

Welcome to the Coeur Housing (Virtual) Community Meeting!

January 27, 2021



Meeting Overview

- Welcome
- Staff Presentation
- Live Polling Questions ★
- Input and recommendations by Neighborhood Groups and Community Members
- Coeur Housing Committee Discussion
- Closing



Meeting Purpose

To gather input, feedback, and recommendations in regards to Neighborhood Compatibility so that those concerns can be addressed during the development of the code.



Polling Question 1



Who do you represent? (check all that apply)

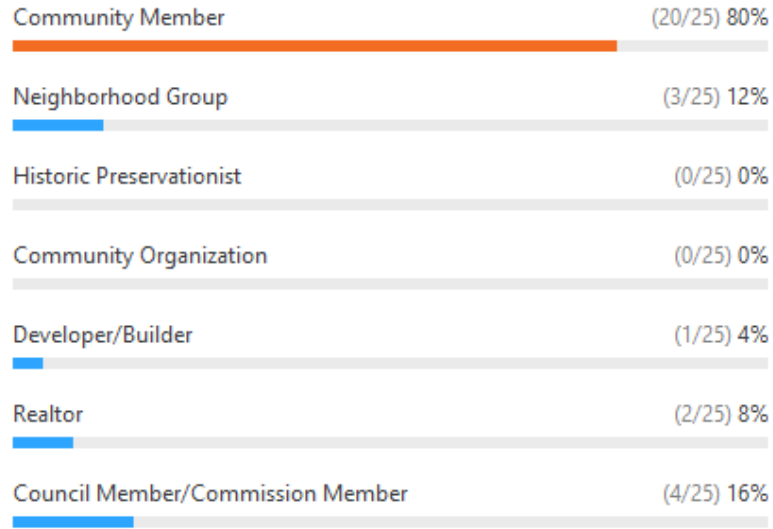
- Community Member
- Neighborhood Group
- Historic Preservationist
- Community Organization
- Developer/Builder
- Realtor



Polling Question 1



1. Who do you represent? (check all that apply) (Multiple choice)



Where have we been?



Where have we been?

The City of Coeur d'Alene adopted its first infill housing code in 1988.



History of CDA Infill Housing Codes:

Cluster Housing: 1988 – 2007

Pocket Housing: 2007 – 2017

Coeur Housing: 2021 – 2036

Estimated Code viability = 15 years

Missing Middle Housing Forum

North Idaho College August 2019



Missing Middle Housing Forum

North Idaho College August 2019

Recap/Takeaways:

- ✓ 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.

Missing Middle Housing is the basis of Coeur Housing



Coeur Housing Committee:

- **Walter Burns** – Neighborhood Representative
- **Joe Morris** – Neighborhood Representative
- **Kevin Jester** – Architects West (Architect) & Neighborhood Representative
- **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 (Realtor/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)

Where have we been?

Coeur Housing Committee Workshop -1: [February 2020](#)

Coeur Housing Committee Workshop -2: [June 2020](#)

Coeur Housing Committee Workshop -3: [July 2020](#)

Coeur Housing Committee Workshop -4: [August 2020](#)

Coeur Housing Committee Workshop -5: [October 2020](#)

Staff Updated City Council on Progress - 6: [October 2020](#)

Public Meeting - 7: [November 2020](#)

What is the current status of Coeur Housing?



What is the status of the Coeur Housing Code?

- Information Gathering Stage
- Obtain community input and recommendations



What is the status of the Coeur Housing Code?

- The code will be developed after public input
- Committee Workshops
- Public meetings with Planning Commission and City Council

What is Coeur Housing?



What is the Coeur Housing Code?

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.

What is Infill Housing & Coeur Housing?

- Infill housing is defined as new housing units constructed on vacant or underused lots, generally in existing neighborhoods.
- Allows for additional housing product types on existing lots.
- Utilizes existing infrastructure.
- Allows property owners more housing choices.

Is this Coeur Housing?

No



Is this Coeur Housing?

No



Is this Coeur Housing?

No



Myth Busters

Is this code being proposed/driven by the Realtors and Developers?

- No, an infill housing code has been a priority of the City Council to replace previous infill codes – pocket housing and cluster housing – to respond to housing needs.
- The Planning Department is leading the effort with the help of an advisory committee and input from the community and neighborhood groups.

