



ENVISION EAST SHERMAN STRATEGY WORKSHOP SUMMARY

MARCH 13-14, 2018



OVERVIEW

The Envision East Sherman Strategy Workshop was a multi-day event that built on previous community engagement efforts. Previous efforts focused on gathering input around opportunities, challenges, needs, and aspirations. This workshop brought together key stakeholder groups and members of the public to:

- (1) Discuss the community's vision for East Sherman Avenue and the surrounding neighborhood; and,
- (2) Discuss ideas for how to achieve that vision.

Workshop participants also had the opportunity to learn about economic and market trends influencing communities across the American West. Input from the workshop will be used to revise and finalize the vision for East Sherman and provide direction for the design concepts to be developed at the upcoming Design Studio.

The Envision East Sherman Strategy Workshop comprised a number of meetings with stakeholder groups (hosted March 13-14, 2018) and a public event the evening of March 13, 2018.

Stakeholder groups engaged through the workshop included:

- Coeur d'Alene Chamber of Commerce
- Coeur d'Alene Economic Development Corp.
- Coeur d'Alene Police Department
- Coeur d'Alene Fire Department
- Habitat for Humanity
- Northern Idaho Building Contractors Assoc.
- Coeur d'Alene Association of Realtors
- Coeur d'Alene School District 271
- Innovation Collective
- Local developers, property owners and realtors

Discussions with stakeholder groups focused on understanding priorities related to East Sherman Avenue and ideas for achieving the community's desired outcomes.

The public event included a number of exercises that enabled community members to:

- Provide feedback on the draft vision for East Sherman Avenue.
- Share ideas for how to achieve the vision.
- Build their own streetscape for East Sherman Avenue.
- Identify locations where they had almost been in a crash (i.e., a close-call) or where they had been in a crash.
- Identify the walking and biking routes they frequently travel in and around the neighborhood.

Roughly 130-150 people attended the public event. A summary of results can be found on pages 2-6. The individual comments from the event can be found starting on page 7.



INPUT ON DRAFT VISION FOR EAST SHERMAN

A poster exercise was used to gather feedback on the draft vision for East Sherman Avenue.

A poker chip exercise was used to understand the community's priorities for the various components of the draft vision.



STREETSCAPE DESIGN & MAPPING EXERCISES

A "Build Your Own Streetscape" exercise was used to better understand the type of street the community desired for East Sherman Avenue.

Mapping exercises were used to understand common walking and biking routes in the neighborhood, as well as to understand where unsafe intersections may exist.

An online feedback form was made available on the project website (www.eastsherman.org) for those that were unable to attend the Envision East Sherman Strategy Workshop. 637 postcards were mailed to businesses and residents in the neighborhood, asking them to participate in the online form. The form enabled community members to provide feedback on the draft vision and to share ideas for how to make that vision a reality. A total of 117 responses were collected. The results from the feedback form are included in the summary of results below. Individual comments can be found on pages 11-14.

SUMMARY OF RESULTS

Both the public event and online feedback form provided opportunities for the community to indicate their level of agreement with the draft vision for East Sherman. Based on the input from the community, it appears that most are in general agreement with the various statements that comprise the vision, with the exception of “Recognizes and honors its history” and “Offers diverse housing choices.” These two statements will be reviewed and revised working with the East Sherman Leadership Committee.

DRAFT VISION	Strongly Disagree					Strongly Agree	Average Score
	1	2	3	4	5		
STREETS							
Has an active streetscape that incorporates a park-like feel.	17	18	27	35	98		3.9
Has streets that safely and comfortably accommodate vehicles, bicyclists and pedestrians.	4	9	23	24	134		4.4
NEIGHBORHOOD CHARACTER							
Is vibrant and has a unique identity.	12	13	22	57	79		4.0
Recognizes and honors its history.	24	24	48	32	35		3.2
Offers a positive and lasting impression of our community.	17	8	14	27	104		4.1
Is clean and aesthetically pleasing.	20	10	4	21	127		4.2
LOCAL ECONOMY							
Welcomes and supports small businesses and an entrepreneurial spirit.	1	6	20	38	126		4.5
Is a marketplace where you can experience craft, artisans, culture, and entertainment.	14	14	22	36	98		4.0
Encourages private investment.	9	6	58	24	82		3.9
GROWTH							
Has a vision for sustainable growth.	9	13	34	48	78		4.0
Offers diverse housing choices.	28	33	53	40	41		3.2
COMMUNITY							
Is a local's gathering place.	10	8	15	52	92		4.2
Is safe and family-friendly.	9	16	6	19	131		4.4
Fosters collaboration among residents and businesses.	3	17	23	30	111		4.2
HEALTH							
Supports an active and healthy lifestyle.	3	14	22	37	106		4.3

In addition to having people indicate their level of agreement with the draft vision for East Sherman, community members were also asked to share ideas for how to achieve this vision. A number of themes emerged from the input collected:

THEMES		NUMBER OF REFERENCES	EXAMPLE COMMENTS
1	Encourage pedestrian and bicycle activity	34	<p>"Encourage visitors and residents to walk, bike & us to our community main street."</p> <p>"Safety for pedestrians, cyclist, walkers & dog walkers are very much needed."</p>
2	Foster a strong business environment	29	<p>"Businesses provide services and products and that community can and want to use."</p> <p>"Include restaurants and some businesses that are affordable and are open later than 9 p.m. to appeal to the late-night crowd and those of us who have different work hours than 9-5."</p>
3	Preserve and enhance the character of the neighborhood	25	<p>"Retains an unpolished and authentic character."</p> <p>"Work to improve image of East Sherman so it is not considered the "bad" part of Sherman. Doing all this while keeping the heritage of the City."</p>
4	Ideas for implementation tools	23	<p>"Urban renewal district! These have changed CDA for the better!"</p> <p>"Offer incentives for local homeowners and businesses who restore & maintain older buildings & homes."</p>
5	Create more community gathering space	18	<p>"Dog park, age differentiated play grounds nearby, benches, oversized chairs (i.e. lifeguard chairs) to encourage people to hang out."</p>
6	Improve the aesthetics of East Sherman Avenue	15	<p>"Boulevard style streets in some sections of Sherman."</p> <p>"More trees along Sherman would be really nice and flags or baskets of flowers."</p>
7	Develop solutions for old motels, halfway homes, and transitional housing	14	<p>"I think the main thing holding back any potential progress for the area is the presence of transitional housing and low-cost motels."</p> <p>"Find funding to relocate transitional housing off East Sherman."</p>
8	Incorporate more greenery	11	<p>"Green spaces that integrate veggie gardens rather than decorative trees, plant fruit trees."</p> <p>"Need more trees to change the concrete image that it presently has!"</p>
9	Expand community events and activities	10	<p>"Make June 21st "Make Music" day and have free concerts all over to celebrate the longest day of the year."</p> <p>"Move the farmers market to the harvest foods parking lot."</p>
10	Expand neighborhood housing choices	10	<p>"Modular stackable homes with room for 2 people, 1 retired & 1 student or under 30?, with common living space for sharing."</p> <p>"Historic feel - cottage style."</p>

