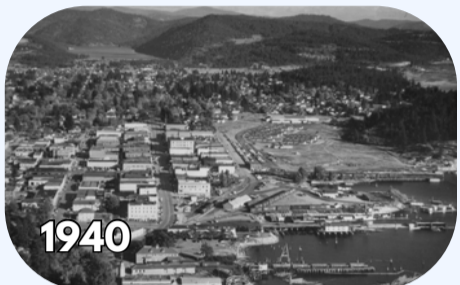


The Evolution of Building Height in Downtown Coeur d'Alene

Coeur d'Alene's first zoning ordinance was adopted in 1946 and first comprehensive plan was adopted in 1965. There were multiple amendments over the years. Downtown building heights and views weren't addressed until the 1982 zoning ordinance and 1983 comprehensive plan. The first tower was built in 1975, followed by the second and third towers in 1984 and 1986.



1975

- Lake Tower Apartments is constructed
- Idaho passes Local Land Use Planning Act (LLUPA) requiring all Idaho cities and counties to adopt comprehensive land use plans and zoning for orderly growth

1980s

- City Council adopts new zoning ordinance (1982)
 - Added C-34 zoning in downtown and height limits outside the central business district
- City Council adopts comprehensive plan amendment (1983) with new goals, such as:
 - Limit the height of buildings to provide circulation of air and light, and protect views and vistas of the lake and surrounding natural outcroppings (i.e. Tubbs Hill, Mica Peak, Mt. Coeur d'Alene)
- Coeur d'Alene North is constructed (1984)
- CDA Resort Tower is constructed (1986)
- "Save Our Shoreline" movement launched by the community in response to proposed towers
- Shoreline Ordinance established to protect lake views, public access, and open space (1988)

1995

- 1995 Comprehensive Plan adopted
 - Designated Downtown as "Coeur d'Alene Center"
 - Envisions taller buildings with design precautions, and not to exceed height of the CDA Resort
 - Design incentives encouraged, including setbacks and height adjustments to protect and enhance public views

2002

- McEuen Terrace is constructed

2004

- Infill Code and Design Guidelines  adopted
 - with reduced building heights to help transition to residential areas from downtown

2005

- April 25, 2005: Building moratorium in Downtown recommended by Planning and Zoning Commission due to growing concern over high-rise development
- May 3, 2005: City Council denies moratorium
- City Council hires consultant team to do a height study and develop downtown standards & guidelines

2006

- City Council adopts Downtown Core Development Regulations
 - Max height limit set at 75 feet and up to 220 feet w/ floor area ratio (FAR) bonuses
 - Regulations aim to preserve downtown's historic character and charm
- 609 Sherman Lofts is constructed

2007

- 2007–2027 Comprehensive Plan adopted
 - Introduced Downtown North (DO-N) and Downtown East (DO-E) districts as transition zones with height limits compatible with nearby neighborhoods
 - Promoted pedestrian-friendly, high-intensity mixed uses, and protecting neighborhood character and public views from street level


2008

- Parkside Tower is constructed
- City Council adopts Downtown Design Guidelines 


2019

- Historic Preservation Commission formed

2021

- One Lakeside is constructed
- City Council adopts Historic Preservation Plan 
 - Identifies Downtown as a key area for preservation due to its rich history and concentration of historic buildings
 - Highlights threats (e.g., demolition and incompatible development) and recommends stronger design guidelines, expanded districts, and incentives to protect downtown's character as it grows

2022

- 2022-2042 Comprehensive Plan  adopted
 - Highlights Downtown as a walkable, mixed-use area with historic buildings and a few taller towers
 - Recommends studying view impacts, creating neighborhood districts, and updating design standards to preserve character while supporting improvements.

2023

- Thomas George began construction (Anticipated completion in 2025/2026)

2024

- Downtown Core Working Group formed
- Marriott A/C Hotel began construction (Anticipated completion in 2027)

2025

- Sherman Tower (CDA Resort) began construction (Anticipated completion in 2027)