Myth Busters

Is this a pro-growth agenda or similar to other states/cities that are eliminating single-family neighborhoods and zoning?

- No.
- Coeur Housing is being designed to allow more housing choices than single-family detached and mid-rise apartment complexes.
- As the city continues to grow, more choices are necessary to provide for-sale and for-rent housing options for community members, including our workforce, families, young professionals, and retirees.

Myth Busters

Will Coeur Housing result in zone changes in my neighborhood?

- No, It will not result in changes to the underlying zoning.

Myth Busters

Will every residential lot or corner lot be eligible for Coeur Housing?

- No.
- The committee is exploring the appropriate minimum lot size and maximum project size. We are asking for community input on the size.

Myth Busters

Is Coeur Housing the same as R-34 Special Use Permit?

- No.
- Coeur Housing would be house-scale housing projects on individual lots.
- R-34 requires a special use permit that requires a public hearing and is intended for larger apartment projects that are medium to high density residential projects, allowing up to 63 feet in height.

Myth Busters

Is the code already drafted?

- No.
- Staff is working with a committee and the group is in the information gathering stage.

What are the housing types
that are being proposed for
Coeur Housing?

Coeur Housing Types



TRIPLEX

Triplex
3
Tr
800 - 1400 SF



COURTYARD APARTMENT

Courtyard Apt
4+
Co
600 - 1200 SF



GARDEN CLUSTER

Garden Cluster
3+
Gc
800 - 1400 SF



ROWHOUSE

Rowhouse
3+
Rh
800 - 1800 SF



MULTIPLEX

Multiplex
4+
Mu
500 - 1400 SF



LIVE-WORK

Live Work
4+
Lw
1200 - 2000 SF

Coeur Housing Types

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

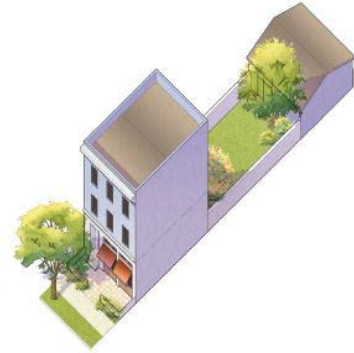


Coeur Housing Types



Tri-Plex & Four Plex

3-4 units



Live/Work

1 unit

Coeur Housing Types



Cottage Court

Units: 4-12



**Courtyard
Building**

Units: 7-18



Tiny House Court

Units: 4-16

Coeur Housing Types



Townhouse

1 unit



Multiplex Small

6-10 units



**Multiplex
Medium**

Units: 11-16

Cottage Court



Cottage Court



Four-plex



Four-plex



Tri-plex



Tri-plex



Typical Lot Size

75' x 150'

60' x 100'

Live-Work



Live-Work



Multi Plex



Multi Plex



Townhouse



Townhouse



Will all the Coeur Housing
types be allowed in all areas
of the city?

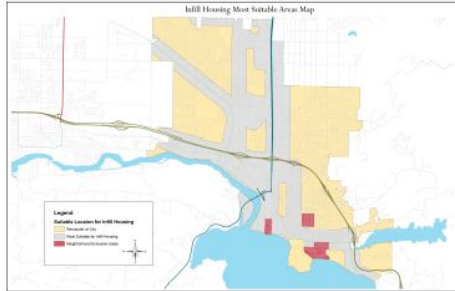
Will all the Coeur Housing types be allowed in all areas of the city?

- *Answer* = No
- Not all Coeur Housing types are allowed in all areas of the city.
- The zoning, distance for downtown and the walkability of the property are all factors when deciding what housing types are most appropriate for that area.

