

Infill Housing



City of
Coeur d'Alene
IDAHO

June 10, 2020

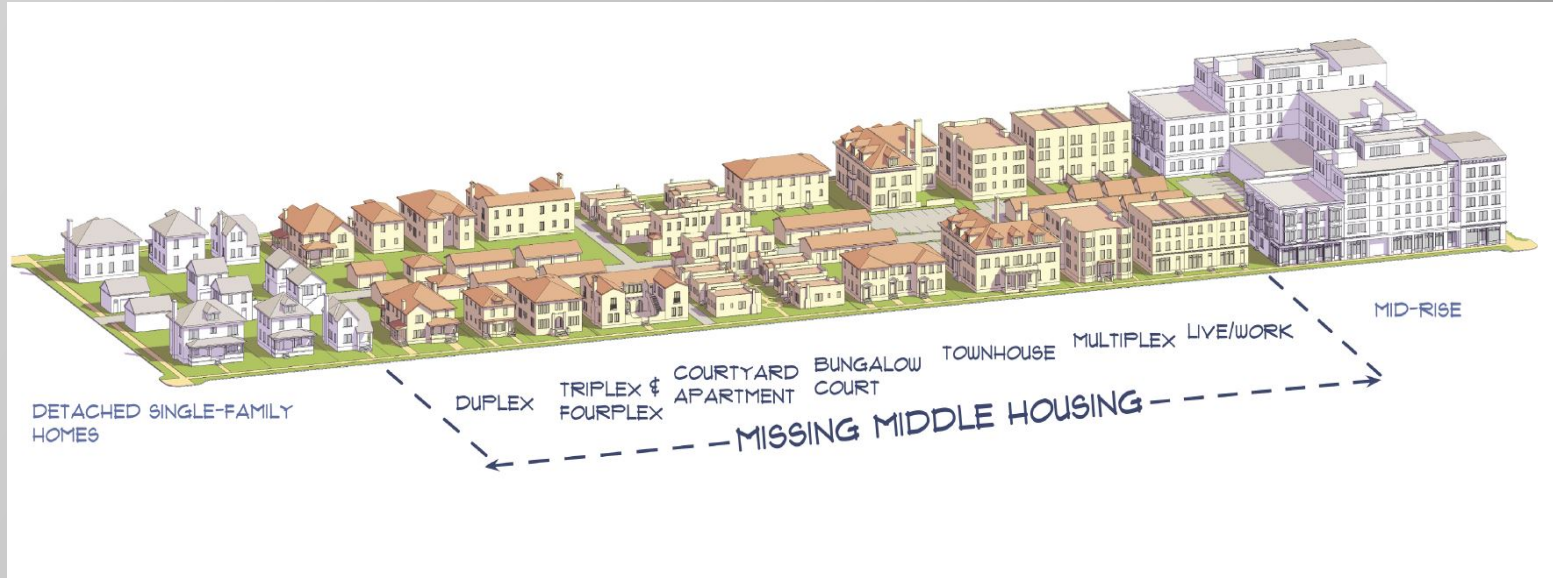
Workshop 2 – Infill Housing Committee

Mission

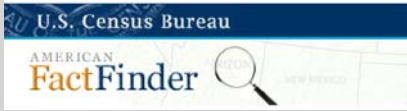
To create a new Infill Housing code that will allow additional housing units that are quality in design, in areas of the city that are appropriate.

Workshop 2 – Infill Housing Committee

Infill Housing:



Workshop 2 – Infill Housing Committee



2018 Housing Characteristics

Total Housing Units	21,854
Single Family	14,478
Duplex	1,025
3 - 4 Unit Structures	1,240
5 - 9 Units	1,061
10 or more units	3,142
Mobile Homes	908
Total	21,854

Infill Housing and
Missing Middle Housing



Workshop 2 – Infill Housing Committee

Infill Housing Objectives:

- ✓ develop a set of criteria for the suitable location infill housing sites
- ✓ analyze and develop a map showing the suitable area within the city to locate infill housing
- ✓ what neighborhoods should be designated for infill development
 - ensure that established neighborhoods won't be negatively impacted.
- ✓ density should decrease as you move away from the downtown core
- ✓ allow for a variety of housing types
- ✓ various densities and styles within residential neighborhoods
- ✓ the units should be house-scale if they are in a residential neighborhood



Workshop 2 – Infill Housing Committee

Infill Best Practices:

- Orient the design toward the pedestrian experience. Allow for open and inviting ground-floor spaces with no blank walls and no hidden corners.
- For tall buildings, consider an articulated base with a step back to allow tall structures to address the scale at the street better without dwarfing its users and neighbors.
- Walkable, create sidewalks that not only promote easy travel, but also serve as a connection to the transportation network.
- Integrate landscaping that promotes protection of the pedestrian from the street and green elements that can soften the hard materials of an urban environment.
- Front doors face the street, where possible.
- Emphasize high quality building design and landscaping.
- Allow for greater density on larger lots at block ends and mid-block.
- Transect mapping with density decreasing as you move away from the downtown.



Workshop 2 – Infill Housing Committee

Infill Housing Discussion Items - Overview:

1. Naming/Branding of the new infill Code
2. Where? Protect some existing single family residential neighborhoods?
3. Transect Planning Area
4. Livability and Walkability Infill Housing Best Practices
5. Housing types & Unit Counts?
6. What is the appropriate Building height?
7. 2nd / 3rd Story Stepback?
8. Lot Sizes: Minimum and Maximums?
9. Parking Requirements and Size of Parking Spaces?
10. Design Standards / Form Based Codes?
11. What are the appropriate Setbacks?
12. Lot Coverage / Open Space?



Workshop 2 – Infill Housing Committee

Today's Discussion Items

- 1. What shall the new Infill Housing Code be known as?**
Infill Name/Branding
- 2. Where in the city is infill housing appropriate? “Neighborhood Exclusion Areas”**
Ensure that established neighborhoods won't be negatively impacted.
- 3. Transect Planning, allows for decreasing densities from downtown core.**
How many Transect zones?
Where should they be located?
- 4. Livability and Walkability aspect of Infill Housing.**
Distance from Commercial Nodes and Employment Centers
from Ped-Bike Trails and
from Public Transportation Routes?

Workshop 2 – Infill Housing Committee

Infill Housing - History:

Cluster Housing: 1988 -2007

Pocket Housing: 2007 -2017

ADU Code Adopted: September 2019

Infill Housing: 2020 – 2040

Time frame planned for: 20 years

Workshop 2 – Infill Housing Committee

Population

Census Data				KMPO Projections		
1980	1990	2000	2010	2020	2035	2040
19,913	24,563	34,514	44,137	51,849	75,081	84,943

Cluster Housing

Pocket Housing

Time frame planned for
Infill Housing and
Missing Middle Housing

Workshop 2 – Infill Housing Committee

Coeur d'Alene Population

Census Data				KMPO Projections		
1980	1990	2000	2010	2020	2035	2040
19,913	24,563	34,514	44,137	51,849	75,081	84,943

Kootenai County Population

Census Data				KMPO Projections		
1980	1990	2000	2010	2020	2035	2040
59,770	69,795	108,685	138,494	176,242	264,674	307,183

Workshop 2 – Infill Housing Committee

Housing Units and Population:

1. The US Census has indicated that the average household size in Coeur d'Alene is **2.35** persons per household unit (*US Census, 2020*).
2. The 2020 projected population is 51,849. The City's projected population in 2040 is 84,943. That is a population increase of **33,094**.
3. This equates to an additional **14,082** housing units that are needed to house the additional projected population.



Workshop 2 – Infill Housing Committee

Discussion Item – 1: Infill Name/Branding

Previous Infill Housing Names:

- Cluster Housing:
- Pocket Housing:

Infill Housing Names for the new code:

- Middle Housing: ... ?
- Coeur Housing: ... ?
- _____ Housing: ... ?
- **Suggestions** ... ?

Workshop 2 – Infill Housing Committee

Discussion Item – 2: Where?

Where in the city is infill housing appropriate?

Previous Infill Housing Permitted Areas:

