

Infill Housing Committee

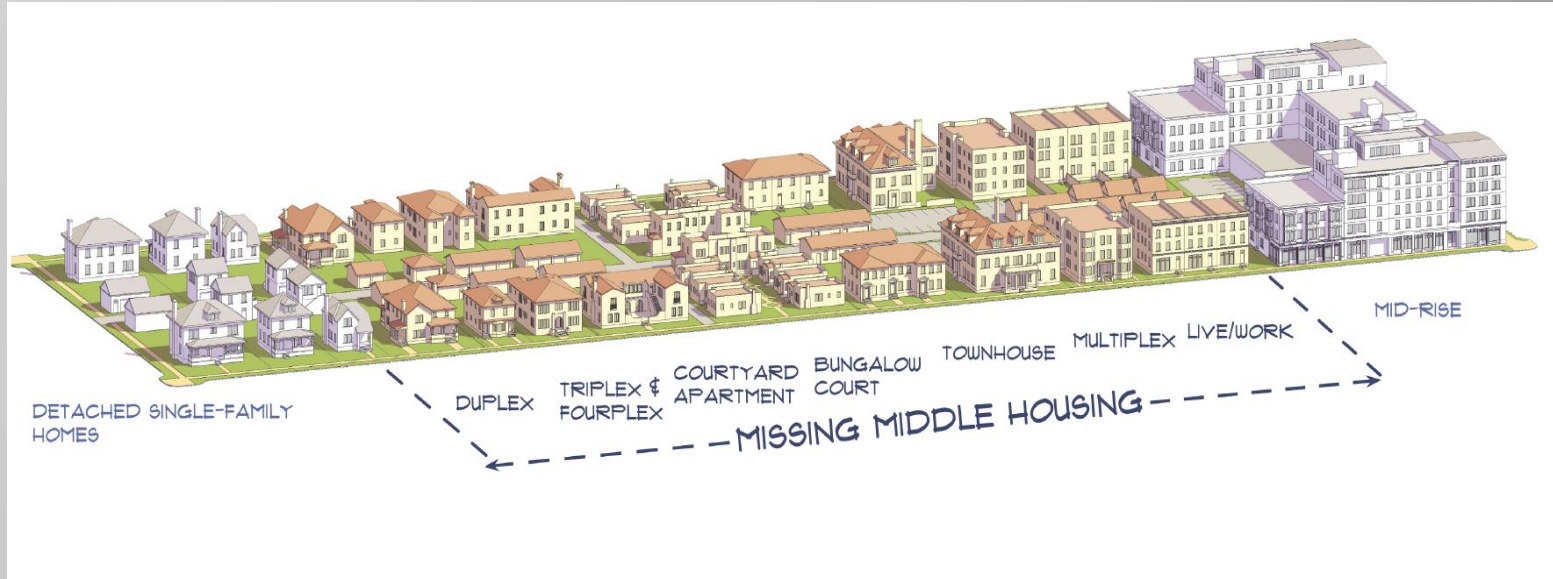


City of
Coeur d'Alene
IDAHO

February 28, 2020

Workshop 1 – Infill Housing Committee

Welcome:



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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.

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Infill Housing Committee Members:

- Kevin Jester – Architects West (Architect)
- Shauna Clark – First Light Properties (Builder & Designer)
- Josh Suhr – CDA Association of Realtors (Realtor)
- Jef Lemmon – JL Design Build Group (Architect & Builder)
- Dennis Cunningham – Activewest Builders (Developer)
- James Caper – Habitat for Humanity of North Idaho (Executive Director)
- Chad Oakland – Northwest Realty Group (Relator/Builder /Developer)
- Greta Snodgrass– Tomlinson Sotheby's International Realty (Realtor)
- Angela Erickson – First Interstate Bank (Banking/Finance)
- Glenn Lanker – ARTIOS (Architect)
- Rob Orth – Tomlinson Sotheby's International Realty (Broker/Realtor)
- Tom Messina – City of Coeur d'Alene (Planning Commissioner)
- Woody McEvers - City of Coeur d'Alene (Council Member)
- Nick Granier – North Idaho College (Marketing Director)



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Missing Middle Housing (MMH) Forum - NIC:

Recap/Takeaways From Forum:

- ✓ there is a need for Infill/Missing Middle Housing in the City
- ✓ not all neighborhoods should be designated for infill development
 - ensure that established neighborhoods won't be negatively impacted.
- ✓ design of units is very important (Good Quality of Design)
- ✓ 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.

