Mission

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

- Missing Middle Housing
- Duplex
- Triplex
- Fourplex
- Courtyard Apartment
- Bungalow Court
- Townhouse
- Multiplex Live/Work
- Mid-Rise
- Detached Single-Family Homes
## 2018 Housing Characteristics

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>21,854</td>
</tr>
<tr>
<td>Single Family</td>
<td>14,478</td>
</tr>
<tr>
<td>Duplex</td>
<td>1,025</td>
</tr>
<tr>
<td>3 - 4 Unit Structures</td>
<td>1,240</td>
</tr>
<tr>
<td>5 - 9 Units</td>
<td>1,061</td>
</tr>
<tr>
<td>10 or more units</td>
<td>3,142</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>908</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>21,854</strong></td>
</tr>
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</table>
Infill Housing Objectives:

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

• Orient the design toward the pedestrian experience. Allow for open and inviting ground-floor spaces with no blank walls and no hidden corners.

• For tall buildings, consider an articulated base with a step back to allow tall structures to address the scale at the street better without dwarfing its users and neighbors.

• Walkable, create sidewalks that not only promote easy travel, but also serve as a connection to the transportation network.

• Integrate landscaping that promotes protection of the pedestrian from the street and green elements that can soften the hard materials of an urban environment.

• Front doors face the street, where possible.

• Emphasize high quality building design and landscaping.

• Allow for greater density on larger lots at block ends and mid-block.

• Transect mapping with density decreasing as you move away from the downtown.
Infill Housing Discussion Items - Overview:

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

1. What shall the new Infill Housing Code be known as?
   Infill Name/Branding

2. Where in the city is infill housing appropriate? “Neighborhood Exclusion Areas”
   Ensure that established neighborhoods won’t be negatively impacted.

3. Transect Planning, allows for decreasing densities from downtown core.
   How many Transect zones?
   Where should they be located?

4. Livability and Walkability aspect of Infill Housing.
   Distance from Commercial Nodes and Employment Centers
   from Ped-Bike Trails and
   from Public Transportation Routes?
Infill Housing - History:

Cluster Housing: 1988 - 2007
Pocket Housing: 2007 - 2017

**ADU Code Adopted:** September 2019

Infill Housing: 2020 – 2040

*Time frame planned for: 20 years*
Time frame planned for Infill Housing and Missing Middle Housing

Cluster Housing
Pocket Housing

<table>
<thead>
<tr>
<th>Population</th>
<th>Census Data</th>
<th>KMPO Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>19,913</td>
<td>24,563</td>
<td>34,514</td>
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</table>
## Workshop 2 – Infill Housing Committee

### Coeur d’Alene Population

<table>
<thead>
<tr>
<th>Census Data</th>
<th>KMPO Projections</th>
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<tbody>
<tr>
<td>1980</td>
<td>2020</td>
</tr>
<tr>
<td>1990</td>
<td>2035</td>
</tr>
<tr>
<td>2000</td>
<td>2040</td>
</tr>
<tr>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>19,913</td>
<td>51,849</td>
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<tr>
<td>24,563</td>
<td>75,081</td>
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<td>34,514</td>
<td>84,943</td>
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<td>44,137</td>
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### Kootenai County Population

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<thead>
<tr>
<th>Census Data</th>
<th>KMPO Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>2020</td>
</tr>
<tr>
<td>1990</td>
<td>2035</td>
</tr>
<tr>
<td>2000</td>
<td>2040</td>
</tr>
<tr>
<td>2010</td>
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<td>59,770</td>
<td>176,242</td>
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<td>69,795</td>
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<td>108,685</td>
<td>307,183</td>
</tr>
<tr>
<td>138,494</td>
<td></td>
</tr>
</tbody>
</table>
Housing Units and Population:

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

Previous Infill Housing Names:

- Cluster Housing:
- Pocket Housing:

Infill Housing Names for the new code:

- Middle Housing: ... ?
- Coeur Housing: ... ?
- ______Housing: ... ?
- Suggestions ... ?
Discussion Item – 2: Where?

Where in the city is infill housing appropriate?

Previous Infill Housing Permitted Areas:

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

*Except in “Neighborhood Exclusion Areas”*
Discussion Item – 2: Where?