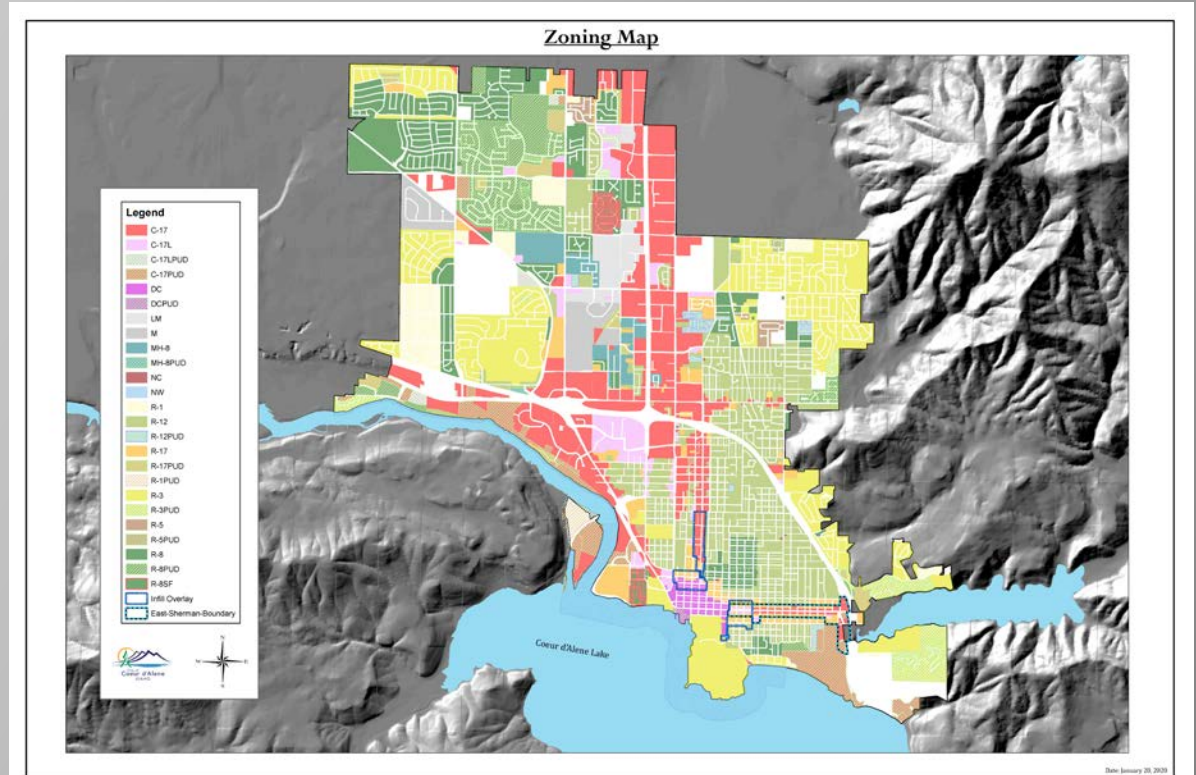
- Cluster Housing: (R-8, R-12, and R-17)
- Pocket Housing: (R-8, R-12, R-17, C-17L and C-17)
- _____ Housing: Where ... ?

Except in “Neighborhood Exclusion Areas”

Workshop 2 – Infill Housing Committee

Discussion Item – 2: Where?

- R-1, R-3, R-5, R-8, R-12, R-17 ?
- MH-8 ?
- CC, NC, C-17L and C-17 ?
- LM, M ?
- DC = Downtown Core?



Workshop 2 – Infill Housing Committee

Discussion Item – 2: Neighborhood Exclusion Areas

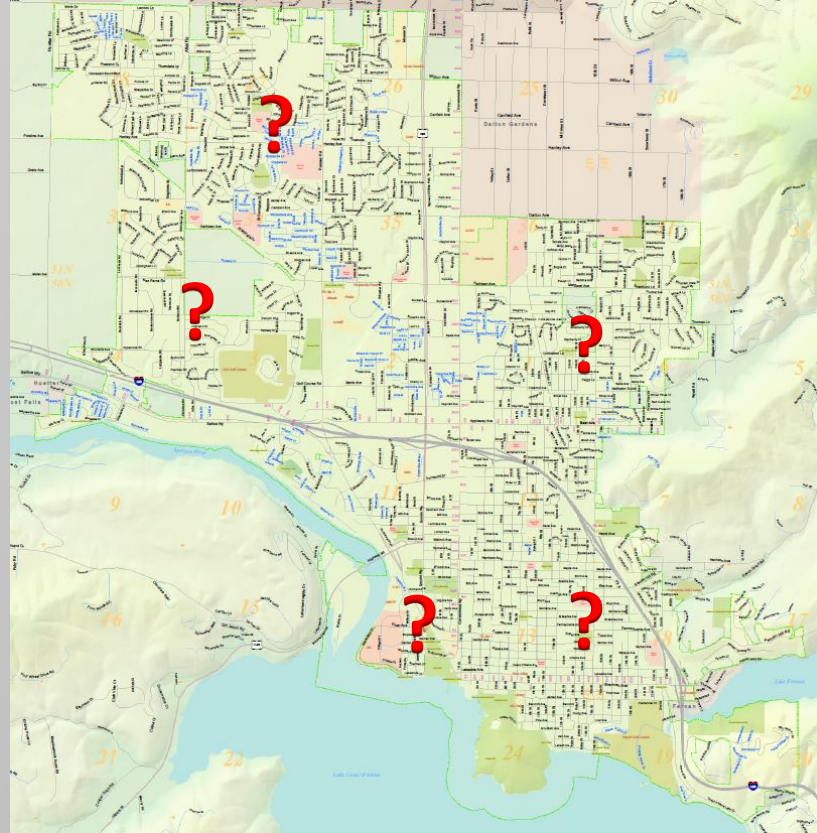
Where in the city is infill housing appropriate?

Ensure that established neighborhoods won't be negatively impacted.

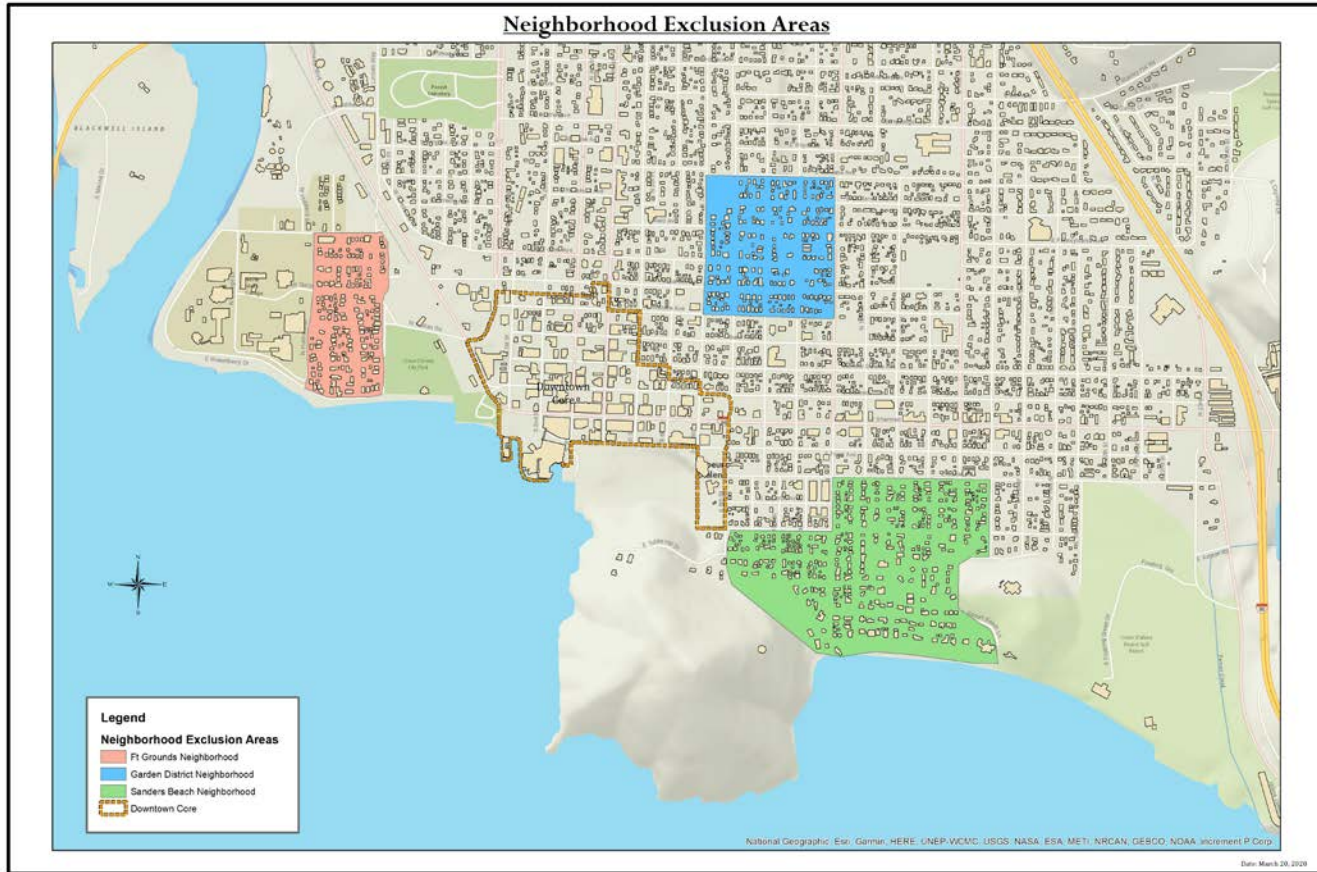
- Mapping Exercise

Workshop 2 – Infill Housing Committee

Where are the older neighborhood that have historical significance?



