
igniteCDA Urban Renewal District Expansion/Creation

Planning and Zoning Commission
November 13, 2018

OBJECTIVE

Demonstrate how the URD Expansions/Creation Meet the Comprehensive Plan

- Expansion of the River District
- Expansion of the Lake District
- Creation of the Atlas District





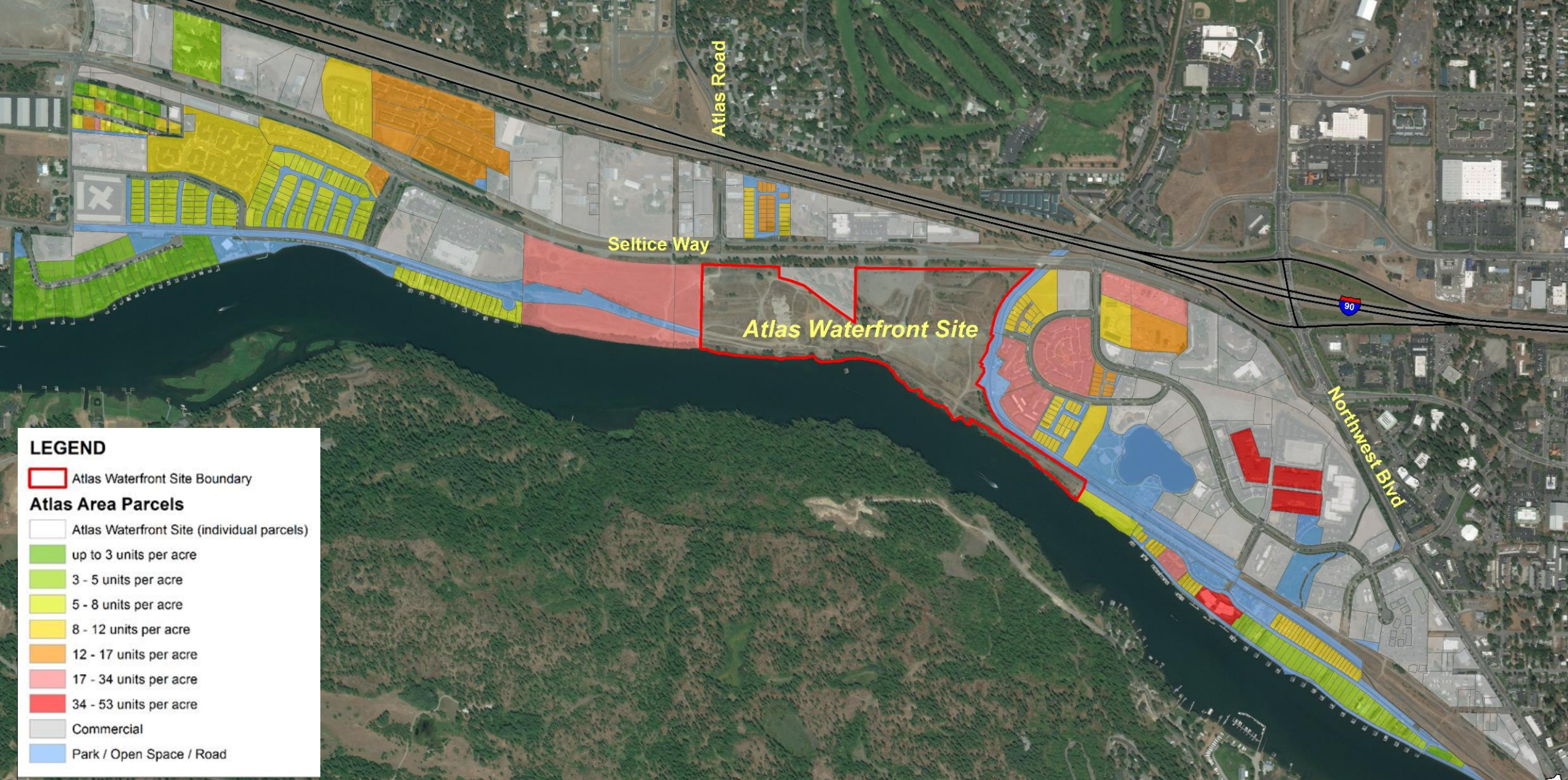
Atlas Road

Seltice Way

Atlas Waterfront Site

90

Northwest Blvd





PROCESS LEADING UP TO THIS MEETING

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. Site Master Plan
3. Financial Feasibility Analysis
4. Urban Renewal District Expansion/Creation
5. Site Development Standards, Platting and PUD - 2019
6. Waterfront Public Space Design and Construction -2019
7. Site Infrastructure Improvements and ignite CDA Guided Property Disposition – 2019 to 2025 (?)

