



MEETING AGENDA

THURSDAY, MARCH 28, 2019 12:00 P.M.

CDA PUBLIC LIBRARY: COMMUNITY ROOM

IGNITE CDA/COEUR D'ALENE CITY COUNCIL WORKSHOP

A. CALL TO ORDER

**All items listed may be action items.*

B. WORKSHOP: ignite cda Lake District Project Funding Priorities

- Presentation: Potential Lake District Projects
 - Tony Berns / Phil Boyd

C. DISCUSSION

- Priority Ranking Discussion of Potential Lake District Projects
 - Tony Berns

D. ADJOURNMENT

NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.

- **Ignite cda's Vision** is to be a catalyst for positive change in the creation of an exemplary 21st Century city; a city in which economic prosperity, quality housing and employment opportunities are available to all.
- **Ignite cda's Mission** is to bring together resources to achieve Coeur d'Alene's vision of a diverse, sustainable community with healthy neighborhoods, a vibrant central city, a strong regional economy, sustainable, superior public open spaces, and quality jobs and housing for all.

Memorandum

TO: Mayor Widmyer and City Council Members
 FROM: Bill Greenwood, Parks and Recreation Director
 SUBJECT: March 28, 2019 ignite CDA/City Council Lake District Workshop
 DATE: March 25, 2019
 CC: Chairman Cranston, and Commission Members, Tony Berns, ignite CDA, Phil Boyd, P.E. Welch Comer Engineers

Mayor Widmyer and Council Members:

At the regular Parks and Recreation Commission meeting on March 18, 2019, Phil Boyd and Dell Hatch presented potential additional Atlas public space projects and potential BLM corridor (“Lacrosse Park”) projects. They also presented information about the base Atlas project referred to as “Clean and Green” which is the currently budgeted by ignite CDA. The Commission received public input after the presentation and then had a very good discussion about the potential additional projects to develop the prioritization list that Mayor Widmyer had requested from them.

The following table provides the Commission’s prioritization list, along with estimated project costs and a running total. You will note the Commission added a definition to each of their priorities to communicate their priority “criteria.” Based on the Commissions discussions, I think they would be very pleased for our community if ignite CDA were able to fund priorities 1 and 2 at both Atlas and BLM. In the event funding does not permit, priority 1 projects will result in the Atlas waterfront public space becoming an outstanding addition for our community and establish the “bones” of a future Lacrosse Park. The Lacrosse Park “bones” will allow the community to use and enjoy the BLM property and allow our Parks staff to properly maintain that area.

Priority	Atlas Waterfront	Estimated Cost	Running Total
1. Desired park amenity that can't be cost efficiently constructed in the future without substantial and costly impacts to existing parking infrastructure.	Additional Pedestrian Accesses to River	\$ 1,300,000	\$ 1,300,000
	Beach with Accessible Beach Area	\$ 650,000	\$ 1,950,000
	Accessible Kayak/SUP Board Launch	\$ 250,000	\$ 2,200,000
	Water Access Dog Park	\$ 65,000	\$ 2,265,000
	Natural Style Playground	\$ 75,000	\$ 2,340,000
	Food Truck Vendor Area	\$ 50,000	\$ 2,390,000
	Park Maintenance Building	\$ 115,000	\$ 2,505,000
	Vendor / Police Building	\$ 115,000	\$ 2,620,000
	Suzanne Trail Crossing w/ Calming	\$ 100,000	\$ 2,720,000
	Atlas Waterfront Subtotal	\$ 2,720,000	
	Lacrosse Park		
	Lacrosse Rd and Signal Bases / Conduits	\$ 890,000	\$ 3,610,000
	Parking Lot	\$ 280,000	\$ 3,890,000
Site Remediation with Dryland Native Grasses	\$ 390,000	\$ 4,280,000	
Lacrosse Park Restroom and Picnic Shelter	\$ 300,000	\$ 4,580,000	
Lacrosse Park Subtotal	\$ 1,860,000		
2. Desired park amenity that can be cost efficiently constructed in the future without impacting existing park infrastructure.	Atlas Waterfront		
	East Day Use Docks	\$ 240,000	\$ 4,820,000
	East Vendor Docks	\$ 240,000	\$ 5,060,000
	Atlas Waterfront Subtotal	\$ 480,000	
	Lacrosse Park		
	Gravel Walking Paths	\$ 40,000	\$ 5,100,000
Spokane River Picnic Shelter	\$ 150,000	\$ 5,250,000	
Lacrosse Park Subtotal	\$ 190,000		
3. Potential park amenity that requires additional cost analysis and public input.	Atlas Waterfront		
	West Annual Lease Docks	\$ 720,000	\$ 5,970,000
	West Day Use Docks	\$ 150,000	\$ 6,120,000
	Landscape Water Feature	\$ 40,000	\$ 6,160,000
	Atlas Waterfront Subtotal	\$ 910,000	

