

Coeur Housing Code Update



City of
Coeur d'Alene
IDAHO

October 20, 2020

Coeur Housing

Mission Statement

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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History of CDA Infill Housing Codes:

Cluster Housing: 1988 – 2007

Pocket Housing: 2007 – 2017

ADU Code Development: 2019

Missing Middle Housing Forum: August 2019

ADU Code Adopted: September 2019

Coeur Housing Code Development: 2020

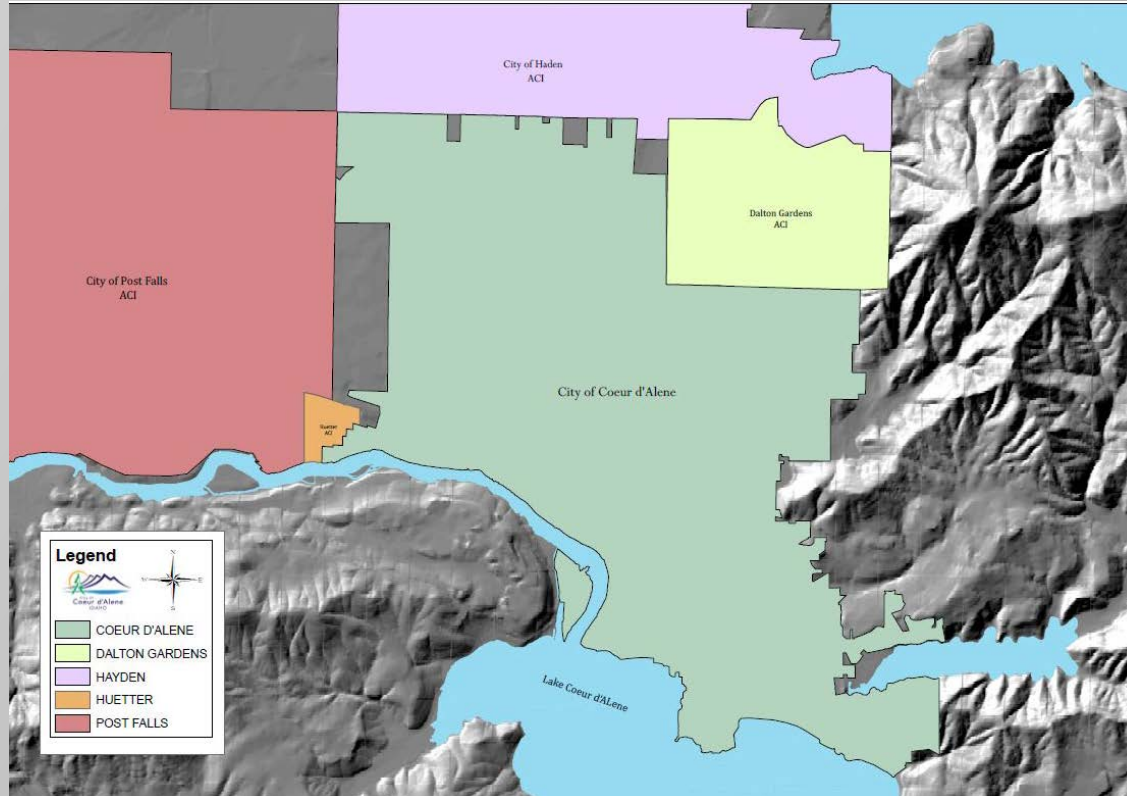
Coeur Housing: 2021 – 2035

Estimated Code viability = 15 years



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Surrounding Conditions:



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Population

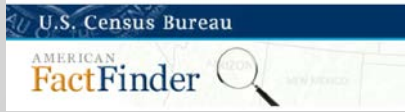
Census Data				KMPO Projections		
1980	1990	2000	2010	2020	2035	2040
19,913	24,563	34,514	44,137	51,849	75,081	84,943

Cluster Housing

Pocket Housing

Timeframe planned for
Coeur Housing

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2018 Housing Characteristics

