

HAYDEN CANYON

A Traditional Neighborhood Development
Hayden, Idaho

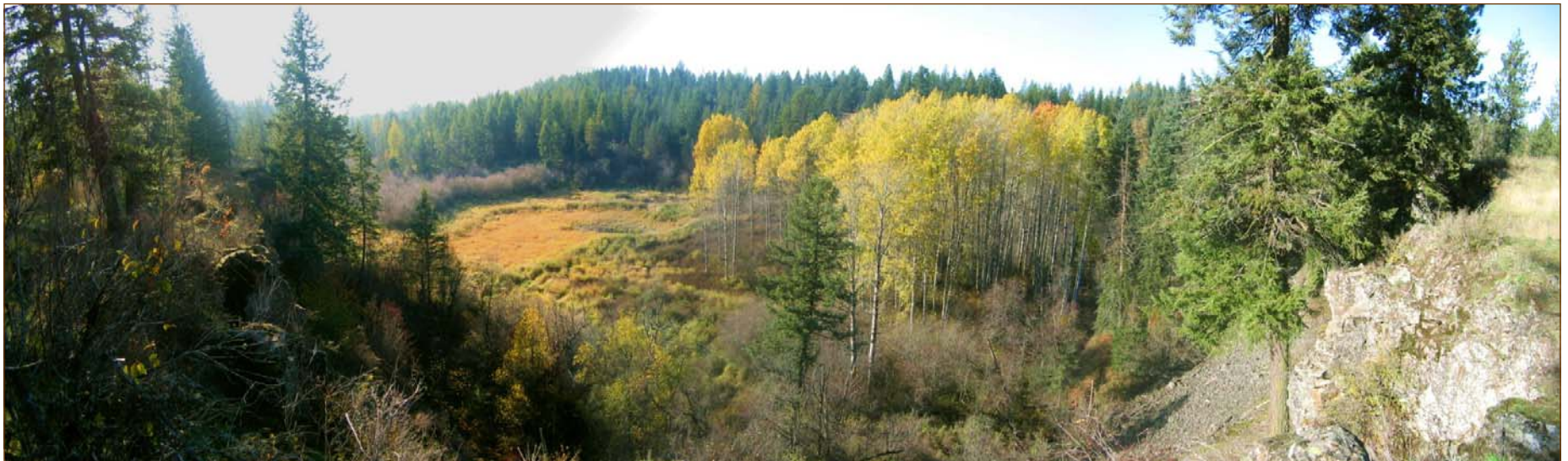


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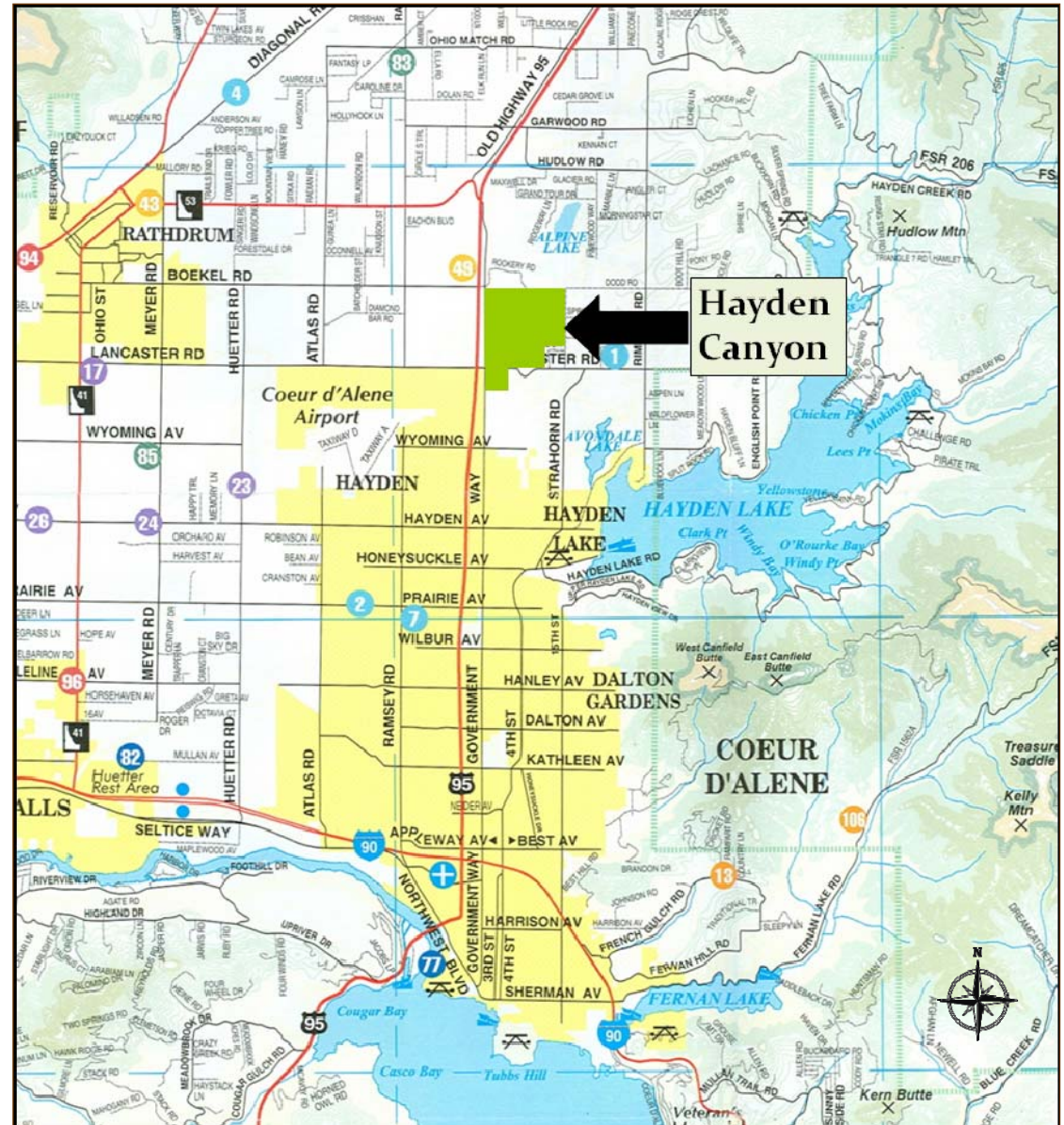
Location

- Hayden Canyon is in the City of Hayden in Kootenai County, Idaho, 100 miles south of the Canadian border between Montana and Washington.
- As of the 2010 census, the County population was 141,132 including 44,137 in Coeur d'Alene, the largest city and county seat, 27,754 in Post Falls and 13,294 in Hayden. Kootenai County and neighboring Spokane County in Washington are considered one MSA with a total population of 616,732.
- The area is known for spectacular scenery and recreational opportunities. There are 140 lakes and nearly 2,000 miles of rivers and streams in North Idaho which offer boating, sailing, white water rafting, jet skiing, and fishing. Over 50 golf courses open to the public and four ski resorts are within an hour's drive. Extensive networks of hiking and biking trails traverse the region. Neighboring national and state forests offer camping, backpacking and hunting.