Lake District Corridor Potential Projects Evaluation

March 28, 2019

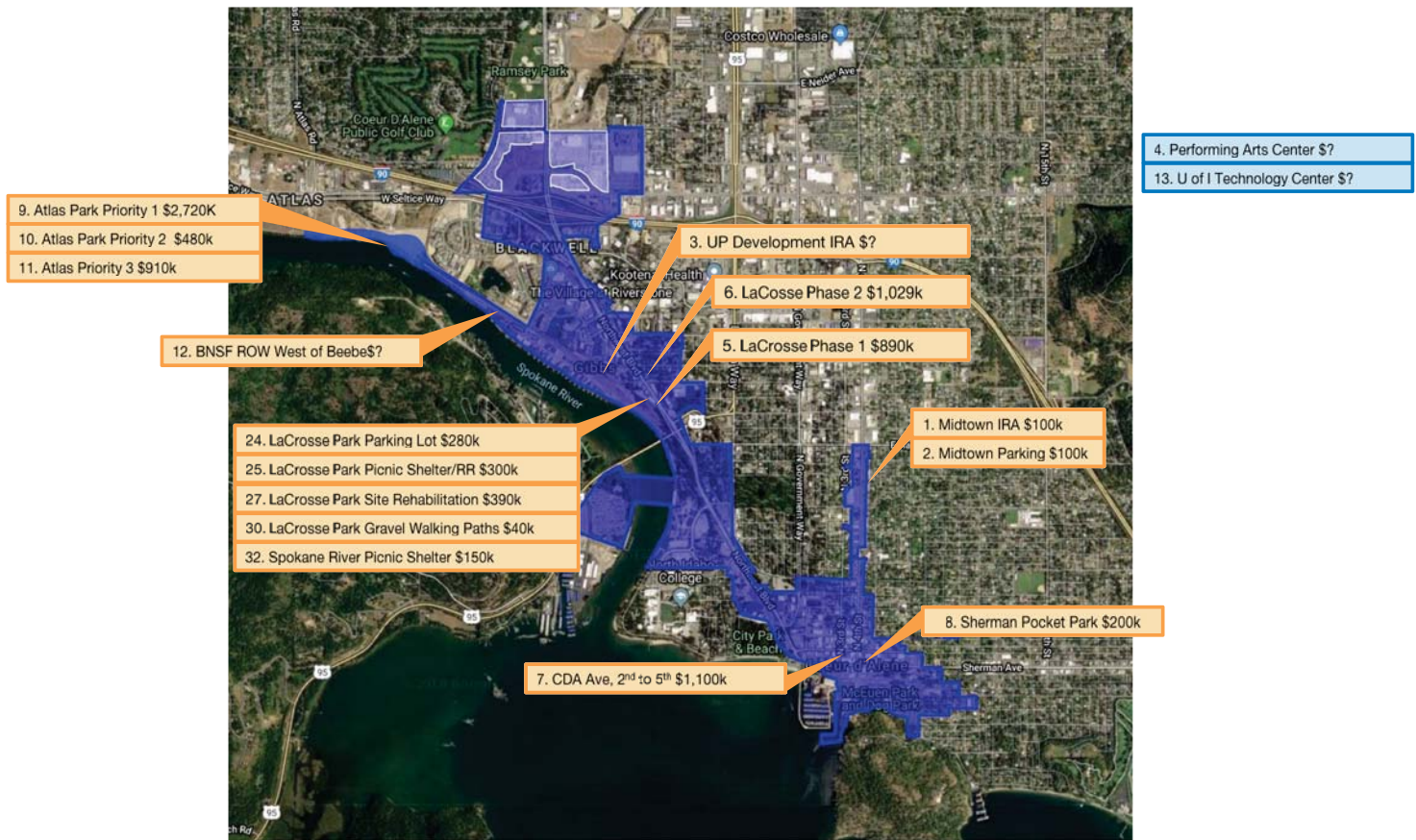


igniteCDA Lake District Project Funding Priorities Workshop

Agenda

- Presentation: Potential Lake District Projects
- Priority Ranking of Potential Lake District Projects





ignite CDA Project Evaluation Criteria

- Economic Value
 - Generates tax Increment
 - Stimulates private investment
- Community Value
- Project is part of an existing plan
- Cost
- Time to completion
- Other criteria?

Lake District Potential Partnership Projects

Potential Project	Est. Cost - Low End	Est. Cost - High End	Est. Fiscal Year	Priority
1 Midtown RFP Assistance - Public Improvements	\$ 100,000	\$ 250,000	2020	
2 Midtown Parking Enhancements / Acquisitions	\$ 100,000	\$ 250,000	2019-2021	
3 UP RR r-o-w Project Assistance (all \$\$ go to Lacrosse effort)	\$ -	\$ -		
4 Performing Arts Center	\$ -	\$ -		
5 Phase 1 Lacrosse, Road to Parking Lot, Signal Bases and Conduits at NW Blvd	\$ 890,000	\$ 979,000	2020-2021	
6 Phase 2 Lacrosse Avenue Connection (50% of project cost - public investment)	\$ 1,029,000	\$ 1,029,000	2020-2021	
7 CDA Avenue: Reconstruct & Streetscaping (2nd Street - 5th Street) [LID \$\$?]	\$ 1,100,000	\$ 1,200,000	2020-2021	
8 Downtown Greenspace - Sherman Pocket Park Acquisition	\$ 200,000	\$ 400,000	2020-2021	
9 Atlas Project Area -Potential Park Additional Improvements	\$ 2,720,000	\$ 2,992,000	2020-2021	
10 Atlas Project Area - Potential Park Support/Revenue Improvements	\$ 480,000	\$ 528,000	2020-2021	
11 Atlas Project Area - Potential Park Support/Revenue Improvements	\$ 910,000	\$ 1,001,000	2020-2021	
12 Atlas Project Area - BNSF R-O-W West of Beebe	\$ -	\$ -		
13 UI: CDA Technology & Innovation Center Initiative	\$ -	\$ -		
14 Subtotal	\$ 7,529,000	\$ 8,629,000		
FOUR CORNER MASTER PLAN ELEMENTS:*				
15 HARBOR CENTER DOG PARK (BLM Parcel)	\$ 85,000	\$ 106,250	2020-2021	
16 SKATE PARK (City and BLM Parcel) -2nd Phase	\$ 400,000	\$ 500,000	2020-2021	
17 HARBOR CENTER OUTDOOR CLASSROOM (City and BLM Parcel)	\$ 50,000	\$ 62,500	2020-2021	
18 HARBOR CENTER SMALL SHELTERS (City Parcel)	\$ 100,000	\$ 125,000	2020-2021	
19 HARBOR RESTROOM (City Parcel)	\$ 180,000	\$ 225,000	2020-2021	
20 HARBOR CENTER DOCK (City Parcel)	\$ 600,000	\$ 750,000	2020-2021	
21 FUTSAL COURTS (BLM Parcel)	\$ 60,000	\$ 75,000	2020-2021	
22 BOULDERING PARK/ROPES COURSE (BLM Parcel)	\$ 250,000	\$ 312,500	2020-2021	
23 RIVER TO HUBBARD COMMUTER TRAIL (BLM Parcel)	\$ 240,000	\$ 300,000	2020-2021	
24 LACROSSE PARK PARKING LOT (BLM Parcel) (\$1,020,000)	\$ 280,000	\$ 350,000	2020-2021	
25 LACROSSE PARK RESTROOM and Picnic Shelter (BLM Parcel)	\$ 300,000	\$ 375,000	2020-2021	
26 LACROSSE PARK (BLM Parcel)	\$ 520,000	\$ 650,000	2020-2021	
27 LACROSSE SITE REMEDIATION (BLM Parcel)	\$ 390,000	\$ 487,500	2020-2021	
28 LACROSSE PARK ARBORETUM (BLM Parcel)	\$ 100,000	\$ 125,000	2020-2021	
29 BIKE PARK TRAIL SYSTEM (BLM Parcel)	\$ 200,000	\$ 250,000	2020-2021	
30 GRAVEL WALKING PATH (BLM Parcel)	\$ 40,000	\$ 50,000	2020-2021	
31 LACROSSE PARK PICKLEBALL COURTS (BLM Parcel)	\$ 60,000	\$ 75,000	2020-2021	
32 SPOKANE RIVER PICNIC SHELTER (BLM Parcel)	\$ 150,000	\$ 187,500	2020-2021	
33 HARBOR CENTER RIVER OVERLOOKS (City Parcel)	\$ 100,000	\$ 125,000	2020-2021	
34 HARBOR CENTER PARKING LOT AND PLAZA (City and BLM Parcel)	\$ 1,100,000	\$ 1,375,000	2020-2021	
35 HARBOR CENTER BOARDWALK (City Parcel)	\$ 700,000	\$ 875,000	2020-2021	
36 LACROSSE PARK-CENTENNIAL TRAIL (BLM Parcel)	\$ 580,000	\$ 725,000	2020-2021	
37 Subtotal	\$ 1,160,000	\$ 1,450,000		
38 Grand Total	\$ 8,689,000	\$ 10,079,000		