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CDA Infill Housing - History:

Cluster Housing: 1988 -2007

Pocket Housing: 2007 -2017

Work on ADU Code: 2017-2019

ADU Code Adopted: September 2019

(New name) Housing: 2020 – 2035

Time frame planned for: 15 years

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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

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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



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CDA Infill Housing – what's missing?



The Types

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Infill Housing – Types:



Cottage Court

3-10 units

Density: 18-44 du/ac

A series of small, detached buildings on a lot arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.

Variation: A larger version of this type is known as the "Pocket Neighborhood". This type differs from the Cottage Court primarily by site size. Typically, the Pocket Neighborhood is on a site at least twice as large as the cottage court, has larger dwellings and a variety of housing types (houses, duplexes, etc.).

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Infill Housing – Types:



Fourplex

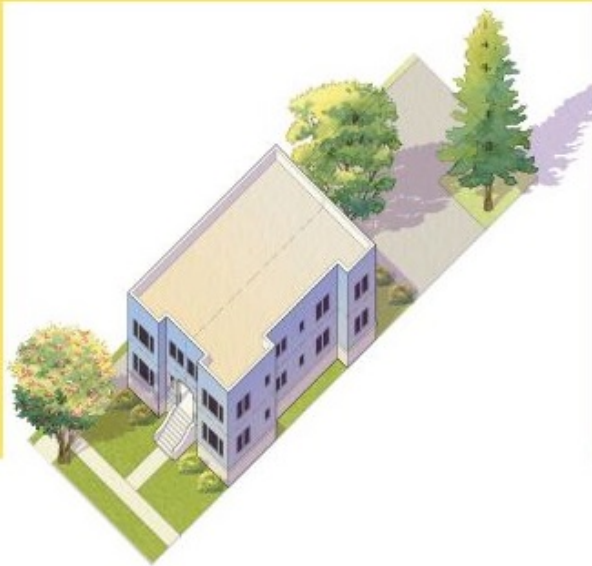
3-4 units

Density: 15-35 du/ac

A medium-sized building that consists of four units: typically two on the ground floor and two above with a shared entry from the street.

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Infill Housing – Types:



Multiplex Small

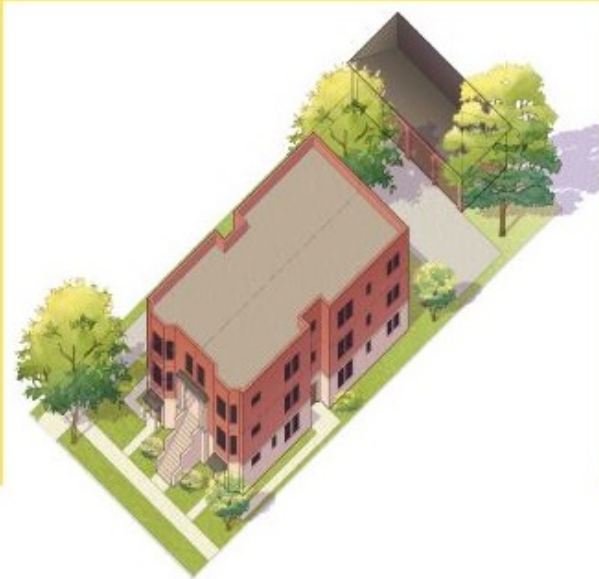
6-10 units

Density: 39-61 du/ac

A medium-sized building that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both sides.

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Infill Housing – Types:



Multiplex Large

7-18 units

Density: 44-70 du/ac

A medium-to-large-sized structure that consists of 7 to 18 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both side

Due to the relatively low number of parking spaces, this type is recommended only in areas very near or within a center.

