities for large-scale master planning.

Public infrastructure for development is not present in some locations and would require extensions from existing main lines.



Land Use: Atlas-Prairie



Atlas-Prairie Tomorrow

Generally, this area is envisioned to be a residential area, lower in density, that develops with interconnected neighborhoods providing a mix of housing choices.

The characteristics of Atlas-Prairie neighborhoods will be:

- That overall density may approach four to five residential units per acre (4-5:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Annexing requires careful evaluation of infrastructure needs.
- Open space, parks, and pedestrian and bicycle connections will be provided.
- Developments adjacent to the Area of City Impact (ACI) boundary will provide for a distinctive entrance to the city.
- Neighborhood service nodes where appropriate.
- The street network will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- A bypass study is underway to determine how traffic will be distributed to ease pressure from US 95.

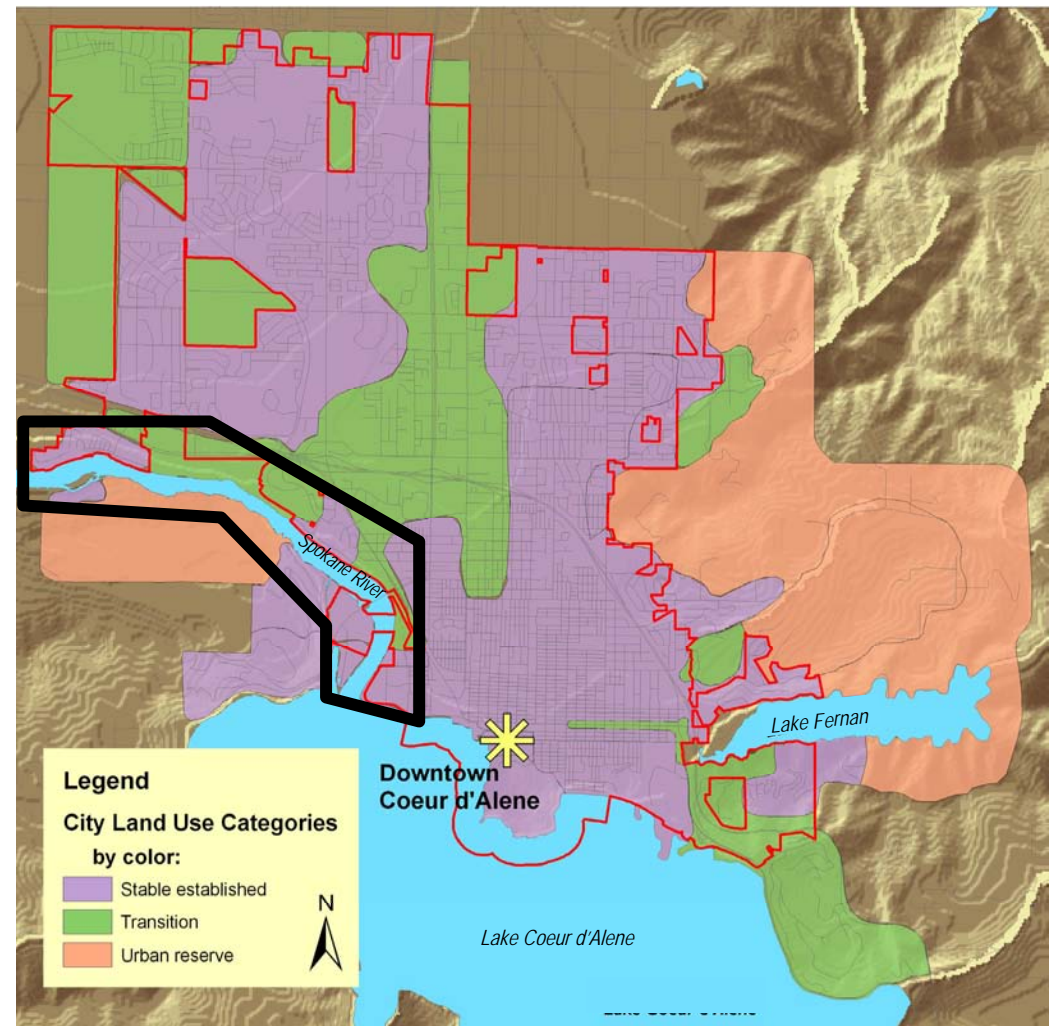
Land Use: Spokane River District

Spokane River District Today

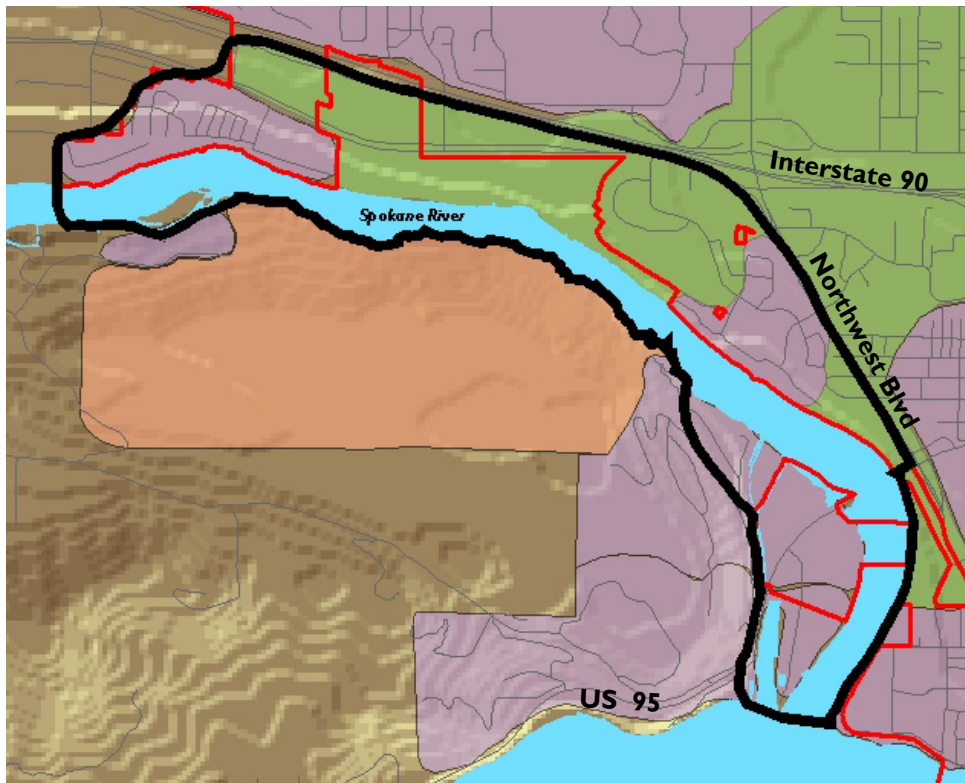
The Spokane River District is in a state of flux from its historic past use as a site of four major waterfront sawmills and other industrial uses. In place of sawmills, recently subdivided property in this area along portions of the shoreline is developing into commercial, luxury residential units, and mixed use structures. Recent subdivisions aside, large ownership patterns ranging from approximately 23 to 160+ acres provide opportunities for large scale master planning.

The Spokane River is now under study by federal and state agencies to determine how the quality of the water may be improved. Through coordination with neighboring communities and working with other agencies, our planning process must include protecting the quality of the water from any degradation that might result from development along the river's shores.

Public infrastructure is not available in some locations and would require extensions from existing main lines.



Land Use: Spokane River District



Spokane River District Tomorrow

This area is going through a multitude of changes and this trend will continue for many years. Generally, the Spokane River District is envisioned to be mixed use neighborhoods consisting of housing and commercial retail and service activities that embrace the aesthetics of the proximity to the Spokane River. As the mills are removed to make way for new development, the river shoreline is sure to change dramatically.