* = High end costs derived via a 25% cost escalation factor.

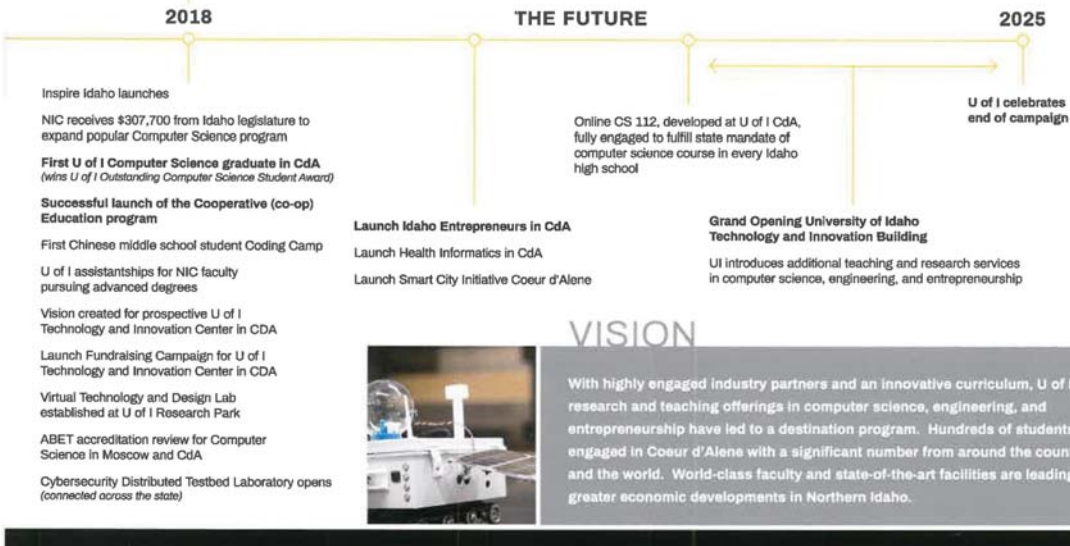
University of Idaho
TECHNOLOGY AND INNOVATION CENTER
in Coeur d'Alene



"Catfish" underwater drone project launches with IWRII
(U of Idaho Water Resources Research Institute)

Donor: Rumble Family

Unleap donation of \$25,000 robotic manufacturing platform





MARKET AND FEASIBILITY STUDY

Performing Arts Center

COEUR D'ALENE, IDAHO
September 21, 2018



SUBMITTED TO:

Ms. Nicole Kahler
Executive Director
CDA 2030, Inc.
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Coeur d'Alene, Idaho 83814
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PREPARED BY:

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Facilities Consulting
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+1 (312) 587-9900

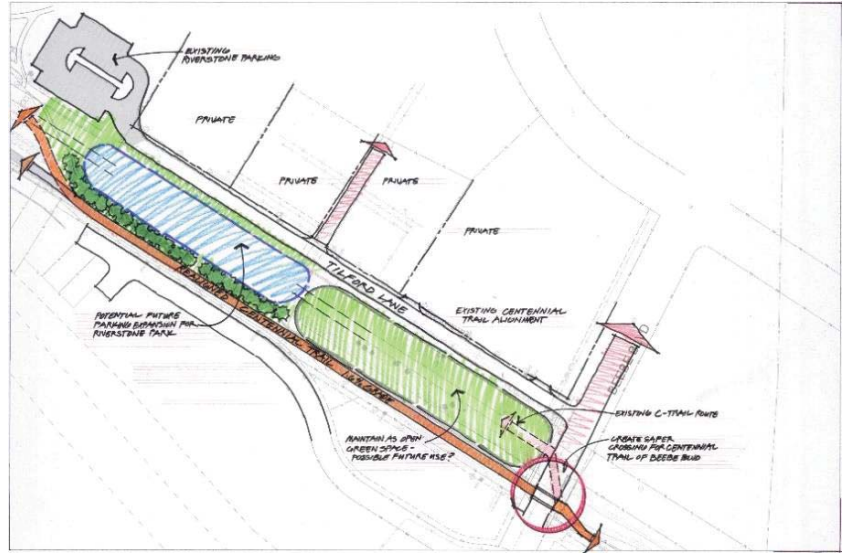
igniteCDA Parcel Atlas to Beebe



Disposition?

Retain for future trail re-alignment to solve Beebe/trail safety issue

City & ignite CDA Parcels Atlas to Beebe



Parks and Recreation Commission Prioritization

Priority	Atlas Waterfront Priority
1 Desired park amenity that can't be cost efficiently constructed in the future	Additional Pedestrian Accesses to River
	Beach with Accessible Beach Area
	Accessible Kayak / Stand Up Paddle Board Launch
	Water Access Dog Park
	Natural Style Playground
	Food Truck Vendor Area
	Park Maintenance Building
	Vendor / Police Building
	Suzanne Trail Crossing w/ Calming
2 Desired park amenity that can be cost efficiently constructed in the future	Day Use Docks
	Vendor Docks
3 Potential park amenity that requires additional cost analysis and public input	Annual Lease Docks
	West Day Use Docks
	Landscape Water Feature
Priority	Lacrosse Park Priority
1 Desired park amenity that can't be cost efficiently constructed in the future	Lacrosse Rd and Signal Bases / Conduits
	Parking Lot
	Site Remediation with Dryland Native Grasses
	Lacrosse Park Restroom and Picnic Shelter
2 Desired park amenity that can be cost efficiently constructed in the future	Gravel Walking Paths
	Spokane River Picnic Shelter