Location

- Other than Washington, California contributes the most new residents. In 2011, there was a total of 3,794 drivers' licenses surrendered by people relocating from out of state with 33% from WA and 21% from CA. In 2012 the total was over 4,500.
- Major industries include forest products, agriculture, manufacturing, retail trade, and services, with tourism playing an increasingly important role.
- The county has over 65,000 housing units with a home-ownership rate of 70%.
- Personal income in the county has reached over \$4.8 billion and is growing at a relatively strong rate of about 3.5% per year.
- In 2012, the median home sales price was just over \$168,000 and the average sales price was just over \$203,000.
- There were 475 new home construction permits in 2010, and 546 in 2012. 2013 is projected to outpace 2012. There were 2,288 in 2005 at the high point of the market.
- The area has a temperate climate with four seasons. Average annual precipitation is 24.0 inches with 50.0 inches of average annual snowfall. Average temperature ranges are: Spring 44-73; Summer 51-82; Fall 38-68; and Winter 26-38.
- The site lies 6 miles north of Interstate 90 and is a 50 minute drive from Spokane International Airport, which allows for convenient air travel. Hayden Lake is just a couple of miles from the site and eight miles to the south is historic downtown Coeur d'Alene situated at the north end of Lake Coeur d'Alene.



Site Description

- The 610-acre site offers tremendous views and beautiful natural features. The centerpiece is a spectacular hidden canyon surrounded by basalt cliffs. Over 250 acres will be preserved as open space.
- A 2,000 plus acre watershed extending from the mountains to the north and east creates seasonal streams and wetlands that criss-cross the landscape. Wildlife include elk, deer, moose, porcupines, wild turkeys, and red-tailed hawks. The location has convenient access while topography and vegetation provide natural seclusion.
- The intersection of US Highway 95 and Lancaster Road near the entry to the project was recently improved with a signal and additional lanes. The reconstruction of Lancaster all along the site frontage was also recently completed.
- Reclamation of the former mining site has been approved by the Idaho Dept. of Lands and the former industrial area has been certified clean of environmental issues.



Existing Conditions



Project Vision

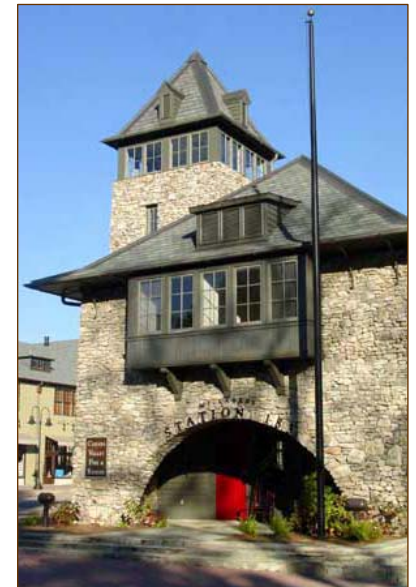
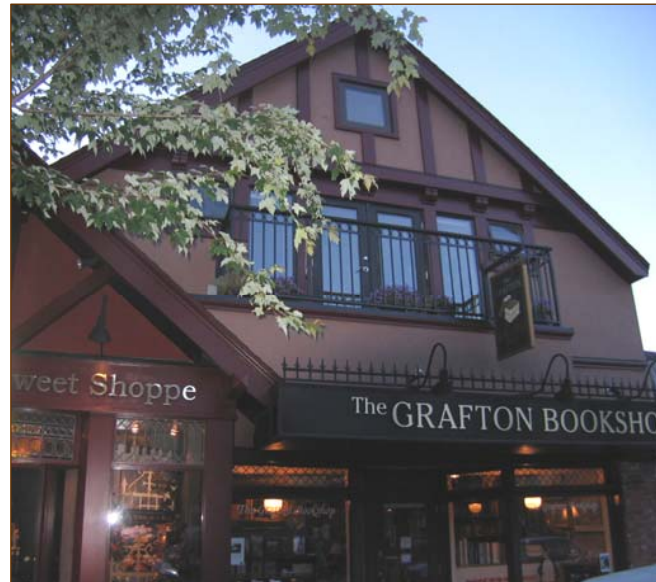
The development program for Hayden Canyon consists of a comprehensive variety of uses including a full range of residential unit types totaling 1,820 dwelling units. Diverse housing options will serve the needs of a variety of year round and seasonal residents. The housing will be clustered in hamlets, preserving a variety of natural open spaces and greenbelt areas including the canyon and wetland areas.