11	Support a healthy community	8	<p>"Is a recreational thoroughfare that caters to and supports outdoor recreation of all types."</p> <p>"Encourage people to do a running trail with stations for calisthenics/aerobic exercise w/ marking on ground for distance."</p>
12	Improve neighborhood streets	7	<p>"Require residential parking permits for streets near businesses. Restrict and enforce parking restrictions on residential streets for employees working at businesses on E. Sherman. Require noise restrictions for businesses close to homes."</p>
13	Cultivate neighborhood pride	6	<p>"Build pride in neighborhood by restoring public spaces & encourage residential clean up."</p> <p>"Would like to see more of the locals involved with the revitalization."</p>
14	Re-brand "East Sherman"	6	<p>"Call it East End to remove the connection to Sherman which people associate with the resort & town."</p> <p>"Cool nickname combo of 'East' and 'downtown' 'Sherman' "</p>
15	Develop a gateway	5	<p>"Please include something that preserves our history; with visitors entering from I-90 to the east, we should have some sort of interpretive center that is easy for them to access without having to fight their way toward the center of downtown. Volunteers could work there and tell stories of Coeur d'Alene, especially ones that have to do with the east side of town. Maybe give the museum a space to have some artifacts and demonstrations."</p>
16	Improve neighborhood safety	5	<p>"A local community where people can leave their doors unlocked and not have to worry about someone walking in and stealing/ causing harm. This idea may be a stretch."</p>
17	Incorporate more public art	5	<p>"Let more artists design bike racks or maybe install 1 particular design all over East end."</p> <p>"Include local art, sculptures that reflect region."</p>
18	Encourage mixed-use development	3	<p>"Develop commercial and residential mixed use buildings."</p> <p>"Encourage multi-use buildings, shops on ground level, housing above."</p>
19	Improve communications	3	<p>"Embrace Social Media!!"</p> <p>"More notification of any meeting."</p>
20	Maintain the existing street configuration	2	<p>"The current configuration of East Sherman has worked well for over 20 years. It provides adequate parking, good traffic flow, room for delivery trucks and safe pedestrian and bicycle travel. Any changes to the current street configuration would be disastrous."</p>
21	Unclassified comments	6	<p>"Buy entire city blocks for future; theater, museum, parks, etc."</p>

A poker chip exercise was used to understand the community's priorities for the components of the draft vision. The results of this ranking exercise are below:

RANK

#1 STREETS

- (51 votes)
- Has an active streetscape that incorporates a park-like feel.
 - Has streets that safely and comfortably accommodate vehicles, bicyclists and pedestrians.

#2 LOCAL ECONOMY

- (48 votes)
- Welcomes and supports small businesses and an entrepreneurial spirit.
 - Is a marketplace where you can experience craft, artisans, culture, and entertainment.
 - Encourages private investment.

#3 NEIGHBORHOOD CHARACTER

- (44 votes)
- Is vibrant and has a unique identity.
 - Recognizes and honors its history.
 - Offers a positive and lasting impression of our community.
 - Is clean and aesthetically pleasing.

#4 COMMUNITY

- (37 votes)
- Is a local's gathering place.
 - Is safe and family-friendly.
 - Fosters collaboration among residents and businesses.

#5 HEALTH

- (12 votes)
- Supports an active and healthy lifestyle.

#6 GROWTH

- (9 votes)
- Has a vision for sustainable growth.
 - Offers diverse housing choices.

The "Build Your Own Streetscape" exercise served as an opportunity to better understand the type of street the community wanted East Sherman Avenue to transform into. Workshop participants came up with 50 unique streetscape designs. Key takeaways from this exercise can be found below:

STREETSCAPE DESIGN THEMES

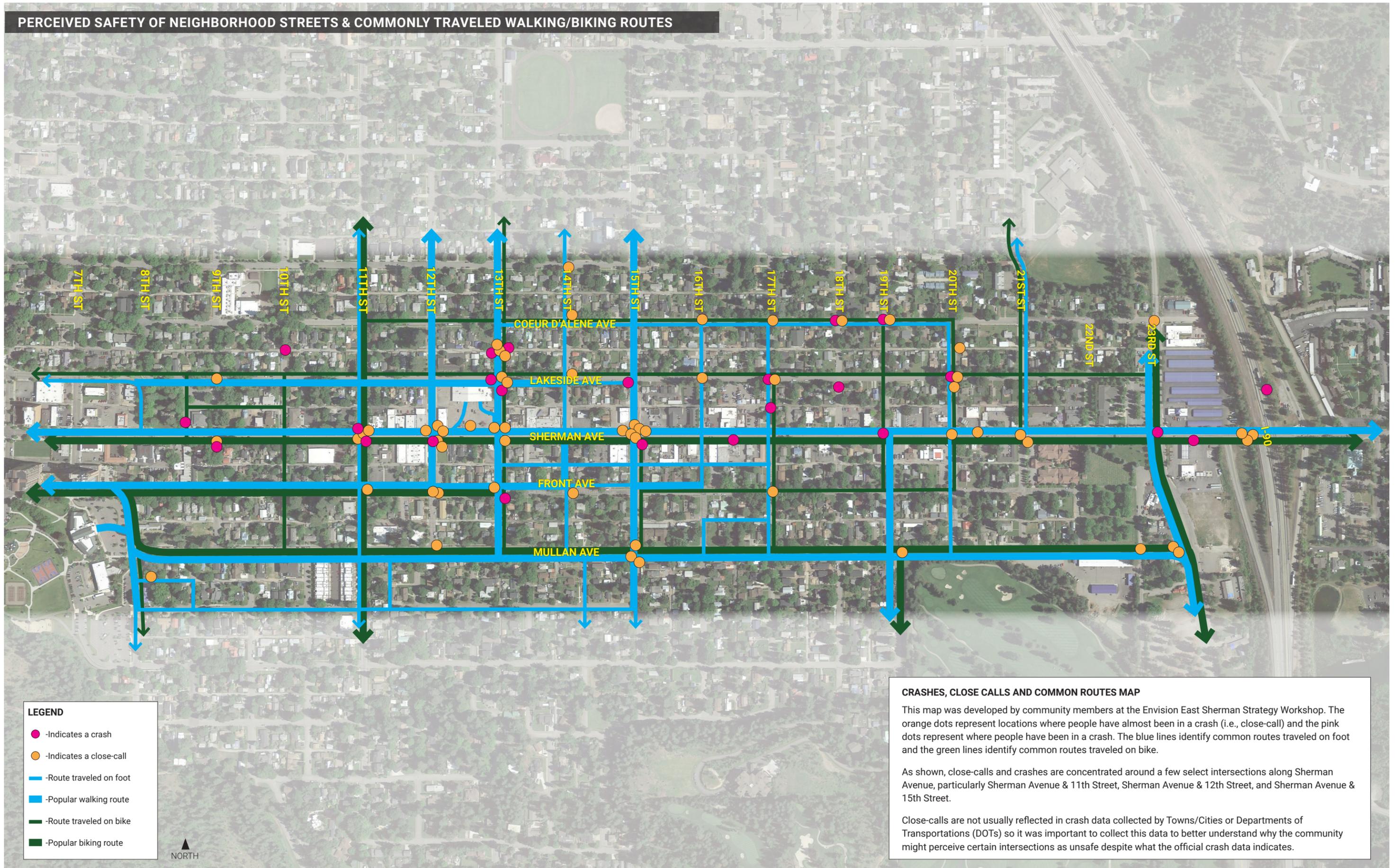
Keep and enhance center turn lane with landscaping and pedestrian refuge islands.	80%
Narrow drive lanes to expand sidewalks and/or add bike lanes.	63%
Reduce or eliminate some on-street parking to accommodate expanded sidewalks and/or add bike lanes.	49%