Coeur Housing Mapping

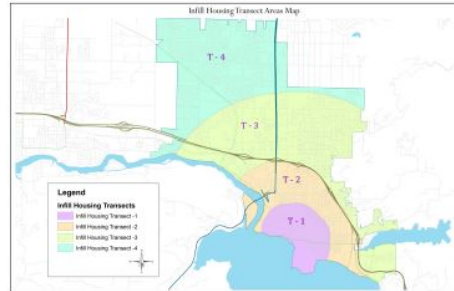
Coeur Housing

Walkability

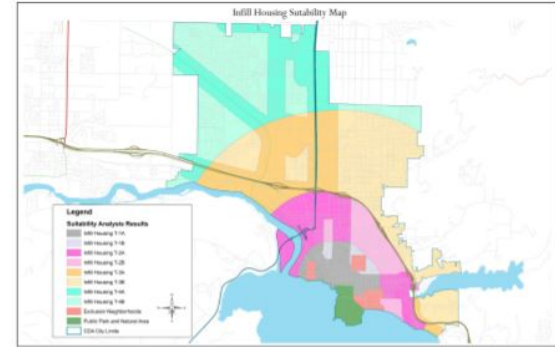


Relation to the Downtown

Transect Areas

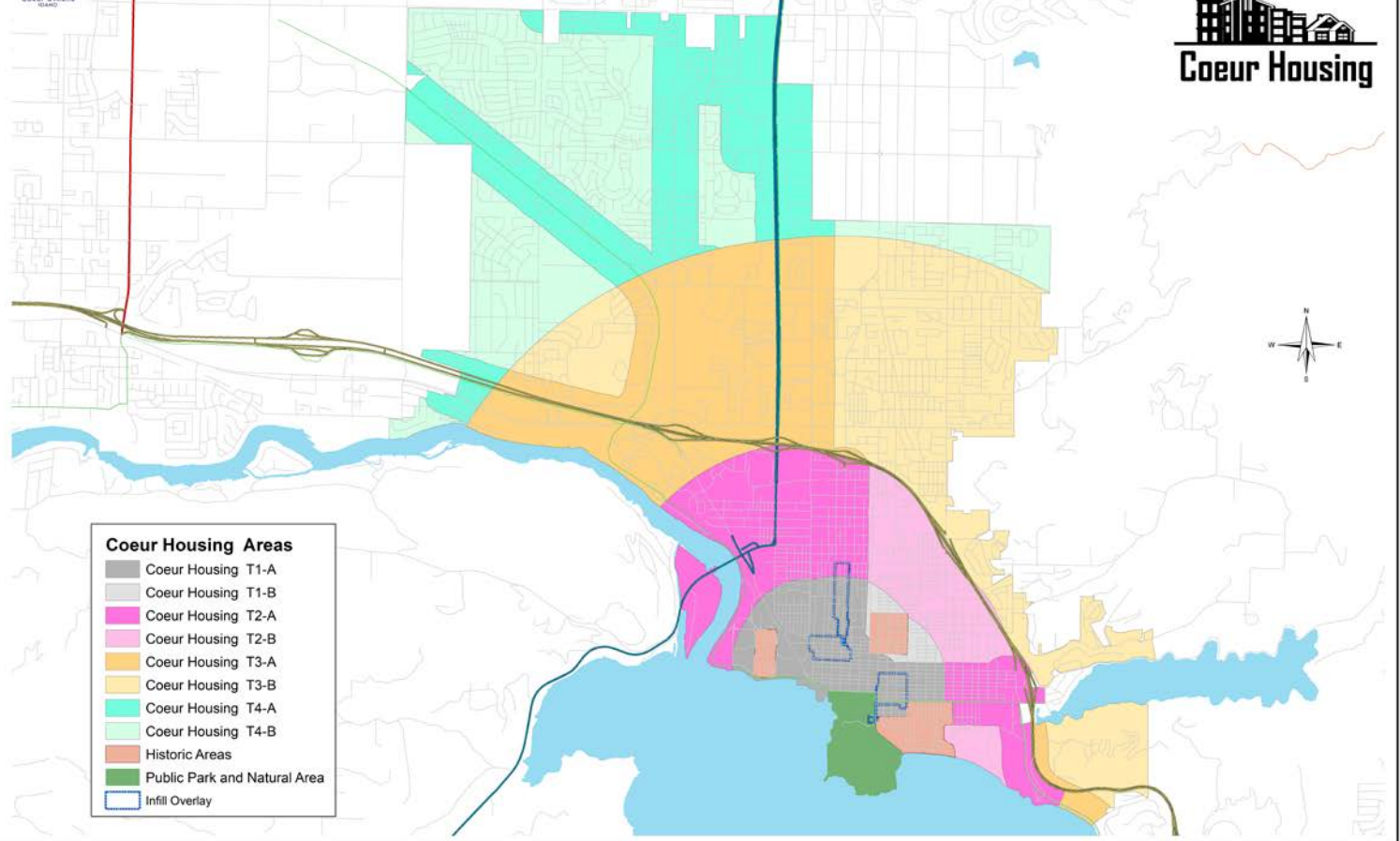


Coeur Housing Areas





Coeur Housing Map



- Coeur Housing Areas**
- Coeur Housing T1-A
 - Coeur Housing T1-B
 - Coeur Housing T2-A
 - Coeur Housing T2-B
 - Coeur Housing T3-A
 - Coeur Housing T3-B
 - Coeur Housing T4-A
 - Coeur Housing T4-B
 - Historic Areas
 - Public Park and Natural Area
 - Infill Overlay

Have the Coeur Housing types been determined for each of the Coeur Housing Areas?

- *Answer = No*
- The Coeur Housing types have not been determined for each of the different Coeur Housing Areas.

What is Neighborhood Compatibility?

What is Neighborhood Compatibility?

Simply put, Neighborhood Compatibility is achieved when a new home or addition to an existing home is designed in a manner that blends in with the following characteristics of the immediate neighborhood:

- Scale of the surrounding residences (Height)
- Architectural styles and building materials (Design)
- Front, side, and rear yard setbacks (Orientation)

Neighborhood compatibility:

There are already examples of existing Coeur Housing in our older neighborhoods.

- Large single-family homes have been converted into multiple units.
- Some older mixed use buildings have been converted into apartments.

Neighborhood compatibility:



Neighborhood compatibility:



Neighborhood compatibility:



Neighborhood compatibility:



Neighborhood compatibility:

Some of the older neighborhoods in the downtown area have historic designations, or are in the process of becoming a historic district.

The City's Historic Preservation Plan is just beginning and historic buildings, districts and neighborhoods will be evaluated, as well as the Zoning Code to see how zoning may impact historic properties.

Neighborhood compatibility:

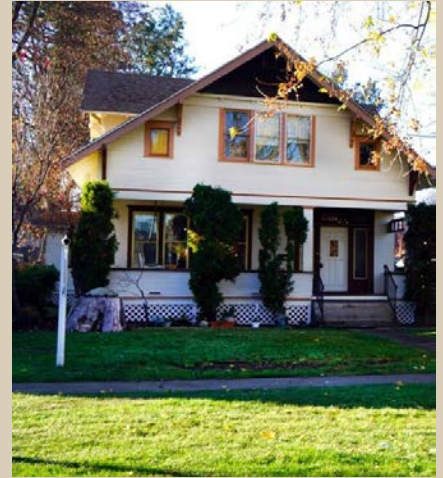