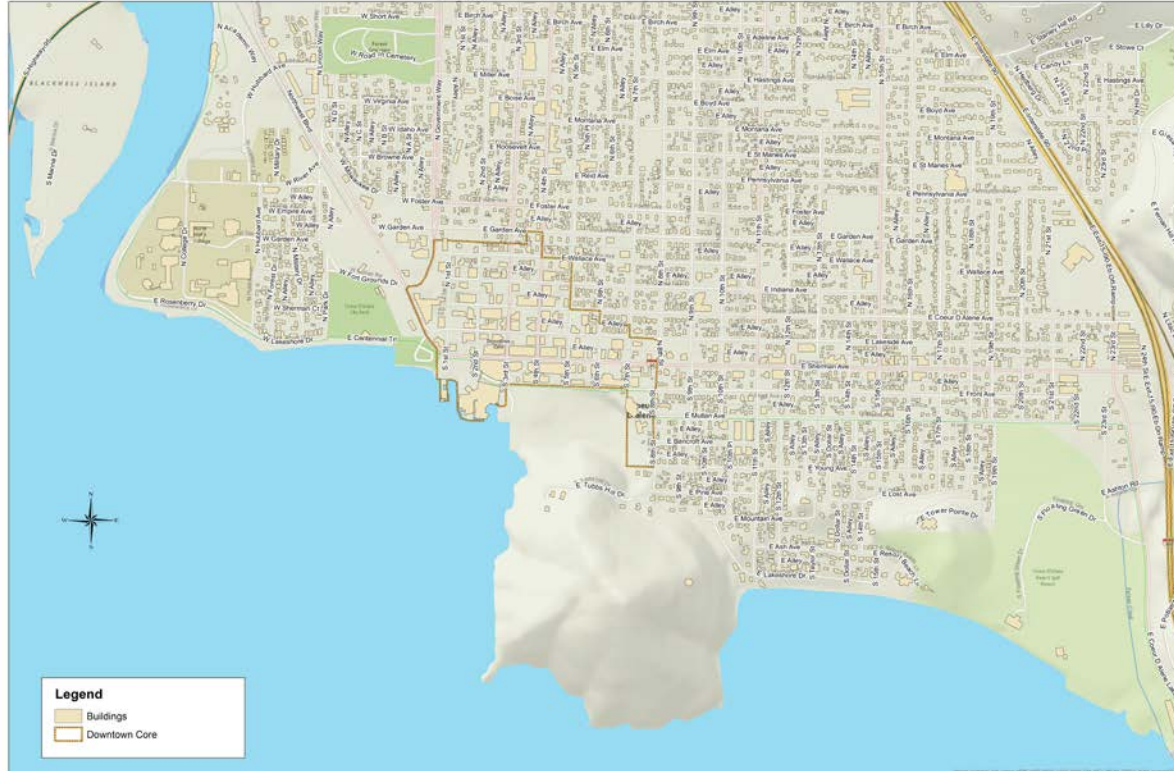
Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee

Mapping Exercise:

Neighborhood Exclusion Areas



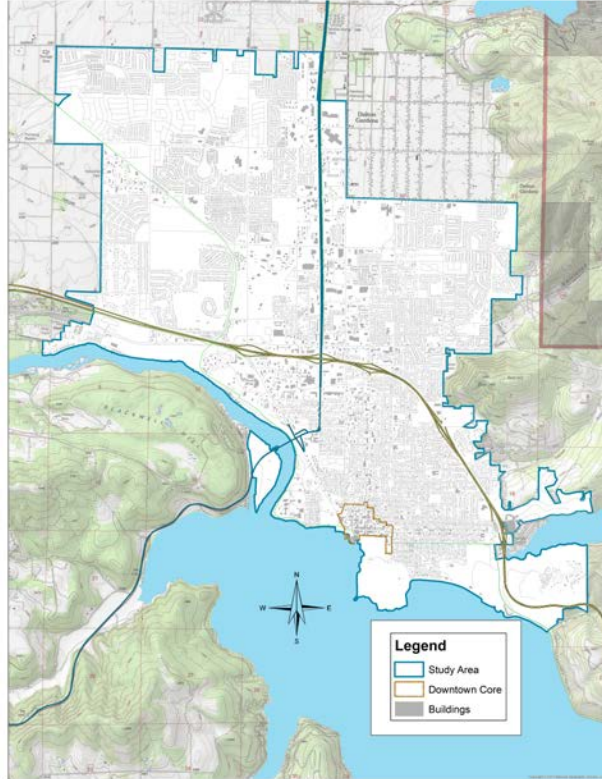
Workshop 2 – Infill Housing Committee

With Colored Markers

Locate Where infill Housing

- ✓ Desirable Locations (Green)
- ✓ Desirable Locations (Red)
- ✓ Potential Locations (Blue)

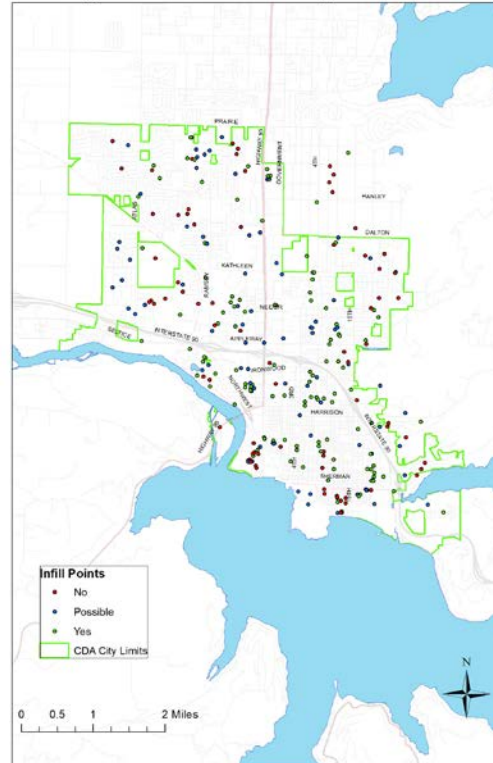
Infill Housing Areas: Mapping Exercise



Workshop 2 – Infill Housing Committee

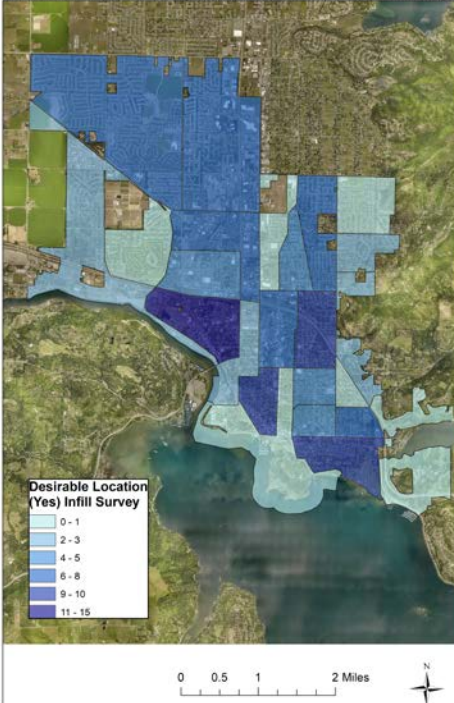
Missing Middle Forum at North Idaho College

Missing Middle Infill Housing Survey Points

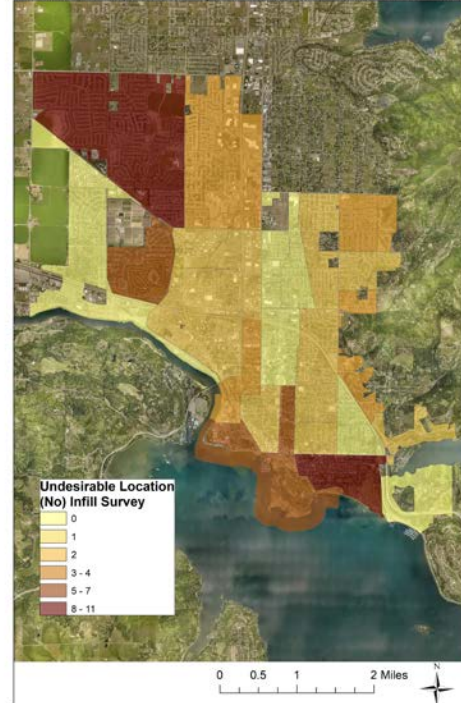


Workshop 2 – Infill Housing Committee

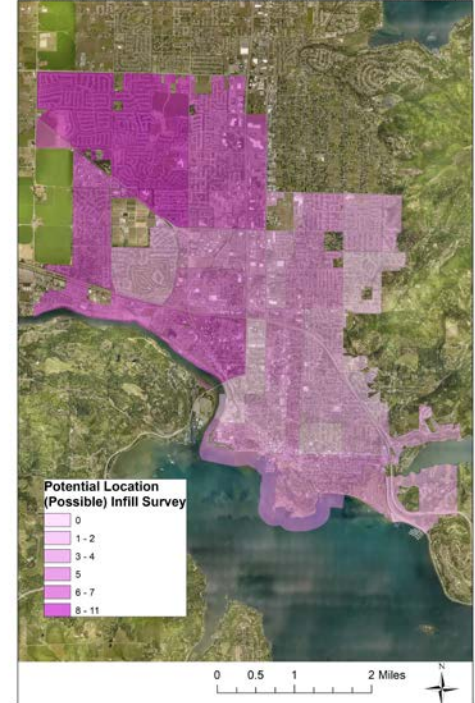
Missing Middle Infill Housing Survey
Desirable Locations by U.S. Census Tract Block Group



Missing Middle Infill Housing Survey
Undesirable Locations by U.S. Census Tract Block Group



Missing Middle Infill Housing Survey
Potential Locations by U.S. Census Tract Block Group