SPECIFIC STREETSCAPE DESIGN ELEMENTS

Add lighting	80%
Maintain on-street parking on at least one side of the street	67%
Narrow lane widths	63%
Add bike lanes	58% (45% protected bike lanes)
Add art	43%
Expand sidewalk width to 15 feet	38%
Eliminate parking	33%
Reduce parking to one side of the street	16%
Center parking	10%
Increase number of drive lanes	2%

The individual streetscape designs prepared by workshop participants can be viewed here: <https://youtu.be/RSgXruoRFGw>

PERCEIVED SAFETY OF NEIGHBORHOOD STREETS & COMMONLY TRAVELED WALKING/BIKING ROUTES



LEGEND

- -Indicates a crash
- -Indicates a close-call
- -Route traveled on foot
- -Popular walking route
- -Route traveled on bike
- -Popular biking route



CRASHES, CLOSE CALLS AND COMMON ROUTES MAP

This map was developed by community members at the Envision East Sherman Strategy Workshop. The orange dots represent locations where people have almost been in a crash (i.e., close-call) and the pink dots represent where people have been in a crash. The blue lines identify common routes traveled on foot and the green lines identify common routes traveled on bike.

As shown, close-calls and crashes are concentrated around a few select intersections along Sherman Avenue, particularly Sherman Avenue & 11th Street, Sherman Avenue & 12th Street, and Sherman Avenue & 15th Street.

Close-calls are not usually reflected in crash data collected by Towns/Cities or Departments of Transportations (DOTs) so it was important to collect this data to better understand why the community might perceive certain intersections as unsafe despite what the official crash data indicates.

COMMUNITY INPUT

Comments from Public Event (March 13, 2018):

STREETS

Has an active streetscape that incorporates a park-like feel.

- Edible Landscaping - unique planters, automated watering systems, bags to collect produce.
- Pedestrian & Bike friendly features; bike racks, walking space, green space, pet-friendly options.
- Why "EAST" Sherman.
- Urban Renewal District.
- Green spaces that integrate veggie gardens rather than decorative trees, plant fruit trees.
- Make color coded trails based on speed?
- Strong tree and tax break for businesses that feature/maintain enhanced landscapes.
- Add swings or slides or climbing structures along walkways to slow people down.

Has streets that safely and comfortably accommodate vehicles, bicyclists and pedestrians.

- Let more artists design bike racks or maybe install 1 particular design all over East end.
- Outside activities are important to a community. Safety for pedestrians, cyclist, walkers & dog walkers are very much needed.
- Large bike lanes and pedestrian sidewalks.
- Sidewalks on Mullan are a trip hazard between 15th and Library.
- Going under freeway to Fernan on bicycle feels hazardous.
- Crosswalks!
- In order to achieve safety, low crime, active and vibrant environment, we need to limit amount of motor vehicle traffic.
- Encourage visitors and residents to walk, bike & us to our community main street.
- In areas where we want drivers to slow down, create 3D crosswalks that create an optical illusion.
- Fix the sidewalks.
- Transform alleys into safe well lit biking or pedestrian spaces.

NEIGHBORHOOD CHARACTER

Is vibrant and has a unique identity.

- Build nice center islands down middle road.
- Install/Plant Old growth trees and art.
- Redesign street crosswalks, invite schools to paint in them.
- Trees!
- Make it feel more local focused & less touristy.
- The "local" end of Sherman Ave.
- Call it East End to remove the connection to Sherman which people associate with the resort & town.
- Cool Nickname combo of 'East' and 'downtown' 'Sherman'.
- Park atmosphere with culture art festivities.
- Local, charming, folksy.

Recognizes and honors its history.

- Retains an unpolished and authentic character.
- Move museums and such currently in city park to East Sherman.
- Urban Renewal District.
- Our family has resided here for 4 generations. Recognizing history that reflect that reminds of family heritage.
- Include local art, sculptures that reflect region.
- Keep East Sherman weird.

Offers a positive and lasting impression of our community.

- Same street lights West Sherman (hanging plants in summer too!).
- Urban Renewal District.
- Park benches on sidewalks.
- Local business, places to linger and perch.
- Seasonal lighting on sidewalks and trees just like 'West' Sherman.
- Get rid of low income motels.
- I like the CdA tree art by Sherman/I90 exit.
- Offer incentives for local homeowners and businesses who restore & maintain older buildings & homes.
- Relocate museum steam engine and historical elements to gateway park off I-90.
- Keep historic elements.
- Sell t-shirts made with impressions done over manhole covers, street corners, benches, signs.

LOCAL ECONOMY

Welcomes and supports small businesses and an entrepreneurial spirit.

- Stagger store frontages, recessed courtyards, benches, open market.
- Restaurant PUB district.
- Urban renewal district! These have changed CDA for the better!
- Have pop up concerts.
- Allow more public crossing and allow police to clean up.
- Affordable multi-use spaces for local artisans & small businesses.
- Keep it safe.
- Encourage multi-use buildings, shops on ground level, housing above.
- Is a recreational thoroughfare that caters to and supports outdoor recreation of all types.

Is a marketplace where you can experience craft, artisans, culture and entertainment.

- Make June 21st "Make Music" day and have free concerts all over to celebrate the longest day of the year.
- Buy entire city blocks for future; theater, museum, parks, etc.
- Street fair, markets, music (small stage).
- Install little free libraries all over.
- Encourage street fair/farmer market.
- Put public art there.
- Bring the street art east.

Encourages private investment.

- Existing owners have unrealistic values that do not promote sale or development.
- Make it fancy, like El Paseo in Palm Desert.
- Shopping District.
- Build a theater with historical feel.
- Orange theory fitness.
- Keep historic elements.
- Benefits to large investors (breaks on taxes, utilities, permit fees, etc.) its going to take a lot of money.
- Incentives urban renewal.
- If tax credit for new investment, don't overlook those that have already invested and made a difference.
- Urban renewal district.
- Tax credit? Business credit? For businesses willing to invest and help develop.
- Multi-family property tax holiday for 10 years.
- Small business, store & shop fronts, live, work and play.
- Zoning Alterations?