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Infill Housing – Types:



Courtyard Building

6-25 units

Density: 54-70 du/ac

A medium- to large-sized building or up to three small-to-medium size detached buildings consisting of multiple side-by-side and/or stacked dwelling units arranged around a shared courtyard. Dwelling are accessed from the courtyard. Typically, each unit has its own individual entry or shares a common entry with up to three units.

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Infill Housing – Types:



Townhouse

1 unit

Density: 20-28 du/ac

A small- to medium-sized building with one dwelling that is attached to other townhouses in an array of typically four.

Variation: A more intense version of this type is the "townhouse flat". This variation divides the building vertically into two to three flats.

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Infill Housing – Types:



Live/Work

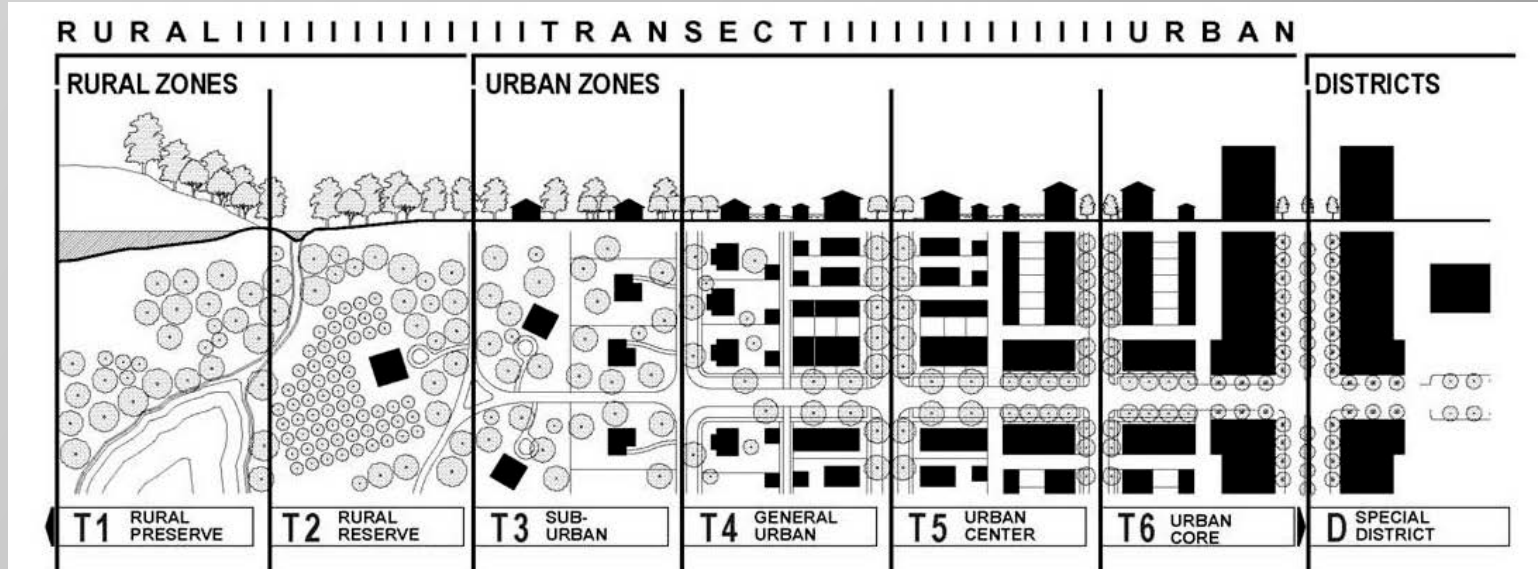
1 unit

Density: 20-28 du/ac

A small- to medium-sized attached or detached building consisting of one dwelling unit above or behind a flexible ground floor space for residential, service, or retail uses. Both the primary ground-floor flex space and the second unit are owned by one entity.