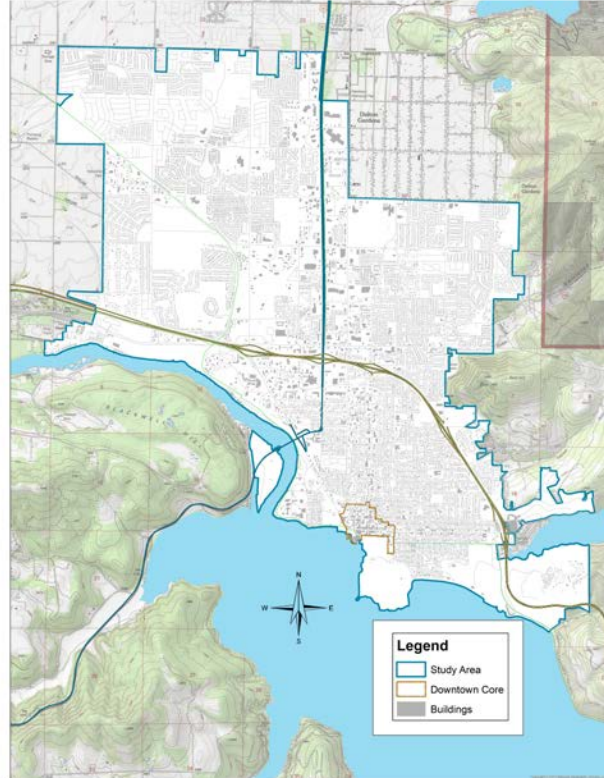
Workshop 2 – Infill Housing Committee

With Colored Markers

Locate Where infill Housing

- ✓ Desirable Locations (Green)
- ✓ Desirable Locations (Red)
- ✓ Potential Locations (Blue)

Infill Housing Areas: Mapping Exercise



Workshop 2 – Infill Housing Committee

Discussion Item – 3: Transect Planning

Transect Planning, allows for decreasing densities as you move away from the downtown core

How Many Transect zones? 2, 3, 4, 5, or 6?

Where should they be located?



Infill Housing - Coeur d'Alene, ID

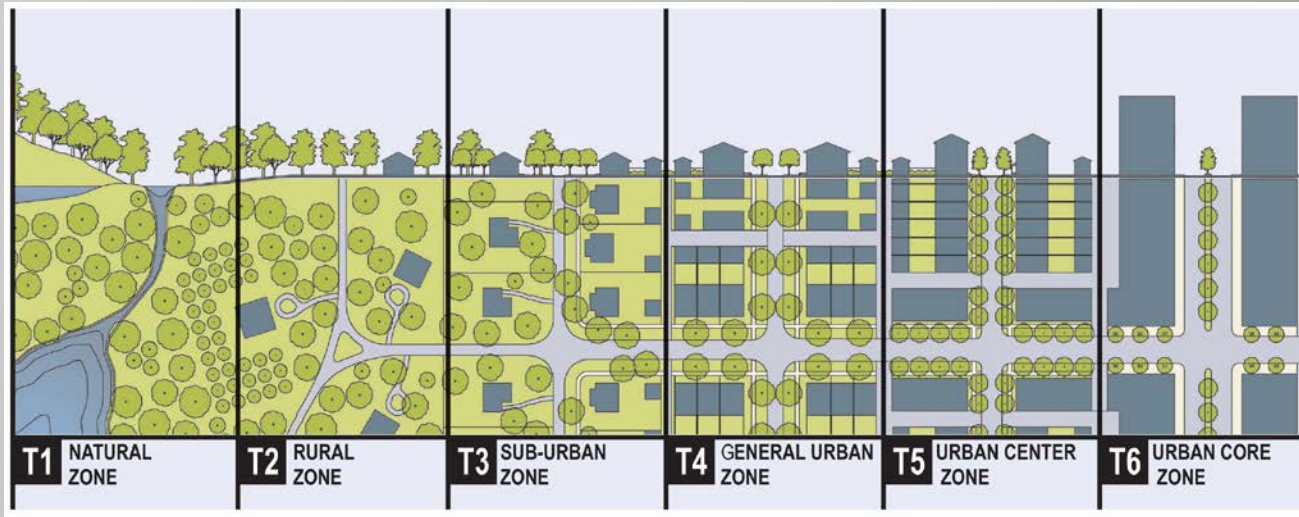
Transect Planning:

1. The urban to rural transect is a concept that has concentric rings that form out from the center of the urban core of a city or community.
2. The urban-to-rural transect is an urban planning model created by Architect and Urban Planner Andrés Duany (*Duany & Talen, Transect Planning, 2002*).
3. The different transect areas have distinct densities and housing types, with larger densities closer to the urban core.
4. As the transect areas move outward from the city center, the densities lessen and the housing types change as well.



Workshop 2 – Infill Housing Committee

Infill Housing – Transect

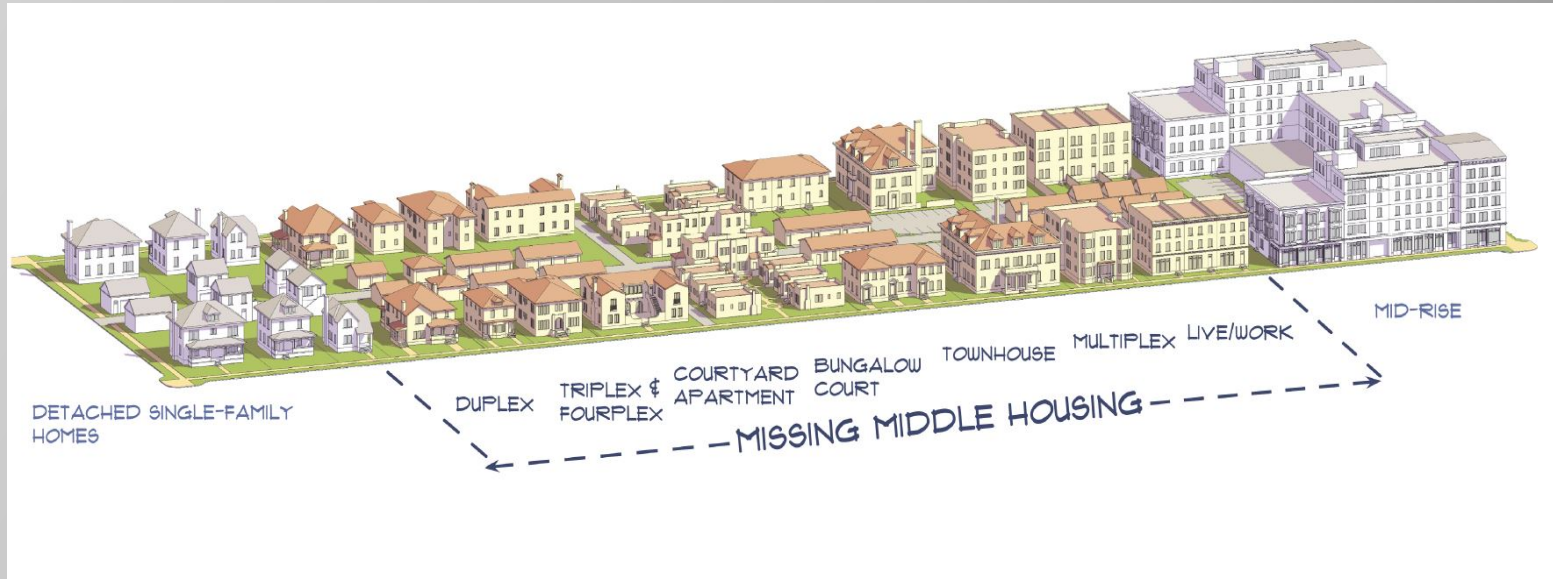


Workshop 2 – Infill Housing Committee



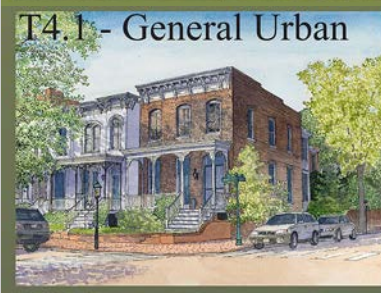
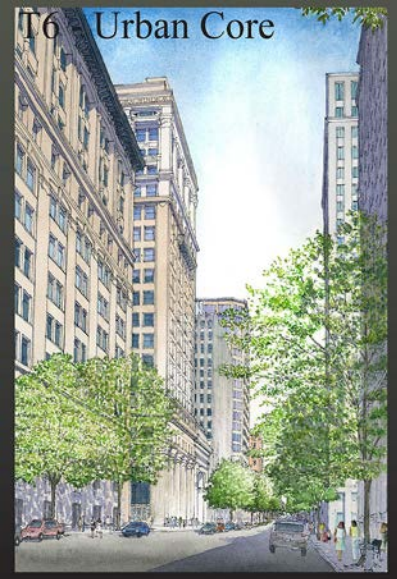
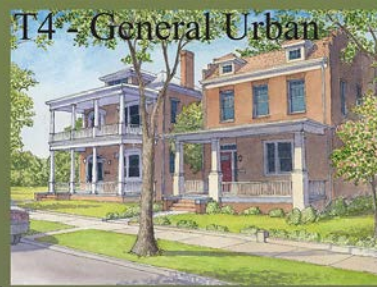
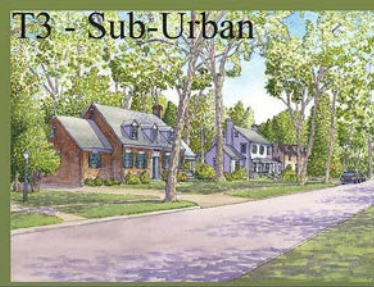
Workshop 2 – Infill Housing Committee

Infill Housing:

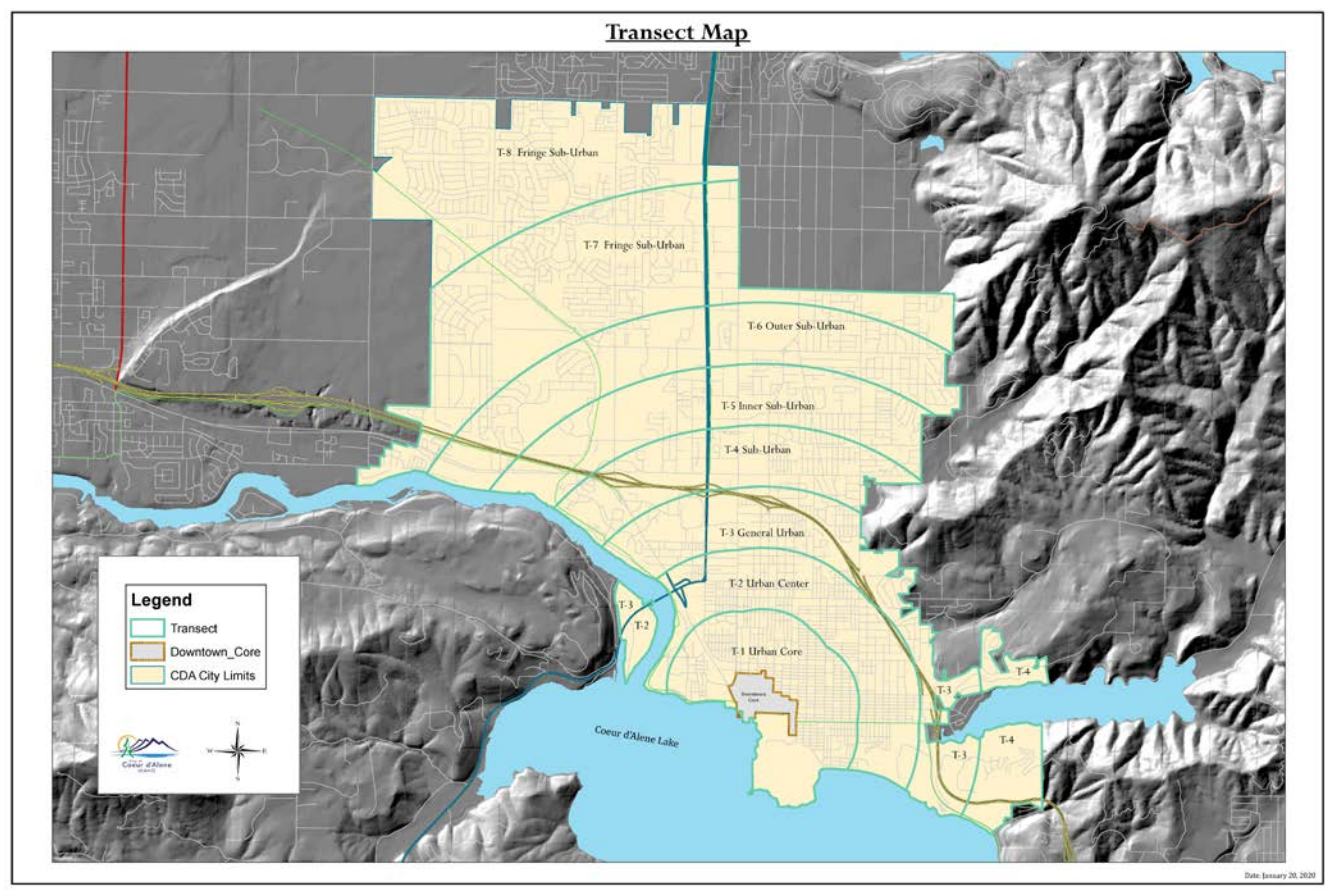


Workshop 2 – Infill Housing Committee

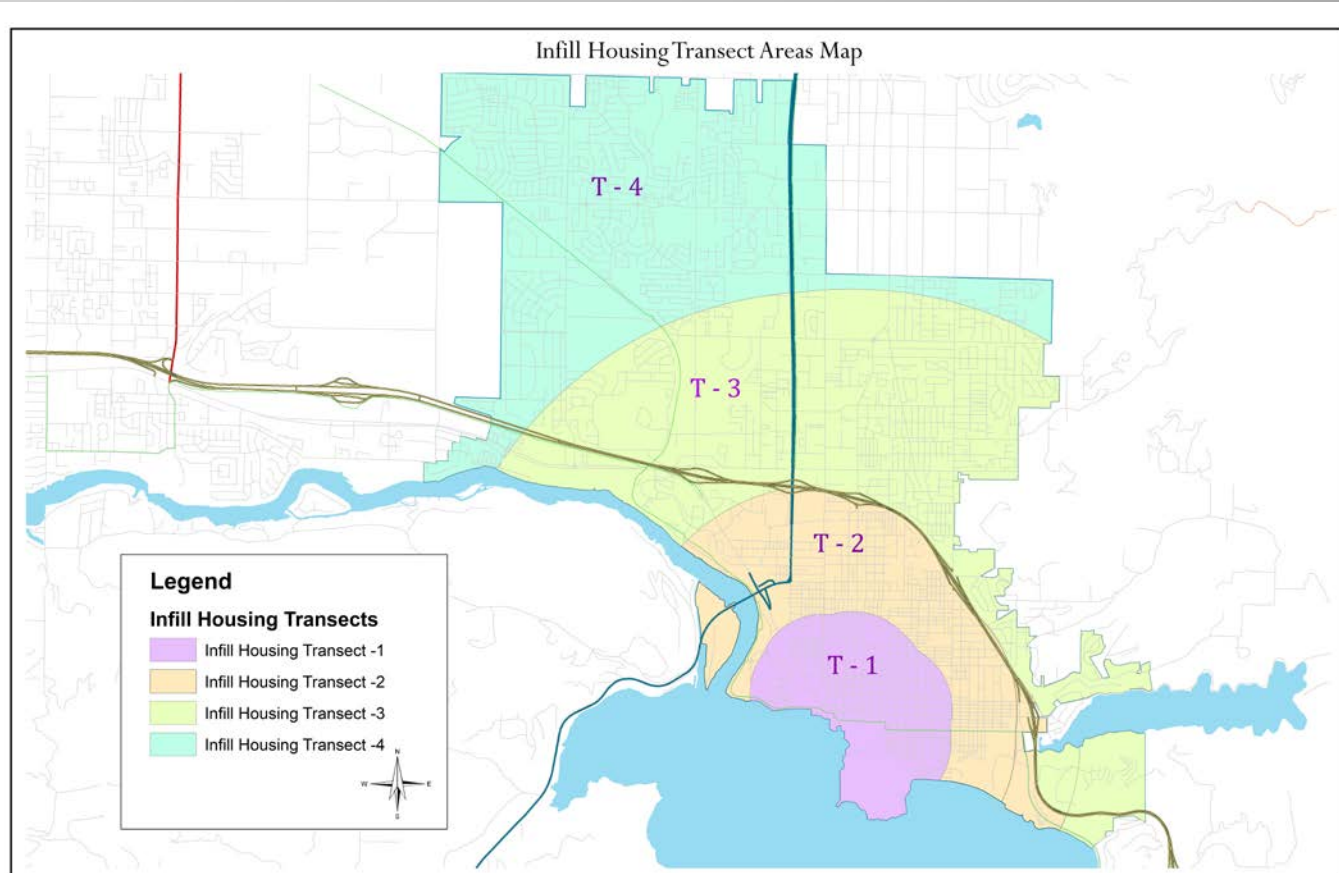
Infill Housing – Transect



Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee

Discussion Item – 3: Transect Planning

Transect Planning, allows for decreasing densities from downtown core

How Many Transect zones? 2, 3, 4, 5, or 6?

Where should they be located?

Workshop 2 – Infill Housing Committee

Discussion Item – 4: Walkability

Walkability aspect of Infill Housing.

From Commercial Nodes and Employment Centers

From Ped-Bike Trails and

Public Transportation Routes.



Workshop 2 – Infill Housing Committee

Livability and Walkability:

- Livability focuses on place making, which involves the design of public spaces to encourage public gatherings and engagement (*Berke, Godschalk, Kaiser, & Rodriguez, 2006*).
- Walkability is vital in the livability aspect of a city. (*Duany, Plater-Zyberk, & Speck, Suburban Nation: The Rise of Sprawl and the decline of the American Dream, 2000*).
- Clarence Perry developed a model of the neighborhood unit that defined a five-minute walking distance as the radius a person would likely walk as a primary means of transportation for frequent trips (*Perry, 1929*).
- The distance of 900 feet equates to approximately a five-minute walk.

