NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.

THE CITY COUNCIL WORKSHOP
FEBRUARY 8, 2021, 5:30 P.M.
LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE

NOTE: The City is utilizing Governor Little’s Stage 3 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6’ within the physical meeting room, and limiting seating to approximately 15 seats, seating will be first come first serve.

Live viewing options include Facebook Live and YouTube, and will be rebroadcast on Spectrum Cable channel 1301 and on YouTube through a link on the city’s website (www.cdaid.org).

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Envision CDA Plan – Action Item

   Presentation by: Alex Dupey, MIG and Sean Holm, Senior Planner

   a. Review of Draft Place Types Document
   b. Land Use Scenarios and Community Priorities
   c. Comprehensive Plan Future Land Use Map
   d. Planning Commission Recommendations

4. Adjournment

A Collaboration Between the City of Coeur d’Alene and CDA 2030
https://envisioncda.org
MEMBERS OF THE CITY COUNCIL:
Steve Widmyer, Mayor
Council Members McEvers, English, Evans, Gookin, Miller, Wood
CITY COUNCIL MEMORANDUM

FROM: SEAN HOLM, SENIOR PLANNER, AND THE ENVISION CDA PROJECT MANAGEMENT TEAM

DATE: FEBRUARY 8, 2021

SUBJECT: ENVISION COEUR D’ALENE WORKSHOP -- REVIEW OF DRAFT PLACE TYPES, LAND USE SCENARIOS, AND THE FUTURE LAND USE MAP.

______________________________________________________________________________

DECISION POINT: Request City Council to direct staff to include draft Place Types into the comprehensive plan update, and target one or more Land Use Scenarios to be used as the basis to generate a draft future Land Use Map for the Envision Coeur d’Alene project.

HISTORY: Planning Commission reviewed Place Types and the three Scenarios on December 8, recommending the compact scenario for City Council consideration which would be used to generate a future Land Use Map for the Envision Coeur d’Alene project.

WORKSHOP OBJECTIVE: Provide City Council an overview of Place Types and three Land Use Scenarios for future growth, which would be the impetus for a future Land Use Map to be integrated into the Envision Coeur d’Alene project. This workshop is a check-in with City Council to ensure this portion of the plan is proceeding in the right direction.

NEXT STEPS:
- The Scenario discussion this evening will be used to generate draft Land Use Map(s) to be presented to Planning Commission on February 23.
- Staff will be sending out the Land Use Map information for City Council to review following the Planning Commission workshop and recommendation.

As the full Draft Plan comes together this Winter/early Spring, staff will continue to keep City Council up-to-date on its progress.

DECISION POINT RECOMMENDATION: City Council should direct staff to include draft Place Types into the Comprehensive Plan update, and target one or more Land Use Scenarios to be used as the basis to generate a draft future Land Use Map for the Envision Coeur d’Alene project.
City Council Work Session  
February 8, 2021

Agenda

Welcome and Agenda Overview

Presentation/Discussion: Scenario Planning
- Alternatives evaluated
- Public engagement results
- Preliminary traffic analysis results

Presentation/Discussion: Draft Land Use Map
- Why have a land use map in the Comprehensive Plan?
- Place Types and Relationship to Zoning

Next Steps

Close
Check-In Requested Action/Input

Request Action from City Council:
- Request City Council direction on developing the draft land use map using the Compact and District Scenarios as a basis

Planning Commission Recommendation to City Council
- Recommend, based on Planning Commission discussion and input from the community, to use the Compact and District scenarios to create a draft land use map for additional review
Scenario Planning versus Land Use Map

Scenario Planning:
- Test various development options to identify options and tradeoffs
- Not a land use map—tests what decisions might mean for urban form and development

Comprehensive Plan Land Use Map:
- Implements vision and growth-related policies
- Identifies general land use classifications within the ACI (Place Types)
- Provide guidance about future growth

Place Types
What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact
- Implements the Vision and Guiding Principles
- Implemented through the City’s Development Code

2. COMPACT NEIGHBORHOOD

Provides guidance for general land uses and development

**KEY CHARACTERISTICS**
- Higher density, walkable neighborhoods with a variety of smaller multifamily building types
- Should be well-served with civic and neighborhood scale commercial nodes
- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

**COMPATIBLE ZONING**
- Residential R12, R17, and Neighborhood Commercial NC

**USES**
- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

**BUILDING TYPES**
- Duplexes, triplexes, fourplexes, townhomes, green courtyards, and autos courtyards

**DENSITY:**
- 1.0-2.5 DGL/AC

**LOT SIZE:**
- 0.25 - 0.5 AC

**OPEN SPACE:**
- 10-20%
What Are Place Types?

- Provides guidance on future land uses within the Area of City Impact
- Implemented through the City's Development Code