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Discussion



Potential Additional Improvements - \$2,800,000

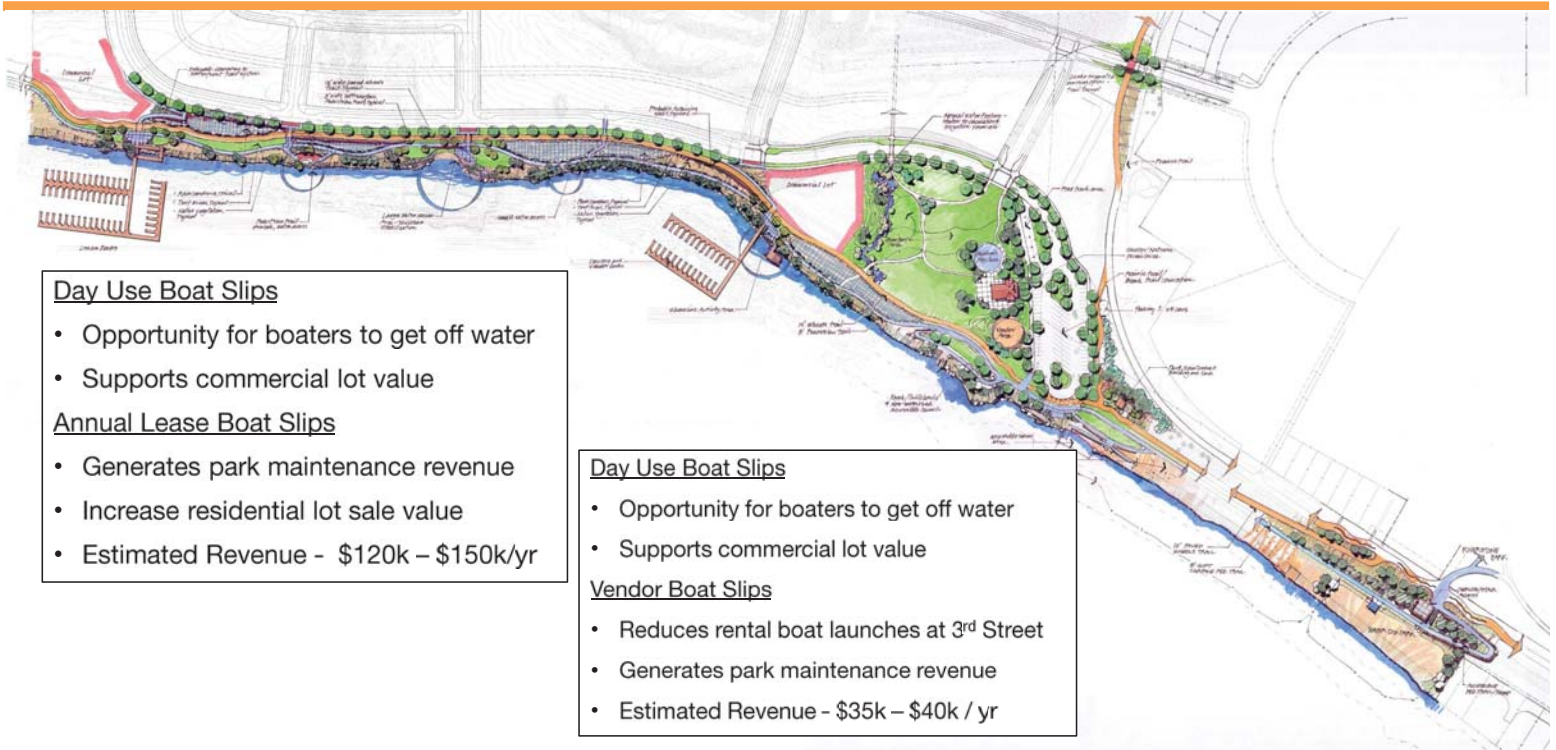
1. Water access dog park - \$65,000
2. Beach with accessible beach area - \$650,000
3. Accessible Kayak/Stand Up Paddle Board Launch - \$250,000
4. Natural style playground - \$75,000
5. Landscape water feature - \$50,000
6. Additional pedestrian accesses to the Spokane River - \$1,300,000
7. Prairie trail "underpass" crossing at Suzanne Road - \$400,000

Potential Park Support/Revenue Improvements - \$1,630,000

1. Food Truck Vendor Area - \$50,000
2. Vendor/Police Building - \$115,000
3. Park Maintenance Building - \$115,000
4. Vendor / Day Use Docks - \$480,000
5. West Annual Lease Docks - \$720,000
6. West Day Use Docks - \$150,000



Docks



Day Use Boat Slips

- Opportunity for boaters to get off water
- Supports commercial lot value

Annual Lease Boat Slips

- Generates park maintenance revenue
- Increase residential lot sale value
- Estimated Revenue - \$120k – \$150k/yr