- R-1, R-3, R-5, R-8, R-12, R-17?
- MH-8?
- CC, NC, C-17L and C-17?
- LM, M?
- DC = Downtown Core?
Discussion Item – 2: Neighborhood Exclusion Areas

Where in the city is infill housing appropriate?

Ensure that established neighborhoods won’t be negatively impacted.

- Mapping Exercise
Where are the older neighborhoods that have historical significance?
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Mapping Exercise:

Neighborhood Exclusion Areas

Legend
- Buildings
- Downtown Core
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With Colored Markers

Locate Where infill Housing

- Desirable Locations (Green)
- Desirable Locations (Red)
- Potential Locations (Blue)
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Missing Middle Forum at North Idaho College
With Colored Markers

Locate Where infill Housing

✓ Desirable Locations (Green)
✓ Desirable Locations (Red)
✓ Potential Locations (Blue)
Discussion Item – 3: Transect Planning

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

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

Where should they be located?
Transect Planning:

1. The urban to rural transect is a concept that has concentric rings that form out from the center of the urban core of a city or community.

2. The urban-to-rural transect is an urban planning model created by Architect and Urban Planner Andrés Duany (Duany & Talen, Transect Planning, 2002).

3. The different transect areas have distinct densities and housing types, with larger densities closer to the urban core.

4. As the transect areas move outward from the city center, the densities lessen and the housing types change as well.
Infill Housing:

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Infill Housing – Transect

T2 - Rural
T3 - Sub-Urban
T4 - General Urban
T6 - Urban Core
T4.1 - General Urban
T5.1 - Urban Center
T5 - Urban Center
Discussion Item – 3: Transect Planning

Transect Planning, allows for decreasing densities from downtown core

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

Where should they be located?
Discussion Item – 4: Walkability

Walkability aspect of Infill Housing.
From Commercial Nodes and Employment Centers
From Ped-Bike Trails and
Public Transportation Routes.
Livability and Walkability:

- Livability focuses on place making, which involves the design of public spaces to encourage public gatherings and engagement (Berke, Godschalk, Kaiser, & Rodriguez, 2006).

- Walkability is vital in the livability aspect of a city. (Duany, Plater-Zyberk, & Speck, *Suburban Nation: The Rise if Sprawl and the decline of the American Dream*, 2000).

- Clarence Perry developed a model of the neighborhood unit that defined a five-minute walking distance as the radius a person would likely walk as a primary means of transportation for frequent trips (Perry, 1929).

- The distance of 900 feet equates to approximately a five-minute walk.
Best Practices - Infill Housing Suitability Criterion

- Preserve and protect existing historic single-family neighborhoods.
- Quality design of the infill housing units increases the livability aspect.
- Pedestrian and bike trails for outdoor recreation are also very important, infill housing should be located within 900 feet of pedestrian and bike trails.
- Infill Housing Units should be in close proximity to public transportation routes and should be located within 900 feet of these routes.
- Infill Housing should be located at least 900 feet from employment centers and commercial nodes.
- Infill housing should allow for densities decreasing as you move away from the downtown core. (Transect Map)
Discussion Item – 4: Walkability

Walkability aspect of Infill Housing (900 Foot Distance?)

From Commercial Nodes and Employment Centers

From Ped-Bike Trails and

Public Transportation Routes.
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5 Minute Walking Distance to Public Transit Routes

Legend
- Bus Routes
- Bus Routes within 900 Feet
- CDA City Limits
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5 Minute Walking Distance to Employment Centers

Legend
- Commercial Nodes and Employment Centers
- Employment Centers 900 foot Buffer
- Downtown Core
- Downtown Core 900 foot Buffer
- CDA City Limits
Workshop 2 – Infill Housing Committee
1. Create Maps from today’s discussion
2. Create “Neighborhood Exclusion Areas” Map
3. Create Final Infill Housing Suitability Map
1. Naming/Branding of the new infill Code - Completed
2. Protect some existing single family residential neighborhoods - Completed
3. Transect Planning Area - Completed
4. Livability and Walkability Infill Housing Best Practices – Completed
5. Housing types & Unit Counts?
6. What is the appropriate Building height?
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Next Workshop Discussion Items

( Workshop - 3 )

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

1. Infill Housing Committee Workshop -1: February
2. Infill Housing Committee Workshop -2: June
Where are we going:

Tentative Schedule

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