Introduction

City/igniteCDA
- Councilmember Kiki Miller
- Troy Tymesen, City Administrator
- Hilary Anderson, Community Development Director
- Tony Berns, Executive Director, igniteCDA

Consulting Team
- Phil Boyd & Taylor Tompke, Welch Comer Engineers
- Matt Anderson & Amy Hartman, Heartland Real-estate Advisors
- Mark Sindell & Don Vehige, GGLO Design
- Dell Hatch, BWA Landscape Architect
Introduction

• The City is Purchasing the Atlas Property to Create Permanent, Public Waterfront Access and Encourage Economic Development Initiatives on the Site.

• The Community Engagement Process is Intended to Inform the Public About the Site and Receive Community Feedback to Establish Community Values Balanced with Economic Realities
Atlas Waterfront Project Process

1. Community Engagement
   1. COR Vision Group Meeting #1 – February 7, 2018
   2. Public Presentation/Open House Meeting #2 – March 22, 2018
   3. Public Presentation/Open House Meeting #3 – April 25, 2018
   4. City Council/igniteCDA Workshop – Lake Coeur d’Alene Room at NIC’s Student Union – April 26, 2018 5pm

2. The Consulting Team will Prepare a Development/Public Space Plan for Council/igniteCDA Consideration

3. City Council will Consider Expanding/Creating Urban Renewal Districts and Possibly Proposing a General Obligation Bond to Assist with Financing the Project Development
Tonight’s Agenda

Presentation 5:30 pm to 6:30 pm
1. Project Objective, What We Have Learned so Far – Phil Boyd
2. Site Design and Land Use Planning - Don Vehige, Mark Sindell
3. Public Space Size and Features – Dell Hatch
4. Real-Estate, Market Feasibility – Amy Hartman, Matt Anderson

Open House for Feedback (Dot Exercise) 6:30 pm to 7 pm
Re-Convene for Question and Answer 7 pm to 7:30 on
Adjournment - Councilmember Miller
Create a Private Development Land Use and Public Space Concept Plan that will:

1. Support Preserving the Entire Waterfront as Public Space
2. Balance Public and Private Funding, if Possible
3. Create a Unique and Desirable Community Addition that Reflects our Community Values
COR Vision Meeting helps set vision values for Atlas Waterfront

- Provide Pedestrian and Bike Access Throughout
- Create a Natural and Unique Identity
- Acceptable Trade-Off: Higher Density in Exchange for More Public Space (Inclusive of the Entire Waterfront as Public)
- Water Access is a Priority
- Reserving Commercial Property for Higher Wage-Job Creating Businesses is Supported
Public Meeting #2 Takeaways – Road Network and Development
Public Meeting #2 Takeaways – Public Space and Shoreline Restoration/Stabilization
GGLO designs distinct places where people connect and thrive.

We seek to bring the essence of community alive in each of our projects - believing that the fundamental desire to interact and feel a part of something can be evoked through design. This perspective runs deep through our practice, helping ensure our solutions have the most positive impact in any context.
Site Plan - Context
What Type of Public Space Character do You Prefer?

Site Plan
What Type of Public Space Character do You Prefer?

Site Plan
What Type of Public Space Character do You Prefer?
West Edge – Neighborhood Commercial

What Type of Public Space Character do You Prefer?
West Edge - Retail

What Type of Public Space Character do You Prefer?

West Edge – Retail
West Edge - Plaza
What Type of Public Space Character do You Prefer?

Central Neighborhood
Central Neighborhood
East Edge – Riverfront Open Space
Central Neighborhood
Central Neighborhood
Pedestrians

What Type of Public Space Character do You Prefer?

East Edge – Riverfront Open Space
East Edge – Riverfront Open Space
East Edge – Riverfront Open Space
What Type of Public Space Character do You Prefer?

East Edge – Riverfront Open Space
Pedestrians

What Type of Public Space Character do You Prefer?

East Edge – Riverfront Open Space
East Edge – Open Space
Public Space Size and Features
Public Space Size and Features
Public Space Size and Features

- Park Gateway
- Prairie Trail
- Amphitheater with Floating Stage
- Children's Play Area
- Picnic Shelter
- Community Gathering / Pavilion
- Non Motorized Accessible Launch

- Transient Docks
- Stone Terracing on Slope
- Trail Bridges
- Recreated Mill Pond
- Swimming

- Overlook
- Swimming Beach
- Lighted, Separate Biking / Pedestrian Trails
- Water Access Dog Park

- Welch-Comer
- Bernardo
- GGLO
- Heartland
Public Space Size and Features
Public Space Size and Features
Public Space Amenities

- Park Gateway
- Trail Bridges
- Harbor Master Building
- Commercial Character
- Adjacent Park
- Group Shelter / Pavilion
- Picnic / Shade Structures

(Welch Comer Architects) (Bernards Hills Architects) (GGLO) (Heartland) (Ignite CDA) (Coeur d'Alene, Idaho)
Public Space Amenities

- Swimming Beach
- Children’s Play Structures
- River Overlooks
- ADA Non-Motorized Watercraft Launch
- Softball / Soccer Complex
- Water Dog Park
- Public / Trail Art
Public Space Amenities

Riverfront Stabilization
Economic Analysis

**Land & Park Costs**
- Acquisition
- Backbone Infrastructure
- Multi Modal Trails
- Earth Work
- Environmental Remediation
- Park & Open Space

**TOTAL Land Development Costs**

**Land Sale Revenue**
- Block #1
- Block #3
- Block #5
- Block #7
- Block #2
- Block #4
- Block #6
- Block #8

**TOTAL Land Sale Revenue**

**NET (Cost)/Revenue**

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RLV
Residual Land Value by Block*

* Dependent on land use
Economic Analysis

Residual Land Value: Land Value from Developer’s Perspective

- Developer analyzes market-specific costs and returns* to make a decision on the feasibility of development.
- Residual Land Value ("RLV"): Amount the developer can afford to pay for the land.
Economic Analysis

**Scenario 1: Mixed-Use**

- Single Family
- Townhomes
- Condos
- Apartments
- Retail

**Scenario 2: Single Use**
- Single Family

**Quarterly Absorption**

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Economic Analysis

- 419 units over four phases
- Mix of product types:
  - Multi-Family: 90 Units
  - Condo: 148 Units
  - 122 Townhomes
  - 59 Single Family Homes
Open House Feedback...

Please Provide Feedback...by Placing Your Dot on the Feature:

- [ ] You Most Prefer
- [ ] You Moderately Prefer
- [ ] You Least Prefer