Coeur Housing planning considerations:

- Should there be restrictions on the types of infill housing that are appropriate in neighborhoods with a historic designation/district?
- Should historic neighborhoods be exempt from Coeur Housing?
- What is the appropriate minimum lot size?

Neighborhood compatibility:



Neighborhood compatibility:



Neighborhood compatibility:



Will Coeur Housing take
design elements into
consideration?

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

Previous examples under pocket housing:



Previous examples under pocket housing:



Previous examples under pocket housing:



Design Elements

Change/Mix of Materials

Example Code:

A change of materials, colors, or textures on building elements is encouraged to provide further articulation and additional variety and craftsmanship



This building is a good departure example. Its two clear articulation features are the window patterns and the entry/building modulation feature (3 minimum are required). However, the overall effectiveness of these articulation features combined with the high quality of materials and detailing and the relatively small width of the building help it meet the intent of the standards.

Design Elements

Roof Pitch Modulation

Example Code:

Roofline modulation. In order to qualify as a façade articulation feature, rooflines must employ one or more of the following:

- 1. For flat roofs an extension of the parapet or a break in the parapet of at least one foot measured from the adjacent roof or adjacent parapet. If no parapet is present a horizontal roof edge/eave extension of at least two feet.*
- 2. A pitched roofline segment(s) scaled appropriately to the façade.*
- 3. A combination of the above.*

Departures will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest



The left building illustrates a pitched roof example and the right building includes a combination of flat and gabled rooflines.