GROWTH

Has a vision for sustainable growth.

- Tax Credits.
- Urban Renewal District.
- Museums, tourist & local interests moved to E Sherman from City Park area; restaurants etc.
- Residents encouraged to upgrade.
- Trader Joes.
- Locally owned, locally serving business. Avoid tourist traps to create an authentic neighborhood feeling: Maker's District
- Only allow local owners.

Offers diverse housing choices.

- Single Family Condo.
- Higher diversity housing and doesn't need to be cheap.
- Please no high rise buildings.
- Don't remove single family homes and replace with multi-family dwellings.
- Beautify commercial spaces & streets to encourage the beautification of residents & create 'community feel'.
- Not healthy, cause is half way houses & low police.
- Cultivate pride in your neighborhood.
- Low density & transitional housing designed well and integrated in community through non profits.
- Diverse housing caused the down fall of East Sherman.
- Reduce parking requirements to help market rate apartment development pencil.
- Historic feel - cottage style.
- I believe that it is a fact that the higher quality housing will invite and encourage higher quality people.
- Modular stackable homes with room for 2 people, 1 retired & 1 student or under 30?, with common living space for sharing.

COMMUNITY

Is a local gathering place.

- Urban renew district.
- Add landscaping, park like streets.
- Community friendly businesses.
- Clean green space.
- Encourage service related business.
- Entertainment! A place where music & arts are plentiful. Eat, Drink & be merry in a clean safe environment.
- Pocket park to create sense of place.
- East end sports are important, economic part of the East end.
- Small business that encourage gathering; play space/safe.
- Encourage more businesses that cause people to gather and be community co-op grocery for example, coffee shops, bakery, brewery etc.
- Dog park, age differentiated play grounds nearby, benches, oversized chairs (i.e. lifeguard chairs) to encourage people to hang out.
- More people settings on Sherman with open green space.
- Walkways away from Sherman that encourage people to wander off the main drag, have chance encounters as they stroll around.
- Build a park on old strip Motel lot(s).

Is safe and family-friendly.

- Protected mid-block crosswalks.
- This street should be for auto use and pedestrians. Bikes on Mullan.
- Boulevard style streets in some sections of Sherman.
- Rid of transitional housing (Maybe relocate).
- Create safe and pedestrian friendly street with crosswalks, good sidewalks, and open space.
- Find funding to relocate transitional housing off East Sherman.
- Assist residential area.
- Keep the police station at 15th and Sherman open and staffed.
- Safety and the reduction of crime can easily be achieved by increasing the amount of people but it has to be the right kind of people.
- People that are walking, biking, shopping, etc.
- Streetscape improvements to foster pedestrian and bike activity.
- Have crosswalks that have push buttons to activate and flash to have traffic stop.
- Demolish the old strip Motels (or re-purpose).
- "Mixer" spaces for retired individuals and day care aged children - reading spaces, arts, dancing.

Fosters collaboration among residents and businesses.

- Bike and walking trail.
- Remove low income motels.
- Create co-working space/offices on East Sherman.
- Many more group/NBR meetings.
- Incubator space for growing small businesses (i.e. Saranac Commons, Steel Barrel or indoor market).
- Community festivals and activities.
- Fix sidewalks.
- Communities events and activities.
- Embrace Social Media!!
- URBAN Renewal District.
- Businesses provide services and products and that community can and want to use.
- Develop commercial and residential mixed use buildings.
- Welcome to East Sherman sign.
- Community Awareness.
- More notification of any meeting.
- Make the residential roads stronger.
- Open house; street fair; street party.

HEALTH

Supports an active and healthy lifestyle.

- Walking paths, bike paths, bike racks.
- Ability for healthy activities is a key for a healthy vibrant community.
- Access to food truck vendors or businesses through alleys to possibly alleys into fun walking/biking routes.
- Connect sidewalks across alleys. More ramps at corners.
- Kayak racks for load/unloading.
- Community gardens made of veggies & fruits instead of flowers and grasses, cultivated by volunteers or city gardeners.
- Design a streetscape that attracts and encourages a safe, active lifestyle design for all ages and abilities for sidewalks & streets.
- Development of the park persons field.
- Encourage people to do a running trail with stations for calisthenics/aerobic exercise w/markings on ground for distance.
- Encourage pedestrian & lazy biking trails so people get out of their cars.

- Ration a number of spaces for dance or aerobics or NIA studios or maybe encourage a time share model.
- NOT with half way houses plus child molester - half way @ 14th.
- Protected crosswalks and bike lanes.
- Safer streets - less speeding, yield signs.

Comments from Online Feedback Form

- Incentives to promote the statements above especially those with low marks.
- Give a nice street walk atmosphere like west sherman.
- Safety is #1 after that the area should be livable, walkable and not “separate” from the rest of the city.
- Get rid of the halfway housing.
- Embrace the local community instead of catering exclusively to temporary tourists. Create opportunity to gather, pride of community, and a space for businesses (and thus, employees) to thrive. Don’t focus on the kitschy element. Practical live/work/play spaces.
- Sherman Avenue needs to remain as a area where buildings do not exceed 3 to 4 stories. To allow buildings higher than this will create a canyon affect and overwhelm the pedestrian scale of the neighborhood. I recognize this creates a dilemma for property owners who have paid too much for their properties in anticipation of being able to build to higher densities and will be a challenge as to how the City can help developers make improvements and still achieve an economic return on their investment.
- Don’t do anything. It is perfect the way it is. It has Character. Look up the “Keep Spokane kind of Gross” movement. Keep East Sherman kind of gross! It keeps the worst of the Seattle people and Californians out.
- I think the Main thing holding back any potential progress for the area is the presence of transitional housing and low-cost motels.
- Public Art.
- Include restaurants and some businesses that are affordable and are open later than 9 p.m. to appeal to the late-night crowd and those of us who have different work hours than 9-5. Please include something that preserves our history; with visitors entering from I-90 to the east, we should have some sort of interpretive center that is easy for them to access without having to fight their way toward the center of downtown. Volunteers could work there and tell stories of Coeur d’Alene, especially ones that have to do with the east side of town. Maybe give the museum a space to have some artifacts and demonstrations. Please don’t demolish all the old houses and buildings that are over there. Preserve them - the Cove Bowl is sorely missed. Please give locals a reason to hang out over there - a park with events that happen each weekend in the summer, outdoor movie nights, neighborhood barbecues, anything that appeals to those of us who live here. We need to be remembered and engaged, too.
- Assuming CDA lake Drive is at least “kind of” a part of this... the city MUST get the area WEST OF INTERSTATE 90 ANNEXED in to the city of CDA. It serves little purpose to spend millions and have the blight that exists there now. I have spoken to this topic several times to many at the city and I believe strongly that the physical barrier of I-90 is a natural and necessary transition of Fernan Village and the City of Coeur d’Alene. It is my understanding that there are possible sewer improvements needed in the village (this is not verified) and I would hope that a deal could be made, possibly thru Ignite, that makes a trade. If this is not possible the Village of Fernan should be “urged strongly” to improve their side of CDA Lake Drive. PLEASE call me on this...Tom T.
- Add, encourage trees.
- Encourage private investment to develop/renovate east Sherman is imperative. Don’t overlook renovation projects in east Sherman that have already been completed. These projects are not only catalyst for future improvements, but those same individuals are most likely to continue to invest their resources into additional renovation projects in east Sherman.
- Get rid of the halfway houses, drug addicts and drunks.
- CDA is growing and will continue to do so. E. Sherman is the next logical place that development and