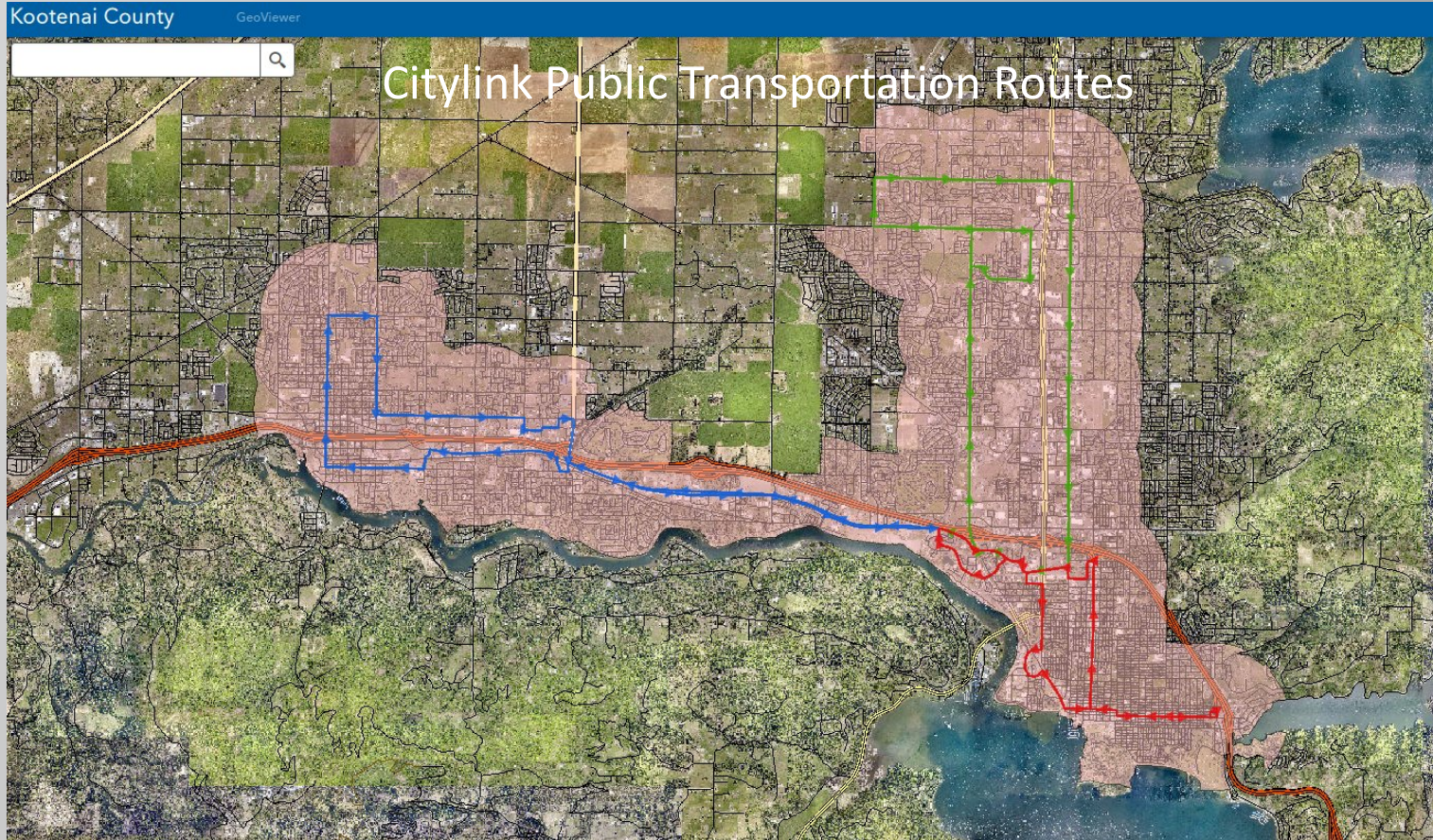


Workshop 2 – Infill Housing Committee

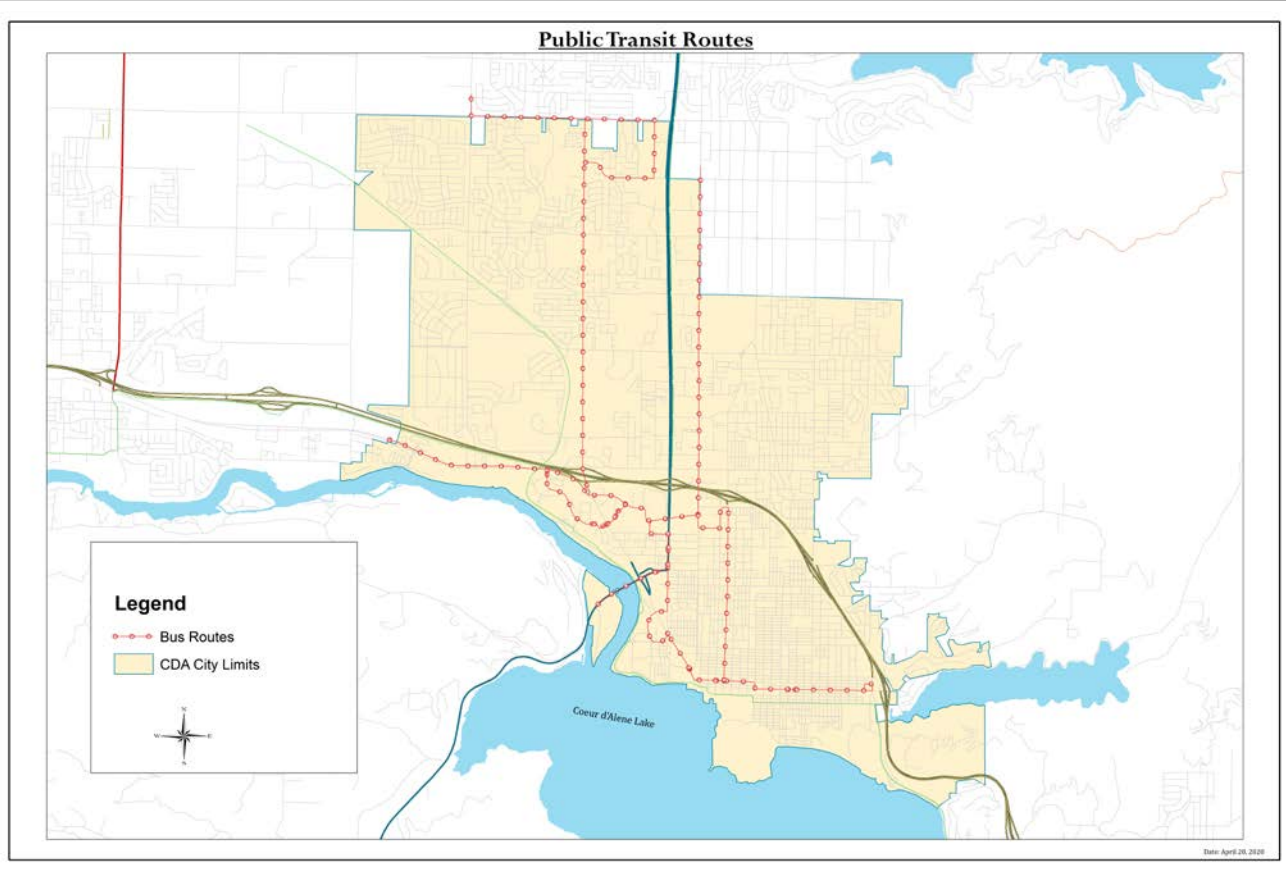
Best Practices - Infill Housing Suitability Criterion

- Preserve and protect existing historic single-family neighborhoods.
- Quality design of the infill housing units increases the livability aspect.
- Pedestrian and bike trails for outdoor recreation are also very important, infill housing should be located within 900 feet of pedestrian and bike trails.
- Infill Housing Units should be in close proximity to public transportation routes and should be located within 900 feet of these routes.
- Infill Housing should be located at least 900 feet from employment centers and commercial nodes.
- Infill housing should allow for densities decreasing as you move away from the downtown core. (*Transect Map*)

