HAYDEN CANYON
Traditional Neighborhood Development
Hayden, Idaho

Project Overview

ARTIOS
ARCHITECTURE
COMMUNITY DESIGN
DEVELOPMENT
Traditional Neighborhood Development (TND) is a term used to describe a type of integrated-use, walkable new community designed with the timeless principles of good town planning. This movement, also known as New Urbanism advocates an approach that is in sharp contrast to the single use, automobile dominated suburban sprawl model which has been prevalent since the 1950’s. Seaside, Florida is the first TND of modern times and was established 25 years ago. The Kentlands in Maryland was another early example. Today there are several hundred TND’s in various stages of development across the country. There are significant quality of life benefits with this approach compared to conventional suburban sprawl development. Kootenai County is at a crossroads in how it plans and manages its tremendous growth. Hopefully, Hayden Canyon can be a model of smart growth principles which enhance rather than detract from the quality of life here. These advantages include preservation of open space and significant natural features, integration of a much wider variety of housing along with commercial and community uses in a walkable context, less traffic congestion, better stewardship of land and infrastructure resources to name a few all contributing to genuine neighborhoods.
The site for Hayden Canyon consists of multiple parcels totaling 618 acres, the largest of which is roughly one mile square located at the northeast corner of Government Way and Lancaster east of Highway 95 in Kootenai County, Idaho. An application has been submitted for annexation into the City of Hayden. The forested site has tremendous short and long term views and beautiful natural features, the centerpiece being a stunning hidden canyon with wetlands surrounded by basalt cliffs. This will remain undeveloped as a central greenbelt with equestrian and hiking trails throughout. A former sand and gravel operation on a portion of the site will be redeveloped as an amphitheater within the village center. The site has convenient access yet the topography and vegetation provide natural seclusion. The Coeur d' Alene Airport is nearby as is Hayden Lake. The area is optimally situated for a regional town center serving the growth corridor moving north. See the attached Vicinity Map for location and surrounding information.
The proposed development program for Hayden Canyon consists of a comprehensive variety of uses including a full range of residential unit types totaling about 1800 dwelling units. There will be many different sizes and types of single family houses from cottages in bungalow courts to high end custom homes. Most of the garages will be accessed from rear lanes behind the houses freeing up the front for porches and other features making for a more attractive and pedestrian friendly streetscape. Many of the homes will have carriage homes (accessory apartments) above the garages. The housing above the rim rock area will be clustered in hamlets, preserving a variety of natural open spaces and greenbelt areas including wetland preserves. The multi-family residential will also include a wider variety of for rent and for sale units than is typically available including apartments above shops at the village center and mansion apartments and condos which are 4, 6 or 8 plexes with a scale similar to a large home. Townhouses and live-work units will also be available. Although there will be fine grain mix of housing types throughout the site, in general the density will decrease as the distance from the village center increases. An annual absorption of approximately 200 units is estimated, based on an analysis by Zimmerman-Volk Associates who is the leading TND residential analyst in the country. There will be extensive design and construction guidelines in place to ensure a high level of quality with an emphasis on historic and regional design character and materials. Authentic rustic northwest and craftsman themes will be appropriate. A very diverse range of housing options will be available to
serve the needs of a wide variety of year round and seasonal residents. Accommodations for visitors will include an inn at the village center, various bed and breakfasts and a lodge overlooking the canyon reminiscent of historic National Park lodges. The commercial uses in the village center will include a variety of local and national appropriately scaled shops and restaurants in a mixed-use main street format of two and three story buildings with offices and apartments above. The majority of parking will be behind the buildings in the middle of the blocks with on street parking allowed in front. This ensures an active and attractive streetscape which balances the needs of pedestrian and vehicular circulation and maximizes visibility of shop windows. The retail consultant who is helping with the retail analysis and recommendations is Strategic Economics and the transportation engineer for the project is Peter Swift & Associates. They are national New Urbanist leaders in their respective fields. There will also be an emphasis on the creative and performing arts and digital media training and production. This is an economic development cluster which has great potential here based on initial discussions with contacts in those industries. Another theme that fits well are enterprises involving outdoor oriented pursuits such as hiking, mountain biking, rock climbing, fishing, hunting, equestrian activities, cross country skiing, snowmobiling, and other year round resort activities. Given the proximity to the airport and the highway, this site could be well suited as a base for outfitters and guides throughout the region. Community facilities will include a community center of approximately 35,000 SF which will have offer a wide variety of recreational, educational and social programs to the residents and guests of the neighborhood and from the surrounding area. It will include an indoor aquatic center, gymnasium, classrooms and café and will be operated by The Institute for Community, a non-profit organization. See www.instituteforcommunity.org for more information. There will also be a creative and performing arts center with an auditorium, training classrooms and digital production studios for film and music. A private school will also be established with an emphasis on creative and entrepreneurial based learning. In addition to the central park at the canyon, common areas will consist of various parks and greenbelts throughout including a village green, pocket parks, playfields and a community garden.
Project Summary - per Site Master Plan

SITE AREAS

OPEN SPACE: 262 acres - 42%
(parks, canyon preserve, wetlands, etc.)

