

SPECIAL CALL MEETING
PLANNING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE
NOVEMBER 18, 2019

THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

12:00 P.M. CALL TO ORDER:

ROLL CALL: Messina, Fleming, Ingalls, Luttropp, Mandel, Rumpier, Ward


ADMINISTRATIVE ITEM: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

1. Applicant: City and ignite cda
Request: Review of the Urban Renewal Plan for the Health Corridor District Urban Renewal Project of the Coeur d'Alene Urban Renewal Agency, doing business as ignite cda for conformity with the City of Coeur d'Alene's Comprehensive Plan and forward to the City Council any recommendations on conformity with the Comprehensive Plan.

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____ ,
to continue meeting to _____, __, at __ p.m.; motion carried unanimously.
Motion by _____,seconded by _____ , to adjourn meeting; motion carried unanimously.

****The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhmiller at (208)769-2240 at least 72 hours in advance of the meeting date and time.***



ADMINISTRATIVE

DATE: November 18, 2019
TO: PLANNING COMMISSION
FROM: TONY BERNS, IGNITE CDA, EXECUTIVE DIRECTOR, AND CITY OF COEUR D'ALENE
SUBJECT: REVIEW OF THE URBAN RENEWAL PLAN FOR THE HEALTH CORRIDOR URBAN RENEWAL PROJECT FOR CONFORMITY WITH THE COMPREHENSIVE PLAN

DECISION POINT:

Review the Urban Renewal Plan for the Health Corridor Urban Renewal Project for conformity with the City of Coeur d'Alene's Comprehensive Plan and forward to the City Council any recommendations on conformity with the Comprehensive Plan.

HISTORY:

In 1956, the Kootenai Hospital District was created. Since that time, medical care facilities and services have been provided in what is now the Coeur d'Alene Health Corridor.

This Project Area lies centrally within the Coeur d'Alene metro area. The Northwest Boulevard and US-95 interchanges serve as major entry/exit points for the area. To the west across Northwest Boulevard lies the Riverstone development, a mixed-use district with a number of land uses and site elements envisioned for the Project Area. An existing residential neighborhood borders the Project Area to the south and commercial development comprises the majority of the Project Area's eastern half. The Project Area is anchored by Kootenai Health, an Idaho public hospital district, and its associated campus and includes other medical service buildings, creating a "health corridor" from US 95 to Northwest Boulevard, along Ironwood Drive.

The existing Project Area is comprised of a mix of businesses looking to expand, including Kootenai Health, and under-performing properties inhibiting the area's desired growth. These properties have confusing street access and parking lot layouts, and lack pedestrian and bicycle amenities. There are a large number of smaller, either vacant or dilapidated properties around the perimeter of the Kootenai Health campus. The majority of the Project Area was developed by many owners in a haphazard way, with a mixed use of commercial, office, and residential buildings.

Much of the area's traffic is from staff, patients, and visitors to the Kootenai Health campus and several other medical service buildings within the area. Due to limited access points and high traffic volumes, the Project Area is easily overwhelmed and regularly experiences significant congestion. An internal street network and realignment of Ironwood Drive would assist in improving mobility within the Project Area.

The existing sewer and main water systems servicing the corridor are well distributed throughout the Project Area. However, new streets or the realignment of the existing network will necessitate construction of new sewer and water lines. The existing gas and electrical line service of the Project Area is adequate, but will be realigned along the

proposed street network, while the Kootenai Health fiber-optic network will be expanded along with its campus development.

The Project Area includes vacant and underutilized land, obsolete buildings and infrastructure, zoning that does not reflect modern land uses, an inadequate transportation network, and fractured property ownership that inhibits new investment, along with a lack of public space and amenities. The foregoing conditions have arrested or impaired growth in the Project Area.

While Coeur d'Alene population grew 25% between 2000 and 2010, Kootenai Health's staff grew 44%. While local population rose a further 15% between 2010 and 2017, Kootenai Health's employment grew 71%.

In 2018, an eligibility study for the area was prepared by Panhandle Area Council. It was determined that the Health Corridor was a deteriorating and/or, deteriorated area as defined by Idaho Code Sections 50-2018(8) and (9), and 50-2903(8).

In 2019, the City and ignite cda completed a master planning and financial feasibility analysis to establish "what it would take" to create a market driven development that would adequately fund, primarily through land sales and ignite cda tax increment financing ("TIF"), the site purchase, remediation, and infrastructure improvements.

The Plan proposes improvements for the development of commercial and retail areas, anchored by Kootenai Health, mixed-use, residential, cultural and recreational centers, medical facilities, educational facilities, and other public facilities and improvements, including but not limited to streets, streetscapes, bridge, stormwater improvements, water and sewer improvements, environmental remediation/site preparation, public parking, parks and open space, and pedestrian/bike paths and trails.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure problems in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents.

The master plan and financial feasibility model demonstrate that, based on estimated costs and revenues, the Health Corridor District can be redeveloped and achieve the City and ignite cda objectives.