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Infill Housing – Transect



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Infill Housing – Transect

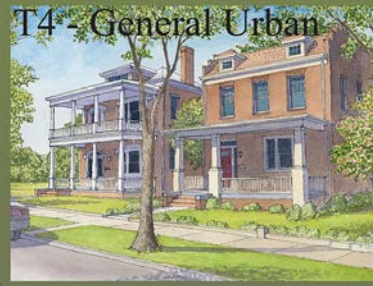
T2 - Rural



T3 - Sub-Urban



T4 - General Urban



T6 - Urban Core



T4.1 - General Urban



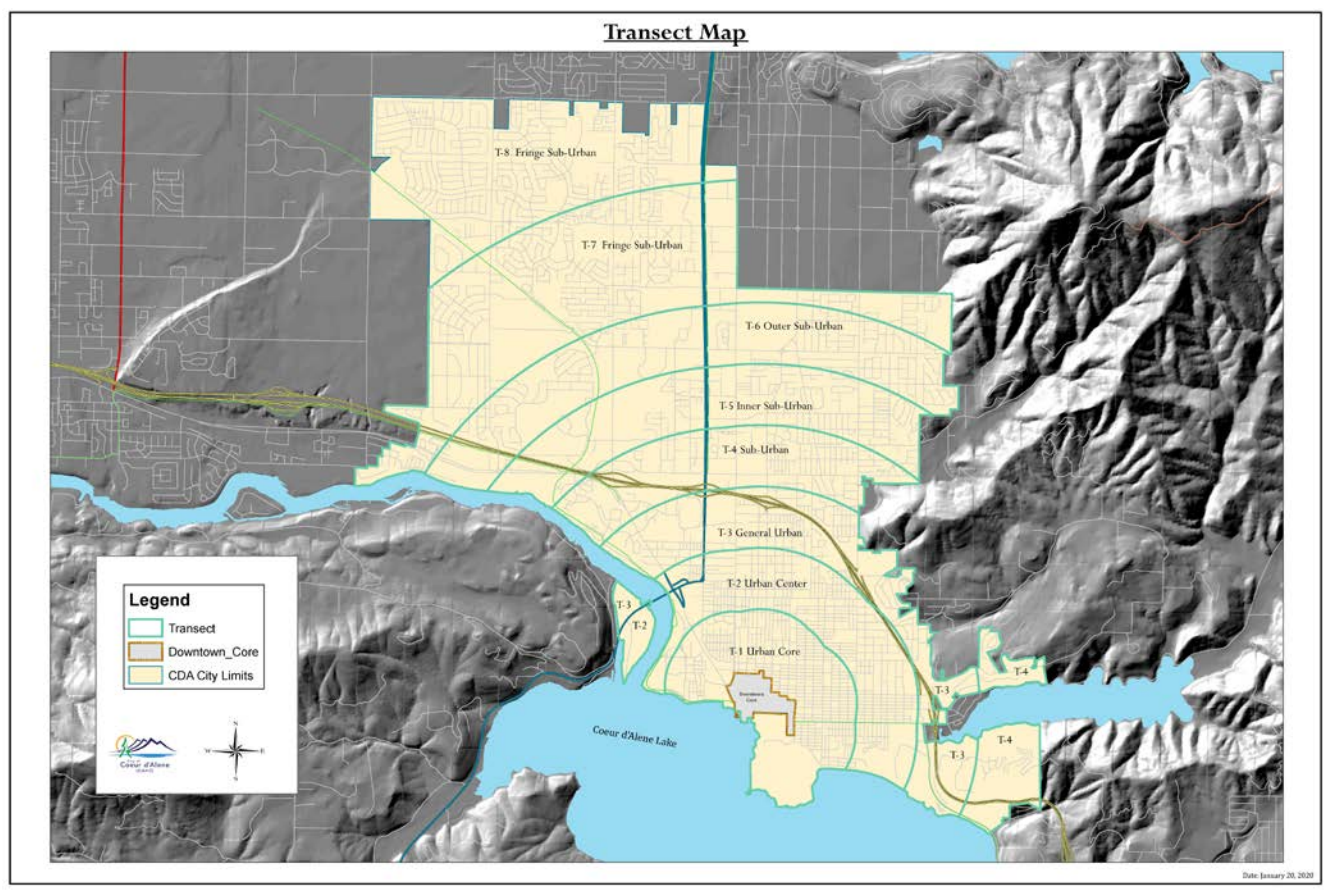
T5.1 - Urban Center



T5 - Urban Center

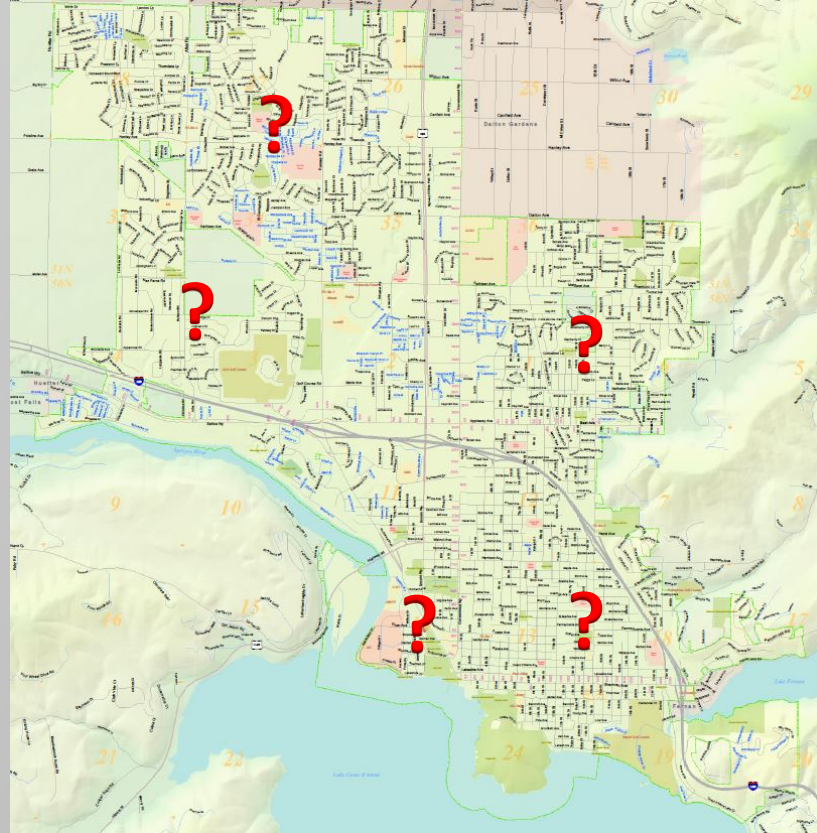


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Infill Housing – Location: *Where should infill housing be allowed?*



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Infill Housing Items - Overview: Next Workshops

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

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Infill Housing Item – 2: Infill Name/Branding

(Workshop - 2)

Previous Infill Housing Names:

- Cluster Housing:
- Pocket Housing:

Infill Housing Names for the new code:

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

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Next Workshop Discussion Items

(Workshop -2)

Recap/Takeaways From MMH Forum:

- ✓ not all neighbors should be designated for infill development
 - ensure that established neighborhoods won't be negatively impacted.

- Where in the city is infill housing appropriate?

- Transect? Should densities decreasing from downtown core?

- We will be working with maps in smaller groups.

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NEXT STEPS:

(Tentative Schedule)

1. Infill Housing Committee Workshop : [March 27th, 2020](#)
2. Infill Housing Committee Workshop: [April](#)
3. Infill Housing Committee Workshop: [May](#)
 - *Staff drafting of Infill code:* [June](#)
4. Joint Public Workshop with Infill Housing Committee: [July](#)
5. Infill Housing Committee Workshop on Draft Infill Code: [August](#)
6. Joint workshop with Planning Commission: [September](#)
7. Planning Commission Public Hearing on New Infill Code: [October](#)
8. City Council Public Hearing: [November](#) **Infill Housing Code Adoption!**

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