The characteristics of the Spokane River District will be:

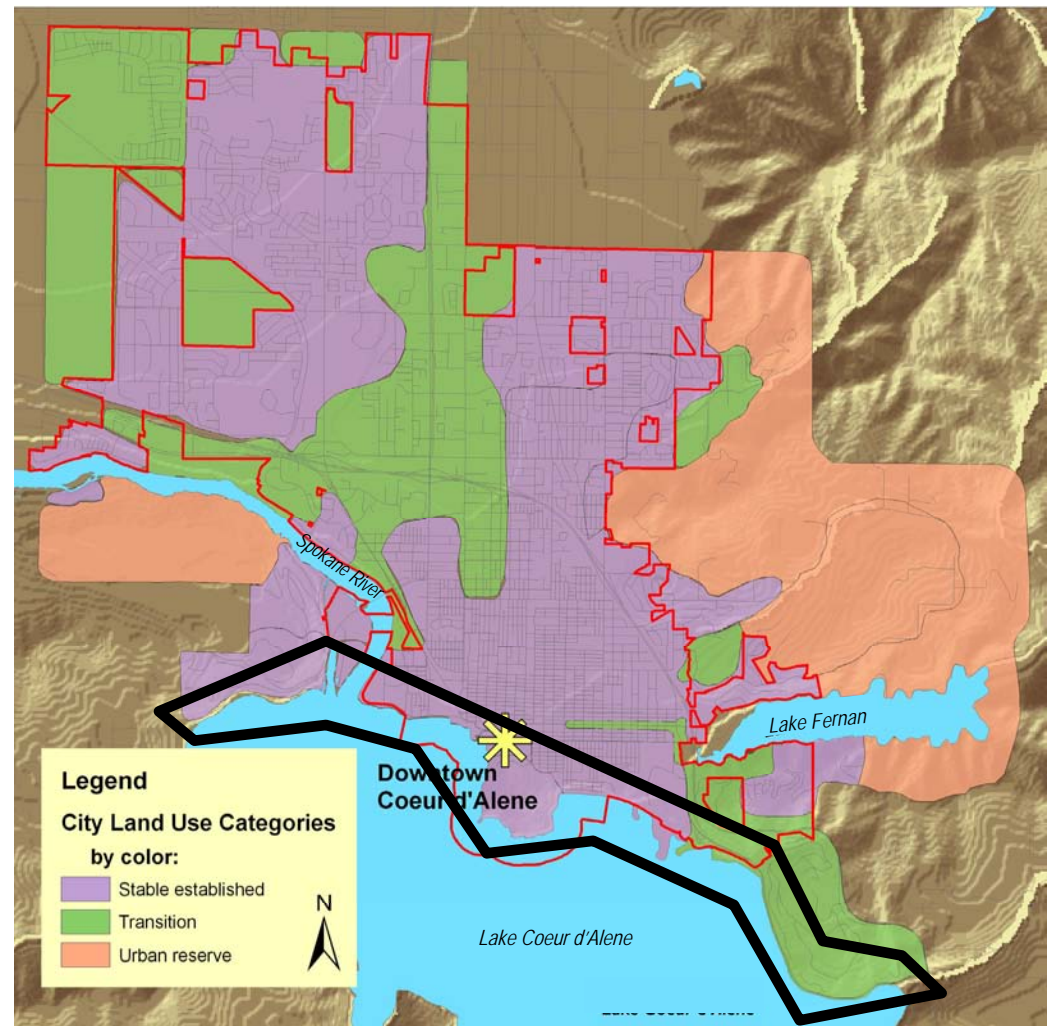
- Various commercial, residential, and mixed uses.
- Public access should be provided to the river.
- That overall density may approach ten to sixteen dwelling units per acre (10-16:1), but pockets of denser housing are appropriate and encouraged.
- That open space, parks, pedestrian and bicycle connections, and other public spaces will be provided throughout, especially adjacent to the Spokane River.
- That the scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.
- Neighborhood service nodes are encouraged where appropriate.
- That street networks will be interconnected, defining and creating smaller residential blocks and avoiding cul-de-sacs.
- That neighborhoods will retain and include planting of future, large-scale, native variety trees.

Land Use: Coeur d'Alene Lake Shoreline

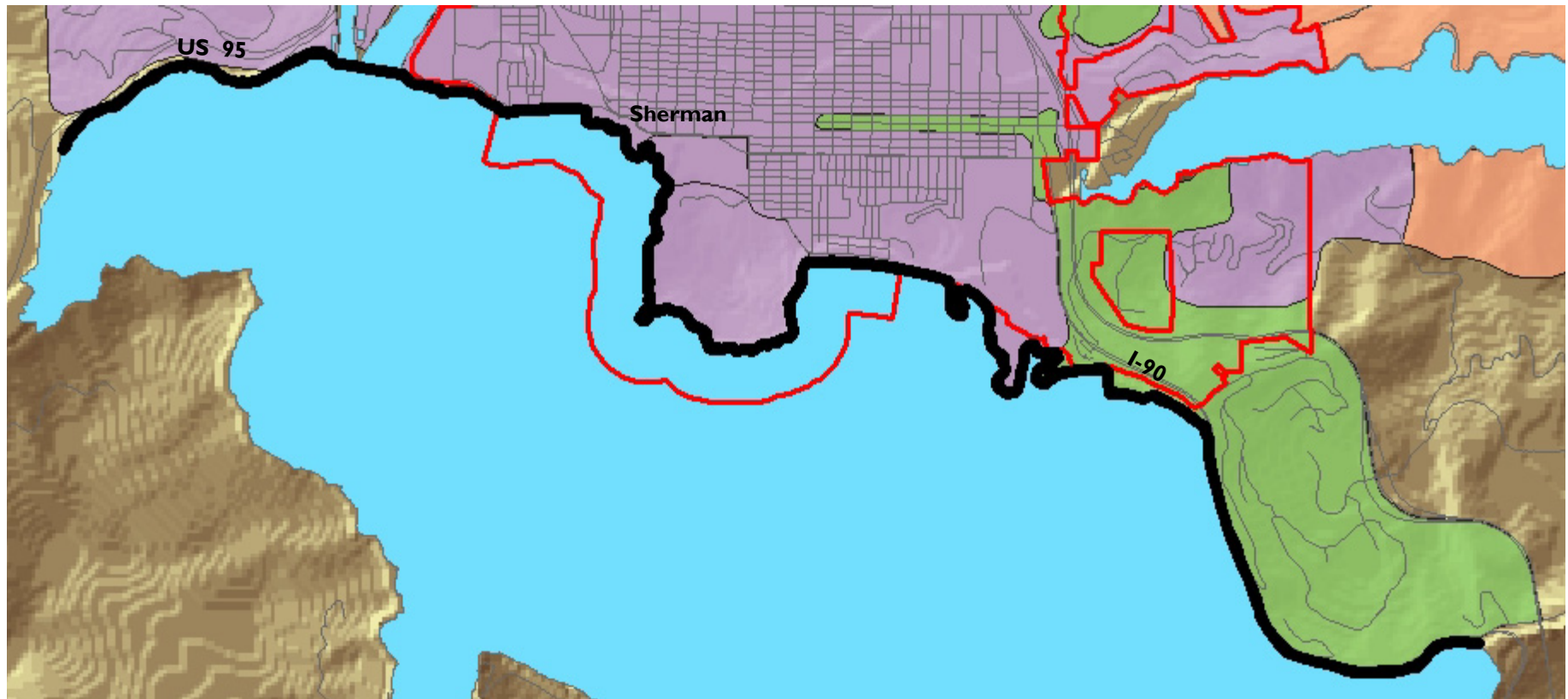
Coeur d'Alene Lake Shoreline Today

The Coeur d'Alene Lake shoreline is a mix of uses from east to west. The easternmost shorelines are home to hillsides that are difficult to develop. As the shoreline progresses west, the slope becomes less restrictive giving way to high end condos, a golf course, beaches, marinas, restaurants, the Tubbs Hill recreation area, public parks, a resort, residential homes, and a college campus.

Citizens treasure the shoreline and actively seek to protect and provide as much public access to this amenity as possible. The Shoreline Ordinance was passed to protect, preserve, and enhance visual resources and public access to the lake by establishing certain limitations and restrictions on shoreline property located within city limits.



Land Use: Coeur d'Alene Lake Shoreline



Coeur d'Alene Lake Shoreline Tomorrow

For many, the Coeur d'Alene Lake shoreline is what sets the city apart from countless other places. The shoreline will continue to experience pressure from the development community due to its effect on property values and for the benefits it provides. As property improves, it is extremely important to balance the needs of both the public and private entities to ensure that this asset is available for all to enjoy while remaining viable for economic development. Increasing public access to our waterfront will not only create space for enjoyment, it will provide major economic opportunities for businesses that serve our citizens and welcome tourists. Shorelines are a finite and valuable resource. Our city is committed to ensuring that only appropriate growth takes place now and in the future.

Comprehensive Plan: Property Rights

Coeur d'Alene

In addition to valuing effective and efficient management, our city government places a high value on the property rights of its citizens. As the population of our city grows, the likelihood of conflict between city regulations and either the property rights of a developer or the rights of neighbors, also grows. The city will strive to minimize this potential for conflict and to ensure that land use policies and restrictions of the City of Coeur d'Alene do not violate private property rights.

City Policy:

- Consider the protection and preservation of private property rights in the development and implementation of land use policies, regulations, and decisions.
- Evaluate if proposed regulatory or administrative actions may result in a taking of private property rights as required by I.C. Title 67, Chapters 65 and 80.

State and Federal

The Fifth Amendment of the United States Constitution as well as Article I Section 14 of the Idaho Constitution require that private property not be taken by the government without just compensation. Private property rights encompass not only the right to develop property but the right to enjoy property as well. In addition, governments are charged with the responsibility of protecting the public's health, safety, and welfare. Based on this responsibility, courts have long upheld land use regulations, such as Comprehensive Plans, and Zoning & Subdivision Ordinances that limit the use of private property.



Satellite view of Highway 95 & Appleway Avenue

Comprehensive Plan: Required Components

State Statutes

The State of Idaho requires a Comprehensive Plan include specific components as described in Title 67, Chapter 65, Item 67-6508. The following list is compiled from the statute and specifies where each component can be found within the plan. Some of the components are found in many places within the plan, be aware that the locations of each component are not exhaustive.