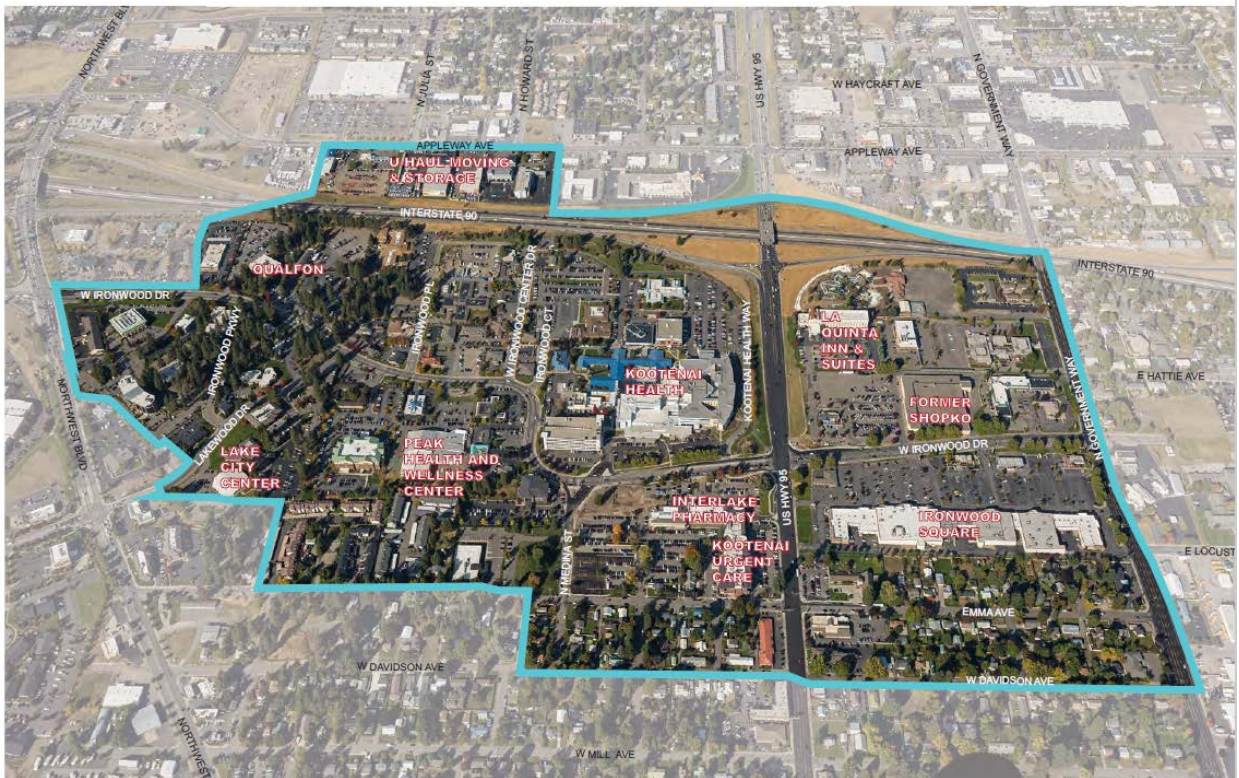
On October 9, 2019, at a Special Call Board meeting, ignite cda adopted the Urban Renewal Plan for the Health Corridor Urban Renewal Project (the "Health Corridor District Plan") via Resolution 20-01: Approval of Health Corridor District Urban Renewal Plan. The submission of the Health Corridor District Plan to the Planning Commission is the next step in the process of eventual consideration of the Health Corridor District Plan for adoption by the City Council.

FINANCIAL ANALYSIS:

Attachment 4 of the Health Corridor District Plan contains the economic feasibility study of the proposed Health Corridor District performed by HDR Engineers and Leland Consulting Group. A hard copy is attached for your review.

PERFORMANCE ANALYSIS:

The district boundary for the Health Corridor is shown below and outlined in blue. The size of the proposed district is 264 acres.



The Planning Commission must review the Urban Renewal Plan for the Health Corridor District Urban Renewal Project and determine that it does or does not conform to the City's Comprehensive Plan. If the plan does not conform, the Commission may make recommendations to the City Council on changes that would bring the plan into conformance with the Comprehensive Plan.

In considering this request, the following Comprehensive Plan goals and objectives should be considered:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.01 Environmental Quality:

Minimize potential pollution problems such as air, land, water, or hazardous materials.

Objective 1.09 Parks:

Provide an ample supply of urbanized open space in the form of squares, beaches, greens, and parks whose frequent use is encouraged by placement, design, and access.

Objective 1.11 Community Design:

Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.13 Open Space:

Encourage all participants to make open space a priority with every development and annexation.

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Objective 1.16 Connectivity:

Promote bicycle and pedestrian connectivity and access between neighborhoods, open spaces, parks, and trails systems.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Objective 2.03 Business Enhancement & Urban Renewal:

Support the efforts of local and regional economic development agencies such as Jobs Plus, Inc. and Ignite cda.

Objective 2.05 Pedestrian & Bicycle Environment:

Plan for multiple choices to live, work, and recreate within comfortable walking/biking distances.