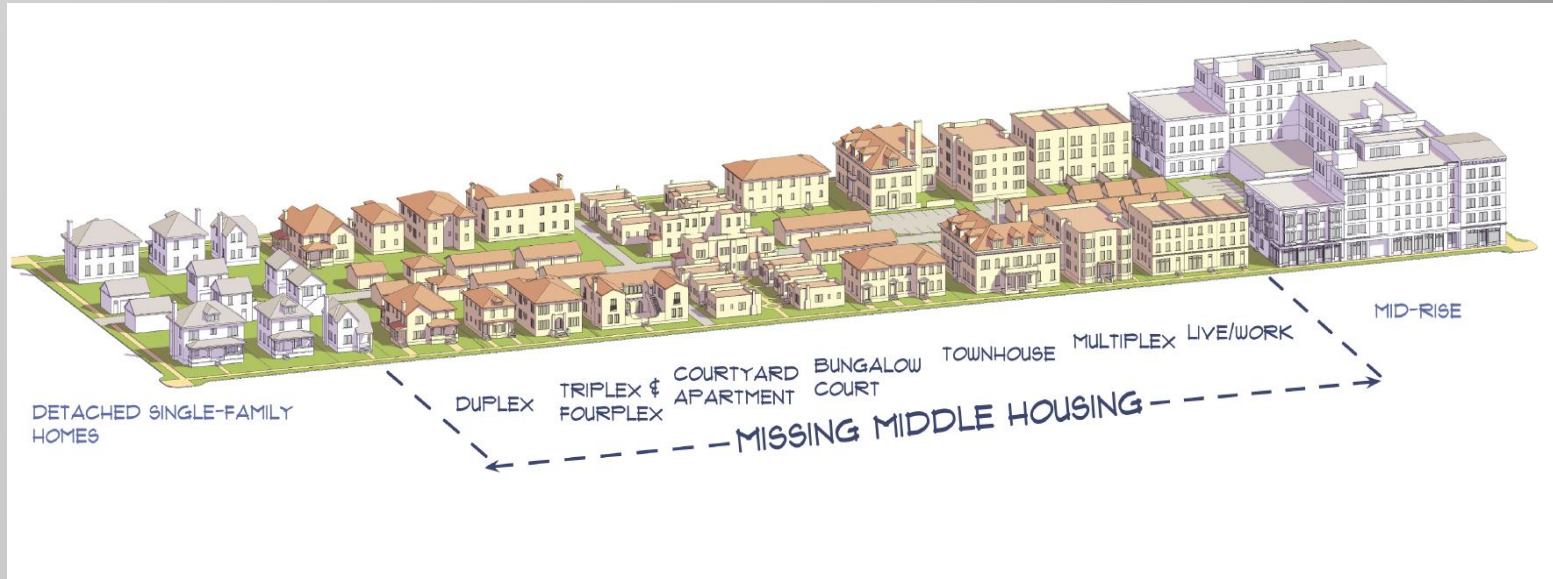
Total Housing Units	21,854
Single Family	14,478
Duplex	1,025
3 - 4 Unit Structures	1,240
5 - 9 Units	1,061
10 or more units	3,142
Mobile Homes	908
Total	21,854

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**Missing Middle Housing =
basis of Coeur Housing**



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Previous examples under pocket housing:



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Previous examples under pocket housing:



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Previous examples under pocket housing:



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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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Planning Principles for Livability and Walkability:

- Livability focuses on place making, which involves the design of public spaces to encourage public gatherings and engagement.
- Walkability is vital in the livability aspect of a city.
- A five-minute walking distance (~900 feet) is the radius a person would likely walk as a primary means of transportation for frequent trips.

