

# Draft Land-use Plan: ACI

## Second-line extension of City's strategic growth

Estimated additional ACI population = 2,750








This plan, depicting what might occur outside City Limits - or within the "ACI" (area of City Impact) - portrays a strategy to accommodate anticipated growth while keeping as much of Sandpoint's scenic steep slope and open-space areas untouched. Key features of the ACI plan include:

**Growth Patterns** - Mixed-use development and higher-density housing in CA-3 and CA-4 areas provide an efficient, livable and more affordable means of housing Sandpoint's growing population. Outside these focus areas, development would occur as very low-density (CA-1) or would be left as open space.

**Focus Areas** - Emerging corridors - Baldy Mountain and Main Street - would connect new neighborhoods on the West side of the rails with the rest of Sandpoint. These corridors would likely foster higher-density CA-3 development along their course, and in this plan, carry traffic to a new CA-4 center near Baldy and Shiras.

**Transportation** - Major north/south circulation could occur utilizing the proposed "western byway", or along a new or improved surface street network.

### Map symbols

-  City limit line
-  Area of City Impact
-  Major arterial (Tier 1)
-  Mid-level arterial (Tier 2)
-  Minor/neighborhood arterial (Tier 3)
-  Proposed or emerging arterial (all types)
-  Existing Parks/steep slope areas