growth will bleed over to. This needs to be a place that attracts people, not detracts them. It is also the first entry point into CDA from the east. If we want CDA to leave a good impression, E Sherman is a place that can do that.

- Need to get rid of all the bad hotels down there first!!!! I'm sure we all know what the bad ones are. Maybe we can feel safe again walking down there. Need more small ma and pa shops down that way. It would be nice when people come to visit our great town they can walk from the Resort all the way down to East side looking into small shops like they have by the Resort. It's cleaning up more than it was before but, for someone that lives down that way that's what I envision for the East side. Thanks Marti.
- The current configuration of East Sherman has worked well for over 20 years. It provides adequate parking, good traffic flow, room for delivery trucks and safe pedestrian and bicycle travel. Any changes to the current street configuration would be disastrous.
- 1. Name Change (Sherman Ave in lieu of East) 2. City events should extend entire street including decorations etc. 3. Snow removal should be considered 4. Possible incentives for shady areas to be re-purposed.
- Would like to see more of the locals involved with the revitalization.
- Require residential parking permits for streets near businesses. Restrict and enforce parking restrictions on residential streets for employees working at businesses on E. Sherman. Require noise restrictions for businesses close to homes.
- We have been impacted by new business (Sherman and N19th) starting up and the negative impact of owners/employees parking all day on residential streets. In this plan there should be parking for business owner/employees other than on residential streets. We have difficulty getting out of our drive and illegal parking on Sherman (not 30ft from the intersection) blocking views of traffic when in our vehicle and on bikes. A solution to this would be to have residential parking only on side streets.
- This part of town has been improving. As it develops, providing a mix of housing opportunities is really important. Local people are being priced out of rentals and home ownership. Converting long-term residential rentals to vacation rentals has limited what's available to rent, and local wages are not keeping up with housing costs for rentals or ownership. Including some mix of housing would be very helpful to be accessible for families. Having a mix of unique local businesses would be great - not a bunch of chains. I don't want to see large hotels or tall towers. More trees along Sherman would be really nice and flags or baskets of flowers.
- Art, weekly summer music, planters, street foot patrols.
- Prevent East Sherman from becoming an outdoor bar scene similar to downtown Sherman in the summer months.
- I'd prefer small businesses and no housing on Sherman. What that usually means is taller buildings which would be out of place. Seattle is doing it and it really is awful.
- There are no decent grocery stores downtown. IGA has been around for ages but has the history of being 'ghetto'. A nice grocery store area with other private businesses would give people a reason to go that way. We don't need more condos. Affordable commercial rentals for small business would be nice.
- Keep structures that were built 50 yrs or more ago and convert them for contemporary use if need be. Make more public spaces. Promote small businesses. Don't let HXXXXXX have control over any of it until he pledges to stop raping the environment and exploiting the workers.
- Move the farmers market to the harvest foods parking lot.
- Beautification of the street and sidewalks would be a good place to start to encourage more businesses to invest in East Sherman and to maintain the level of homeowners coming to the East part of town. I would love to see crosswalks across Sherman between the business (such as near Moontime) and bike/ pedestrian trails. Flowers similar to the baskets that they have downtown would be lovely and encourage tourists to travel further down Sherman.
- We need to move the transitional housing to a different location if any of this is going to be successful. The motels on E Sherman need to be cleaned up, both physically and managerial. I would hate to see even more expensive condos or apts that LOCALS can't afford.

- A little beautification would go a long way. There is minimal, if any landscaping (excluding private parties) along the street.
- A small play structure would be great, since all the play grounds are downtown.
- Some benches and trash/recycling bins along the side walk would be amazing.
- Need More Trees to change the concrete image that it presently has!!!!!!!!!!!!!!!!!!!!!!
- I am not a fan of the continued use of the stigmatized "East Sherman" name.
- It seems like the vision for this area is aiming for a one size fits all. I would be interested in something incorporating convention style business to business facility. Modern and welcoming for outside businesses and local organic community economic development.
- Get rid of the Hobos. The City should not be so tolerant of vagrants. Citizens don't want to go to that part of town because the City had created a welcoming environment for the Hobos.
- I'd like to see East Sherman and CDA Lake Drive meld together smoothly and obtain a village feeling instead of the harsh commercial feeling it now has. Don't want existing businesses kicked out, just modified to obtain a warm friendly village feel, but not overdone, warmth with welcomeness. A kindly greeting.
- I envision east sherman as a family friendly environment which supports itself and does not rely on tourism to thrive. A local community where people can leave their doors unlocked and not have to worry about someone walking in and stealing/causing harm. This idea may be a stretch. I envision local businesses and no more than we have, Corporate or large franchise businesses. We need to support our local businesses so hopefully the revenue recirculates within our community. I foresee nice decor/ landscape along the roadway as seen on government way just south of Ironwood drive. I know this will take time to get all property owners on board to make these changes as this will not happen overnight. I believe if we get the ball rolling, property owners will be encouraged to improve their property as well as attract more businesses. East Sherman has almost always been a "dead" area. Only traffic used to be local or those going specifically to a destination. Some pass through to get to Fernan or CdA lake drive, but I feel a lot of traffic is diverted through the means of the Fernan/21st St. Exit off I-90 and through the water to get to the Golf Course. There is also a thoroughfare, Mullen Ave, which is great to bypass most traffic signals, but also keeps traffic off Sherman. Please keep a center lane for traffic turns to get in and out of business. This becomes critical for providing emergency services if and when the East Sherman projects become popular and populated. Without the center lane emergency incidence will end up closing Sherman on a regular basis to deal with routine medical and law-enforcement issues. Downtown showman you lyses the center lane for these types of incidents nearly every single day.
- Actively encourage businesses like Trader Joes to move in. The city needs one, but it would also be something other private businesses can build around.
- Also, not sure what you'll get from these questions. Who is going to say no to a more safety and a park like atmosphere. The question is what is feasible and doable. My guess is that nearly all people who respond, respond positively to your ideas. What does that gain you? You should have had people rank these improvements so you can see where they fall in the scale of things.
- The businesses on East Sherman need to meet the needs of our area. They need to be clean and inviting. No Tell Motels attract the wrong kind of businesses. The streets need to be nicely marked for cars and bikes. Sidewalks need to be maintained all year including snow removal. Having City Link bus service needs to be marketed as a plus to living in East Sherman.
- Street landscaping - add some trees, some extra ordinary street lights, flower beds, benches, cobblestone areas, etc. Reduce speed limit to 25. Incubate businesses that are a draw to tourists
- Bikeable.
- Remove the flea motels and start by bringing more of the same atmosphere sherman has from 8th street to the resort over to 10th to 15th st, this means planter boxes, aesthetic lighting, building street walking friendly buildings that will accommodate tourists, you need to remove most of the buildings down there and build more shopper friendly.

