

Draft Land-use Plan: City Limits

“First-line” placement of mixed-use intensities

Estimated additional City population = 4,250








This plan shows a “first-line” strategy to accommodate as much of Sandpoint’s anticipated growth as possible within City limits - all to foster walkability, affordability, optimize service costs, and preserve open space. Key features include:

Growth Patterns - Higher-density housing in CA-3, CA-4 and CA-5 areas help knit downtown, university district and Main street center areas into a dynamic whole. Significant amounts of low-density CA-2 areas remain outside these zones, including much of the shoreline.

Focus Areas - Sandpoint’s downtown, as today, remains the heart of the City. CA-4 and CA-5 development occurs along the corridor between Downtown and the emerging University District. A separate, compact CA-5 neighborhood center at Main and Division develops.

Transportation - Major north/south circulation takes place along Highway 2, and alternate routes along Division. Emerging east/west circulation develops along Baldy Mountain, Main, and Pine streets.

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