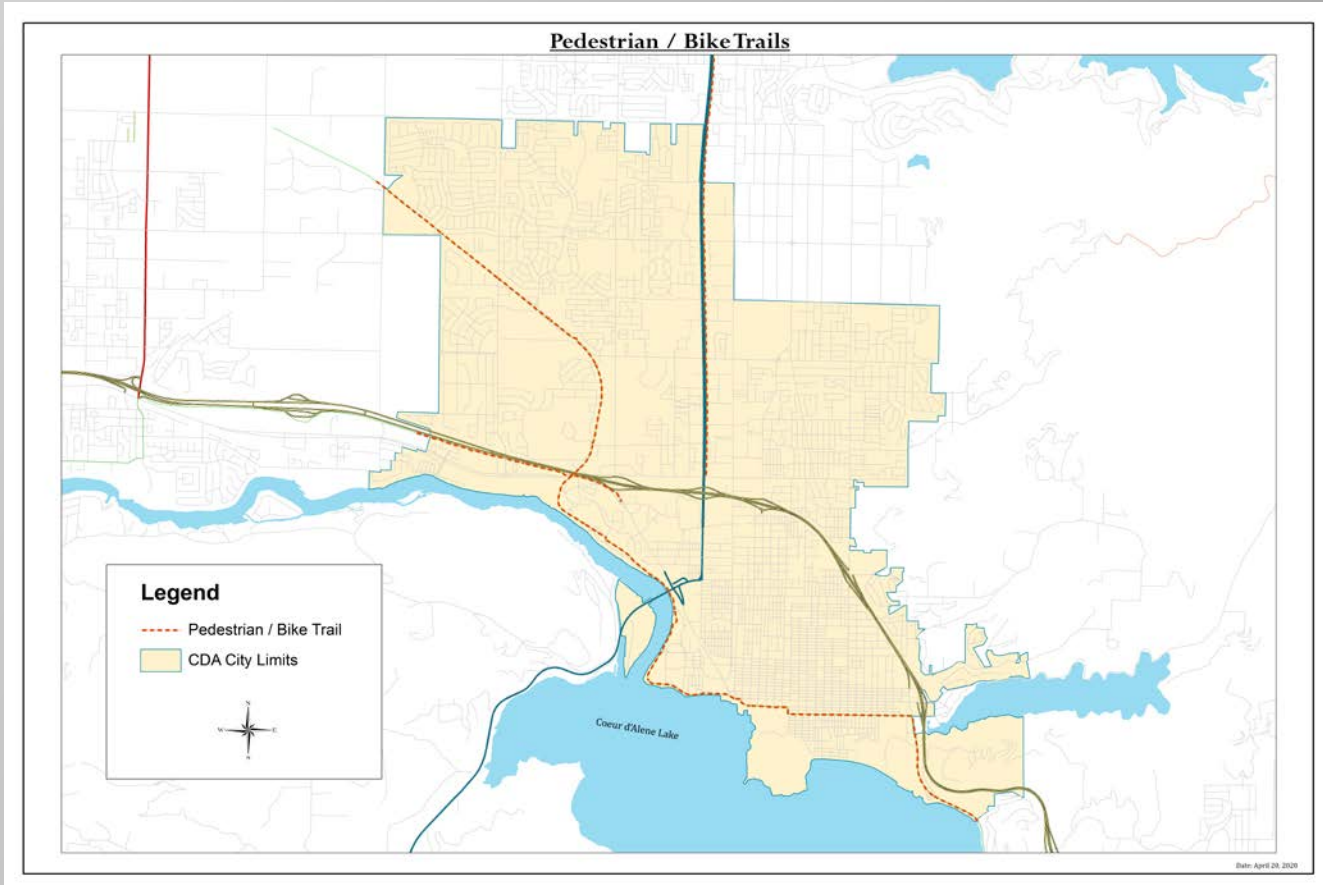
Workshop 2 – Infill Housing Committee



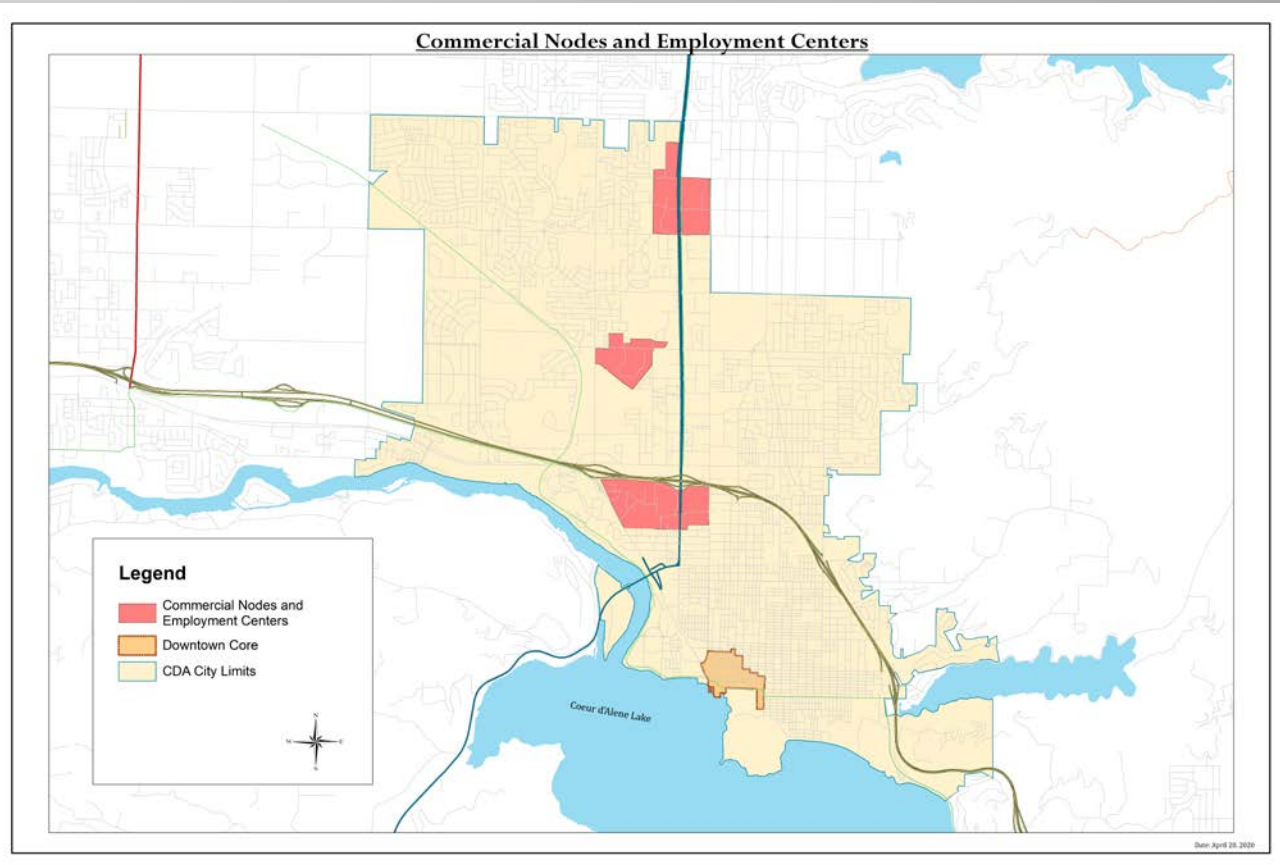
Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee

Discussion Item – 4: Walkability

Walkability aspect of Infill Housing (900 Foot Distance?)

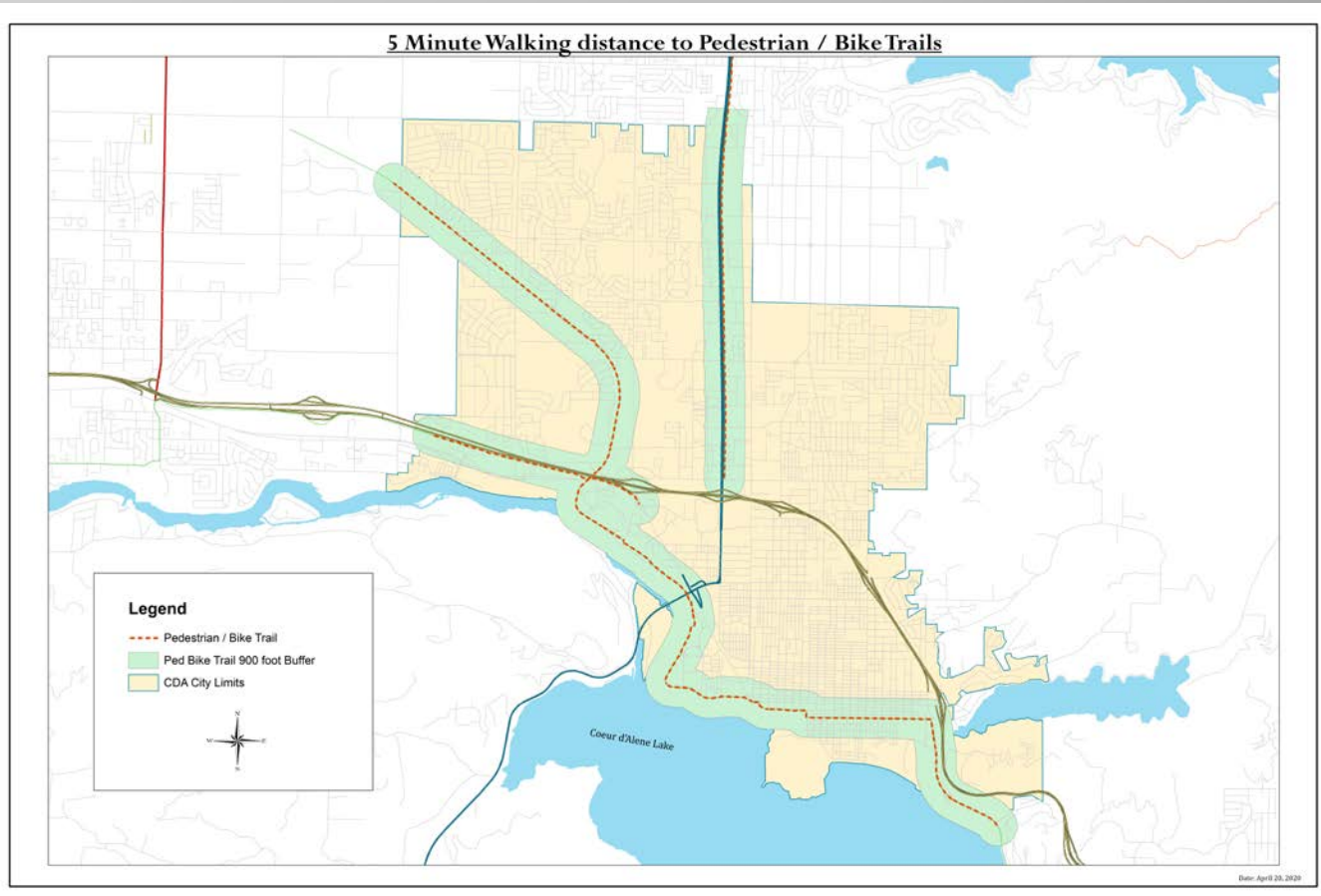
From Commercial Nodes and Employment Centers

From Ped-Bike Trails and

Public Transportation Routes.