- Could use a good face lift some more trendy up beat businesses and a good cleaning.
- City needs to start the ball rolling and then let free enterprise take over. Big risk takers will jump in if the reward is there. Ideal area for upscale multi family housing.
- Make it a safe place to spend time. Both during day and evening hours.
- Incorporates diversity of development & housing in a clean safe environment with minimal public investment using unique zoning & private investment incentives.
- Needs some gentrification.
- Sidewalks allowed to be really utilized by businesses fronting them.
- I wasn't able to attend the visioning session so am unaware of what ideas were generated. I wish that some of the ideas had been included here at the beginning of this survey so that we could have had those in mind when "voting." I am unsure about the results of this survey since nearly all of the questions seemed like things that everyone would want in an ideal world. Getting there is a different story however, and because I don't know what is being considered, my survey responses may not be worth much...
- Locate, combine Sherman property and lobby Trader Joe's to place one of their smaller stores on same.
- A mixed use of housing types affordable to local residents. Ground level commercial in residential unit buildings possibly of four story height. Units that allow a live-work concept could improve area. Focus on Sherman and step down into single family housing area. Possibly higher density on eastern area near golf course both along Sherman and south.
- Remove the halfway houses, create parks, update buildings, more trees with lighting during the holidays, regularly scheduled cleaning (water truck) of the walkways under the freeway....It is the first thing people see when they come in to town from the east, passing under the freeway. Maybe some fun, beautiful mural paintings on the walls of the overpass. That area is generally very dirty and unappealing.
- Incorporate space (room to grow) for many trees (large and small) into the design process. Break up developments with small open spaces (pocket parks) reduce/restrict high density developments such as the one being constructed on the corner of Ninth and Sherman!!
- Would like to see better parking for encouraged patronage to businesses. Work to improve image of East Sherman so it is not considered the "bad" part of Sherman. Doing all this while keeping the heritage of the City.
- No high rise condos or town houses.
- We need building codes that prevent modern, out of place architecture that does not fit the old charm of downtown Coeur d'Alene in both the business and residential areas.
- Just want to see it attract and keep relevant businesses so that people actually WANT to come here, specifically tourists since that seems to be a big part of what makes the area west of 11th so vibrant.

Comments submitted to the City

Sandy Emerson:

Background: My family and I lived in the Sanders Beach area from 1950 to 1995 when the family home sold. Our family has lived in the area since the 1920s and my wife and I still live in the area at 2929 E. Lookout Dr., Coeur d'Alene, Idaho 83815. I maintain an office in downtown Coeur d'Alene.

I have been manager of the Coeur d'Alene Chamber, attended the Presbyterian Church at 6th and Lakeside, and served on the school board, and on various city and county committees from the city park and recreation commission to the county parks and waterways advisory board. Most recently, I was a member of the city's McEuen Park Advisory Steering Committee and attended the Natural Open Space Committee that looked at the Fernan Hill Park and the Atlas Mill site property. I attended the initial Cd'A 2030 planning meetings and the E. Sherman workshops.

Some thoughts for the revitalization of the E. Sherman area and neighborhood

I initially recommended that some kind of commercial recreational identity would be perfectly natural for this part of the Sherman Avenue Corridor from about 12th Street east to the Freeway overpass.

These roads lead along Cd'A Lake Drive to the lake at Silver Beach on to Higgins Point where there is a walking and bike trail with fitness stations, observation pullouts, restrooms, and lake accesses, ending at the Higgins Point launch and picnic area with boater access from the lake. The Vertical Earth bicycle and ski shop is at the NW corner of 14th and Sherman.

They lead to Fernan Lake which has been known by the IDF&G as the most active recreational area on a per acre basis in the state, and has a Fernan city-county park and launch at the west end, lake accesses along the north side road, and a 2nd boat launch with a public vault toilet at the east end. It is a reliable winter ice-fishing and ice skating activity area each and every winter. A 70-acre state-owned natural area is at the SE corner and waterfowl and aquatic habitat throughout, including a resident bald eagle nest, beaver huts, osprey nests, and blue heron rookeries along with a myriad of plentiful fish species, plus catchable trout are stocked regularly. The Fins & Feathers tackle and outfitters shop is located at SW 9th and Sherman.

Fernan Road leads east into the National Forest where the "5-Fingers" intersection leads to a network of Forest Service roads covering hundreds if not thousands of miles of forest roads and trails, recreational areas, campgrounds, back country airstrips, historic sites, and world class river and stream fishing as well as notable big game hunting. It is a year-around outdoor recreational Mecca for back country ATV and off road vehicles on established forest roads and trails as well as maintained winter snowmobile (snow machine) trails and even commercial lodge facilities. (and don't forget the summer recreational BLM Blue Creek, Mineral Ridge, facilities and the 4th of July Pass XC area or Beauty Creek campground, trails, and USFS access areas). Beyond those, the I-90 freeway access at the end of Sherman provides convenient access to and from the National Forests at the Kingston exit with campgrounds, river floats and fishing.

When a day is done on the river, people are worn out and tired. They want to be back as soon as they possibly can. Seeing themselves heading back to the closest highway access at East Sherman would be draw in itself. A few or more of the small hotels set up on a bed & breakfast-style operation and theme could be a draw in itself.

The East Sherman area has been the location of major car dealerships in the 50s-70s and has a number of former 1950s motels, most converted to monthly rentals or recovery facilities that might have another life of some kind, but older buildings could have outlived their economic lives giving over to more productive uses for recreational-oriented business enterprises. Uses could be such as boat dealerships, ATV and snowmobile / snow machine dealers, outfitters and guiding businesses, recreational services, like standup paddle boards (SUPs), kayaks, and canoes, and rental boat business operators that would orient toward the less crowded Silver Beach to Wolf Lodge arm parts of the lake.

The stretch of road south from Sherman is the old 4-5 lane Highway I-90/US-10 corridor that is co-owned by the city of Coeur d'Alene and Fernan Village. It can and should be reclaimed for joint use of the outer lanes, or on one side or the other, for a major parkway, or some other beneficial use, and that whole strip from Sherman to at least the entrance to the Resort Golf Course or even to the condos could be an attractive parkway entrance with public amenities and attractive and well-suited private development. At least 2 tavern restaurants have been on the east side of this strip with liquor licenses (Fernan Village) and other compatible development could be encouraged and established along this strip (Hotel – brew pub themed, like Oregon's McMinamims(?) – See McMinville, Oregon Hq. (they have looked at Cd'A in the past as have others.

