Atlas Waterfront
Public Meeting
Tonight’s Agenda

• Welcome
• Project Background
• Anticipated Timeline/Actions
• Feasibility & Market Analysis
• Establishing Site Character
• Interactive Stations
• Next Steps
Site Map
Atlas Waterfront

cdaid.org/atlaswaterfront
Anticipated Timeline/Actions

• **January/February 2018:** Market Assessments, preliminary land use research

• **February 22, 2018:** COR Vision group meeting

• **March 22, 2018:** Atlas Waterfront Public Meeting #1

• **April 25, 2018, 5 to 7 pm, Library Community Room:** Atlas Waterfront Public Meeting #2

• **April 26, 2018, 5 to 7 pm, NIC SUB Driftwood Bay Community Room:** City Council/igniteCDA workshop (no public comment)

• **May/June 2018:** Urban renewal/site development plans & formation discussion

• **June – October 2018:** Possible expanded River District and new Atlas District process; development funding strategy concluded
Project Feasibility & Market Analysis

Community Vision & Values

Site Development Analysis
Cost/Funding Research
Assessment: Market Feasibility

Opportunities & Decision Points
Next Steps/Timeline

• April 25, 2018, 5 to 7 pm, Library Community Room: Atlas Waterfront Public Meeting #2

• April 26, 2018, 5 to 7 pm, NIC SUB Driftwood Bay Community Room: City Council/igniteCDA workshop (no public comment)

• May/June 2018: Urban renewal/site development plans & formation discussion

• June – October 2018: Possible expanded River District and new Atlas District process; development funding strategy concluded

There will be on-going updates at cdaid.org/atlaswaterfront. Please check back!
Presentation Objective

• Based on what we have learned to date (and you have seen on the Atlas Waterfront Website), we want to bring more focus to establishing the site character by providing you information about:

  • The Site Road Network Options
  • The Tradeoffs Between Public Space and Private Space
  • Options for Public Space Character
  • Options for Riverbank Restoration and Stabilization

• So You Can Provide Feedback During the Open House
Surrounding Land Density & Community Context
Primary Project Goals
1. Waterfront Public Access
2. An Authentic Place (COR Vision)
3. Balanced Project Economics

Atlas Waterfront COR Vision Group
60% support for entire waterfront as public space. Coeur d'Alene residents.

Opportunities to provide waterfront features, swimming beaches, and other water access should be actively pursued.
Balanced Project Economics

Public
- G.O. Bond
- City/ignite Funds
- Features
- Acreage

Private
- Intensity
- Density
- Acreage
Information and Feedback

Providing You Information and Options on Four Topics:
1. Road Network Type
2. Public Space/Private Space
3. Public Space Character
4. Riverbank Restoration and Stabilization

So You Can Provide Feedback…by Placing Your Dot on the Option:
- You Most Prefer
- You Moderately Prefer
- You Least Prefer
Option 1 Road Network

Grid
- Efficient
- Classic Neighborhood (Authentic Place)
- Streets Function as View Corridors
- Challenging with Topography
Option 2 Road Network

Meandering with Grid
- Less Efficient
- Enhances Neighborhood Greenspace
- Fewer Streets Function as View Corridors
- Works with Topography
Option 3 Road Network

Meandering
1. Least Efficient
2. Non-Traditional Neighborhood
3. Limited View Corridor Opportunities
4. Works with Topography
1. Which Road Network Do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

**Option 1**
- Grid
  1. Efficient
  2. Classic Neighborhood (Authentic place)
  3. Challenging with topography

**Option 2**
- Meandering with Grid
  1. Less Efficient
  2. Enhances Neighborhood Greenspace
  3. Fewer Streets Function as View Corridors
  4. Works with topography

**Option 3**
- Meandering
  1. Least Efficient
  2. Non-Traditional Neighborhood
  3. Limited View Corridor Opportunities
  4. Works with topography
Option 1 Public Space/Private Space

Land Uses:
- 25% Public Area
- 20% Road Area
- 55% Development Area

Funding Sources:
- Land Sales
- IgniteCDA

TBD
Option 2 Public Space/Private Space

Land Uses
35% Public Area
15% Road Area
50% Development Area

Funding Sources
- Land Sales
- IgniteCDA
- G.O. Bond

A general obligation (G.O.) bond requires a 66-2/3% affirmative vote.
Option 3 Public Space/Private Space

Land Uses
45% Public Area
10% Road Area
45% Development Area

Funding Sources

A general obligation (G.O.) bond requires a 66-2/3% affirmative vote.
What Size of Public Space Do You Prefer, Considering the Funding Tradeoffs?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

Option 1
25% Public Area
20% Road Area
55% Development Area

March 22, 2018 Public Meeting Response

Option 2
35% Public Area
15% Road Area
50% Development Area

March 22, 2018 Public Meeting Response

Option 3
45% Public Area
10% Road Area
45% Development Area

March 22, 2018 Public Meeting Response

Land Sales
IgniteCDA
G.O. Bond

A general obligation (G.O.) bond requires a 66-2/3% affirmative vote.
Option 1 Public Space Character
Option 2 Public Space Character
Option 3 Public Space Character
What Type of Public Space Character do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

**Option 1**

- March 22, 2018 Public Meeting Response: 23 (Red), 37 (Yellow), 29 (Green)

**Option 2**

- March 22, 2018 Public Meeting Response: 50 (Green), 25 (Yellow), 0 (Red)

**Option 3**

- March 22, 2018 Public Meeting Response: 17 (Green), 6 (Yellow), 55 (Red)
Riverbank Restoration
Ground Surface

8 to 12 ft

Summer Water Level

Photos at Low Water
Tall Riverbank Areas Stabilization Options

Vegetative Stabilization

Rip Rap Rock Stabilization

Retaining Wall

Image: Hugh Shipman
In Tall Riverbank Areas, Which Stabilization Option do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer.

Vegetative Stabilization

- March 22, 2018 Public Meeting Response
- Vegetative
- 27
- 17
- 18

Rip Rap Rock Stabilization

- March 22, 2018 Public Meeting Response
- Rip Rap Rock
- 37
- 25
- 0

Retaining Wall

- March 22, 2018 Public Meeting Response
- Retaining Wall
- 38
- 17
- 0
Mid-Height Riverbank - Areas with Water View and Limited Physical Access

Ground Surface

5-8 ft Summer Water Level

Existing Photos at Low Water
Mid-Height Riverbank Stabilization Options

- Vegetative Stabilization
- Rip Rap Rock Stabilization
- Steps
In Mid-Height Riverbank Areas, Which Stabilization Option do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

Vegetative Stabilization

Rip Rap Rock Stabilization

Steps

March 22, 2018 Public Meeting Response
Low Height Riverbank Areas

Ground Surface

Summer Water Level

3-5 ft

Existing Photos at Low Water
Low Height Riverbank Stabilization Options

Beach

Vegetative Stabilization

Rip Rap Rock Stabilization

Plaza
In Low Riverbank Areas, Which Stabilization Option do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

March 22, 2018 Public Meeting Response

Vegetative Stabilization
- March 22, 2018 Public Meeting Response
- Beach: Green: 43, Yellow: 14, Red: 2
- Plaza: Green: 28, Yellow: 22, Red: 13

Rip Rap Rock Stabilization
- March 22, 2018 Public Meeting Response
- Beach: Green: 0, Yellow: 17, Red: 37
- Plaza: Green: 28, Yellow: 22, Red: 13
Open House Feedback…

Please Provide Feedback… by Placing Your Dot on the Option:

- Green: You Most Prefer
- Yellow: You Moderately Prefer
- Red: You Least Prefer