Product mix includes many different sizes and types of single and multi family housing:

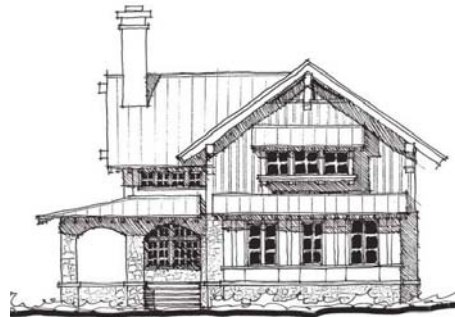
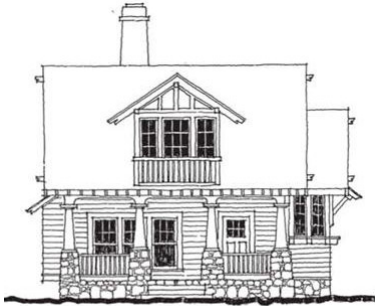
- cottages in bungalow courts;
- high end custom homes;

- loft apartments at the Village Center;
- mansion condo buildings (scale similar to an estate home)
- and various townhouses.

Zimmerman-Volk Associates, the leading TND residential analyst, has recommended the unit mix based on the local market context. Extensive design and construction standards are in place to ensure a high level of quality with an emphasis on historic and regional design character and materials. Architectural themes are rustic northwest and craftsman. Construction of the homes will be limited to members of the Hayden Canyon Builders Guild, which ensures compliance with these standards.



Project Vision



HOUSING EXAMPLES

Project Vision

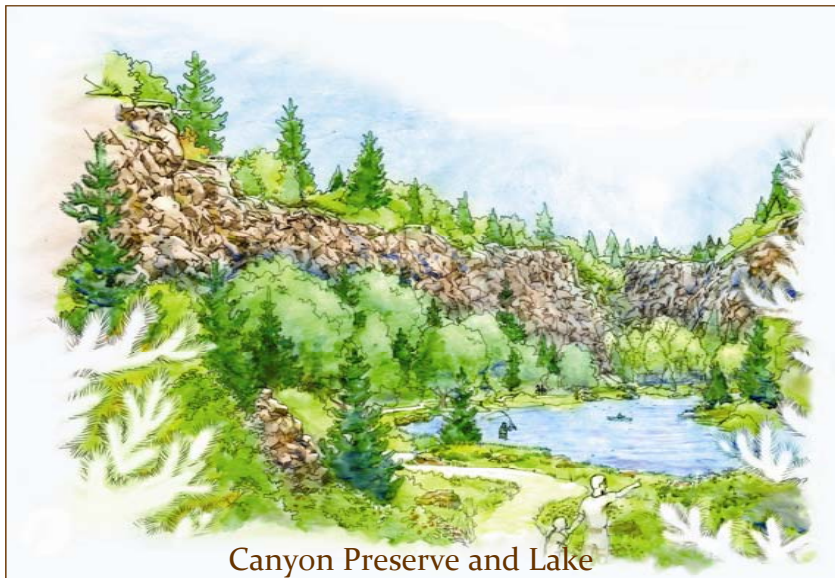
The Village Center will represent a mixed-use main street format with the majority of parking behind the buildings in the middle of the blocks. This ensures an active and attractive streetscape which balances the needs of pedestrian and vehicular circulation.

A Community Campus will offer a wide variety of recreational, educational and social programs to the residents and guests of the neighborhood and from the surrounding area. Included is a community park, community center and K-8 public charter school.