Additional detail for specific plans may be found online - www.cdaid.org.



NIC beach and Tubbs Hill looking east



Idaho State seal



Coeur d'Alene seal



Tubbs Hill in April



Building art

Property Rights - 72

Population - 76-78

School Facilities and Transportation - 84-85

Economic Development - 10, 15-16, 81-83

Land Use - 38-71

Natural Resource - 11, 25-28

Hazardous Areas - 14

Public Service, Facilities, and Utilities - 5

Transportation - 20, 22, 42, 45, 57, 92

Recreation - 20, 27-28, 34, 40-42, 62, 70, 90-91

Special Areas or Sites - 24-37

Housing - 16, 18, 19, 30-31, 33, 79-80

Community Design - 13, 17-20, 30

Implementation - 74

Comprehensive Plan: Implementation

Implementation

The comprehensive plan serves multiple functions in our community. It is a tool for maintaining and preserving the quality of life in Coeur d'Alene, promoting economic development, as well as a means of planning for sound, consistent, and rational growth. This plan represents a statement by our community of what we are and what we hope to become. However, the plan is not self-executing. The plan is a framework upon which the city must build in order to fulfill the promise of the plan.

Plan implementation begins with the adoption of the plan itself by the City Council. Upon adoption, the policies and recommendations contained in the plan must be carried out. This implementation will require time and effort and will also require that the City Council makes plan implementation a priority, and budgets sufficient resources to complete the implementation.

Specific steps that should be undertaken include:

- Review and update both the subdivision and zoning codes to conform to the plan.
- Review and update the Capital Improvement Plan.

- Update the plan when necessary by changes in the law, when errors or omissions are discovered, when there is a significant change in the reported data, or when conditions in our planning area change.
- Continue participation with other regional planning organizations to better coordinate planning efforts and support regional planning efforts.
- Continue to use those capital funding sources available to cities to implement the plan and seek grants and donations to extend these resources.



View of the city looking southwest



City Park entry



Public art at new library (fountain)

Comprehensive Plan: Closing Statement

By definition, a Comprehensive Plan is just that—comprehensive. It is inclusive and general. It is a road map in a sense, but not a map which tells us which specific routes to take to reach a destination. It gives us the general direction to take us to the future, but does not determine the many choices we have to make along the way.

We have established four goals in our plan that can be summarized as follows: We intend over the life of this plan, until 2027, to keep our city beautiful, to help it grow economically, to preserve those qualities that make us want to continue to live here, and to maintain a system of city government that is responsive to the citizenry and that keeps the city a safe place. In summary, we will value, preserve, and enhance those places we call special.

Our plan is a decision-making tool that helps us weigh the pros and cons each time we are faced with a critical decision concerning our environment, our economic future, and our culture.

Sometimes along the way, new rules (ordinances) are needed to assist us in reaching our objectives.

The plan directs us to make these rules fair, yet effective. There are also additional plans adopted for the future of our parks, our transportation needs, and for essential services such as water and sewer. These individual plans are coordinated under the umbrella of the Comprehensive Plan.

Coeur d'Alene will continue to grow over the life of this plan. The growth will be less spread out than in the past. There will be increased residential density, especially in the downtown core area and in neighborhoods surrounding the downtown. There will be innovative residential/commercial developments proposed. All must be given careful thought, keeping in mind their effects on surrounding, older, established neighborhoods.

There will be proposals brought forward to develop environmentally sensitive areas surrounding the city that will require careful and thoughtful decisions. Infrastructure needs and costs, maintaining visual aesthetics, and the preservation of open spaces are all factors in making these decisions.

There will be challenges in the years to come - some anticipated and some not. This plan, along with its goals and numerous objectives, will be the city's guide to meet those challenges and to continue to keep Coeur d'Alene a "City of Excellence."



Taste of the Coeur d'Alenes™



Public art along Northwest Boulevard (Osprey feather)

Appendices: Population and Demographics

Existing Population

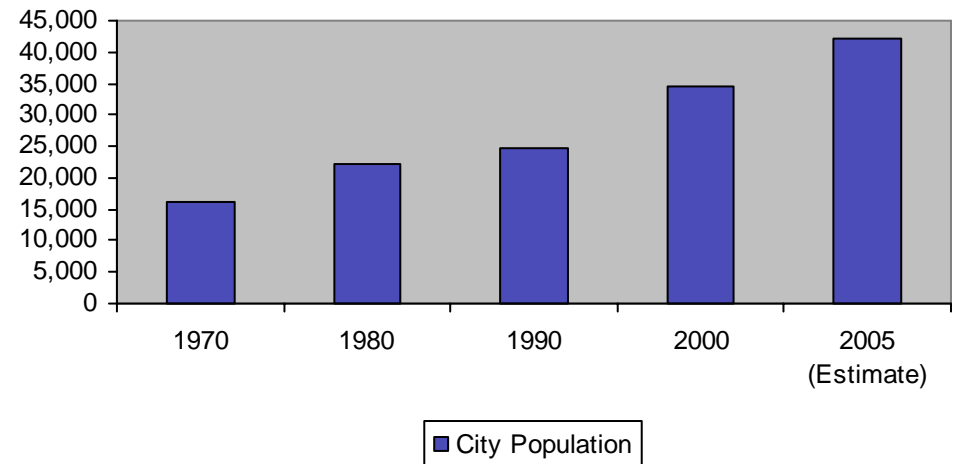
The City of Coeur d'Alene has experienced tremendous growth since the last Comprehensive Plan was completed in 1995. Between the years 1990 and 2000, the city increased in population by 40.5 percent. Based on 2000 U.S. Census data, the City of Coeur d'Alene had a population of 34,514 people in 2000, an increase of 9,953 people from 1990 when the population was 24,561. Population estimates after the 2000 U.S. Census estimated the city's May 2004 population at 39,628, a 14.8 percent increase.

In comparison, the State of Idaho grew at 28.5 percent between 1990 and 2000, and Kootenai County at 55.7 percent. In the 1990s, the State of Idaho was the fifth fastest growing state in the nation and Kootenai County was the third fastest growing county in Idaho.

Table I. Population Characteristics

	1980	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)	2005 Estimates
Coeur d'Alene	22,309	24,561	10.1%	34,514	40.5%	42,194
Kootenai County	59,770	69,795	16.8%	108,685	55.7%	126,000
State of Idaho	944,127	1,006,749	6.6%	1,293,953	28.5%	1,480,000

Chart I. City of Coeur d'Alene Population Growth (1970 – 2005)



Source: U.S. Census Bureau

Appendices: Population and Demographics

Age

The median age of the population in Coeur d'Alene is 34.8 years, which is slightly higher than the statewide figure of 33.2 years.

Within the city, 75.1 percent of residents are 18 years or older, compared with 71.5 percent of the state as a whole. Additionally, Coeur d'Alene has a higher percentage of residents 65 years and older than the state (14.8 percent versus 11.3 percent).

Race and Ethnicity

The vast majority of city residents – 95.8 percent – are white. Among the rest of the population, 0.8 percent are American Indian and Alaska Native, 0.6 percent are Asian, 0.2 are Black or African American, and 0.1 percent are Native Hawaiian and Other Pacific Islander (0.6 percent listed some other race and 1.9 percent listed two or more races).

Statewide, 91 percent of the population are white, 1.4 percent are American Indian and Alaska Native, 0.9 percent are Asian, 0.4 percent are Black or African American, and 0.1 percent are Native Hawaiian and Other Pacific Islander (4.2 percent listed some other race and 2.0 percent listed two or more races).