In any case, the theme for East Sherman could easily and naturally be one of recreational opportunities and outdoor activities, even to travel and outdoor adventure with equipment outlets for camping gear, clothes, shoes and boots, swimming and snorkeling gear, rubber rafts and mats, maps, GPS units, cameras, picture and guidebooks, souvenirs, and all the rest.

Seize the opportunity !! It's a perfect "natural."

Gene Neely:

I am not a city planner but looking at east and west Sherman it seem you have to ask 3 questions.

1. Why do people travel to a certain section of town? Shop, Eat, Entertainment.
2. What does Coeur d'Alene currently have a lot of: restaurants, shops, and some entertainment when you look at downtown and Riverstone.
3. What does the city need: Parking.

Thus;

Place a large parking structure on east Sherman, 21st or 23rd area.

Run a free shuttle bus up and down Sherman every 15 or 20 minutes with stops at 15th, 10th, and 7th then return with a loop past the Post Office and back up Sherman with similar stops.

This might give some economic life to the east end that will draw natural development due to easy access.

STAKEHOLDER GROUP INPUT

Economic Development Stakeholder Group

Participants:

- Gynni Gillian, Coeur d'Alene Economic Development Corporation President/CEO
- Steve Wilson, Chamber of Commerce President/CEO

What is role of East Sherman in future?

- Extension of downtown, but maybe better to think of as its own neighborhood.
- More local neighborhood focused.
- Creative zoning is needed.
- Set the incentive policies.
- Where do you start? Start at 9th, or start at interstate, or somewhere in between.
- Streetscape enhancements, regulatory changes, and boundaries of zoning district.
- Can't have both neighborhood feel and gateway.
- Like concept of diagonal parking and bike lane next to sidewalk.
- Focus on connections to Centennial Trail, downtown, lake, and encourage more walking/biking.
- Shops.
- Long-term investments – sewer, power lines, co-located into street to allow for full block redevelopment. Look at for ultimate design.
- Near-term opportunities – high visibility crossings (including creative markings), bulb outs and refuge islands for pedestrians (could be just with paint in short-term).
- Economics right now favor adaptive reuse.
- Green alleys for a block or two (e.g., tiny home community or townhouse construction). Zoning needs to allow for flexibility.
- Alley activation.
- Adaptive versus prescriptive.
- Merchants Association.
- Create places that residents in area want to walk/bike to, to reduce parking.
- Can we have banners that span the street on both ends? (Will need to fix city code to allow that), or permanent signs across the street, or district signs at crossings.
- Wayfinding signage and signage that identifies the neighborhood.
- Using Midtown as an example – both pros and cons.
- Streetscaping.
- Need affordable workforce housing – help bridge the gap in community understanding difference between workforce and affordable. Challenge is building homes for \$250K for sale. Those are more rentals. Tax abatement is a tool for that.
- Create diversity in housing.
- Some of the new jobs are in \$14-16/hour, some in manufacturing \$18-30/hour.
- Feedback from commercial developers – rents today don't allow builders to build commercial space and make it pencil. Re-purpose existing buildings. Lease rates don't accommodate new construction.
- Modify zoning code to allow high tech manufacturing, like McAllister Technical.
- Get Coeur d'Alene Cider to move to East Sherman. They have outgrown incubator space at PAC. Maybe at Sherman Hardware space?
- Could there be a third party food provider to allow a business to serve alcohol without having full kitchen or restaurant designation? Look at State Statutes and City Code.

Funding opportunities, incentives, and stumbling blocks:

- Tax exemptions for vertical housing. Can this be done in Idaho? May require state authorization if we designated a zone. Currently only done for businesses bringing jobs. Or could be done site specific.
- Look at Oregon's vertical housing tax exemption. Tied to workforce housing (80% AMI).
- Co-housing model (similar to dormitories).
- How create a neighborhood feel – from policy and incentives – need to evaluate parking requirements.
- Run proforma on current zone at April meeting.
- How address parking = maximize on-street parking (e.g., diagonal parking on one side of the street) – Santa Monica has parking meters in the alley.
- LID: for big improvements.
- BID: for maintenance, landscaping, banners.
- Flexibility in zoning, versus prescriptive zoning. May need to fix C-17 zoning. If there is a front setback, then have a use in the front.
- How can leadership help the community understand change?

Real Estate & Development Stakeholder Group

Participants:

- Craig Hunter
- Mindi Battin
- Shawn Anderson
- Leslie Streeter,
- Mike Gregg
- Darell Stidham
- Dennis Cunningham
- Dalton Cunningham
- Danny Davis

What is role of East Sherman in future?

- Develop gateway.
- Develop new district coming into city – with connectivity to lake, make it wide enough for bike lanes, walking paths, accommodate tourists, make it easy to navigate, connect freely with CDA Lake Drive (window connecting the two roads).
- Existing property values are biggest challenge. Too many better opportunities in city.
- Other issue is small parcels; must assemble land.
- Draft zoning with FAR – alleviated challenges and allowed more flexibility.
- Current regulations don't match the vision.
- Parking requirements need to be addressed.
- Church is a challenge to a brewery. Alcohol exemption zone (like downtown).
- Transitional housing is also a challenge.
- Mixed use challenge – tenants can't afford rent. Smaller units, smaller/shallow commercial businesses, with tuck under parking.
- 3 or 4 over 1 story could work. (Residential over commercial).
- Land use and implementation – will need an anchor project to get development to pop.
- Multi-story land analysis doesn't work, unless forecast a comp on something that he couldn't build on. Hard to make projects pencil. Need to carefully back into projects that are feasible.
- Reality of dirt and construction prices, and market.