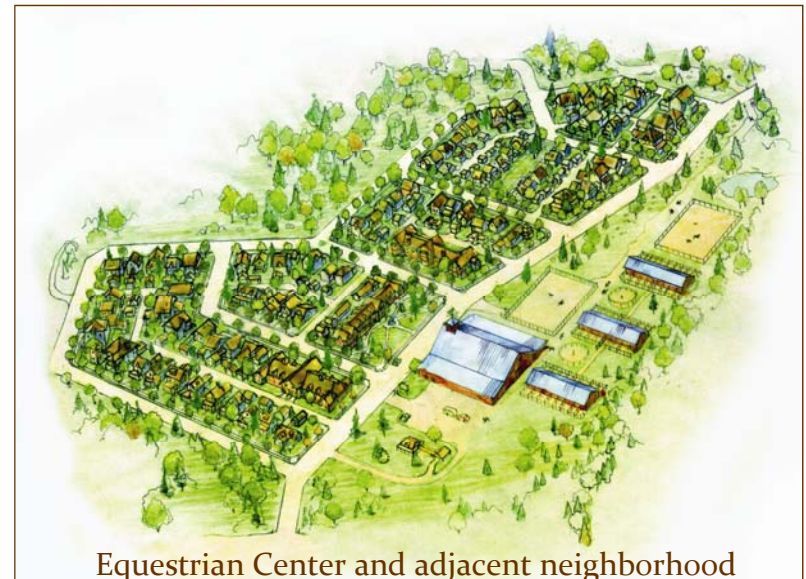
In addition to the village green, community park and central canyon preserve, common areas will include various smaller parks, greenbelts, community gardens, and a trail network throughout the extensive set aside natural areas. An existing equestrian center can be an amenity for the residents while separately maintained and away from the neighborhood for privacy.



Bungalow Court



Canyon Preserve and Lake

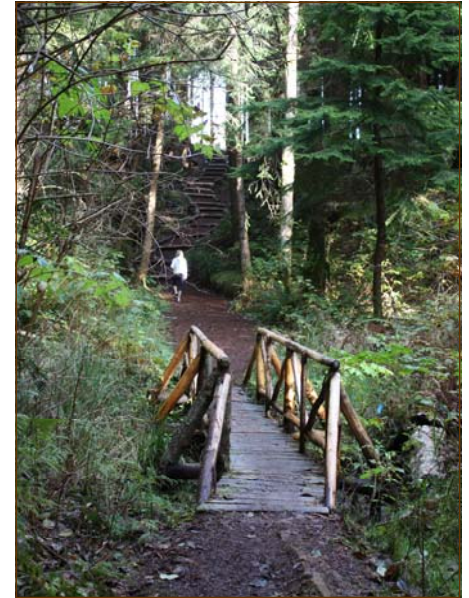


Equestrian Center and adjacent neighborhood

Project Vision



Hayden Canyon is designed to be a walkable mixed-use neighborhood. All the amenities are within easy walking distance. Less time spent commuting will enable families to spend more time together. Seniors and children can walk to their activities rather than be dependent on someone driving them. Every residence will be within a block or two of the extensive open space network with its walking trails throughout. Most garages will be accessed from the rear, freeing up the front for porches and making for a more attractive and pedestrian friendly streetscape.



Community Campus



Charter School and Community Center



At the heart of Hayden Canyon will be the Community Campus at the former site of a 30-acre sand & gravel mining operation at the gateway to the canyon preserve. The Community Campus will include the following:

- An 18-acre Community Park with playfields, basketball, volleyball and tennis courts.
- A half-acre site for a Sheriff Substation.
- The YMCA has expressed interest in operating the Community Center, which will have an indoor pool, a multi-purpose gymnasium, a fitness center and a café.
- A Pre-K through 8th grade public charter school affiliated with the Expeditionary Learning (EL) network of schools (elschools.org).
 - EL is an award-winning educational non-profit organization associated with Outward Bound.
 - A proven example to serve as a mentor for Hayden Canyon is Anser School of Expeditionary Learning in Boise, the first charter school in Idaho, which consistently outperforms district and state testing averages (ansercharterschool.org).
 - The school will have priority use of the park and playfields for its students on school days from 7:00 AM to 5:00 PM, and will accommodate college and vocational training programs in the evening.