Table 2. Demographic Characteristics

Demographic Characteristics	City of Coeur d'Alene		State of Idaho	
	Number	Percent	Number	Percent
Total population	34,514	100.0%	1,293,953	100.0%
SEX AND AGE				
Male	16,693	48.4%	648,660	50.1%
Female	17,821	51.6%	645,293	49.9%
Under 5 years	2,372	6.9%	97,643	7.5%
5 to 9 years	2,340	6.8%	100,756	7.8%
10 to 14 years	2,366	6.9%	104,608	8.1%
15 to 19 years	2,741	7.9%	110,858	8.6%
20 to 24 years	2,829	8.2%	93,994	7.3%
25 to 34 years	4,722	13.7%	169,433	13.1%
35 to 44 years	4,924	14.3%	192,968	14.9%
45 to 54 years	4,497	13.0%	170,248	13.2%
55 to 59 years	1,433	4.2%	60,024	4.6%
60 to 64 years	1,199	3.5%	47,505	3.7%
65 to 74 years	2,276	6.6%	75,970	5.9%
75 to 84 years	1,981	5.7%	51,889	4.0%
85 years and older	834	2.4%	18,057	1.4%
Median age (years)	34.8	(x)	33.2	(x)
18 years and over	25,904	75.1%	924,923	71.5%
Male	12,219	35.4%	458,934	35.5%
Female	13,685	39.7%	465,989	36.0%
21 years and over	24,062	69.7%	860,220	66.5%
62 years and over	5,812	16.8%	173,097	13.4%
65 years and over	5,091	14.8%	145,916	11.3%
Male	1,960	5.7%	64,161	5.0%
Female	3,131	9.1%	81,755	6.3%
RACE				
One race	33,864	98.1%	1,268,344	98.0%
White	33,064	95.8%	1,177,304	91.0%
Black or African American	77	0.2%	5,456	0.4%
American Indian and Alaska Native	267	0.8%	17,645	1.4%
Asian	209	0.6%	11,889	0.9%
Native Hawaiian and Other Pacific Islander	31	0.1%	1,308	0.1%
Some other race	216	0.6%	54,742	4.2%
Two or more races	650	1.9%	25,609	2.0%
ETHNICITY				
Hispanic	932	2.7%	101,690	7.9%
Not Hispanic	33,463	97.3%	1,192,263	92.1%

Source: U.S. Census Bureau

Appendices: Population and Demographics

Households

According to the 2000 U.S. Census, Coeur d'Alene has 13,985 households. Of these households, 63.6 percent are family households and 36.7 percent are non-family households. In comparison, the state (469,645 households) has 71.5 percent family households and 28.5 non-family households. The average household size in the City of Coeur d'Alene was 2.39 people while the figure in the state was slightly higher at 2.69 people.

Within the City of Coeur d'Alene, 24.3 percent of all the households have a resident who is 65 years or older. This figure is slightly higher than the state (21.5 percent of all households have a resident who is 65 years or older). Family households with children under the age of 18 comprise almost 32 percent of households whereas the state figure is higher as a whole at 36.3 percent. Additionally, of the total households in the city, more than 28 percent include an adult living alone compared to 22.4 percent for the State of Idaho.

Population Growth

The City of Coeur d'Alene is expected to continue to grow. See table 4 showing projected population growth to the year 2027, which assumes an annual growth rate from 2.0% to 5.0%.

Table 3. Household Characteristics

Household Characteristics	City of Coeur d'Alene		State of Idaho	
	Number	Percent	Number	Percent
HOUSEHOLD BY TYPE				
Total Households	13,985	100.0%	469,645	100.0%
Family Households (families)	8,856	63.3%	335,588	71.5%
With Children under 18 years	4,437	31.7%	170,463	36.3%
Married-couple family	6,671	47.7%	276,511	58.9%
With Children under 18 years	2,946	21.1%	132,101	28.1%
Female householder, no husband present	1,609	11.5%	40,849	8.7%
With Children under 18 years	1,112	8.0%	27,091	5.8%
Non-family households	5,129	36.7%	134,057	28.5%
Householder living alone	3,941	28.2%	105,175	22.4%
Householder 65 years and over	1,581	11.3%	38,789	8.3%
Households with individuals under 18 years	4,774	34.1%	181,967	38.7%
Households with individuals 65 years & over	3,396	24.3%	100,742	21.5%
Average household size	2.39	(x)	2.69	(x)
Average family size	2.93	(x)	3.17	(x)

Table 4. Projected Population Growth

Source: U.S. Census Bureau

City of Coeur d'Alene				
Projected Population Growth	Growth Rate of 2.0%	Growth Rate of 3.0%	Growth Rate of 4.0%	Growth Rate of 5.0%
2005 (BASED ON 2000 CENSUS & BUILDING PERMITS)	37,052	37,052	37,052	37,052
2010	40,908	42,953	45,079	47,289
2015	45,166	49,795	54,846	60,354
2020	49,867	57,726	66,729	77,028
2025	55,057	66,920	81,185	98,310
2027	57,282	70,995	87,810	108,387

Appendices: Housing

Housing Inventory

Based on 2000 U.S. Census data, there are 14,929 total housing units in the City of Coeur d'Alene. Of these housing units, almost two-thirds – 62.6 percent – are single-family, detached dwellings compared with 70.1 percent for the state. Multi-family units accounted for 24.5 percent of the housing stock and mobile homes made up 8.1 percent. Statewide, multi-family housing accounted for 14.4 percent and mobile homes comprised 12.2 percent of the housing stock.

Housing Occupancy

According to 2000 U.S. Census data, the occupancy rate for housing in Coeur d'Alene is 93.7 percent with 6.3 percent of the housing units vacant. Of the remaining housing units in the city, less than 1 percent are used for seasonal, recreational, or occasional use. Within the State of Idaho, 89 percent of housing is occupied and 11 percent vacant. Additionally, 5.2 percent of the housing in the state is for seasonal, recreational, or occasional use.

Housing Tenure

Within the city, owner-occupied housing accounted for 61.8 percent of occupied housing, and renter-occupied comprised 38.2 percent. The proportion of owner-occupied housing in the state as a whole is significantly higher at 72.4 percent and notably lower for renter-occupied units at 27.6 percent.

Table 5. Housing Characteristics

Housing Characteristics	City of Coeur d'Alene		State of Idaho	
	Number	Percent	Number	Percent
Total housing units	14,929	100.0%	527,824	100.0%
HOUSING OCCUPANCY				
Occupied housing units	13,985	93.7%	469,645	89.0%
Vacant housing units	944	6.3%	58,179	11.0%
For seasonal, recreational, or occasional use	93	0.6%	27,478	5.2%
Homeowner vacancy rate (percent)	(x)	2.4%	(x)	2.2%
Rental vacancy rate (percent)	(x)	7.6%	(x)	7.6%
HOUSING TENURE				
Occupied housing units	13,985	100.0%	469,645	100.0%
Owner-occupied housing units	8,642	61.8%	339,960	72.4%
Renter-occupied housing units	5,343	38.2%	129,685	27.6%
Average household size of owner-occupied unit	2.48	(x)	2.75	(x)
Average household size of renter-occupied unit	2.25	(x)	2.52	(x)
HOUSING TYPE				
1-unit, detached	9,248	62.6%	369,924	70.1%
1-unit, attached	672	4.5%	15,211	2.9%
2 units	866	5.9%	14,709	2.8%
3 or 4 units	724	4.9%	21,441	4.1%
5 to 9 units	613	4.1%	14,047	2.7%
10 to 19 units	582	3.9%	9,716	1.8%
20 or more units	841	5.7%	15,880	3.0%
Mobile home	1,194	8.1%	64,163	12.2%
Boat, RV, van, etc.	35	0.2%	2,733	0.5%
Total housing units	14,775	98.9%	527,824	100.0%

Source: U.S. Census Bureau

Appendices: Housing

Age of Housing

Over 58 percent of the housing in Coeur d'Alene is more than 20 years old, compared to 62 percent of the housing in the state as a whole. The majority of housing – 21.7 percent – was constructed during the years 1980 to 1989.

Between 2001 and May of 2004, the city issued over 1,185 building permits for new residential structures. Of those permits, 1,083 were for new single-family structures. The remaining permits were for duplex and multi-family structures, of which over 350 new multi-family housing units were created.

Monthly Housing Costs

Monthly housing costs in the city are very similar to those of the state as a whole. The median monthly mortgage cost for a house in the City of Coeur d'Alene in 2000 was \$883 (\$887 in the state). Likewise, the median monthly rental cost in the city was \$555, which is slightly higher than the average state cost of \$515 per month.

Affordability

Generally speaking, households that are paying more than 30 percent of their income on gross rent are considered to have excessive housing costs. Based on the 2000 U.S. Census, over 44 percent of renters in Coeur d'Alene were paying more than 30 percent of their income on gross rent. This is significantly higher than the statewide figure, where 35.6 percent of renters pay more than 30 percent of their gross income for housing costs.

The Census data estimate that in 2000, about 48 percent of Coeur d'Alene's renter households (or 2,378 renter households) and 26 percent of the city's homeowners (or 1,801 households) were cost burdened in 2000. The data also show that 23 percent of renters (1,155 households) and 9 percent of homeowners (622 households) were **severely** cost burdened, paying 50 percent or more of their incomes for housing costs.

Source: Preserving Our Sense of Place: A Housing Needs Assessment of Cd'A

Table 5. Housing Characteristics (continued)

Housing Characteristics	City of Coeur d'Alene		State of Idaho	
	Number	Percent	Number	Percent
AGE OF HOUSING				
Less than 1 year old - 1999 to March 2000 (for 2000)	481	3.3%	18,884	3.6%
2 to 5 years old - 1995 to 1998	2,069	14.0%	63,475	12.0%
6 to 10 years old - 1990 to 1994	1,817	12.3%	51,909	9.8%
11 to 20 years old - 1980 to 1989	1,735	11.7%	65,869	12.5%
21 to 30 years old - 1970 to 1979	3,199	21.7%	129,261	24.5%
31 to 40 years old - 1960 to 1969	1,305	8.8%	52,263	9.9%
41 to 60 years old - 1940 to 1959	2,164	14.6%	85,400	16.2%
61 years or older - 1939 or earlier	2,005	13.6%	60,763	11.5%
VALUE				
Median value in dollars	\$109,800	(x)	\$106,300	(x)
PAYMENTS				
Mortgage median cost per month	\$883	(x)	\$887	(x)
Rental median cost per month	\$555	(x)	\$515	(x)

Source: U.S. Census Bureau

Appendices: Economics

Income

According to the 2000 U.S. Census, the median household income in the City of Coeur d'Alene was \$33,001, which is considerably lower than the State of Idaho's median household income of \$37,572.