2. COMPACT NEIGHBORHOOD

Key Characteristics:
- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

Transportation:
- Gridiron street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

Compatible Zoning:
- Residential R-12, R-15, and Neighborhood Commercial NC

Uses:
- Primary Single and multifamily residential
- Secondary Neighborhood parks and recreation facilities, parking

Building Types:
- Duplexes, triplexes, fourplexes, townhomes, green courts, and side courts

Identifies compatible zoning

Density:
- 10-25 DURAC
- Lot Size:
  - 0.05 - 0.5 AC

Open Space
- 10 -20%
## Land Use Scenarios

<table>
<thead>
<tr>
<th>Place Types</th>
<th>Compatible Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Single Family Neighborhood</strong></td>
<td>Residential: R-1, R-3, R-5, and R-8</td>
</tr>
<tr>
<td><strong>2. Compact Neighborhood</strong></td>
<td>Residential: R-8, R-12, and R-17</td>
</tr>
<tr>
<td><strong>4. Mixed Use District (2-3 Stories)</strong></td>
<td>Community Commercial C17 and C17L. Neighborhood Commercial NC</td>
</tr>
<tr>
<td><strong>4a. Mixed Use Activity Center (3 Stories)</strong></td>
<td>Community Commercial CC and C17. Neighborhood Commercial NC</td>
</tr>
<tr>
<td><strong>5. Downtown</strong></td>
<td>Downtown DC</td>
</tr>
<tr>
<td><strong>6. Retail Center/Corridor</strong></td>
<td>Community Commercial C17 and C17L. Neighborhood Commercial NC</td>
</tr>
<tr>
<td><strong>7. Employment Center</strong></td>
<td>Community Commercial C17 and C17L. Neighborhood Commercial NC</td>
</tr>
<tr>
<td><strong>8. Neighborhood Centers (Formerly Nodes)</strong></td>
<td>Community Commercial CC and Neighborhood Commercial NC</td>
</tr>
<tr>
<td><strong>9. General Industrial</strong></td>
<td>Light Manufacturing LM and Manufacturing M</td>
</tr>
</tbody>
</table>

---

2/4/2021
Evaluate Existing Development Patterns

- Existing land use was examined to identify current development patterns within Coeur d'Alene.

Evaluate Existing Development
Identify Vacant and Developable Land

Corridor
- Focuses future growth along major highway and road corridors
**Compact**

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas.

**District**

- Locates jobs and housing in concentrated areas (e.g. districts) around the city to provide a mix of uses, including housing and retail.
Public Input on Scenarios

Growth Concepts

<table>
<thead>
<tr>
<th></th>
<th>Compact</th>
<th>Districts</th>
<th>Corridors</th>
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<tr>
<td></td>
<td>276</td>
<td>296</td>
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<tr>
<td>Compact #3</td>
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<td>Corridor #3</td>
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<td>88,607</td>
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KMPO 2040 Population Assumption: 84,943 people

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<td>111,951</td>
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### City Results - Housing

#### Housing by Type

Number of dwelling units
- Detached Single-Family, Large Lot
- Detached Single-Family, Small Lot
- Single-Family Attached
- Multifamily

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Detached Single-Family, Large Lot</th>
<th>Detached Single-Family, Small Lot</th>
<th>Single-Family Attached</th>
<th>Multifamily</th>
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<tr>
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<td><img src="image11" alt="Diagram" /></td>
<td><img src="image12" alt="Diagram" /></td>
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</table>

### ACI Results - Housing

#### Housing by Type

Number of dwelling units
- Detached Single-Family, Large Lot
- Detached Single-Family, Small Lot
- Single-Family Attached
- Multifamily

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Detached Single-Family, Large Lot</th>
<th>Detached Single-Family, Small Lot</th>
<th>Single-Family Attached</th>
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## City Results – Jobs

### Jobs by Sector

Number of employees

- Retail
- Office
- Public
- Industrial
- Agriculture/Extraction
- Military

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Retail</th>
<th>Office</th>
<th>Public</th>
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## ACI Results – Jobs

### Jobs by Sector

Number of employees

- Retail
- Office
- Public
- Industrial
- Agriculture/Extraction
- Military

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<tr>
<th>Scenario (ACI)</th>
<th>Retail</th>
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</table>
Daily VMT Compared to Scenarios (ACI)

