City Council & ignite cda Atlas Mill Site Workshop

April 26, 2018
Introduction

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
Tonight’s Agenda

Meeting Objective
Present the City Council and igniteCDA Board with a description of the project objective, community input process and how the land use/site development may occur to achieve the public space and economic balance objectives for the site.

- Presentation (Really a Work Session) 5:00 pm to 6:00

  1. Introduction, Project Objective, Process Review, Site Review – Phil – 5 minutes
  2. Land Use Planning Concept/Site Design – GGLO 15 minutes
  3. Public Space Concepts – Dell 10 minutes
  4. Real-Estate Requirements to Achieve Public Space– Heartland 25 minutes
  5. Closing – Phil 5 minutes

- Council and igniteCDA Board Q&A and Discussion 6:00 pm to 7:00
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
Community Engagement Process

• 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
COR Vision Group Meeting – February 7, 2018 Takeaways

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
Public Space Amenities

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer
Public Space Amenities

What Type of Public Space Character do You Prefer?

Public Space Amenities

- Swimming Beach
- Children's Play Structures
- Picnic/Shade Structures
- Group Shelter/Pavilion
- Water Dog Park

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer
Public Space Amenities

SOFTBALL / SOCCER COMPLEX

RIVER OVERLOOKS

ADA NON MOTORIZED WATERCRAFT LAUNCH

PUBLIC / TRAIL ART

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer
Public Space Amenities

WATERFRONT ACCESSIBLE PLAZA

VEGETATED RIP RAP

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer
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.
What Type of Public Space Character do You Prefer?

Site Plan - Context

To Mill River Neighborhood

Riverstone
What Type of Public Space Character do You Prefer?

Site Plan - Option 1 (West Blocks)
Site Plan – Option 2 (Triangle Parcel)
What Type of Public Space Character do You Prefer?

West Edge – Neighborhood Commercial

Neighborhood Retail

Apartment (Flats)

Small Lot Single Family

Townhomes

Alley

Riverfront Drive

Riverfront Promenade

Street End View Plaza

Small Lot Single Family

Apartment or Condo (Flats)

Townhomes

Riverfront Restaurant

Public Greenspace

City of Coeur d'Alene, IDaho
What Type of Public Space Character do You Prefer?
What Type of Public Space Character do You Prefer?

West Edge - Retail
West Edge - Plaza
Central Neighborhood

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

What Type of Public Space Character do You Prefer?
Central Neighborhood

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

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

Atlas Butte
What Type of Public Space Character do You Prefer?

Atlas Butte
Public Space Amenities

- PARK GATEWAY
- TRAIL BRIDGES
- HARBOR MASTER BUILDING
- COMMERCIAL CHARACTER
- ADJACENT PARK
- GROUP SHELTER / PAVILION
- AMPHITHEATER
- PICNIC / SHADE STRUCTURES
Public Space Amenities

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

Riverfront Stabilization
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
### Land Value by Use: Single Family

#### Space Program

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Land SF</td>
<td>300,000 SF</td>
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<tr>
<td>Total Units</td>
<td>59 Units</td>
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<tr>
<td>• Dwelling Units/Acre</td>
<td>9 Units/Acre</td>
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#### Revenue Metrics

<table>
<thead>
<tr>
<th>Metric</th>
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<tbody>
<tr>
<td>Sale Price / SF</td>
<td>$300 PSF</td>
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#### Property Values

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Value/ Land SF</td>
<td>$21 PLSF</td>
</tr>
<tr>
<td>Value/ Unit</td>
<td>$125,000</td>
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#### Cost Metrics

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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<tbody>
<tr>
<td>Hard Cost/ SF</td>
<td>$160 PSF</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>15% HC</td>
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## Land Value by Use: Townhomes

### Space Program

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Land SF</td>
<td>270,000 SF</td>
</tr>
<tr>
<td>Total Units</td>
<td>122 Units</td>
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<tr>
<td>- Dwelling Units/Acre</td>
<td>20 Units/Acre</td>
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</tbody>
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### Revenue Metrics

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<tr>
<td>Value/ Land SF</td>
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<tr>
<td>Value/ Unit</td>
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</tr>
<tr>
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<td>20 Units/Acre</td>
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</table>
## Land Value by Use: Condos

### Space Program

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<tbody>
<tr>
<td>Land SF</td>
<td>150,000 SF</td>
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<tr>
<td>Total Units</td>
<td>148 Units</td>
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<tr>
<td>Dwelling Units/Acre</td>
<td>43 Units/Acre</td>
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### Revenue Metrics

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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Sale Price / SF</td>
<td>$370 PSF</td>
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### Property Values

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<tbody>
<tr>
<td>Value/ Land SF</td>
<td>$16 PLSF</td>
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<tr>
<td>Value/ Unit</td>
<td>$18,000</td>
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### Cost Metrics

<table>
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<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Hard Cost/ SF</td>
<td>$210 PSF</td>
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<tr>
<td>Soft Costs</td>
<td>30% HC</td>
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<table>
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<tbody>
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30% HC: Hard Costs
# Land Value by Use: Apartments

## Space Program

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<tr>
<th>Land SF</th>
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<tr>
<td>Total Units</td>
<td>90 Units</td>
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<td>• Dwelling Units/Acre</td>
<td>33 Units/Acre</td>
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## Cost Metrics

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<th>Hard Cost/ SF</th>
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## Revenue Metrics

| Sale Price / SF | $370 PSF |

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Economic Analysis

**ABSORPTION & MARKET SEGMENTATION**

**Scenario 1: Mixed-Use**
- Single Family
- Townhomes
- Condos
- Apartments
- Retail

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

**Quarterly Absorption**

<table>
<thead>
<tr>
<th></th>
<th>Y1</th>
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<th>Y3</th>
<th>Y4</th>
<th>Y5</th>
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<td>Q4</td>
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</table>
Economic Analysis

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

• Consulting Team Direction
  • Overall Site Plan and Concept
  • Public Space Size and Features
City Council & ignite cda Atlas Mill Site Workshop
April 26, 2018
What Type of Public Space Character do You Prefer?
What Type of Public Space Character do You Prefer?