Approximately 78 percent of city residents derive their income from earnings (i.e., from employment and investments). More than 27 percent obtain their income from Social Security and 15.4 percent from retirement income. Statewide, over 82 percent of residents receive their income from earnings, with 25.2 percent from Social Security and 15.6 percent from retirement income.

Poverty

Almost 13 percent of individuals and 9.3 percent of families in Coeur d'Alene had incomes below the Federal poverty level in 1999. In comparison, the State had slightly lower levels with individuals at 8.3 percent below the poverty threshold and families at 11.8 percent. The Federal Government in 2000 determined that the poverty threshold of an individual was \$8,794 annually and the poverty threshold level for a family of four with two children under the age of 18 was \$17,463.

Table 1. Income Characteristics

Income Characteristics	City of Coeur d'Alene		State of Idaho	
	Number	Percent	Number	Percent
Income in 1999				
HOUSEHOLDS	14,001	100.0%	470,133	100.0%
Less than \$10,000	1,453	10.4%	40,676	8.7%
\$10,000 to \$14,999	1,370	9.8%	33,431	7.1%
\$15,000 to \$24,999	2,252	16.1%	71,921	15.3%
\$25,000 to \$34,999	2,299	16.4%	70,391	15.0%
\$35,000 to \$49,999	2,751	19.6%	89,612	19.1%
\$50,000 to \$74,999	2,298	16.4%	90,462	19.2%
\$75,000 to \$99,999	971	6.9%	39,249	8.3%
\$100,000 to \$149,999	415	3.0%	22,797	4.8%
\$150,000 to \$199,999	113	0.8%	5,395	1.1%
\$200,000 or more	79	0.6%	6,199	1.3%
Median household income (dollars)	\$33,001	(x)	\$37,572	(x)
FAMILIES	8,967	100.0%	337,884	100.0%
Less than \$10,000	532	5.9%	16,047	4.7%
\$10,000 to \$14,999	553	6.2%	15,773	4.7%
\$15,000 to \$24,999	1,264	14.1%	44,523	13.2%
\$25,000 to \$34,999	1,450	16.2%	50,263	14.9%
\$35,000 to \$49,999	1,978	22.1%	70,384	20.8%
\$50,000 to \$74,999	1,885	21.0%	76,202	22.6%
\$75,000 to \$99,999	829	9.2%	34,470	10.2%
\$100,000 to \$149,999	311	3.5%	20,110	6.0%
\$150,000 to \$199,999	106	1.2%	4,746	1.4%
\$200,000 or more	59	0.7%	5,366	1.6%
Median family income (dollars)	\$39,491	(x)	\$43,490	(x)
Per capita income (dollars)	\$17,454	(x)	\$17,841	(x)
POVERTY STATUS IN 1999 (Numbers below poverty level)				
Families	837	(x)	28,131	(x)
Percent below poverty level	(x)	9.3%	(x)	8.3%
Individuals	4,313	(x)	148,732	(x)
Percent below poverty level	(x)	12.8%	(x)	11.8%
18 years and over	3,128	(x)	96,864	(x)
Percent below poverty level	(x)	12.3%	(x)	10.8%
65 years and over	383	(x)	11,635	(x)
Percent below poverty level	(x)	8.1%	(x)	8.3%

Source: U.S. Census Bureau

Appendices: Economics

Employment

Of the 27,099 city residents 16 years and older, 64.9 percent or 17,584 are in the labor force, which is very similar to the statewide percentage of 66.1 percent.

Based on information from the Idaho Department of Labor, the unemployment rate for Kootenai County as of May 2004 was 6.3 percent. In comparison, the State of Idaho unemployment rate for the same time period was 4.6 percent and 6.1 percent for the United States as a whole.

Jobs by Occupation

Over 28 percent of those employed in the city are in a sales or office position. Management, professional, and related positions accounted for 27.8 percent, service occupations comprised 19.4 percent, and production, transportation, and material moving occupations made up 12.2 percent. Construction, extraction, and maintenance occupations comprised 11.9 percent of the work force and a small percentage – 0.5 percent – was in farming, fishing, and forestry positions.

Jobs by Industry

In 2000, educational, health, and social services were the largest employers by industry at 18.7 percent. Next, at 17.3 percent, was the retail trade followed by arts, entertainment, recreation, accommodation, and food services at 12.2 percent. In comparison, the state's educational, health, and social services comprised 19.2 percent, retail trade accounted for 12.6 percent, and arts, entertainment, recreation, accommodation, and food services comprised 8.0 percent. Manufacturing at 12.6 percent was the second largest industry in the state, but within the city it included only 9.0 percent of the labor force.

Table 2. Labor Force Characteristics

Labor Force Characteristics	City of Coeur d'Alene		State of Idaho	
	Number	Percent	Number	Percent
TOTAL POPULATION	34,514	100.0%	1,293,953	100.0%
EMPLOYMENT STATUS				
Population 16 years and over	27,099	100.0%	969,872	100.0%
In labor force	17,584	64.9%	641,088	66.1%
Civilian labor force	17,549	64.8%	636,237	65.6%
Employed	16,154	59.6%	599,453	61.8%
Unemployed	1,395	5.1%	36,784	3.8%
Percent of civilian labor force	(x)	7.9%	(x)	5.8%
Armed Forces	35	0.1	4,851	0.5%
Not in labor force	9,515	35.1	328,784	33.9%
Employed civilian population 16 years and over	16,154	100.0%	599,453	100.0%
OCCUPATION				
Management, professional, and related occupations	4,483	27.8%	188,094	31.4%
Service occupations	3,140	19.4%	93,467	15.6%
Sales and office occupations	4,556	28.2%	151,835	25.3%
Farming, fishing, and forestry occupations	85	0.5%	16,429	2.7%
Construction, extraction, and maintenance occupations	1,919	11.9%	64,747	10.8%
Production, transportation, and material moving occupations	1,971	12.2%	85,061	14.2%
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	337	2.1%	34,593	5.8%
Construction	1,585	9.8%	48,388	8.1%
Manufacturing	1,451	9.0%	78,625	13.1%
Wholesale trade	474	2.9%	21,495	3.6%
Retail trade	2,798	17.3%	75,477	12.6%
Transportation and warehousing, and utilities	474	2.9%	27,891	4.7%
Information	552	3.4%	13,779	2.3%
Finance, insurance, real estate, and rental and leasing	879	5.4%	30,618	5.1%
Professional, scientific, management, administrative & waste mgt	1,342	8.3%	47,744	8.0%
Educational, health, and social services	3,025	18.7%	115,154	19.2%
Arts, entertainment, recreation, accommodation, & food services	1,972	12.2%	47,902	8.0%
Other services (except public administration)	663	4.1%	27,228	4.5%
Public administration	602	3.7%	30,649	5.1%
CLASS OF WORKER				
Private wage and salary workers	12,609	78.1%	442,529	73.8%
Government workers	2,154	13.3%	98,089	16.4%
Self-employed workers in un-incorporated business	1,355	8.4%	56,018	9.3%
Unpaid family workers	36	0.2%	2,817	0.5%

Source: U.S. Census Bureau

Appendices: Economics

Class of Worker

Within the city, private businesses employ the largest proportion – 78.1 percent – of workers. Additionally, 13.3 percent are employed as government workers and 8.4 percent are self-employed. Statewide, private businesses employed 73.8 percent, government employed 16.4 percent, and 9.3 percent of workers were self-employed.

Major Employers

The following businesses are some of the major employers in the City of Coeur d'Alene:

- **Kootenai Medical Center**
(www.kmc.org)
- **Coeur d'Alene School District**
(www.cdaschools.org)
- **Coeur d'Alene Resort**
(www.cdaresort.com)
- **North Idaho College**
(www.nic.edu)
- **Kootenai County Government**
(www.kcgov.us)
- **Center Partners**
(www.centerpartners.com)
- **EPEO Link**
- **Verizon Northwest**
(www.verizon.com)
- **Advanced Input Systems**
(www.advanced-input.com)
- **City of Coeur d'Alene**
(www.coeurdaleneidaho.org)
- **Coldwater Creek**
(www.thecreek.com)
- **Costco**
(www.costco.com)
- **U.S. Bank of Idaho**
(www.usbank.com)
- **U.S. Forest Service**
(www.fs.fed.us/ipnf/admin/employment.html)
- **U.S. Postal Service**
(www.usps.gov)
- **Coeur d'Alene Builders Supply**
- **Fred Meyer**
(www.fredmeyer.com)
- **Home Depot**
(www.homedepot.com)

Provided by: Jobs Plus

Economic Development

Several organizations throughout the city and Kootenai County are actively pursuing economic development in the area. The following organizations are some of the groups currently promoting the region:

- **Lake City Development Corporation (LCDC)**

The Lake City Development Corporation was established by the Coeur d'Alene City Council in 2000 to act as the city's urban redevelopment agency using tax-increment financing. LCDC works with public and private partnerships to create strategic economic revitalization and development, superior public open spaces, and public art projects within two districts in the city. These districts include the 729-acre Lake District that encompasses portions of downtown, midtown, and Northwest Boulevard, and the River District which is located between Seltice Way and the Spokane River, and runs from Ramsey Road to Huetter Road.