- Incentives? Impact fees cost prohibitive? Vertical housing tax exemption – property tax abatement in other states? Urban Renewal District. FAR, parking, and other incentives.
- Urban housing (ownership preferred over condos) – maybe the second tier, if multistory residential won't work. Fee simple townhomes. 700-1,200 square foot units desirable.
- Ownership is preferred over rentals due to the market conditions.
- Safety, clean street scene, connect to trails, etc.
- Dennis Cunningham controls most of property south of I-90. He's in the game. As a stakeholder south of freeway, elects to pay the extra money for lots and go through process.
- Capone's and Safeway in Midtown and property still won't pop, even with nice anchors.
- Incentives – amortizing cap fees. Tax abatement over 10 years. URD.
- Trader Joe's – huge catalyst.
- Momentum with properties along CDA Lake Drive.
- Implementation should come from both directions (downtown and Lakeshore Drive).
- Overlay district to overlap a few residential blocks to the north and south.
- Challenge with utilities and overhead power lines in alleys – co-location of utilities could be done with road re-enhancement.
- Short-term benefits should be seen in years 1-5, with bigger benefits beyond that.
- Placemaking identity – Pikes Place Market – what if city/Urban Renewal Agency bought old grocery store and redid it, create a marketplace destination with crafts, food vendors, with events –possible opportunity; city to hire a project manager. Similar to a farmer's market site (year-round market) with vendors, small businesses, weekend events, food cart pods, small food cart, banners, fire pits, beer garden, etc.
- Analysis: heat on for 8 months a year. Re-use of buildings rather than just outside activities.
- Transitional Housing is a challenge. Assist with relocation. Then use those sites for other uses/new development.
- Activate and provide programming.
- Find out police reports – what is reality of crime?
- Can we find out plans from all property owners at stake to help attract companies such as Trader Joe's?
- What does it take to attract Trade Joe's? They may be more likely to go to Kmart site.
- Need executive suites and hip incubators spaces on East Sherman, ideally co-located with coffee shop, brewery (Pikes Place with professional office space).
- Not a lot of opportunity for adaptive reuse.
- Need zero lot line, reduced parking to incentivize urban housing, flexibility if re-purpose an old shell.
- Zoning District Boundaries – get title work and capture properties for infill zoning district – instead of drawing straight lines. Maybe be easier to capture development opportunities and buy-in.
- 2 to 1 tear downs.

Public Safety Stakeholder Group

Participants:

- Lee Brainard, Police Captain
- Don Craft, CAT Team
- Kenny Gabriel, Fire Chief
- Craig Etherton, Fire Inspector

Fire Department Comments:

- Water supply and access are top concerns.
- 85% of fire calls are EMS for medical problem.

- Are there ways and space to accommodate response vehicles and keep traffic moving? Consideration of block lengths. Concern is creating continuous blocks.
- Removing streets and crossing become a challenge for emergency response vehicles.
- Alley doesn't impact fire – if we have one or not won't impact them (they are typically obstructed and not safe).
- Would support relocating sewer and power lines into streets because it would create less obstruction.
- Any building taller than 5 stories impacts Fire Department's rating.
- Higher than 75' is high rise, which requires secondary water supplies.
- Traffic calming: would prefer that bulb outs and curb extensions can accommodate fire trucks (at grade or mountable).
- Fire engines are now 85,000 pounds and ladder trucks are 95,000 pounds could mess up stamped concrete/brick crossings. Don't paint like on Front Ave/4th Street – that is dangerous for trucks.
- Would like ability to still move traffic if responding to an emergency. The current center lane allows them to do this.
- Craig is working with Chris Bosley on standard drawing for turn radius for ladder truck. Get from Chris.
- Trucks are about 8-feet wide but expand when jacks are extended. Need setback. Could put one side on sidewalk and one on street.
- Run conduit power for outlets for farmer's market and buskers (extension cords a challenge now in downtown).

Police Department Concerns & Comments:

- Four segments of policing: call for service isn't overwhelming on Sherman, but on-view activity is high (drug activity and rowdy bar patrons).
- Crime activity is lower than it was in 2015 by 33%. 2 districts in East Sherman area.
- CAT team (Community Action Team) is attributed to that – problem solving team.
- Transitional housing is a challenge.
- Safety through design.
- Bars and clientele.
- Seedy motels & transitional housing (how zoned and legally regulated; concern with cluster and proximity to liquor store).
- Noise – live amplified music; address with design (noise traveling out and up).
- Special events – alternate routes and network to divert traffic, and backing up with parades and other events.
- Security cameras – businesses and traffic signals (in coordination with PD).
- Snow removal.
- Safe routes to school – (can be a great funding opportunity).
- Quick wins related to CPTED (crime prevention through environmental design) to business owners and residents. Identify any problem areas and notify PD and Fire.

Social Services Stakeholder Group

Participants:

- James Casper, Executive Director of Habitat for Humanity
- Habitat for Humanity – land trust model could work (artificially depressing the value can be an asset); pocket housing too to have smaller properties and less land for maintenance. Land trust, buy and then sell. Goal would be to do a mixed development.
- Successful models – have more partners with multi-use, multi-purpose.

- Create good common space, which help communities flourish and places for people to interact.
- 15th/Hastings – Habitat Home (2 blocks down from 16th) – finding a new owner now
- Two parts of model: 1-2 year program. Some credit requirement for zero interest mortgage but the homes are sold at cost. Post Falls was sold for \$130,000 (appraised for \$160,000). Could sell for \$100,000. \$15,000 just for building permit in Post Falls. Mortgage payments: \$500-600/month.
- Build 1-2 houses per year. Some years did 3-4 in a year. Actual demand is 20 houses per year.
- Buying lots for \$30-40k. That's why it is more cost effective to buy acreage.
- Ideally build different home styles and target different demographics to force variety into model.
- Could also do a different model.
- Financing is a challenge if do more than 1 house a year.
- 40% of population is in lower income bracket.
- Challenges with townhomes = mobility constraints. Many people are disabled. Aging in place is big issue.
- Challenge with condos = long-term HOA. Would explore it.
- Opportunity to do more compact housing styles for a block or two north & south of Sherman.
- Habitat for Humanity in Sandpoint bought 10 acres.
- Issues with design styles (e.g., siding) due to costs, but could do it. Maybe an initial hurdle, but could be overcome.
- Hard costs – can build a house for \$100k. Extreme measures to use extra flooring, and can get beams donated some times.

Ideas that were discussed:

- Are there opportunities for Urban Renewal Authority to buy land and sell at reduced cost to incentivize workforce housing? And possibly use CDBG too?
- Lot split – two principal residences and two units that look like ADUs (actual units but designed to look like ADU), and shadow plat. Four units. Don't pay infrastructure fees. Looks like two single-family homes from the street. Splits costs.
- Tiny house could be an option, as well as other different templates than standard single-family dwelling units.
- Single-story cottages could work.
- Multi-generational housing in cottage cluster housing – childcare benefit and elderly would get a reduced price. Allow that style of development.
- Pocket Housing – if shared common space, how handle? Would it be an HOA?
- Land Trust models? Lopez Island. Also get information from IHFA and City of Ketchum.
- Could there be an opportunity to partner with St. Vincent's for them to hold land trust? Self-starter vision in CDA 2030 vision/implementation plan. We need for people to see successful examples and what it looks like.
- Finite resource is land.
- 80% income or below (family of four \$33,000 income). Wide range of that demographic. Mix of young families, widows, elderly, etc.

Other ideas and follow up questions:

- Could we ask questions about housing types and preferences as part of Comp Plan and CDA 2030 survey?? Strategic importance of maintaining workforce housing. Also tied to location and amenities. Opportunity to educate people on housing types and realities. Tradeoffs (e.g., 1 hour drive and large yard; smaller home within walking distance; price).
- Association of REALTORS with walkability and bikeability survey does this well and shows trending – look at their questions.