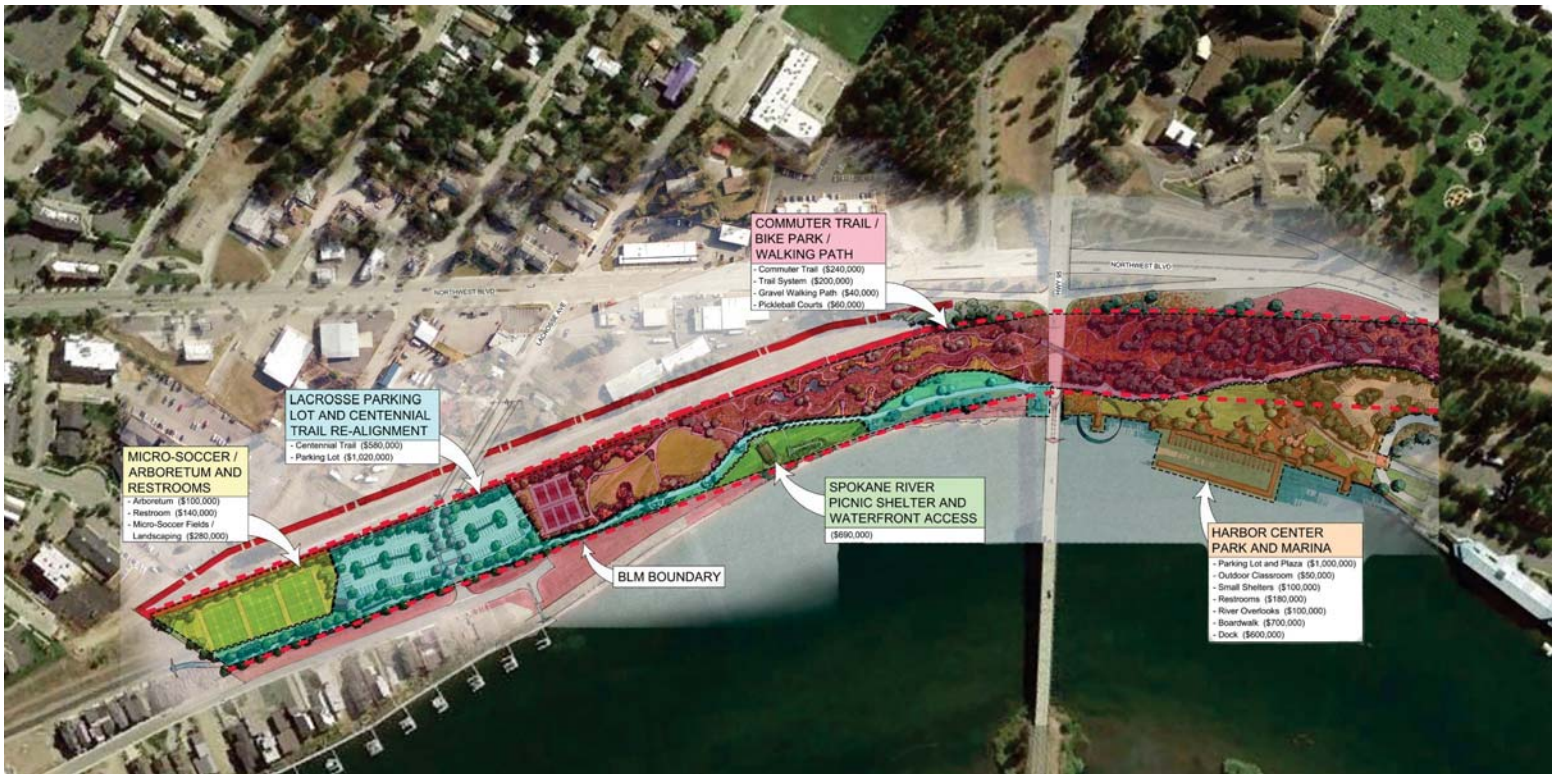
Day Use Boat Slips

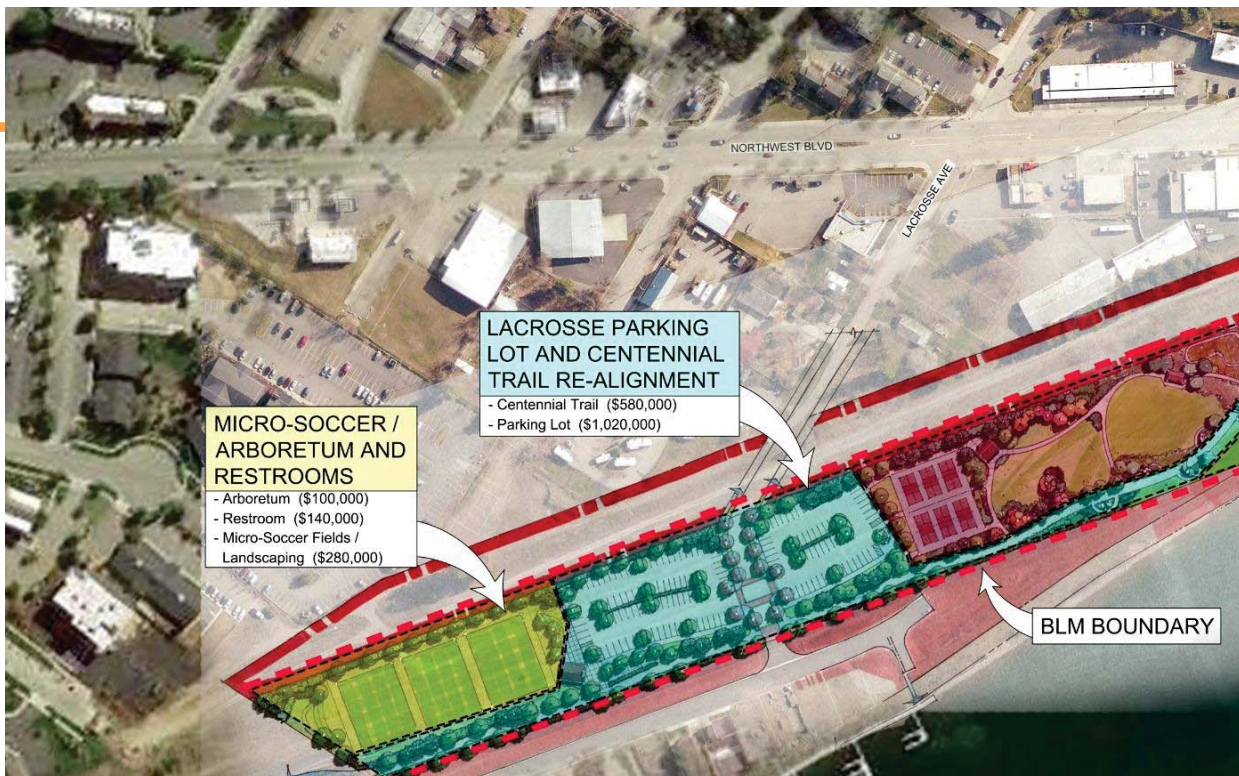
- Opportunity for boaters to get off water
- Supports commercial lot value

Vendor Boat Slips

- Reduces rental boat launches at 3rd Street
- Generates park maintenance revenue
- Estimated Revenue - \$35k – \$40k / yr