- **Jobs Plus, Inc.**

A non-profit corporation that was established in 1987, Jobs Plus, Inc. is working to expand and diversify the local economic and employment base, by recruiting out-of-state companies considering relocation or expansion to the region.

- **Panhandle Area Council (PAC)**

The Panhandle Area Council was organized to aid in the diversification and stabilization of the area's economy. The non-profit agency helps to assist small businesses in start-up as well as expansion within the five northern counties of Idaho.

- **Idaho Small Business Development Center (ISBDC)**

Funded by grants from the federal government, the State of Idaho, and North Idaho College, the Idaho Small Business Development Center works with small business owners to provide support in starting or expanding businesses. Additionally, ISBDC assists with business plans, cash flow projections, organizational development, marketing/advertising plans, loan assistance information, and new venture analysis.

Appendices: Education

Coeur d'Alene School District (www.cdaschools.org)

District 271 serves 9,949 students in the City of Coeur d'Alene, the towns of Dalton Gardens, Hayden and Hayden Lake, and a portion of rural Kootenai County. District facilities include 10 elementary schools, a preschool for children with special needs, three middle schools, two high schools, and two alternative high schools. All schools are accredited, and two high schools are "accredited with merit." District 271 is one of the largest employers in the five northernmost counties of Idaho, and ranks sixth in enrollment size among Idaho's 114 public school districts.

The district operates on an annual budget of nearly \$75 million, approximately \$52.3 million of which is general fund. A four-year School Plant Facilities Levy, approved by voters in May of 2002, funded a two-year renovation and expansion of Project C.D.A., and built Atlas Elementary School which opened in Fall 2005 to replace the Hayden Lake Elementary School built in 1936. The same levy is funding a remodeling and expansion project at Ramsey Elementary School and continues to finance technology upgrades district-wide.

The district is governed by a five-member Board of Trustees whose members are elected by the public and serve without pay.

The district's transportation department has 54 buses and transports approximately 2,700 students daily. The district's food service prepares approximately 6,800 student meals daily, offering breakfast and lunch at all schools. The maintenance department has won accolades for its energy conservation practices. District 271 technology includes fiber optic connection to all buildings and internet accessibility in all classrooms.

District 271 Profile

<i>Budget:</i>	<i>\$52.3M</i>	<i>Certified staff:</i>	<i>641</i>
<i>Enrollment:</i>	<i>9,949</i>	<i>Classified staff:</i>	<i>560</i>
<i>Schools:</i>	<i>18</i>	<i>w/ Master's degrees:</i>	<i>210</i>
<i>Superintendent:</i>	<i>Harry Amend</i>	<i>w/ National certification:</i>	<i>11</i>

Post Falls School District (www.pfsd.com)

Post Falls School District is located in west Kootenai County and covers 64 square miles that includes the City of Post Falls. The district serves 5,300 students in its nine schools: Post Falls High School, Post Falls Middle School, River City Middle School, New Vision Alternative High School, Ponderosa, Seltice, Prairie View and Mullan Trail Elementary Schools, and the Kinder Center. All Idaho school districts are accredited by the state and meet the requirements of adequate yearly progress as defined by the federal No Child Left Behind Act.

The Post Falls School District is governed by a five-member Board of Trustees whose members are elected by the public and serve without pay. As part of their responsibilities, the board sets the district policy, establishes the district budget, and hires and supervises the district's chief executive officer, the superintendent.

The district manages a general fund budget of \$26.5 million and \$10 million of other funds including federal funds for services such as food service and the Title I reading program. The district food service provides over 4,000 student meals daily. The district's transportation department has 36 buses that travel over 350,000 miles each year to transport students to and from school. The district utilizes a wireless internet delivery system to all schools and provides over 1,500 computers for student use.

Post Falls School District opened a new high school building in 2000 and a second middle school building in 2004. In May 2006, district patrons approved a bond levy that will pay for the construction of another elementary school, the addition of eight classrooms at Post Falls High School, and the remodel of the district transportation facility. These projects will be completed by the fall of 2008.

District 273 Profile

<i>Budget:</i>	<i>\$26.5M</i>	<i>Personnel:</i>	<i>550</i>
<i>Enrollment:</i>	<i>5,300</i>	<i>Transportation:</i>	<i>36 buses</i>
<i>Schools:</i>	<i>9</i>	<i>Food service:</i>	<i>6 kitchens</i>
<i>Superintendent:</i>	<i>Jerry Keane</i>		

Appendices: Education

Higher Education

Many opportunities for higher education can be found within a 60-mile radius of the City of Coeur d'Alene. Some higher educational facilities offer both undergraduate and graduate programs and include North Idaho College, Lewis-Clark State College, and University of Idaho – Coeur d'Alene as well as Gonzaga University, Eastern Washington University, Washington State University, and Whitworth College.



Artwork on NIC campus

Local higher education facilities

North Idaho College (NIC):

NIC was founded in 1933 and is a comprehensive community college offering an assortment of academic, professional, and workforce training programs. The college is located on a 44-acre campus overlooking both Lake Coeur d'Alene and the Spokane River. Fall 2003 student enrollment at NIC was 4,452 and was supported by 922 employees. In addition to being known for an excellent nursing program, stellar athletic programs, and an award-winning newspaper, North Idaho College is also home to a center for the performing arts with a 1,148-seat auditorium that is the site for many community- and college-sponsored events and performances.

Lewis-Clark State College (LCSC):

Coeur d'Alene Center – The Lewis-Clark State College is located on the NIC campus, Harbor Center, and Harbor Plaza. It provides degree completion programs. Degrees are offered in Business Administration, Communication Arts, General Studies, Justice Studies, Nursing (BSN), and Social Work (BSW). Student enrollment at the college in Fall of 2002 was 300.

University of Idaho (UI):

Coeur d'Alene Center (UI-CDA) – Established in 1981, the University of Idaho at Coeur d'Alene provides a wide variety of educational opportunities. Degree programs include elementary education, K-12 physical education, K-12 special education, and environmental science. The U of I also offers graduate programs in education, educational administration, counseling and human services, and vocational teacher and adult education. The University of Idaho-Coeur d'Alene is working on a collaboration with a variety of educational institutions and community groups for the development of educational and research projects. Some of these projects include the Thomas O. Bell New Century Classroom which provides the most current technological advances for public school teachers and students, and the University of Idaho Research Park which is the Inland Northwest's campus for research and technology companies that are working to develop and maintain relationships with the university.

Glossary: Definitions

Aesthetic

The intangible quality of a place or thing that creates the sensory experience of the sublime.

Annexation

The process that a city undertakes to incorporate new territories into its existing boundaries.

Aquifer

An underground geological formation composed of materials such as rock, sand, soil, or gravel that can store and supply ground water to wells and springs.

Area of City Impact (ACI)

The Local Planning Act requires that cities adopt a map identifying an area of city impact within the unincorporated area of the county. Within this planning area, the city either provides or may have the potential to provide urban services such as: Domestic Water Supply, Wastewater Collection Treatment, Police Service, Fire Prevention, etc.

Big box businesses

Large, warehouse-style discount stores.

Campus

Post-secondary education at colleges, universities, junior or community colleges, professional schools, technical institutes, and teacher-training schools.

Clustering

A gathering of housing forms in close proximity to one another leaving large, natural open spaces undisturbed to minimize impacts on the environment and infrastructure. A form of sensitive development.

Community design

An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

Comprehensive Plan

An official public document adopted by a local government as a policy guide to decisions about the physical development of the community. It indicates in a general manner how the community and its government leaders want the city to develop in the next 10 to 20 years.

Connectivity

The sharing of a common link, such as a trail connecting two neighborhoods.

Conservation easement

Is a legal agreement between a private landowner and a municipal agency or a qualified, not-for-profit corporation to restrict the development, management, or use of the land.

Context

All the factors which systematically determine the form, meaning, and/or appropriateness of a definable object within its locale as a whole.

Density

The number of families, persons, or dwelling units per unit of land, usually expressed a "per acre (#:1)." Density is controlled through zoning, based upon the density indicated in the Comprehensive Plan.

Design standards

Standards used to govern how portions of the built environment may look and/or function.

Diversity

A broad range within a definable category.

Economic development

Sustained increase in the fiscal standard of living of a population, normally accomplished by increasing the supply of physical and human capital and improving technology.

