Vision for the Health District Corridor in Coeur d’Alene, Idaho

Technical Advisory Panel (TAP)

October 11-13, 2017
The mission of ULI is to provide leadership in the responsible use of land, and in creating sustaining and thriving communities worldwide.

ULI is a member driven organization with over 40,000 members worldwide.

ULI Idaho is a district council of the ULI with membership in Idaho and Montana.

The Technical Advisory Panel (TAP) is a service of ULI that brings expertise of its members to help with community issues.
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The objective of the TAP is to provide direction for a vision of future development, land uses and access for the Medical Corridor.

The vision would be based on the TAP members’ synthesis of the issues and consensus of the stakeholders that would be convened as part of the TAP process.
1. What are realistic ideas for the future of this corridor?

2. What are the opportunities and challenges for realizing those ideas?

3. What are strategic actions that are needed to overcome those challenges?
Study Area
Day One Recap: Briefing - Site Tour – Stakeholder Interviews - Panel Work Session
Day One Recap: Briefing - Site Tour – Stakeholder Interviews - Panel Work Session

Interviews with 43 individuals
1. Lack of vision/master plan.
2. Uncertainty impeding reinvestments.
3. Inconsistent image and identity.
4. Traffic congestion is the major issue.
5. Need for safe and connected pedestrian/bicycle infrastructure.
6. High level of community support for the hospital and interest in the area.
7. Limited formal partnership between the hospital and the civic leadership.
8. Risk of impeding future growth until congestion is resolved.
10. Inconsistent regulatory support for adopted policies.
Day Two Recap: Conclusions - Recommendations - Analysis - Guidance

1. Vision and Branding
2. Transportation System
3. Real Estate Opportunities and Strategies
4. Supportive Land Uses
5. Neighborhood Stabilization
6. Implementation
1. Vision and Branding

- Define the District
- Create a unified vision to prioritize opportunities
- Healthy Places approach
Ten Principles for Building Healthy Places

1. Put People First
2. Recognize the Economic Value
3. Empower Champions for Health
4. Energize Shared Spaces
5. Make Healthy Choices Easy
6. Ensure Equitable Access
7. Mix It Up
8. Embrace Unique Character
9. Promote Access to Healthy Food
10. Make It Active
PHYSICAL ACTIVITY

1. Incorporate a mix of land uses
2. Design well-connected street networks at the human scale
3. Provide sidewalks and enticing, pedestrian-oriented streetscapes
4. Provide infrastructure to support biking
5. Design visible, enticing stairs to encourage everyday use
6. Install stair prompts and signage
7. Provide high-quality spaces for multigenerational play and recreation
8. Build play spaces for children

HEALTHY FOOD AND DRINKING WATER

9. Accommodate a grocery store
10. Host a farmers market
11. Promote healthy food retail
12. Support on-site gardening and farming
13. Enhance access to drinking water

HEALTHY ENVIRONMENT AND SOCIAL WELL-BEING

14. Ban smoking
15. Use materials and products that support healthy indoor air quality
16. Facilitate proper ventilation and airflow
17. Maximize indoor lighting quality
18. Minimize noise pollution
19. Increase access to nature
20. Facilitate social engagement
21. Adopt pet-friendly policies
2. Transportation Systems

- Comprehensive Transportation Strategy to address full range of mobility needs:
  - All modes -- walking/cycling/transit/driving
  - All ages & abilities
  - Emergency access

What relief is required to make Ironwood Drive work without widening or excessive delay?
Comprehensive Transportation Strategy Goals

• Increase connectivity to area
• Reduce congestion/anxiety
• Create more walkable campus/neighborhood
• Improve wayfinding
• Support long-term land use goals
Comprehensive Transportation Strategy Actions

**To increase connectivity**
- Explore new highway & street connections
  - Request slip-ramp options in IDT interchange study
  - Increase access from Emma Avenue
- Enhance transit/shared-ride services
- Extend ped & bike paths from Centennial Trail and other locations

**To Reduce Congestion/Anxiety**
- More efficient interchanges with I-90
- More efficient intersections on Ironwood Drive
- Finer-grained street network (e.g., Lakewood extension to Kootenai Way; extend ring-road west)
Comprehensive Transportation Strategy Actions

• To create more walkable campus/neighborhood
  • Detach sidewalks and add sidewalks where missing
  • Reduce building setbacks to put entrances on or near sidewalks
  • Look for exclusive ped routes between major buildings
  • Create more destinations (lunch options/other services) within walking distance
  • Avoid free-right turn lanes

• To improve wayfinding
  • Develop signage program from highways & arterials
  • Create greater clarity of internal streets through their design
  • Provide continuity in sidewalks, paths
Ring-road extension plus
shared path

Shared path opportunity
Comprehensive Transportation Strategy Actions

• To improve wayfinding
  • Develop signage program from highways & arterials
  • Create greater clarity of internal streets through their design
  • Provide continuity in sidewalks, paths
Comprehensive Transportation Strategy Actions

• To support land use goals
  • Define a street network that maximizes connectivity & access while minimizing super blocks
  • Avoid cul-de-sacs
• Manage Health Campus Transportation Demand
  • Survey employee travel habits
  • Determine actual trip volumes
  • Adjust shift schedules where possible to reduce peak demand
  • Explore additional vanpool opportunities
• Locate parking strategically to distribute traffic and create a more pedestrian precinct
• Consider common parking facilities to support a group of buildings
3. Real Estate Opportunities and Strategies

- East of 95
- Land Assembly
- Transitional Uses
4. Supportive Uses

Medical Retail
• Outpatient Pharmacy
• Durable Medical Equipment
• Optical Shop
• Audiology/hearing aids
4. Supportive Uses

Education

• Health Sciences Education
• Medical Skills Simulation
• Partner: North Idaho College
4. Supportive Uses

Research & Development

- Biotech
- Robotics/Nanotech
- Pharmaceuticals
- Very challenging without a large research university as an anchor
4. Supportive Uses

Housing

- Retirement Communities (CCRCs)
- Assisted Living/Skilled Nursing
- Workforce Housing
Hospitality

• In addition to the Walden House plan for medical related lodging adjacent to the hospital
4. Supportive Uses

- Food Court
- Food Cart Pod
4. Supportive Uses

Gathering Places
- Pocket Parks
- Central Plaza with utilities for events and farmers market
- Healing Garden
- Pop-up Events
5. Neighborhood Stabilization

- Displacement
- Uncertainty
- Community Building
5. Neighborhood Stabilization
6. Implementation

- Update hospital strategic plan
- 20 Year Framework & Facility Master Plan
- Vision and Master Plan for the District
- Branding
- Comprehensive Plan & Zoning Updates
- Pocket housing re-visit
- Funding Sources – URA /LID
- Land assembly
- Leadership & Champions & Associations
- Placemaking & Programming
Leaders in the Responsible Use of Land Worldwide