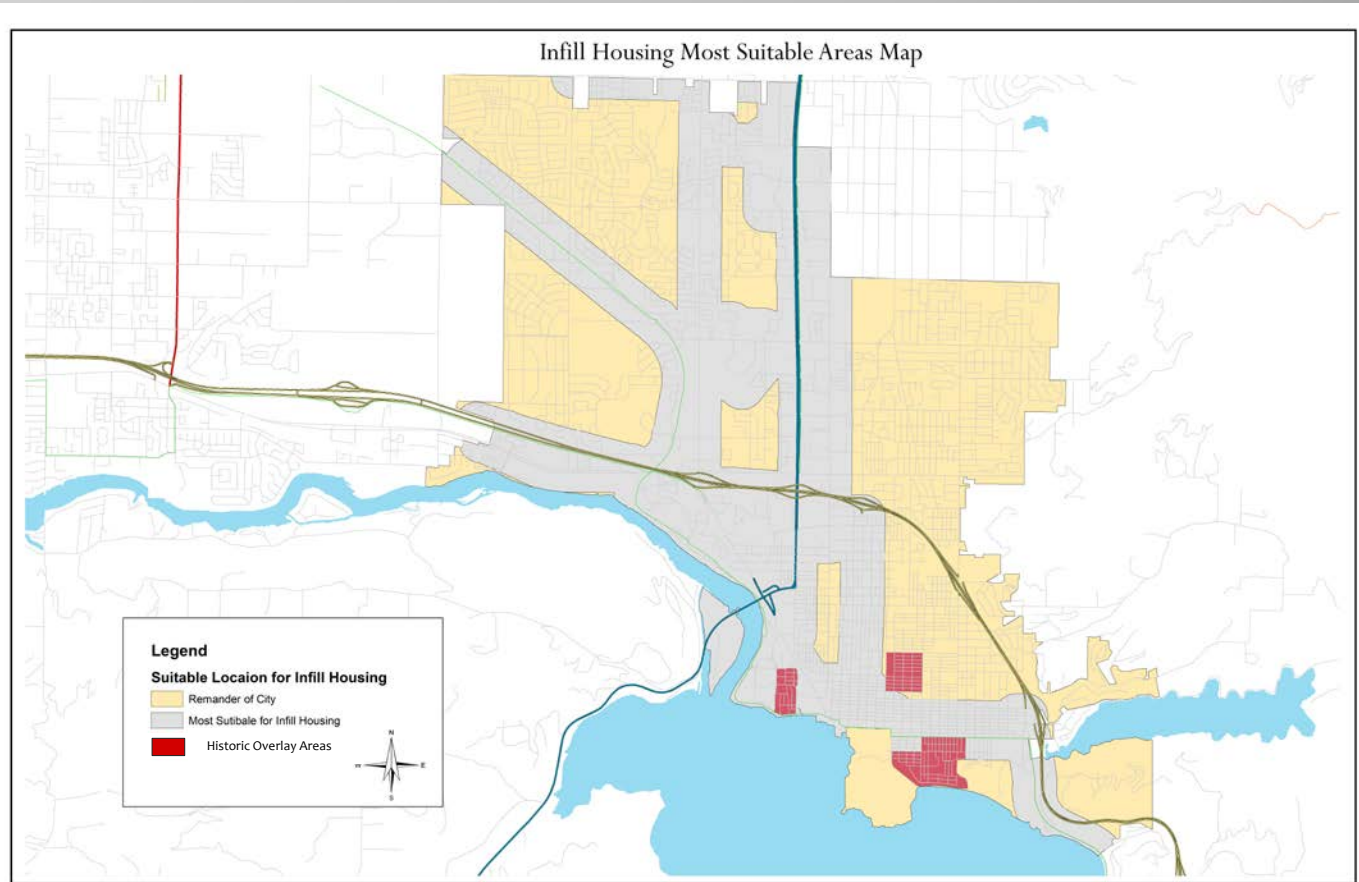
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Best Practices - Infill Housing Suitability Criterion