Design Elements

Scale Example Code:

Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors, and windows—City of Spokane



Design Elements

Landscaping Example Code:

A certain % of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover

**Most likely would vary between Coeur Housing types*



Design Elements

Street Frontage Façade

Design Example Code:

*Building Orientation; All building elevations adjacent to a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of 40 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations, shall meet this standard. **Percent of elevation** is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.*

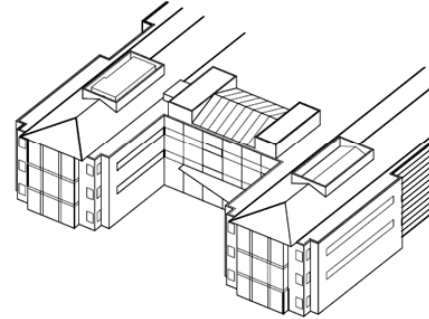


Design Elements

Roof-top Equipment Screening

Example Code:

All rooftop mechanical equipment, including air conditioners, heaters, vents, and similar equipment must be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening must be located so as not to interfere with operation of the equipment.



The top illustration and the East Main Street building aerial and street view illustrate examples of rooftop mechanical equipment that has been screened by walls (top illustration) or parapets (East Main Street building).

Design Elements

Townhome/Cottage Home

Variation Example Code:

Buildings should employ a variety in orientation, design, and layout between cottages while maintaining a similar character to help distinguish units and support a neighborhood feel. Changes in materials, colors, or textures and colors to add visual interest and character to the development are encouraged.



Design Elements

Visible Ground-Level

Entrance/Front Porch

Requirement Example Code:

Each dwelling unit must have a separate, ground-related entrance. Units that front the public street shall have entrances facing the public street.

Each dwelling unit shall have a covered front porch no less than 50 SQ FT with no dimension less than five feet.



Polling Questions



Polling Question 2



What Coeur Housing types would be most compatible within in a historic/established neighborhood? (Check all that apply)

A. Three plex

B. Four plex

C. Cottage Court

D. Courtyard Building

E. Tiny House Court

F. Townhouse

G. Live-work units

H. Multiplex Small

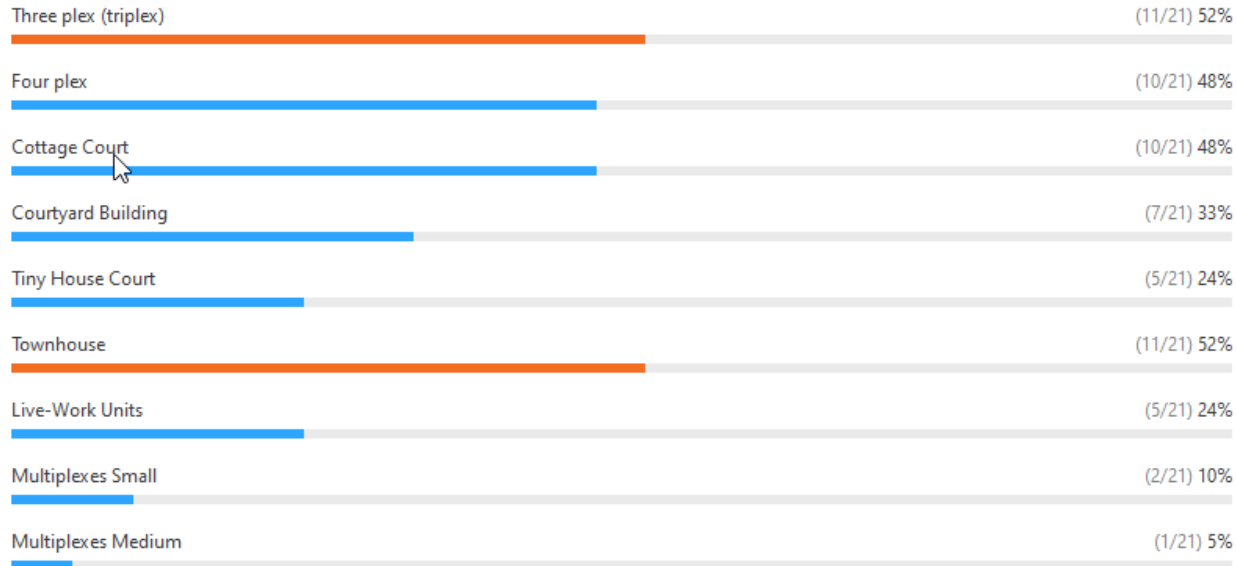
I. Multiplex Medium



Polling Question 2



1. What Coeur Housing types would be most compatible within a historic/established neighborhood? (check all that apply) (Multiple choice)



Polling Question 3



Would you support Coeur Housing in your neighborhood if it were house scale?