BLM Corridor

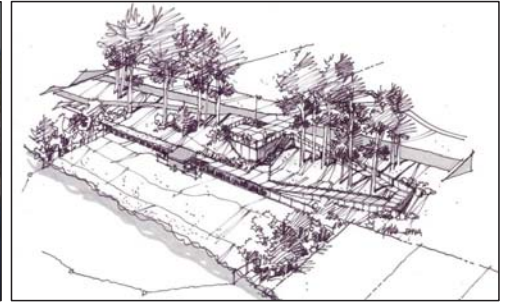
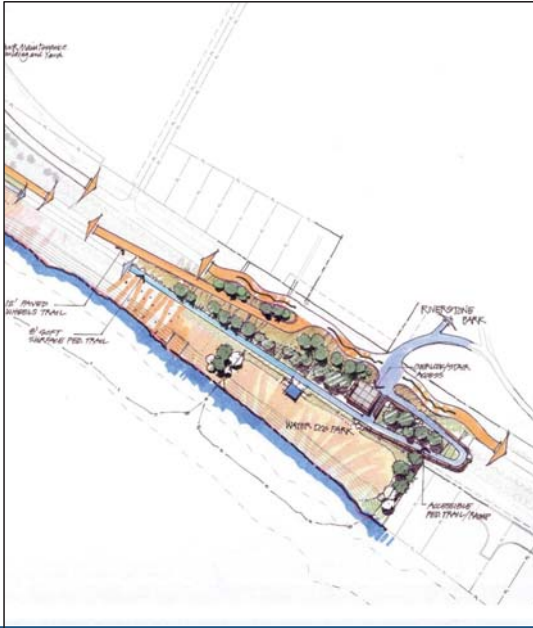






Detail Concept Slides

Water Access Dog Park



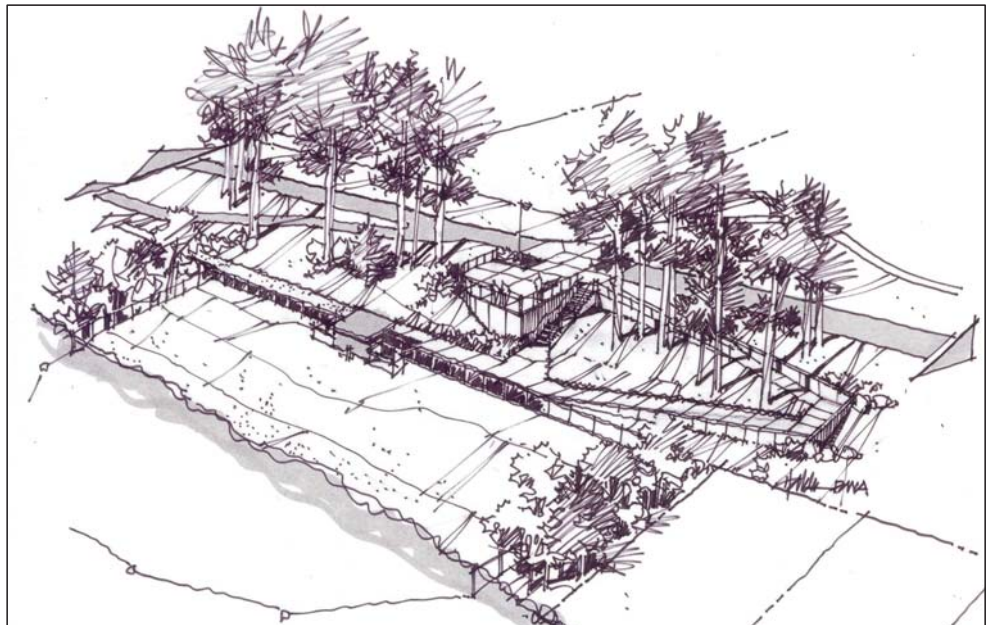
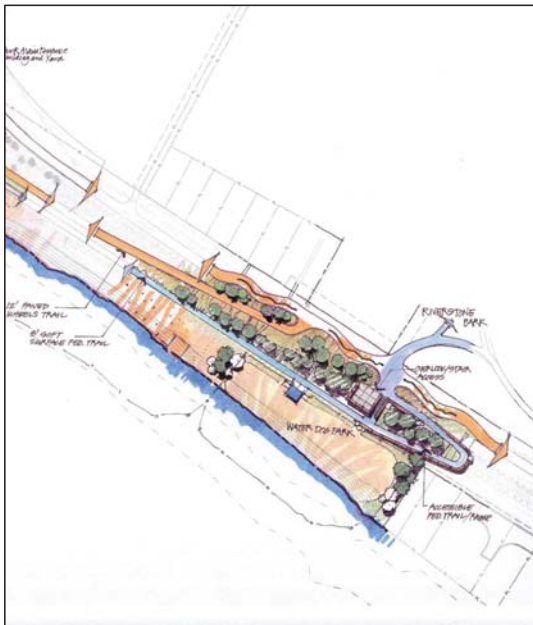
WELCH-COMER
ENGINEERS | SURVEYORS

BWA BERNARDO MILLS
ARCHITECTS PC



ignite cda

Water Access Dog Park and Riverstone Connection



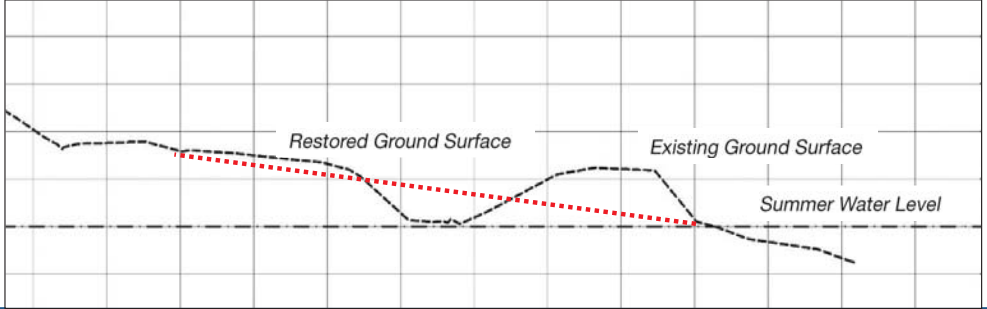
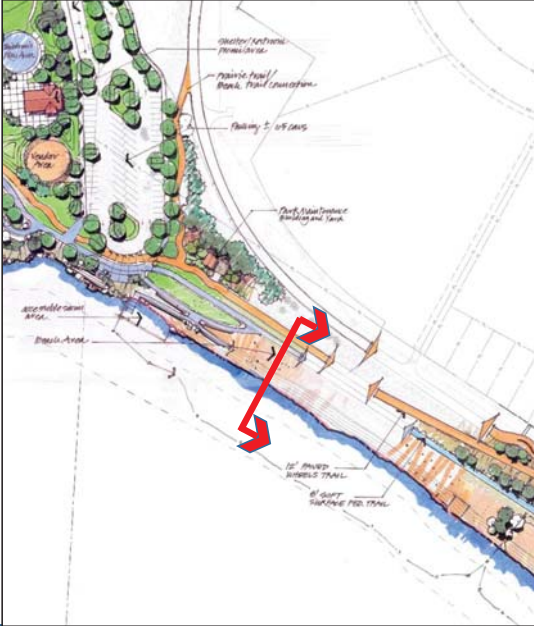
WELCH-COMER
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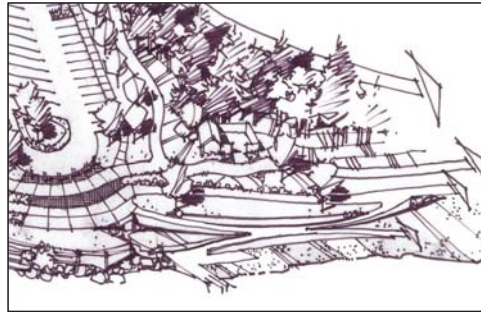