Preliminary Results and Scenario Efficiency

- All scenarios have less travel than the adopted 2040 base model
- The Compact and District scenarios are the most efficient
  - Compact: 1.26 miles/day/person and 3.45 miles/day/job
  - District: 1.35 miles/day/person and 3.33 miles/day/job
  - Corridor: 1.75 miles/day/person and 3.80 miles/day/job

- Compact and District offer the best support multimodal travel
- Opportunities to increase bicycle infrastructure
- Opportunities to consider future transit route planning
Incorporating Coeur Housing

Integrating Coeur Housing

- Uses "Transect" determination to identify where and what type of infill could occur
- Similar land use pattern as Compact and District Scenarios
Draft Comprehensive Plan Map

What is a Comprehensive Plan Map?

Comprehensive Plan Map:
- Implements vision and growth-related policies
- Identifies general land use classifications within the ACI (Place Types)
- Provides guidance about future growth
Future Land Use Map

- Future Land Use Map identifies a single classification and district to establish the desired future condition
- Zoning is consistent and identifies more specific types of permitted uses that implement to future land use map
Check-In Requested Action/Input

Decision Point:
- Request City Council direction to develop the draft land use map using the Compact and District Scenarios as a basis

Next Steps/Schedule

<table>
<thead>
<tr>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May/June</th>
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<tr>
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<tr>
<td>Draft Land Use Map</td>
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<td>Draft Land Use Map</td>
<td></td>
<td>Draft Plan Adoption</td>
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</table>
Daily VMT Compared to Scenarios (ACI)
1. SINGLE FAMILY NEIGHBORHOOD

**KEY CHARACTERISTICS**
- Large lot neighborhoods with detached homes and yards
- Institutional uses should be mixed in to meet community needs
- Shared open space should be preserved

**TRANSPORTATION**
- Neighborhood streets for local access connected by collectors
- Open space and trails should provide pedestrian and bike connections

**COMPATIBLE ZONING**
- Residential R-1, R-3, R-5, and R-8

**USES**
- Primary: Single family residential
- Secondary: Civic uses, neighborhood parks and recreation facilities

**BUILDING TYPES**
- 1-2 story detached houses

---

**DENSITY:** 2-10 DU/AC  
**LOT SIZE:** 0.12-0.8 AC  
**OPEN SPACE:** 5-15%

---

2. COMPACT NEIGHBORHOOD

**KEY CHARACTERISTICS**
- Higher density, more walkable neighborhoods with a variety of smaller multifamily building types
- Should be well served with civic and neighborhood scale commercial nodes

**TRANSPORTATION**
- Gridded street pattern with alleys, shorter block lengths, and pedestrian and bicycle facilities
- Higher density of collectors and arterials

**COMPATIBLE ZONING**
- Residential R-12, R-17, and Neighborhood Commercial NC

**USES**
- Primary: Single and multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking

**BUILDING TYPES**
- Duplexes, triplexes, four-plexes, townhomes, green courts, and auto-courts

---

**DENSITY:** 10-25 DU/AC  
**LOT SIZE:** 0.05-0.5 AC  
**OPEN SPACE:** 10-20%

---

3. URBAN NEIGHBORHOOD

**KEY CHARACTERISTICS**
- Highly walkable neighborhoods with larger multifamily building types
- Amenities such as green space and parking are typically shared
- Should be well served with civic uses, activity centers, and mixed use districts

**TRANSPORTATION**
- Gridded street pattern with alleys and internal streets in building complexes
- Should include high ease-of-use pedestrian and bicycle facilities
- Higher density of collectors and arterials

**COMPATIBLE ZONING**
- Residential R-17 and R-34; Commercial C17, C17L, DC; Infill

**USES**
- Primary: Multifamily residential
- Secondary: Neighborhood parks and recreation facilities, parking, office, commercial

**BUILDING TYPES**
- Apartments, condominiums, townhomes

---

**DENSITY:** 25-50 DU/AC  
**LOT SIZE:** 0.05-0.25 AC  
**OPEN SPACE:** 15-25%
### 4. MIXED USE DISTRICT (2-3 STORIES)

**KEY CHARACTERISTICS**
- Highly walkable areas where residents can live, work, and play
- An active public realm accommodates residents and visitors
- Ground level commercial and service uses with office and living areas above