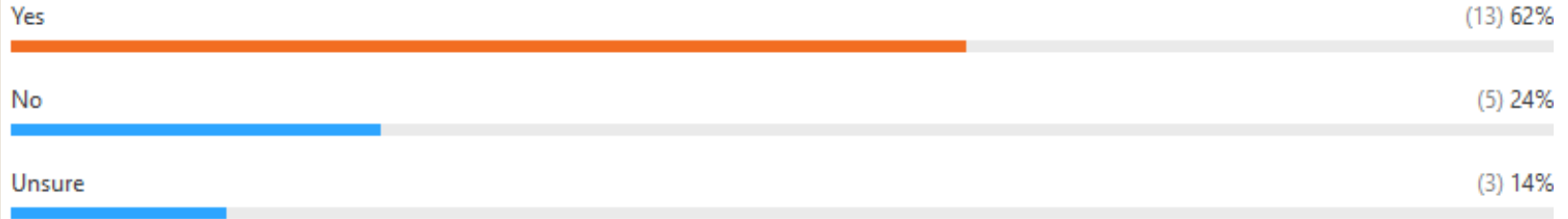
- **Yes**
- **No**
- **Unsure**



Polling Question 3



2. Would you support Coeur Housing in your neighborhood if it were house scale?



Polling Question 4



What do think would be the appropriate number of units for a Coeur Housing project in historic/established areas?

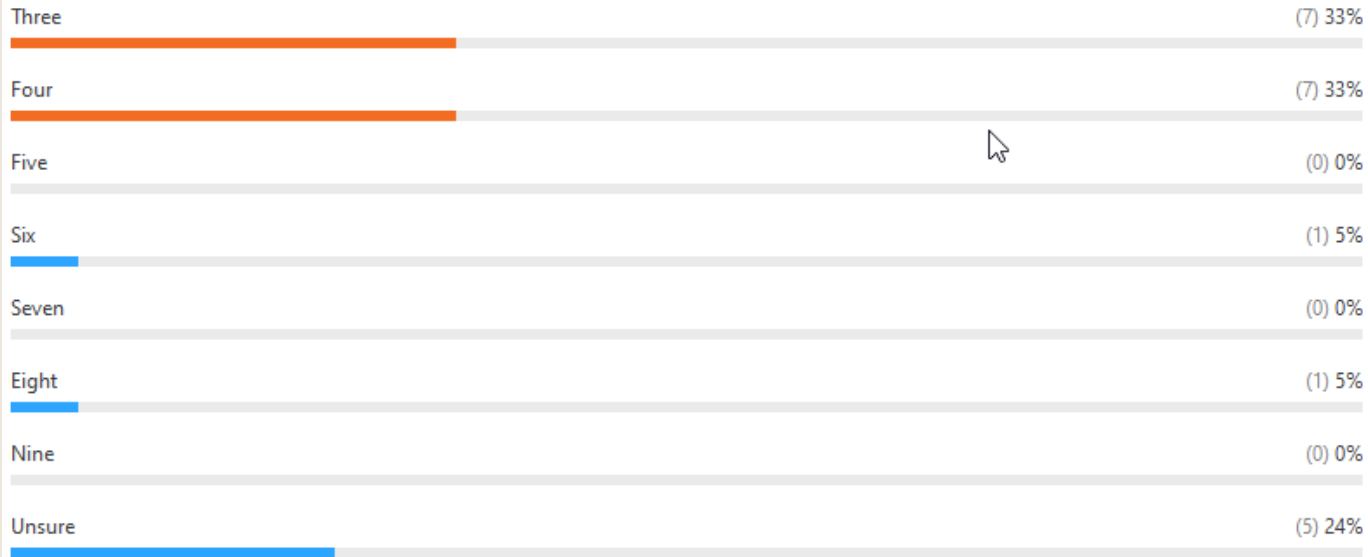
- a. Three
- b. Four
- c. Five
- d. Six
- e. Seven
- f. Eight
- g. Nine
- h. Unsure



Polling Question 4



3. What do you think would be the appropriate number of units for a Coeur Housing project in historic/established areas?



Polling Question 5



Do you agree that the design and the quality of housing are important aspects that should be incorporated into the Coeur Housing Code?