The Hayden Canyon Institute for Community (HCIFC), is a non-profit established in association with the National Institute for Community (IFC). The IFC will secure financing and construct the improvements through the USDA's Rural Development Loan Program. The HCIFC will enter into lease agreements and coordinate with the other non-profits utilizing the facilities. The Hayden Canyon Community Campus will benefit the entire Hayden community for generations to come.

Development Approach

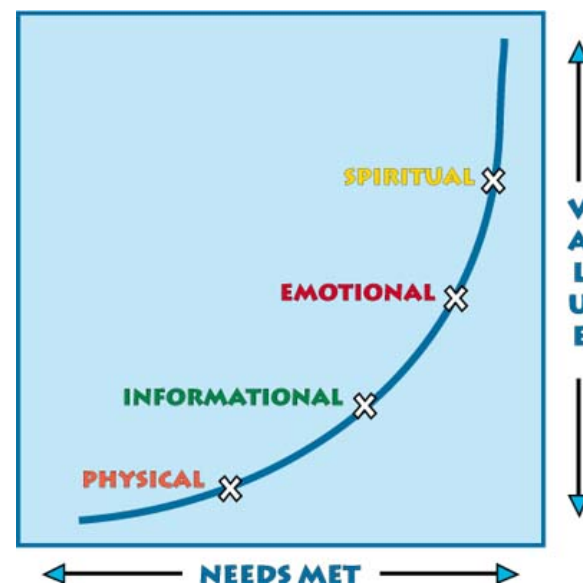
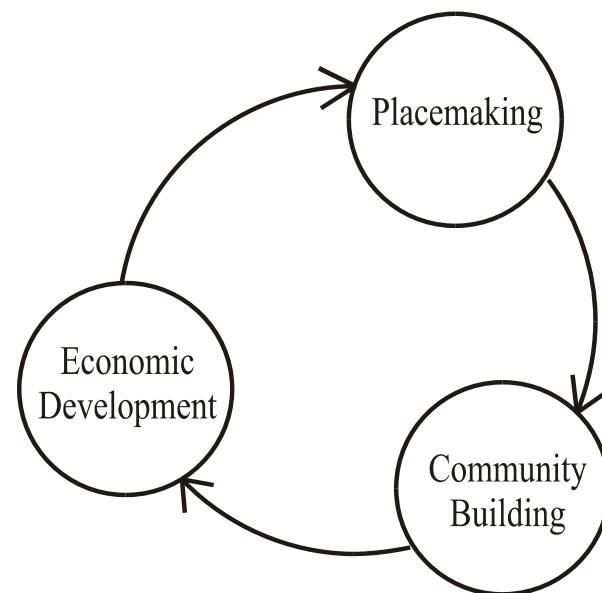
The process of master planning and development of Hayden Canyon will result in a new community that utilizes the best practices associated with:

Placemaking: Creating a walkable, diverse and sustainable “smart growth” authentic neighborhood with an enhanced quality of life and unique sense of place which will be a good example of stewardship of natural resources and traditional town-planning principles.

Community Building: Strategic development of facilities and programs that address relationship building. This is to serve the needs and interests of the greater Hayden community as well as Hayden Canyon residents and visitors.

Economic Development: Fostering an environment that encourages creative and entrepreneurial activity that can help transform the local economy. Residents can live and work in an environment that provides a high quality of life. This will attract creative and entrepreneurial talent which will catalyze economic development with an emphasis on locally-owned small businesses. As these three strategies are focused and implemented, Hayden Canyon will significantly enhance the quality of life and maximize the value of ownership and investment for all its stakeholders.

A R T I O S is an architecture, community design and development firm in Coeur d’Alene, Idaho. “Artios” is a Greek word which means “complete and 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 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. The principal, **Glen Lanker**, 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, residential, retail, and office as well as institutional facilities such as churches, community centers and schools.