ignite cda

Restored Beach



Accessible Beach



Accessible Kayak/SUP Launch

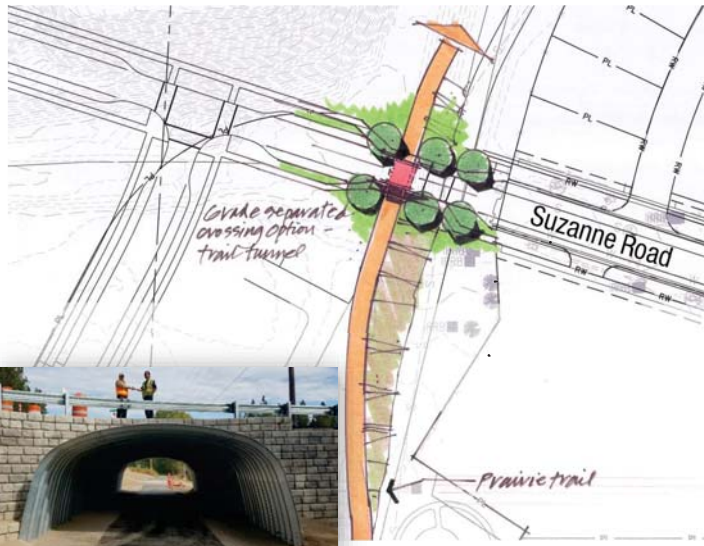


Playground



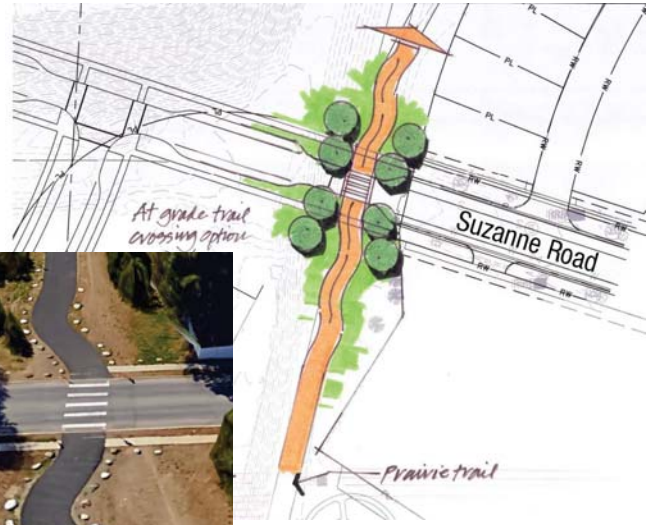
Prairie Trail Crossing Options at Suzanne Road

Option 1 Grade Separated Trail Crossing



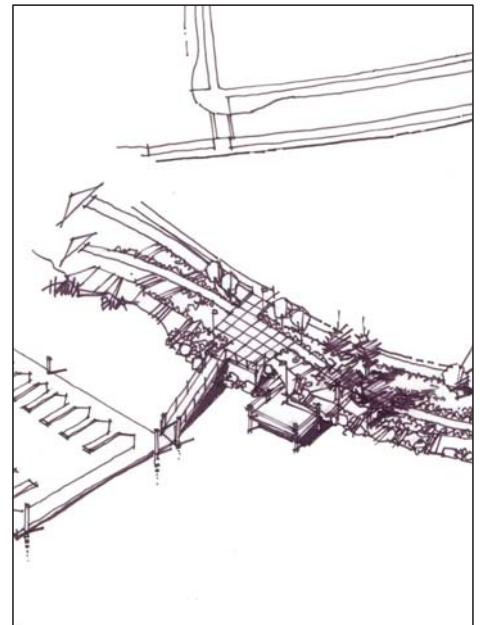
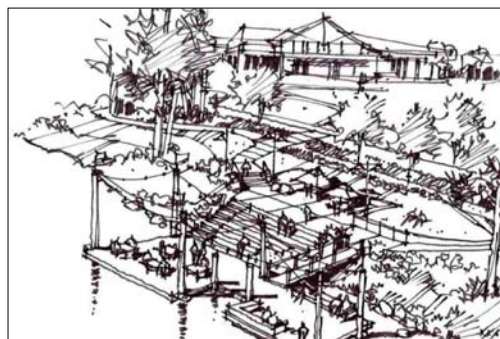
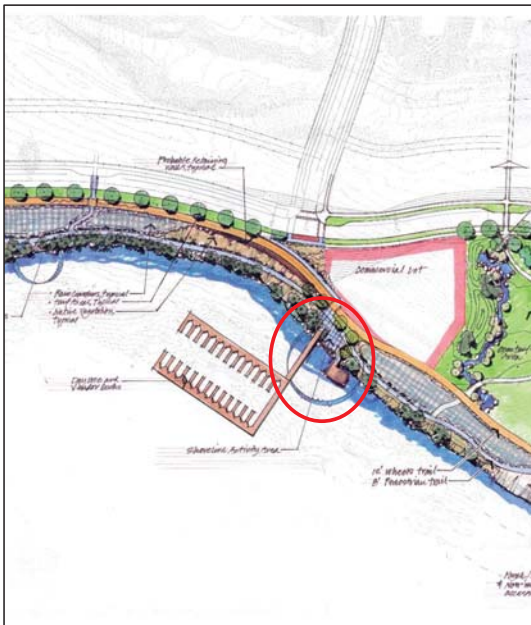
Option 1 could be similar to this trail underpass at Bottle Bay Rd. near Sandpoint, ID.