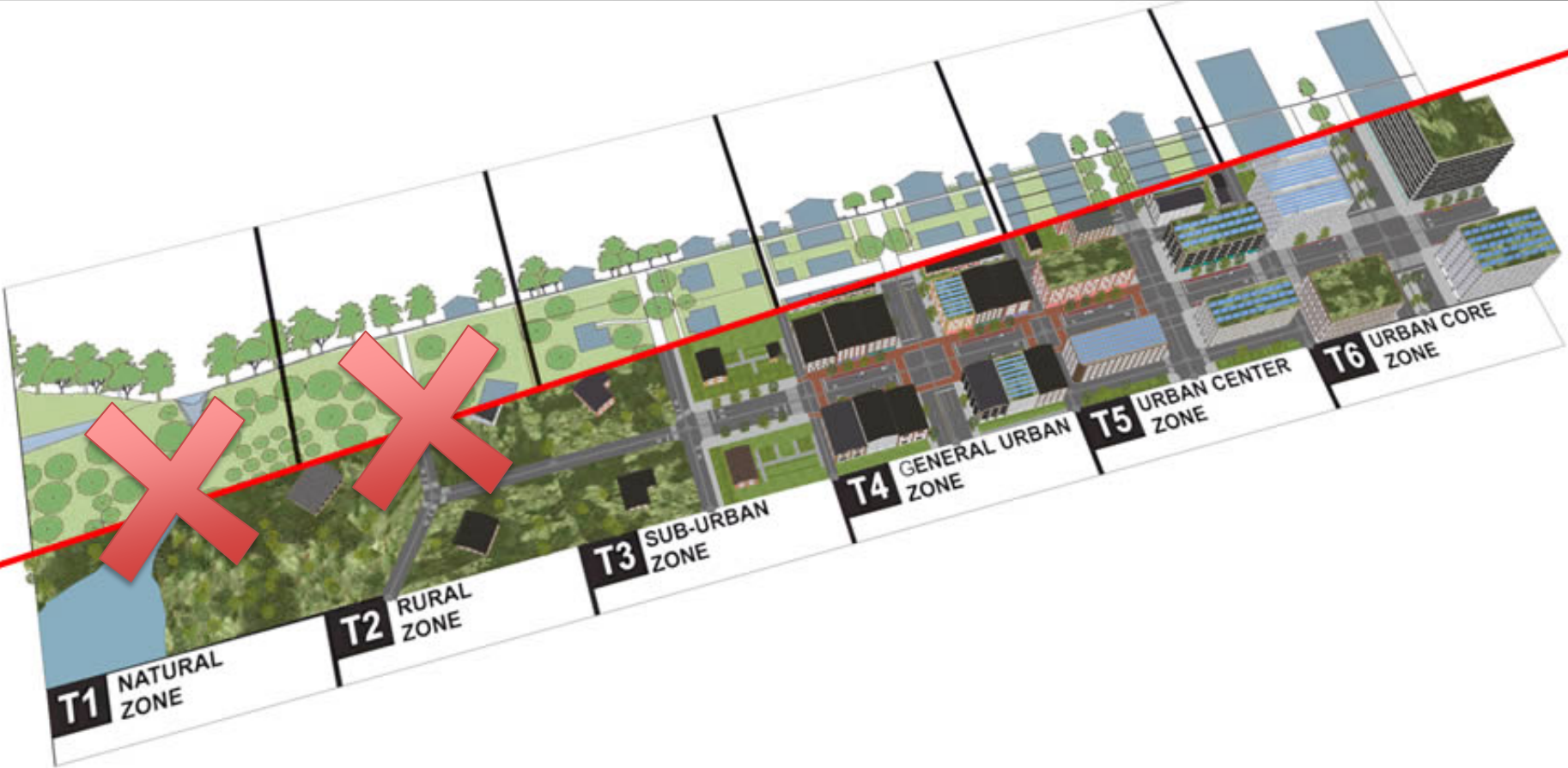
- Preserve and protect existing historic single-family neighborhoods.
- Quality design of the infill housing units increases the livability aspect.
- Infill Housing proximity principles:
 - Located within 900 feet of pedestrian and bike trails.
 - Located in close proximity to public transportation routes and should be located within 900 feet of these routes.
 - 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*)