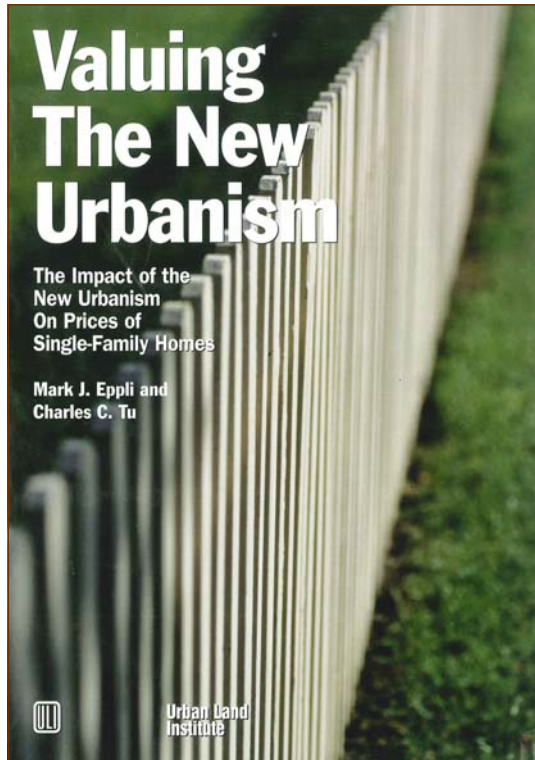
Traditional Neighborhood Development



Traditional Neighborhood Development (TND) is a term used to describe a type of integrated-use, walkable 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 30 years ago. The Kentlands in Maryland is 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 growth. Hayden Canyon is 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 wider variety of housing along with commercial and community uses in a walkable context, less traffic congestion, and better stewardship of land and infrastructure resources.



TND Market Advantage



TND communities historically experience higher demand and generate higher property values than conventional subdivisions within the same market area.

The Urban Land Institute performed an analysis of four Traditional Neighborhood Developments and determined Homebuyers were willing to pay an average \$20,000 premium for homes in the TND communities compared to homes in nearby conventional subdivisions.

Three Northwest TND's exemplify how TND's have outperformed conventional subdivisions in their respective markets (home sales data from September 2011 to August 2012):

- Seabrook (seabrookwa.com) on the Olympic Peninsula in Washington sold 15 new homes averaging 988 SF at a sales price of \$409/SF. A total of 225 were sold through the end of 2012.
- Northwest Crossing (northwestcrossing.com) in Bend, Oregon sold 62 new homes with an average size of 1853 SF and sales price of \$209/SF.
- Harris Ranch (harris-ranch.com) in Boise, Idaho sold 40 new homes with an average size of 2179 SF and sales price of \$157/SF.



Seabrook



Northwest Crossing



Harris Ranch

Development Program

RESIDENTIAL (including 10% Affordable Workforce Housing) 1820 units

Single Family from Bungalow Court to Estate Homes	1,405 units
Townhomes	187 units
Multi-Family (Mansion and Loft designs)	228 units