Option 2 At Grade Trail Crossing

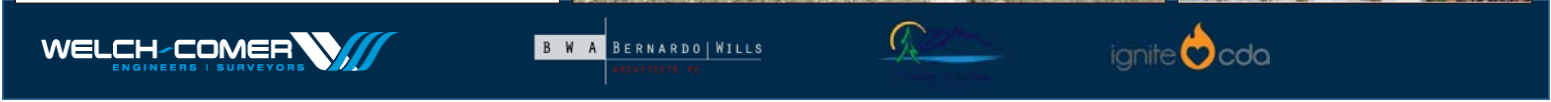
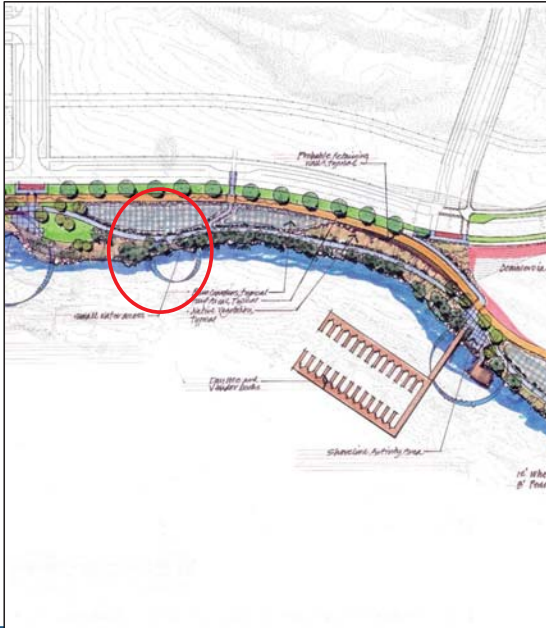


Option 2 would be similar to the Prairie Trail Crossing at Player Drive

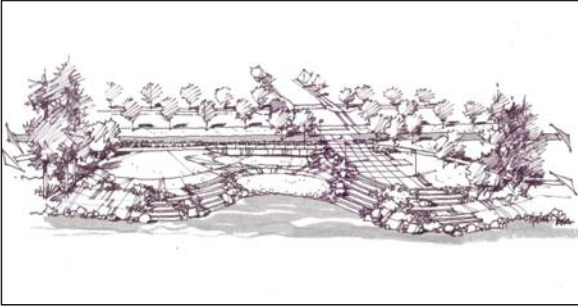
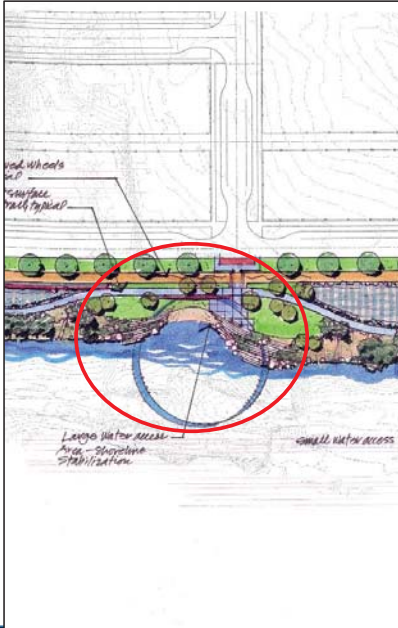
Water Access & Shoreline Stabilization



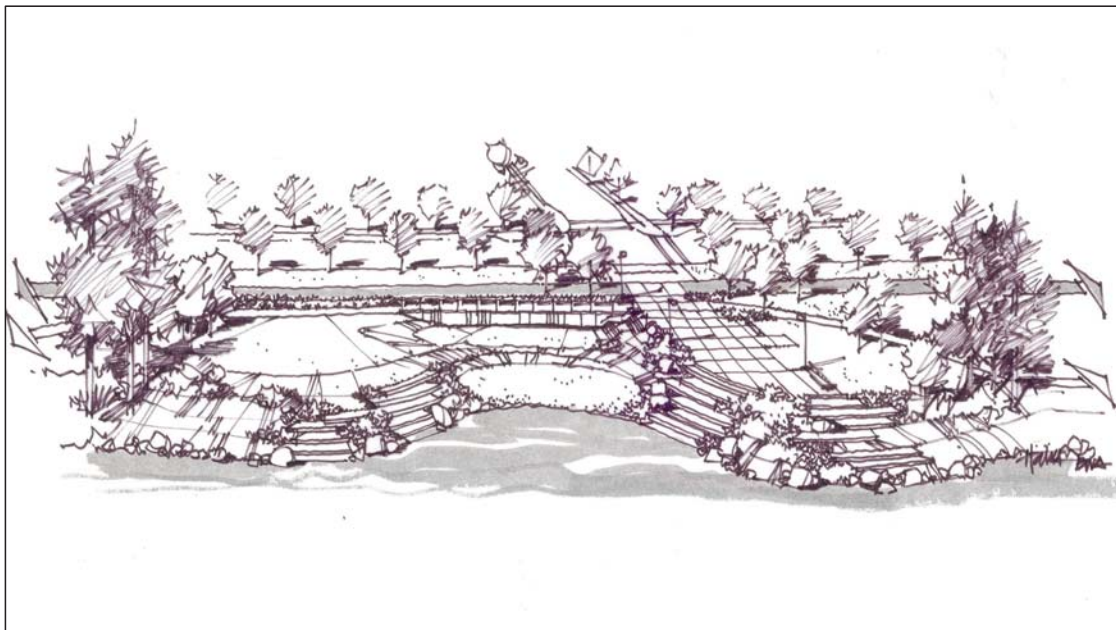
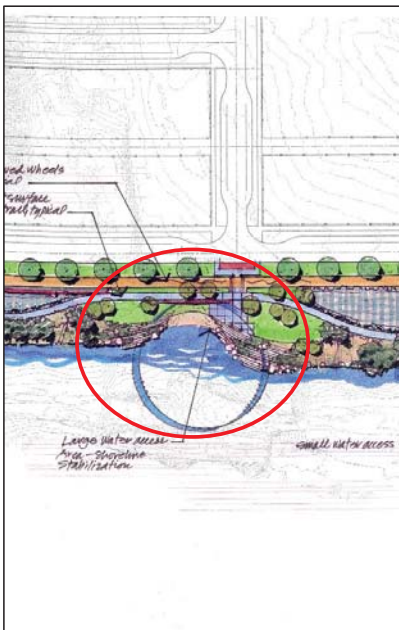
Water Access & Shoreline Stabilization



Water Access & Shoreline Stabilization



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Water Access & Shoreline Stabilization