**TRANSPORTATION**
- Gridded main streets with alleys and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities

**COMPATIBLE ZONING**
- Community Commercial CC, C17, and C17L; Neighborhood Commercial NC

<table>
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<tr>
<th><strong>DENSITY:</strong></th>
<th>20-30 DU/AC</th>
<th><strong>OPEN SPACE:</strong></th>
<th>10-20%</th>
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<td>Varies</td>
<td><strong>LOT SIZE:</strong></td>
<td>Varies</td>
</tr>
</tbody>
</table>

**USES**
- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

**BUILDING TYPES**
- 2-3 stories, retail and commercial on the ground floor, with residential units above

---

### 4A. MIXED USE ACTIVITY CENTER (3-5 STORIES)

**KEY CHARACTERISTICS**
- Large-scale, highly walkable areas where residents can live, work, and play
- A highly active public realm accommodates residents and visitors
- Ground level commercial and service uses with office and living areas above

**TRANSPORTATION**
- Gridded main streets with alleys and mid-block pedestrian connections
- Should include high ease-of-use pedestrian and bicycle facilities
- Design should include public transportation

**COMPATIBLE ZONING**
- Commercial C17

<table>
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<tr>
<th><strong>DENSITY:</strong></th>
<th>30-50 DU/AC</th>
<th><strong>OPEN SPACE:</strong></th>
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<td>Varies</td>
<td><strong>LOT SIZE:</strong></td>
<td>Varies</td>
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</tbody>
</table>

**USES**
- Primary: Retail, commercial, office, restaurant, multifamily residential
- Secondary: Civic uses, parking

**BUILDING TYPES**
- 3-5 stories, retail and commercial on the ground floor, with residential units above; or retail, commercial, and residential buildings side by side

---

### 5. DOWNTOWN

**KEY CHARACTERISTICS**
- Dense mixed-use area, highly walkable, where residents can live, work, and play
- An active public realm accommodates residents and visitors
- Amenities are shared and often publicly accessible
- May include tourism uses

**TRANSPORTATION**
- Gridded main streets with alleys and mid-block pedestrian connections
- High ease-of-use pedestrian and bicycle facilities

**COMPATIBLE ZONING**
- Downtown Core DC

<table>
<thead>
<tr>
<th><strong>DENSITY:</strong></th>
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<td><strong>LOT SIZE:</strong></td>
<td>Varies</td>
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</tr>
</tbody>
</table>

**USES**
- Primary: Retail, commercial, office, hospitality, restaurant, multifamily residential
- Secondary: Civic uses, parking

**BUILDING TYPES**
- 8-10 stories, retail and commercial on the ground floor or two, with residential units, office, or hotel above
### 6. RETAIL CENTER / CORRIDOR

#### KEY CHARACTERISTICS
- Typically auto-oriented areas that provide goods and services to neighborhoods
- Many are over-parked and not walkable, future conditions should be pedestrian friendly and have a more dense mix of uses
- Should include civic and open spaces for activation and public space

#### TRANSPORTATION
- Often located along or at the intersection of major arterials
- Street pattern has more parking to meet commercial needs
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

#### COMPATIBLE ZONING
- Commercial C17 and C17L

#### USES
- Primary: Shopping centers, hotels/motels, car sales, restaurants, entertainment, office
- Secondary: Open space and parking

#### BUILDING TYPES
- 1-3 stories, strip malls, walking malls, box stores, small format stores, or walkable Main Streets

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<th>DENSITY:</th>
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<tr>
<td>OPEN SPACE:</td>
<td>10-20%</td>
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</table>

### 7. EMPLOYMENT CENTER

#### KEY CHARACTERISTICS
- Typically auto-oriented areas that provide jobs and services to the city
- Many are over-parked and not walkable, future conditions should be pedestrian friendly and have more uses including housing and retail
- Should include civic and open spaces for activation and public space

#### TRANSPORTATION
- Often located along or at the intersection of major arterials
- Varied street pattern often with an internal network and more parking
- Aspirationally should include high ease-of-use pedestrian and bicycle facilities

#### COMPATIBLE ZONING
- Commercial C17 and C17L; Downtown Commercial DC

#### USES
- Primary: Office, campus, research, retail, warehousing, hotels/motels, manufacturing
- Secondary: Open space, parking, and dining

#### BUILDING TYPES
- 1-4 stories, varied types based on use, typically larger massing

<table>
<thead>
<tr>
<th>DENSITY:</th>
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</thead>
<tbody>
<tr>
<td>LOT SIZE:</td>
<td>Varies</td>
</tr>
<tr>
<td>OPEN SPACE:</td>
<td>15-25%</td>
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</tbody>
</table>