STREET RIGHT OF WAY: 134 acres - 22%
(includes mid-block access and utility easements)

BUILDABLE LOT AREA

- Residential Use: 189 acres - 31%
- Commercial / Mixed - Use: 18 acres - 3%
- Community Use (excluding open space): 15 acres - 2%

TOTAL SITE AREA: 618 acres - 100%

DEVELOPMENT PROGRAM

RESIDENTIAL: Approx. 1800 units

GROSS RESIDENTIAL DENSITY (1800 / 618): max. 3 units/acre

COMMERCIAL BUILDING AREA

- Ground Floor Retail: 75,000 - 125,000 SF
- 2nd & 3rd Floor Office Space: 15,000 - 25,000 SF
  Total Commercial/Mixed-Use Buildings: 90,000 - 150,000 SF

COMMUNITY BUILDING AREA

- Community Center: 30,000 - 40,000 SF
- Arts Center: 40,000 - 50,000 SF
- K – 8 School: 50,000 - 60,000 SF
  Total Community Buildings: 120,000 - 150,000 SF

PHASING SCHEDULE

<table>
<thead>
<tr>
<th>Phase</th>
<th>Approx. Timing</th>
<th>Approx. Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I</td>
<td>2005</td>
<td>216</td>
</tr>
<tr>
<td>Phase II</td>
<td>2006</td>
<td>188</td>
</tr>
<tr>
<td>Phase III</td>
<td>2007</td>
<td>176</td>
</tr>
<tr>
<td>Phase IV</td>
<td>2007</td>
<td>159</td>
</tr>
<tr>
<td>Phase V (includes village center)</td>
<td>2008-2009</td>
<td>500</td>
</tr>
<tr>
<td>Phase VI</td>
<td>2010</td>
<td>147</td>
</tr>
<tr>
<td>Phase VII</td>
<td>2011</td>
<td>182</td>
</tr>
<tr>
<td>Phase VIII</td>
<td>2012</td>
<td>231</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1800</strong></td>
</tr>
</tbody>
</table>
SOUTH RIM NEIGHBORHOOD

This is an aerial view of the semicircular cluster of housing adjacent to the Canyon. Note how the development preserves a greenbelt which is approximately 150’ deep around the canyon rim and contains hiking and equestrian trails and scenic overlooks. Existing seasonal streams in the wetland areas and waterfalls cascading down the basalt cliff will be recirculated to flow year round. Note that the fronts of the houses face the greenbelt rather than the backyards.
BUNGALOW COURT

This type of detached housing are small one or one and a half story homes that front a common pocket park or courtyard. Attached garages are at the rear of each unit with access off lanes. This frees up the front of the homes for porches. This housing type is especially suited to small families with young children, single parent households or seniors.
Development Approach

The process of master planning and development of the Hayden Canyon will result in a new community that is comprehensive, integrated and economically self-sustaining utilizing the best principles and practices associated with these three synergistic strategies:

**Placemaking**: Creating a walkable, diverse and sustainable “smart growth” authentic neighborhood with an enhanced quality of life and unique sense of place that will be an example good stewardship of natural resources, especially the limited supply of land.

**Community Building**: Strategic development of facilities and programs that address the full hierarchy of human needs including social and spiritual with an emphasis on relationship building. This is to serve the needs and interests of the greater community as well as Hayden Canyon residents and visitors.