Objective 2.06 Cooperative Partnerships:

Encourage public/private partnerships to procure open space for the community while enhancing business opportunities.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.01 Managed Growth:

Provide for a diversity of suitable housing forms within existing neighborhoods to match the needs of a changing population.

Objective 3.02 Managed Growth:

Coordinate planning efforts with our neighboring cities and Kootenai County, emphasizing connectivity and open spaces.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.06 Neighborhoods:

Protect the residential character of neighborhoods by allowing residential/commercial /industrial transition boundaries at alleyways or along back lot lines if possible.

Objective 3.08 Housing:

Design new housing areas to meet the city's need for all income and family status categories.

Objective 3.13 Parks:

Support the development acquisition and maintenance of property and facilities for current and future use, as described in the Parks Master Plan.

Objective 3.14 Recreation:

Encourage city-sponsored and/or private recreation facilities for citizens of all ages. This includes sports fields and facilities, hiking and biking pathways, open space, passive parks, and water access for people and boats.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Objective 3.18 Transportation:

Provide accessible, safe and efficient traffic circulation for motorized, bicycle and pedestrian modes of transportation, requesting input from authoritative districts and neighboring communities when applicable.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.03 Project Financing:

Manage in-house finances (and appropriate outside funding, when necessary).

QUALITY OF LIFE ANALYSIS:

The Health Corridor District Plan:

- Encourages private development / investment in the Health Corridor District and the City of Coeur d'Alene,
- Encourages the creation of public spaces for the community,
- Will prevent and arrest decay of the Health Corridor District due to the inability of existing financing methods to provide needed public improvements (e.g. water, sewer, roads),
- Will increase the assessed valuation of the taxable property in the Health Corridor District via public/private partnerships (i.e. encourages the long-term growth of the community's tax base).

DECISION POINT RECOMMENDATION:

Staff recommends that the Planning Commission adopt the finding that the Urban Renewal Plan for the Health Corridor Urban Renewal Project is in conformity with the Coeur d'Alene Comprehensive Plan.

Attachment:

Health Corridor District Urban Renewal Plan

**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

URBAN RENEWAL PLAN FOR THE HEALTH CORRIDOR URBAN RENEWAL PROJECT

A. INTRODUCTION

This matter came before the Planning Commission on November 18, 2019 on a request for review of the Urban Renewal Plan for the Health Corridor Urban Renewal Project of the Coeur d'Alene Urban Renewal Agency, doing business as ignite cda, and the City of Coeur d'Alene. The Planning Commission has reviewed the request for conformity with the City of Coeur d'Alene's Comprehensive Plan and now forwards to the City Council its recommendations.

APPLICANTS: CITY AND IGNITE CDA

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

The Planning Commission met to consider whether the Plan conforms with the Comprehensive Plan for the City as required by Idaho Code Section 50-2008(b); and

The Planning Commission has reviewed said Plan in light of the Comprehensive Plan; and

The Planning Commission has determined that the Plan **(is) (is not)** in all respects in conformity with the Comprehensive Plan.

In considering this request, the following Comprehensive Plan goals and objectives should be considered:

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C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the foregoing Findings concludes that the Urban Renewal Plan for the Health Corridor Urban Renewal Project **(is) (is not)** in conformity with the Comprehensive Plan and therefore forwards this recommendation to the City Council.

Motion by _____ seconded by _____ to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN TOM MESSINA

Kootenai Health Board of Trustees

Resolution of Support for the Health Corridor Urban Renewal District

November 5, 2019

Board Trustees in attendance:

Terence Neff, M.D., Board Chairman

Thomas deTar, M.D., Board Trustee

Bob Colvin, Board Vice Chairman

Cindy Clark, Board Trustee

Katie Brodie, Board Secretary-Treasurer

Liz Godbehere, Board Trustee

James Eisses, Board Trustee

Dave Bobbitt, Board Trustee

Teri Farr, Board Trustee

WHEREAS, Kootenai Health has been an active participant and supporter of the recent Health Corridor Master Plan and Economic Feasibility study, and

WHEREAS, continued investment in the infrastructure and development in this area benefits our neighborhoods, hospital campus and areas adjacent to the Kootenai Health, and

WHEREAS, this investment may foster continued job growth and provide significant economic return for our community, and

WHEREAS, Kootenai Health has reviewed and agrees with principle components of the Health Corridor Urban Renewal District conceptual master plan (“Plan”)and economic modeling developed by Ignite CDA and the feasibility consultants, and

WHEREAS, it is understood that Kootenai Health may be asked to fund a portion of the Urban Renewal District in the form of payment in lieu of taxes (PILOT) estimated to be in the range of \$10 million over a 20-year period, and

WHEREAS, Kootenai Health will consider, without making a commitment at this time, guaranteeing an Ignite CDA Loan in the range of \$10 million, if needed in the early years of the Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Kootenai Health Board of Trustees supports the formation and implementation of the Health Corridor Urban Renewal District and the Plan, with any Kootenai Health financial commitments contingent on preparation and approval of final documents.

Action: Ms. Brodie moved to accept the draft resolution of support for the Health Corridor Urban Renewal District. Mr. Colvin seconded the motion. The motion passed unanimously.