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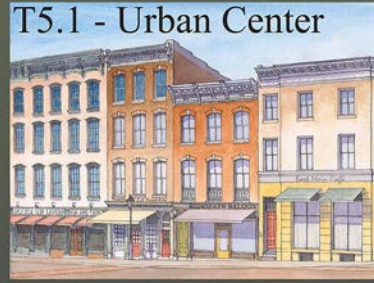
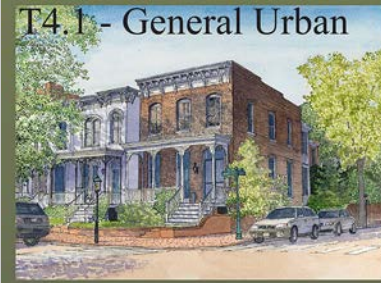
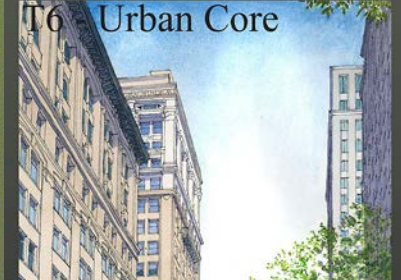
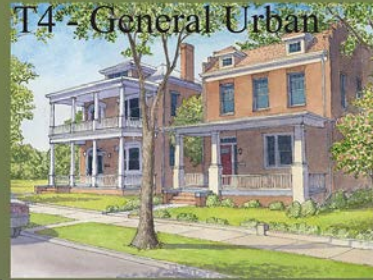
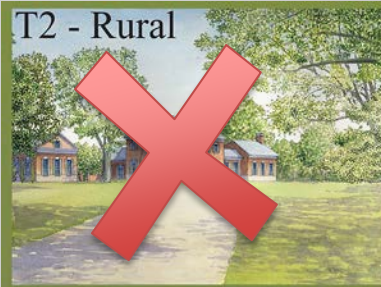


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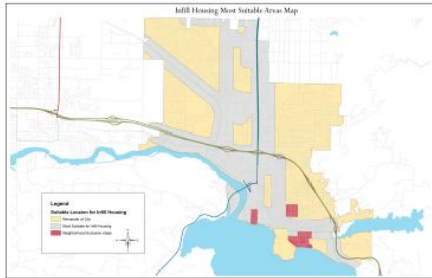
Coeur Housing – Transect



Coeur Housing: Update

Coeur Housing

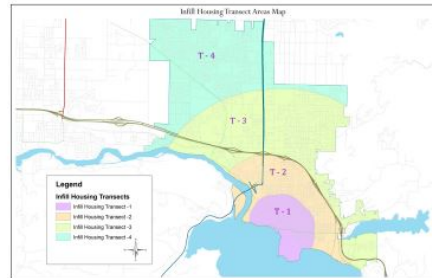
Walkability



+

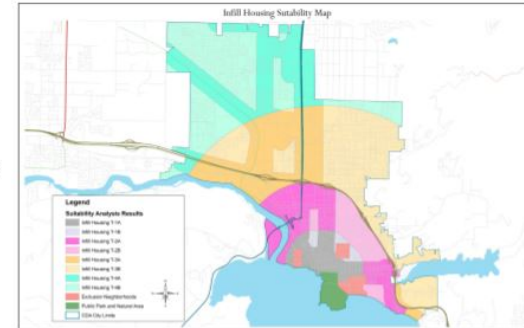
Relation to the Downtown

Transect Areas



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Coeur Housing Areas



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Coeur 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/Design Review Commissioner)
- Dennis Cunningham – Activewest Builders (Developer/Builder)
- 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 /Design Review Commissioner)
- Rob Orth – Tomlinson Sotheby's International Realty (Broker/Realtor)
- Tom Messina – City of Coeur d'Alene (Planning Commissioner/Design Review Commissioner)
- Woody McEvers - City of Coeur d'Alene (Council Member)
- Nick Granier – North Idaho College (Marketing Director/Developer)
- Nicole Kahler – CDA 2030 (Executive Director)



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Coeur Housing Committee Discussion- Overview:

1. Naming/Branding of the new infill Code - Completed
2. Where? 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? - Completed
6. What is the appropriate Building height? - Completed
7. 2nd / 3rd Story Stepback? - Completed
8. Lot Size to allow for Infill Housing: Minimum and Maximums? - Completed



Coeur Housing: Update

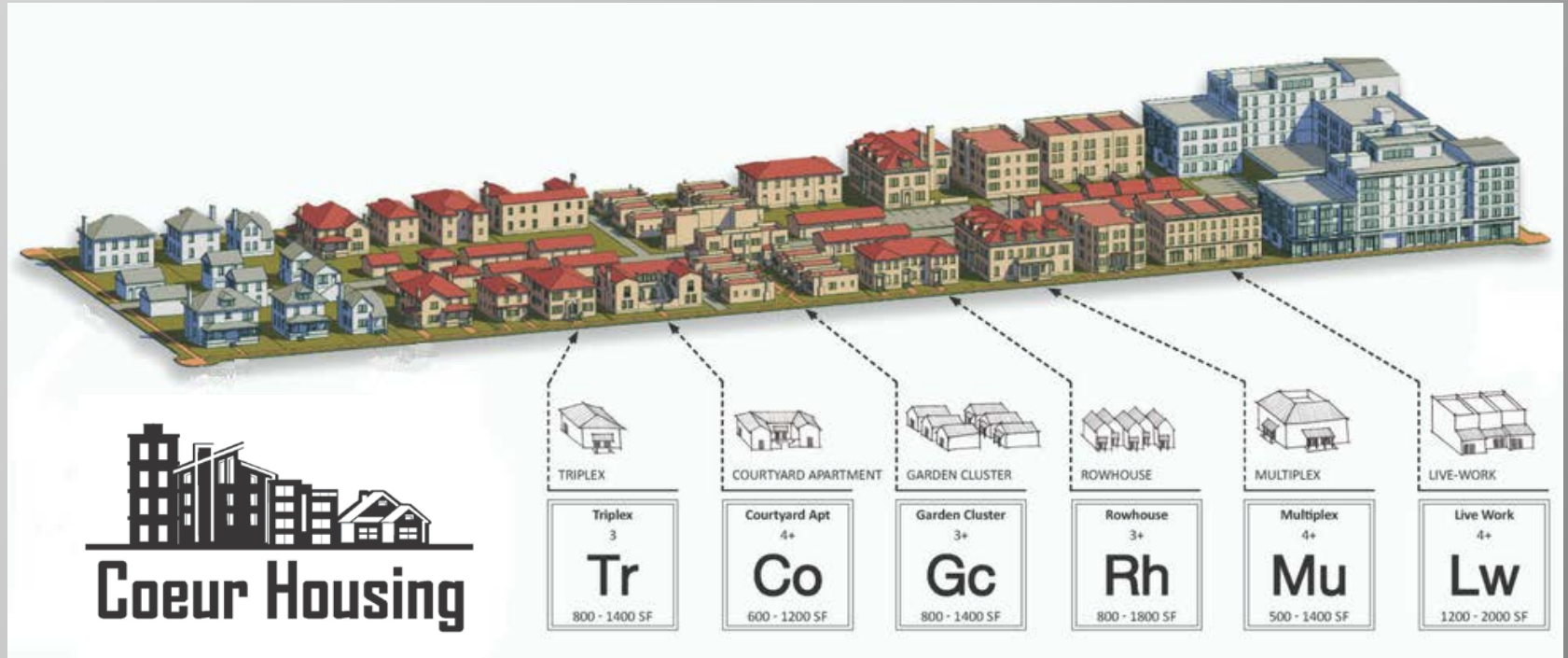
Coeur Housing Committee Discussion - Overview: ...Continued

9. Parking Requirements and Size of Parking Spaces? - Completed
10. Design Standards / Form Based Codes? – Completed
11. What are the appropriate Setbacks? - Completed
12. Lot Coverage / Open Space? - Completed
13. Coeur Housing Unit Size: *Square foot Minimum?* – *Maximum?* - Completed
14. Number of Units *per Coeur Housing type?* - Completed
15. Lot sizes per Coeur Housing type: *Minimum?* – *Maximum?* - Completed
16. Should a Survey be required? - Completed