- Yes
- No
- Unsure



Polling Question 5



4. Do you agree that the design and quality of housing are important aspects that should be incorporated into the Coeur Housing Code?

Yes



(20) 95%

No

(1) 5%

Unsure

(0) 0%



Polling Question 6



Should design elements be left up to the property owner and/or architect in historic/established neighborhoods?

- Yes
- No
- Unsure



Polling Question 6



5. Should design elements be left up to the property owner and/or architect in historic/established neighborhoods?



Polling Question 7



Should the Coeur Housing Code apply differently to historic neighborhoods? (Check all that apply)

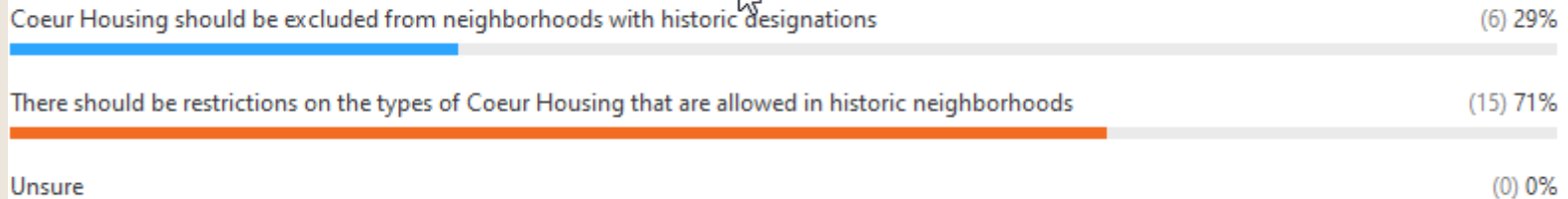
- **Coeur Housing should be excluded from neighborhoods with historic designations.**
- **There should be restrictions on the types of Coeur Housing that are allowed in historic neighborhoods.**
- **Unsure**



Polling Question 7



6. Should the Coeur Housing Code apply differently to historic neighborhoods? (check all that apply)



Polling Question 8



What is the appropriate minimum lot size to qualify for a Coeur Housing project?

- 8,250 SF (1 ½ City Lots)
- 9,625 SF (1 ¾ City Lots)
- 11,000 SF (2 City Lots)
- 12,500 SF (2 ¼ City Lots)



Polling Question 8



7. What is the appropriate minimum lot size to qualify for a Coeur Housing project?



Public Input and Recommendations



Information Gathering

Input and Recommendations



Public Input 1



What concerns you most about Coeur Housing?



Public Input 2



What other important design concerns that were not brought up today that you feel are important and would like to see addressed in the proposed code?



Public Input 3



Finally, are there any other thoughts or ideas that you would like to bring up at this time in regards to neighborhood compatibility?



Committee Discussion



Committee Discussion



Closing



Coeur Housing

Where have we been?

Coeur Housing Committee Workshop -1: [February 2020](#)

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Coeur Housing Committee Workshop -3: [July 2020](#)

Coeur Housing Committee Workshop -4: [August 2020](#)

Coeur Housing Committee Workshop -5: [October 2020](#)

Staff Updated City Council on Progress - 6: [October 2020](#)

Public Meeting - 7: [November 2020](#)

Public Meeting Neighborhood Compatibility - 8: [January \(Today\)](#)

Where are we going?

Tentative Schedule

Coeur Housing Committee Workshop: **March**

Joint Workshop: **April**

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

Planning Commission Hearing: **June**

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

Additional information on the planning process and Coeur Housing is available on the City's website at the following address.

<https://www.cdaid.org/coeurhousing>

For more information about the proposed Coeur Housing Code please contact:

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