**Economic Development**: Utilizing New Economy principles and technologies to foster an environment that attracts and encourages creative and entrepreneurial activity that can help transform the local and regional economy. Even though the local market is strong because of the real estate and construction boom, there is a need for long term growth in the higher paying job base. Including a higher education component is desirable, possibly with satellite programs. Residents here will value and can choose to live and work in the type of environment that provides them with a higher quality of life. This will attract creative and entrepreneurial talent which will in turn catalyze business development with an emphasis on locally based and start up enterprises.
Development Approach

Less time spent commuting to work will enable families to spend more time together. Seniors and children can walk to their activities rather than be dependent on someone else having to drive them everywhere. All the amenities including the village center are within walking distance in a pedestrian friendly environment. Every residence will be within a block or two of open space, such as the village green, pocket parks, canyon or wetland preserves or other natural areas.
ARTIOS
ARCHITECTURE
COMMUNITY DESIGN
DEVELOPMENT

ARTIOS is a community design and development firm in Spokane, Washington. “Artios” is a Greek word from the New Testament which means “complete and perfectly fitted together”. This describes the type of projects we are involved in where people have the opportunity to live, work, shop, and play and build strong relationships within real neighborhoods. We understand the vital interrelationship between the built environment and economic and community development. It also describes our synergistic approach of combining real estate development with town planning and architecture to achieve integrated excellence. We have been blessed with the opportunity to collaborate with some of the leading consultants and developers in the country involved in the “Smart Growth” movement through our association with the Town Builders Collaborative and Congress for the New Urbanism. The principal, Glen Lanker is also a member of the American Institute of Architects. He has an understanding of town building principles that is unique in the Inland Northwest complemented by experience in a full range of project types including urban design, transit planning, residential, retail, office and light industrial as well as institutional such as churches, community centers and schools. The firm is also active in assisting various inner city and other ministries such as Overcomer Outreach and the Union Gospel Mission. Glen is the managing member of the Hayden Canyon Project.
The StoneHill Group, Inc. was formed in January 2004 by its principals Ronald Hazard and Michael Harris. The purpose for forming the company was to create a local company that would be a “one stop” real estate, investment, development, marketing, management, sales, construction company. The company currently consists of StoneHill Investments LLC, StoneHill Construction LLC, and StoneHill Development LLC.

Stonehill’s Principals are:

**Ronald Hazard**, President brings over twenty years of construction, construction management and sales experience to the company. During his career Mr. Hazard has owned and directed the operations of three construction and real estate companies. Mr. Hazard specialized in an exclusive “upper-end clientele” market which included log homes manufacture and sales. Mr. Hazard also served as President of Childs Hope International, Inc. a 501(c) 3 for a term of three years during which he managed cash assets in excess of $40 Million.

**Michael Harris**, Vice President moved from California to the Coeur d’Alene area in 1999 and brought twenty years of professional real estate experience. During his career Mr. Harris has worked for three fortune 500 corporations in a regional management capacity as well as starting and managing two successful companies of his own. In these various management and ownership capacities Mr. Harris managed the development of a 63 unit condominium project, managed in excess of 180 rental units over 4 property sites, directed the corporate sales and marketing operations for two major corporations in the Santa Clara and Monterey, California regions.

Hayden TND, LLC Members
Jeff and Lisa Kuntz are the founders of Overcomer Outreach which is a non-profit organization that ministers to the physical, social and spiritual needs of many throughout the community. Overcomer Outreach is especially active in Spokane’s West Central Neighborhood where it has established several homes for transitional housing and a community center which includes a thrift store and food bank outlet. Jeff is also a speaker at various events sponsored by churches, youth ministries and other groups where he shares his story of overcoming severe personal hardship through his relationship with Jesus Christ to encourage and give hope to others.
Consultant Team

Urban Design and Architecture

ARTIOS
Spokane, Washington

Opticos Design
Berkeley, California

Mike Watkins of Duany, Plater-Zyberk & Co.
Washington, DC

Allison Ramsey Architects
Asheville, North Carolina

Civil Engineering

Storhaug Engineering
Spokane, Washington

Frame & Smetana
Coeur d’Alene, Idaho

Quantum Engineering
Coeur d’Aleene, Idaho

North Engineering
Hayden, Idaho

Transportation and Traffic Engineering

Swift & Associates
Longmont, Colorado

Fox Higgins Transportation Group
Boulder, Colorado

Wetlands & Stormwater Management Biologist

Kootenai Aquatic Sciences Institute
Sandpoint, Idaho

Geotechnical and Environmental

All West
Hayden, Idaho

Landscape Architecture

Abbotswood Design Group
Hayden Lake, Idaho
Consultant Team

Residential Analysis and Programming

Zimmerman-Volk Associates
Clinton, New Jersey

Retail Analysis and Programming

Strategic Economics
Berkeley, California

Builders Guild / Quality Control

Civitas
Atlanta, Georgia

Legal

Brian Balch of Layman, Layman, McKinley & Robinson
Spokane, Washington

Norman Gissel
Coeur d’ Alene, Idaho

Accounting

Patrick McDonald, CPA
Spokane, Washington
Ron McIntire, Mayor

Lisa Key, Community Planner

Jeff Zaugg, City Engineer