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Coeur Housing Types



Coeur Housing: Update

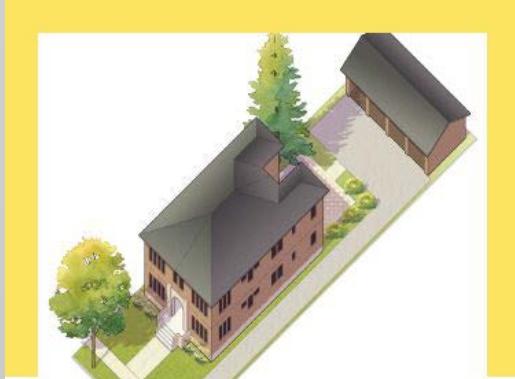
Coeur Housing Types

- *Tri-plex*
- *Four-plex*
- *Cottage Court*
- *Tiny House Court*
- *Courtyard Apartment*
- *Townhouse*
- *Live/Work*
- *Multi-Plex: Small*
- *Multi-Plex: Large*



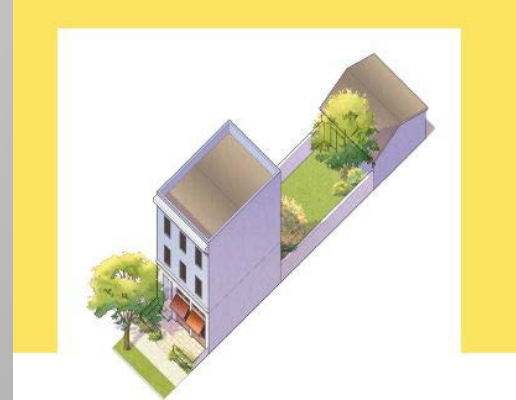
Coeur Housing: Update

Coeur Housing Types



Tri-Plex & Four Plex

3-4 units



Live/Work

1 unit

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Coeur Housing Types



Cottage Court

Units: 3-16



**Courtyard
Building**

Units: 7-20

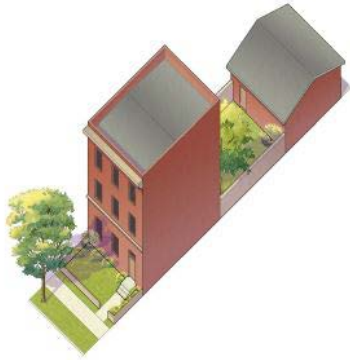


Tiny House Court

Units: 4-16

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Coeur Housing Types



Townhouse

1 unit



**Multiplex
Large**

Units: 11-20



Multiplex Small

6-10 units

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Design Elements under consideration

- Change/Mix of Materials
- Roof Pitch Modulation
- Scale
- Massing/Modulation
- Landscaping
- Lighting
- Garbage/Trash Screening
- Garage Door Design
- Street Frontage Façade
- Dispersion Requirement
- Ground Level/Rooftop Equipment
- Town Home/Cottage Home Variation
- Ground Level Entrance/Front Porch
- Blank Wall Treatments

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Where have we been?

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

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

Infill Housing Committee Workshop -3: [July](#)

Infill Housing Committee Workshop -4: [August](#)

Infill Housing Committee Workshop -5: [October](#)

Coeur Housing: Update

Where are we going? Tentative Schedule

Staff Update City Council on Progress: **October**

Staff begins to draft Coeur Housing Code: October

Public Workshop - 6: **November**

(Public Workshop with Coeur Housing Committee and Development Community)

Coeur Housing Committee Workshop – 7 **December**

(Coeur Housing Draft Code Review)

Joint Workshop – 8 **January**

(Joint Workshop with Coeur Housing Committee, Planning Commission, and City Council)

Planning Commission Hearing: **February**

City Council Hearing: **March** **“Coeur Housing” Anticipated Adoption**

Questions?