### 8. NEIGHBORHOOD CENTER

#### KEY CHARACTERISTICS
- Small scale, walkable areas that provide goods and services to a neighborhood
- Provides a compact mix of uses, primarily local commercial and retail
- Should include an active public realm during peak hours

#### TRANSPORTATION
- Gridded local or main streets should provide easy neighborhood access
- On-street parking should be provided to limit large lots
- Access should include pedestrian and bicycle facilities

#### COMPATIBLE ZONING
- Community Commercial CC and Neighborhood Commercial NC

#### USES
- Primary: Dining, offices, small-scale retail, live-work
- Secondary: Parking, residential

#### BUILDING TYPES
- 1-2 story detached buildings

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<td>OPEN SPACE:</td>
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---

**Place Types Options**
9. GENERAL INDUSTRIAL

KEY CHARACTERISTICS
• Concentrated areas employment areas that create goods and services
• Provides a mix of indoor industrial uses separated from residential areas
• Should include smaller secondary uses such as dining, office, or commercial

TRANSPORTATION
• Located along or near major transportation corridors
• Varied street pattern with more parking to meet commercial needs
• Aspirationally should include high ease-of-use pedestrian and bicycle facilities

COMPATIBLE ZONING
• Light Manufacturing LM and Manufacturing M

USES
• Primary: Manufacturing, warehousing, storage, industrial parks, automotive repair, and similar
• Secondary: Parking, dining, office, and commercial

BUILDING TYPES
• 1-2 story large footprint buildings with varied forms

ASSOCIATED CHANGES
• Would include some uses currently in “Employment”

DENSITY: 0.15-1.5 FAR
LOT SIZE: Varies
OPEN SPACE: 10-15%
Scenarios
Corridor

• Focuses future growth along major highway and road corridors
Compact

- Envisions increasing jobs and housing primarily in the central portion of the city through infill and redevelopment of commercial areas
District

- Locates jobs and housing in concentrated areas (e.g. districts) around the city to provide a mix of uses, including housing and retail
Envision Coeur d’Alene Outline

ACKNOWLEDGEMENTS

City Council
Planning Commission
CDA 2030 Executive Team
Project Team:
  • City of Coeur d’ Alene
  • CDA 2030
Consultants
Volunteer Assemblies:
  • Community Advisory Committee (CAC)
  • Focus Groups:
    o Community and Identity
    o Education & Learning
    o Environment & Recreation
    o Growth & Development
    o Health & Safety
    o Jobs & Economy

LETTER FROM THE MAYOR
EXECUTIVE SUMMARY
TABLE OF CONTENTS
LIST OF ACRONYMS
PLANS ADOPTED BY REFERENCE

PART I: PLAN BACKGROUND AND ORGANIZATION

A partnership between the City and CDA 2030
History of Comprehensive Planning in Coeur d’Alene
Comprehensive Planning in Idaho
  Table showing Statewide Requirements and its relationship to Envision CDA
Developing the plan’s foundation
  Description of public involvement
PART II: ABOUT COEUR D’ALENE

Community history demographics
Economics and competitive market position
Land use and neighborhood context

Part III: ENVISION COEUR D’ALENE

The Vision
Guiding Principles:

• Community and Identity
  o Goals and Objectives
• Education & Learning
  o Goals and Objectives
• Environment & Recreation
  o Goals and Objectives
• Growth & Development
  o Goals and Objectives
• Health & Safety
  o Goals and Objectives
• Jobs & Economy
  o Goals and Objectives

Part IV: LAND USE AND DESIGN

Background
Areas of stability and change:
  Existing density maps (heat maps)
  Vacant lands/Land to Improvement Value Map

Place Types
  Generalized land use classifications and their relationship to existing zoning

Scenario and alternatives development/Transportation impacts

Land use map
Special Areas:
  Introduction
    Map of Special Areas
Subarea and Corridor Plans:
- Atlas Waterfront
- Education Corridor
- Healthcare URD District
- East Sherman Revitalization

Infill Design Standards:
- Downtown Core
- Downtown North (DO-N), East (DO-E), and Midtown (MO)
- Accessory Dwelling Units (ADU)
- Coeur Housing

Recreation and Natural Areas:
- Spokane Valley/Rathdrum Prairie Aquifer
- Shorelines
- Coeur d’Alene Lake/Spokane River
- Urban Forest
- Views & Vistas
- Hillsides
- Tubbs Hill Management Plan

**IMPLEMENTATION STEPS (APPENDIX “A”)**

Table identifying Principles, Goals, and Actions with Lead and Supporting Partner(s) that include general timing and tracking