Essential services

Activities that include the maintenance and operation of public utilities associated with electric, gas, telephone, sewer, and water lines.

Flood plain

All land adjacent to a watercourse over which water flows in times of a flood. The flood plain is subject to a 1% chance of flooding in any given year as designated in an "area of special flood hazard" by the Federal Insurance Administration.

Floor Area Ratio (FAR)

A method of calculating the amount of allowable floor area. The FAR multiplied by the parcel size equals the amount of allowable floor space that can be developed on a site.

Goal

Broad statements which indicate a general aim or purpose to be achieved.

Glossary: Definitions

Growth management

A wide range of techniques used in combination to determine the amount, type, and rate of growth and to direct it to designated and appropriate areas.

Hazardous areas

An area in which a danger is present, or likely to be present, in quantities that require special precautions for construction.

High intensity corridor

These corridors are established as the primary areas where significant auto-oriented, community sales/service, and wholesale activities should be concentrated.

Hillside

Property within the hillside overlay zone. All lands annexed into the city limits after May 1, 2005 with an average slope of fifteen percent (15%) or greater.

Housing forms

A range of residential styles such as: single-family, condominium, multi-family, or town home.

Impacts

Consequences (both good and bad) of an action or decision that occur beyond the site under consideration.

Incompatible uses

Uses of land that are not harmonious.

Infill

The process of developing vacant or redeveloping under-used parcels within existing urban areas.

Infill overlay

Districts in city limits where the infill overlay ordinance and design guidelines apply to property. See page 31 for more information.

Infrastructure

The underlying foundation or basic framework of a city, including streets, parks, bridges, sewers, streetlights, and other utilities.

Ingress/egress

Access from a land parcel to a public road or other means of exit. The right to exit and enter through land owned by another, usually with an easement.

Intensity

The measurement of all use in a defined area.

Land use

The purpose for which land or the structures on the land are being utilized; for example: commercial, residential, or retail.

Level of Service (LOS)

A standardized measure of infrastructure operating conditions, e.g., traffic flow on a highway; generally defined with reference to a benchmark; a measure of effectiveness.

Lot line

The legal perimeter of a parcel of property, often shown on a record of survey, final plat and/or legal description of property.

Medium intensity corridor

These areas primarily consist of areas where commercial and residential uses may be encouraged.

Mixed use

Districts where multiple principal uses are permitted to coexist on a single parcel of land. Such uses may be permitted, for example, in commercial districts, where apartments may be developed on top of retail space.

Multi-modal transportation

The means by which people move from place to place including, but not limited to automobiles, water vessels, trains, planes, bicycles, skateboards, and by foot.

Native trees

Specially designated evergreen species or trees growing naturally in an area before development.

Natural character

Reflects the presence and arrangement of natural elements in predominantly natural patterns, and the natural processes that have resulted in those elements and patterns.

Natural habitat

Usually an undisturbed locality in which a plant or animal lives in nature.

Glossary: Definitions

Natural terrain

A region having an irregular topography, such as mountains or shorelines, typically undisturbed.

Neighborhood association

A purposeful association of people who own homes or live in a given area who desire to improve or maintain the quality of the area.

Open space

Land in a predominantly natural state or altered for natural resource based uses (e.g., farming), and may include, but is not limited to: riparian areas, agricultural lands, watersheds, forests, floodplains, and habitat areas.

Ordinance

A municipal statute or legislative action adopted by a local government that has the force of law.

Overlay zone or district

Overlay Zone/District means a zone that imposes additional requirements, limitations, or restrictions beyond those of the underlying zone.

Pedestrian access

The ability to access a site (possibly through private land via an easement) by foot and may also include the opportunity of using a bicycle and/or public transport.

Pedestrian & bicycle orientation

Neighborhoods and areas of the city (e.g., downtown) that are designed for the safe movement of pedestrians and bicyclists via sidewalks, bike paths, etc.

Planning Commission

A group of citizens appointed by the City Council to research, survey, analyze, and make recommendations on current and long range development policies, resource management, implementing ordinances and land use decisions such as subdivision plats and zoning requests.

Planning period

Refers to the amount of time the comprehensive plan is intended to perform. This plan is designed for a 20-year life with reviews every 5-to-7 years.

Policy

Guidelines that establish a definite course to guide present and future decisions.

Potable water

Suitable for human consumption as drinking water.

Preserve

To save from change or loss and reserve for a special purpose.

Proscriptive ordinance

A written law specifying prohibited actions.

Protect

In legal terms, preservation is the action required to provide the conditions for a monument, site, or historic area to survive. The term is also related to the physical protection of historic sites to ensure their security against theft or vandalism, as well as environmental attack and visual intrusions. Buffer zones also provide protection to historic areas. Legal protection, which is based on legislation and planning norms, aims to guarantee defense against any harmful treatment, provide guidelines for proper action, and institute corresponding punitive sanctions.

Revitalization

A process of economic, social, and cultural redevelopment of a civic area or neighborhood.

Right of Way (ROW)

The right of way is the right to pass over the property of another. It usually refers to the land required for the traffic lanes plus shoulders on both sides of highways, railroads, bikeways, and trails.

Scale

The ratio between the size of a given object compared to similar objects in close proximity.

Sedimentation

The process by which suspended particles in water settle to the bottom of a lake or river bed.

Sensitive development

Balancing the need for development and growth against the need to protect the natural and built environment, while at the same time meeting the needs of the present generation without compromising the needs and aspirations of future generations.



Glossary: Definitions

Soil erosion

The wearing away of the soil by the elements.

Sprawl

The unplanned, uncontrolled spreading of urban development into areas adjoining the edge of a city.

Streetscape

The view along a street from the perspective of a driver or pedestrian, especially of the natural and man-made elements in or near the street right of way, including street trees, lawns, landscape buffers, signs, street lights, above-ground utilities, drainage structures, sidewalks, and street furniture.

Structured parking

A multi-story structure or part thereof which is specifically designed for vehicle parking.

Sustainability

A use capable of being continued with minimal long-term effects on infrastructure and environment.

Topography

The configuration and relations of a surface including its relief, elevation, and the position of its natural and man-made features.

Traffic calming

A set of strategies used by urban planners and traffic engineers that aim to slow down traffic and improve safety for pedestrians and bicyclists. Typical of: curb extensions, center islands, speed bumps, street tree canopies, strategically placed valley pans, and roundabouts.

Transition

A change in use, usually between two or more zoning boundaries, which has the potential to create conflict.

Tree City USA

National recognition program for urban and community forestry that provides direction, technical assistance, and public recognition.

Urban forest

Includes tree-lined roadways, open green spaces, undeveloped forests, and parks, along with other public and private spaces within an urban area.

Viewshed

The landscape or area that can be seen directly from a defined viewpoint or along a transportation corridor.