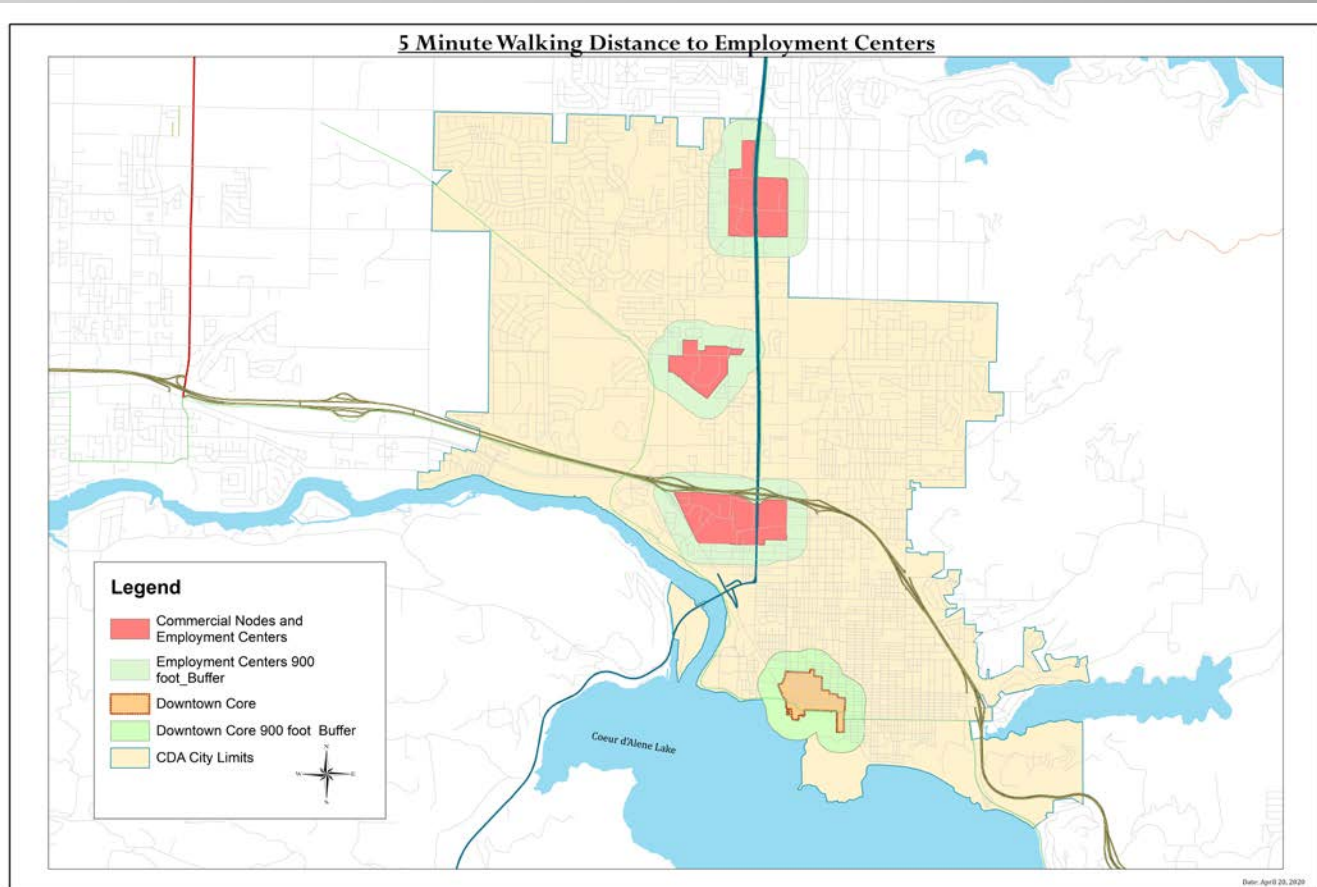
Workshop 2 – Infill Housing Committee



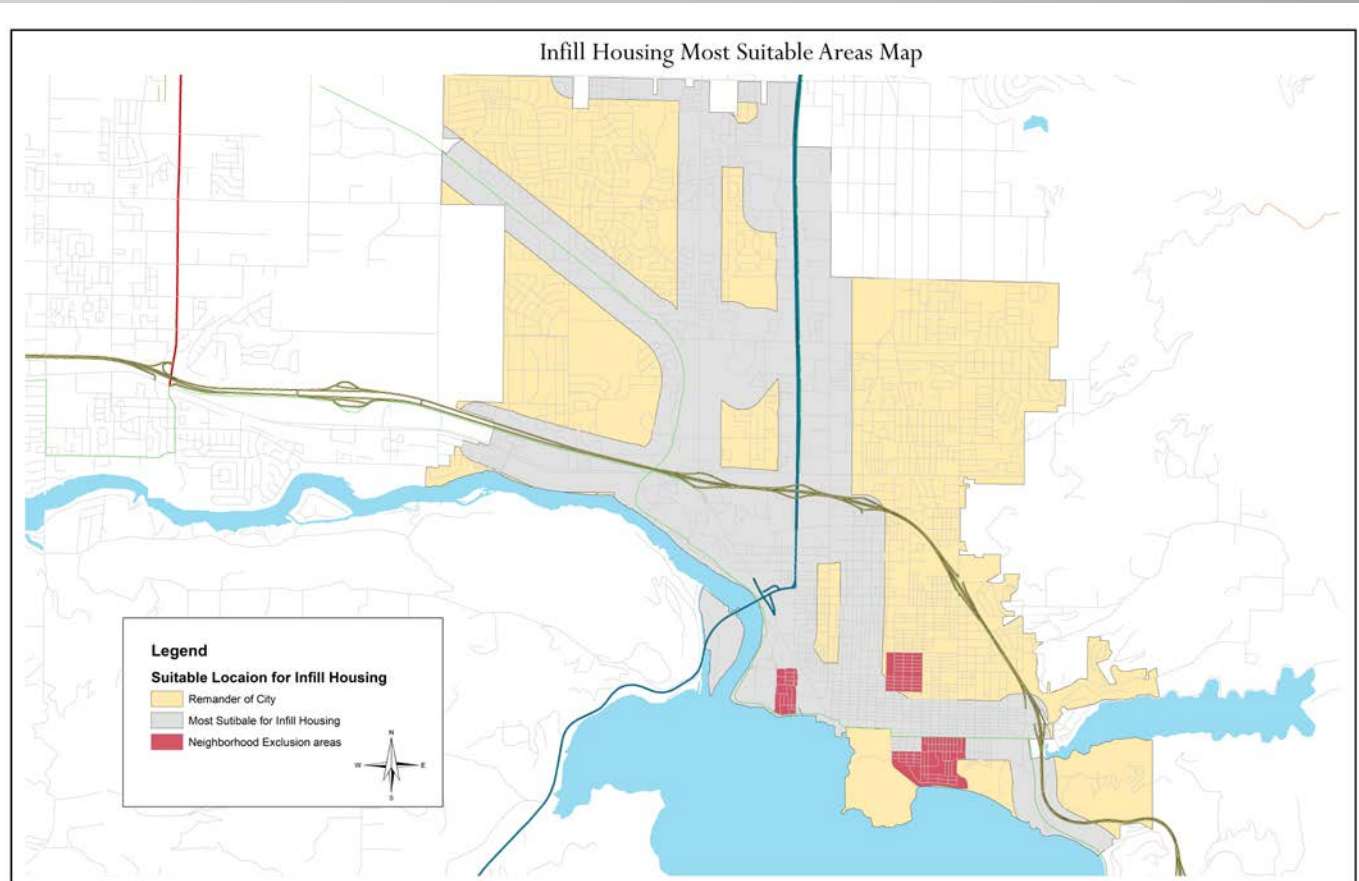
Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee



Workshop 2 – Infill Housing Committee

Next Workshop - Staff

(Workshop - 3)

1. Create Maps from today's discussion
2. Create “Neighborhood Exclusion Areas” Map
3. Create Final Infill Housing Suitability Map

Workshop 2 – Infill Housing Committee

Infill Housing Items - Overview:

1. Naming/Branding of the new infill Code - Completed
2. Protect some existing single family residential neighborhoods - Completed
3. Transect Planning Area - Completed
4. Livability and Walkability Infill Housing Best Practices – Completed
5. Housing types & Unit Counts?
6. What is the appropriate Building height?
7. 2nd / 3rd Story Stepback?
8. Lot Sizes: Minimum and Maximums?
9. Parking Requirements and Size of Parking Spaces?
10. Design Standards / Form Based Codes?
11. What are the appropriate Setbacks?
12. Lot Coverage / Open Space?



Workshop 2 – Infill Housing Committee

Next Workshop Discussion Items

(Workshop - 3)

1. Housing Types & Unit Counts?
2. What is the appropriate Building height?
3. 2nd / 3rd Story Stepback?
4. Lot Sizes: Minimum and Maximums?

Workshop 2 – Infill Housing Committee

Where have we been:

1. Infill Housing Committee Workshop -1: [February](#)
2. Infill Housing Committee Workshop -2: [June](#)

Workshop 2 – Infill Housing Committee

Where are we going:

Tentative Schedule

1. Infill Housing Committee Workshop -3: **July**
2. Infill Housing Committee Workshop -4: **August**
 - *Staff Work on Infill code: August -September*
3. Infill Housing Committee Workshop - 5 *on Draft Infill Code:* **October**
4. Public Workshop: **November**
5. Joint Workshop with Planning Commission : **November**
6. Planning Commission Hearing: **December**
7. City Council Hearing: **January Infill Housing Code Adoption!**