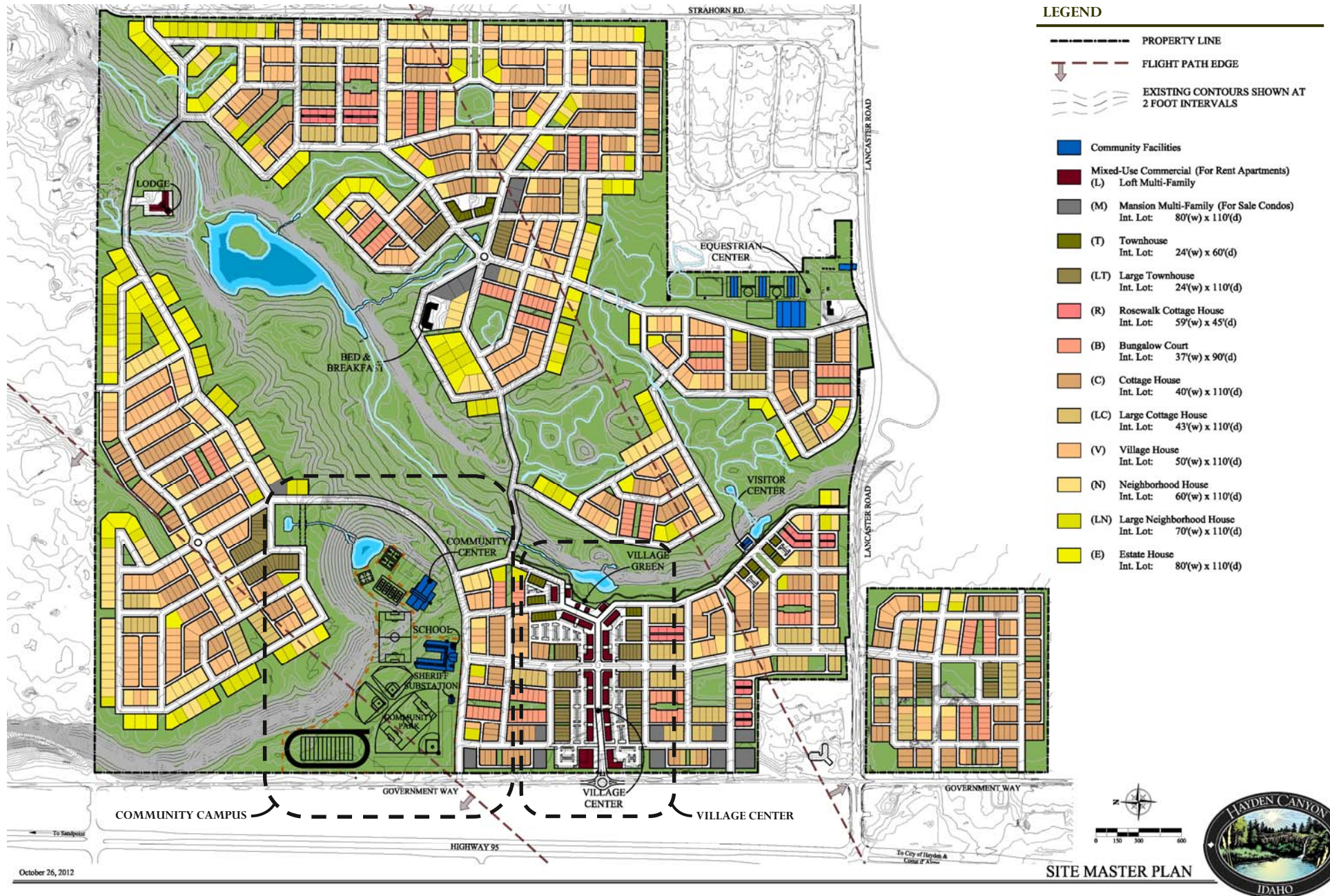
COMMUNITY BUILDING AREA 147,000 SF

Community Center	20,000 SF
Equestrian Center expansion	62,000 SF
Elementary School	65,000 SF

COMMERCIAL BUILDING AREA 120,000 SF



Site Master Plan



Site Phasing Plan



LEGEND

LEGEND

- SUB-PHASE LINE
- EXISTING DELINEATED SEASONAL WETLANDS (NON-JURISDICTIONAL)

NOTES:

- ① CENTRAL CANYON AREA AND DELINEATED WETLANDS TO BE PRESERVED THROUGH EASEMENT IN THE FIRST PHASE OF DEVELOPMENT

LOT TABULATION

Phase IA:	102 Units
Phase IB:	102 Units
Phase IC:	196 Units
Phase ID:	137 Units
Phase IIE:	162 Units
Phase IIA:	176 Units
Phase IIB:	215 Units
Phase IIC:	149 Units
Phase IIIA:	341 Units
Phase IIIB:	240 Units
TOTAL	1,820 Units



Phase IA Plan



www.haydencanyon.weebly.com

A R T I O S

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