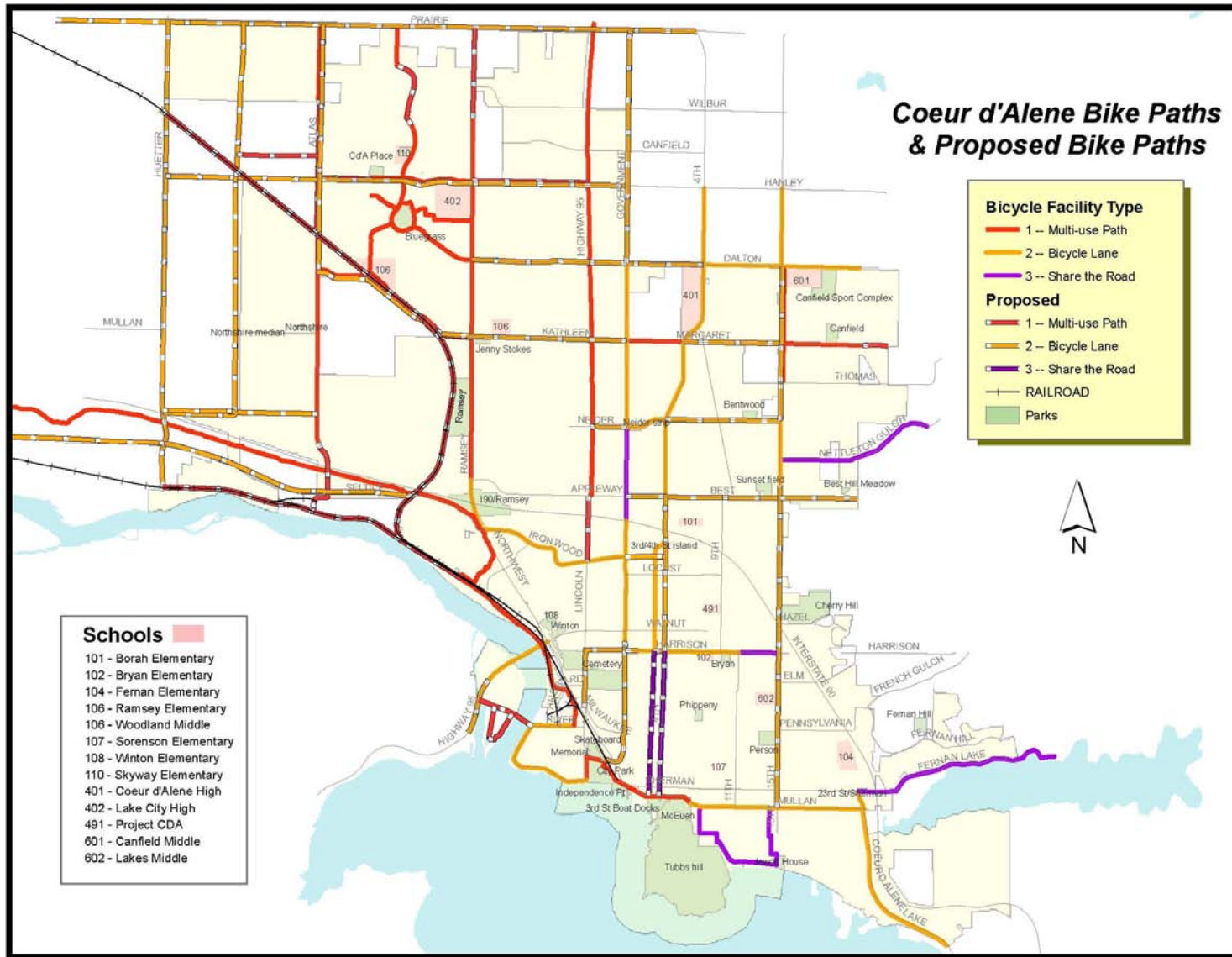
Wildfire mitigation

The implementation of various measures designed to reduce the risk of destruction by wildfires.

Zoning

A regulating measure in which the community is divided into districts or zones with permitted and special uses established, as well as regulations governing lot size, building bulk, setbacks, and other development standards.

Maps: Bikeways



Bicycle Pathway Map (illustrative only—for a full sized map visit: www.coeurdaleneidaho.org under the Parks Department)

Maps: Parks & Open Space



Park & Recreation Master Plan

Coeur d'Alene, Idaho

Proposed Park Facilities

Data Sources: City of Coeur d'Alene and Kootenai County

June 2007

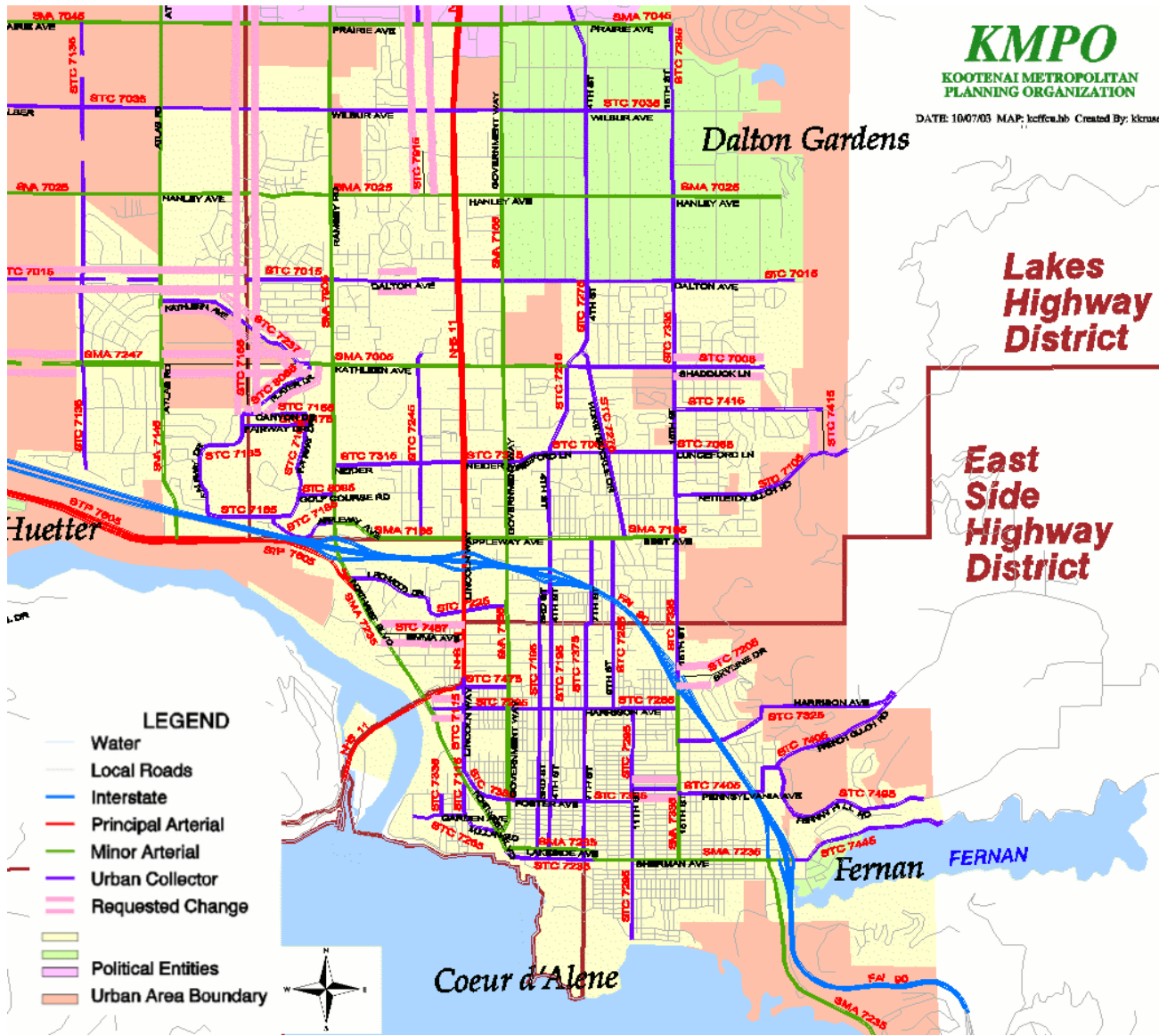
Community Park	Proposed Community Park	Stream
Neighborhood Park	Proposed Neighborhood Park	Water
Natural Open Space	Waterfront Target Area	40' Contour
Special Use Area	Natural Resource Target Area	Interstate
Public Dock or Beach	Planned Neighborhood Park	Highway
Public Site	Planned Natural Open Space	Major Roads
Beautification Area	Planned Public Site	Local Roads
Cemetery	Proposed Bike Path	Railroad
Golf Course	Existing Bike Path	Centennial Trail
School Property	City Limits	



City Park concert

Park & Recreation Map (illustrative only—for a full sized map visit: www.coeurdaleneidaho.org under the Parks Department)

Maps: Transportation Network



Interconnecting streets



Traffic-oriented open space



Interconnecting streets

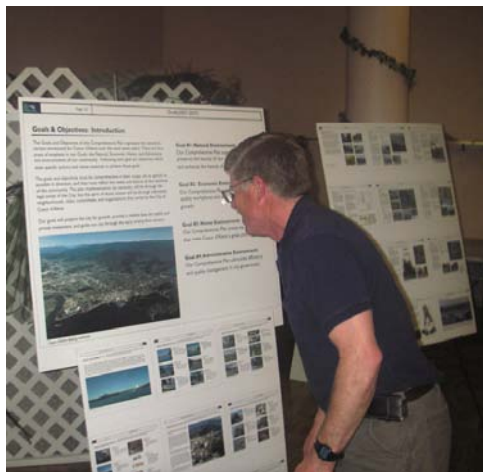
Auto-Oriented Transportation Map (illustrative only—for a full sized map visit: www.kmpo.net)

Acknowledgements: Special Thanks

We would like to take this opportunity to give special thanks to our citizens, property owners, community groups, business owners, and elected officials who worked toward this effort.

The public process proved invaluable because your input, assistance, suggestions, and constructive review at workshops and hearings, gave staff the tools needed to express the desires of our community.

It is due to your efforts now, and in the future, that this plan will be a success.



Citizen at workshop

Planning Commission

- John Bruning
Chair
- Heather Bowlby
- Brad Jordan
- Peter Luttrupp
- Tom Messina
- Scott Rasor
- Mary Souza

Special Mention

- Doug McQueen
- Susan Snedaker

Planning Staff

- Dave Yadon
Planning Director
- John Stamsos
Senior Planner
- Tami Stroud
Planner
- Sean Holm
Planner
- Shana Stuhlmiller
Public Hearing Assistant

City Council

- Sandi Bloem
Mayor
- Loren R. "Ron" Edinger
- Deanna Goodlander
- A.J. "Al" Hassell, III
- Mike Kennedy
- Woody McEvers
- Dixie Reid

City Staff

- Wendy Gabriel
City Administrator
- Jon Ingalls
Deputy City Administrator
- Warren Wilson
Deputy City Attorney
- Victoria Bruno
Project Coordinator
- Doug Eastwood
Parks Director
- Gordon Dobler
City Engineer



Group review of plan



Staff assisting a resident



Round table discussion