Comp Plan Goal #4: Administrative Environment

4.01 Project Financing – Manage in-house finances

Comp Plan Goal #1: Natural Environment

1.11 Community Design – pay close attention to context, sustainability, urban design





← To Mill River Neighborhood

Comp Plan Goal #1: Natural Environment
1.05 Vistas – hillside and waterfront views
1.11 Community Design – connectivity throughout the city
1.12 Community Design – discourage sprawl
1.16 Connectivity – Promote it
3.18 Transportation – provide for motorized, bike, and pedestrians

Riverstone



Comp Plan Goal #1: Natural Environment
1.16 Connectivity – Promote Bicycle and Pedestrian Connectivity



Comp Plan Goal #2: Economic Environment

- 2.01 Business Image and Diversity – options for retail and office
- 2.02 Economic and Workforce Development – mixed use and a variety of housing types
- 2.03 Business Enhancement and Urban Renewal – City-igniteCDA partnership
- 2.05 Pedestrian and Bicycle Environment – live, work, recreate
- 2.06 Cooperative Partnerships - City-igniteCDA partnership with future RFP's for private development



Comp Plan Goal #3: Home Environment

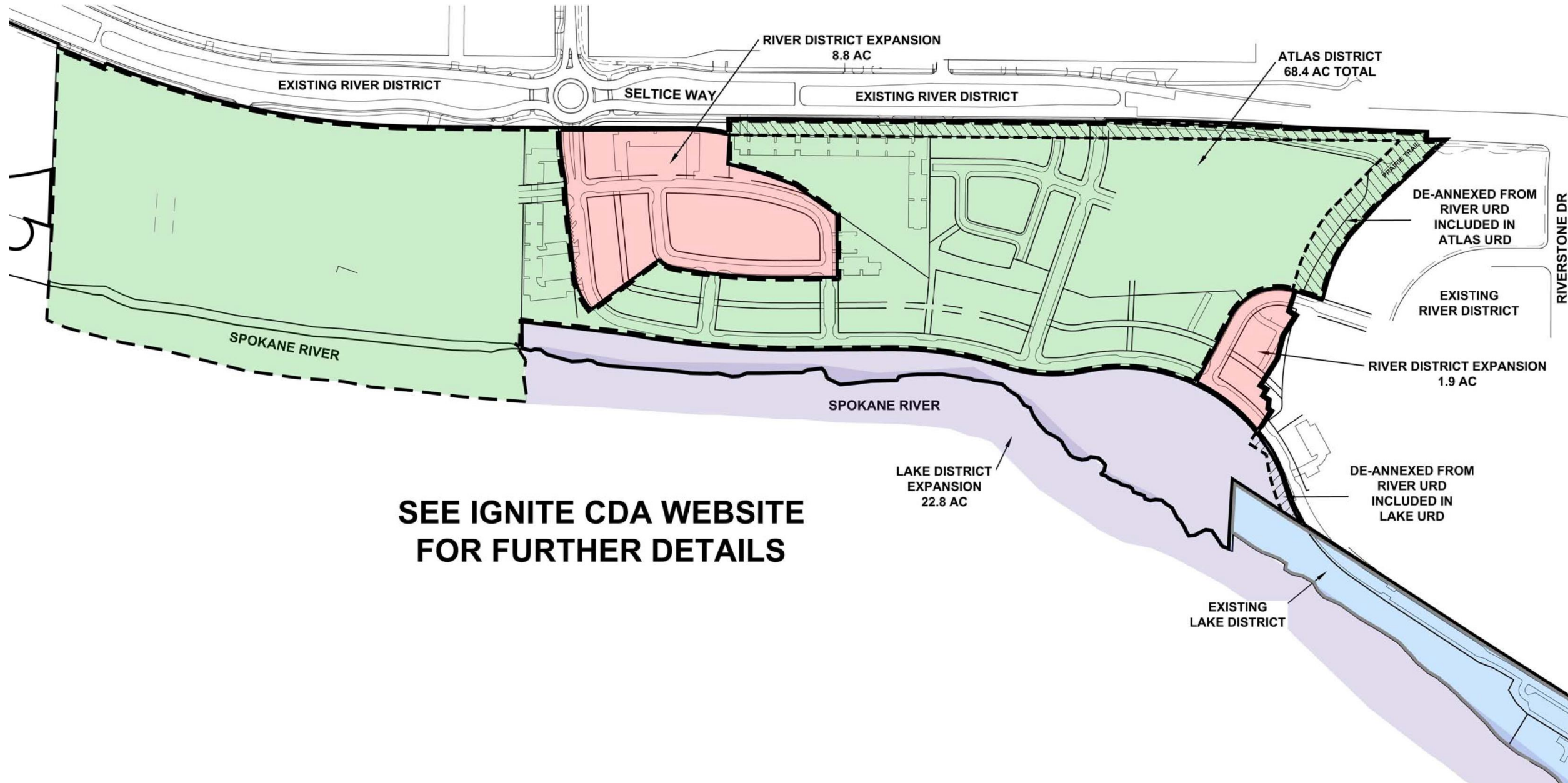
- 3.01 Managed Growth – diversity of suitable housing forms
- 3.06 Neighborhoods – residential/commercial/industrial transitions
- 3.08 Housing – City’s need for all income and family status categories



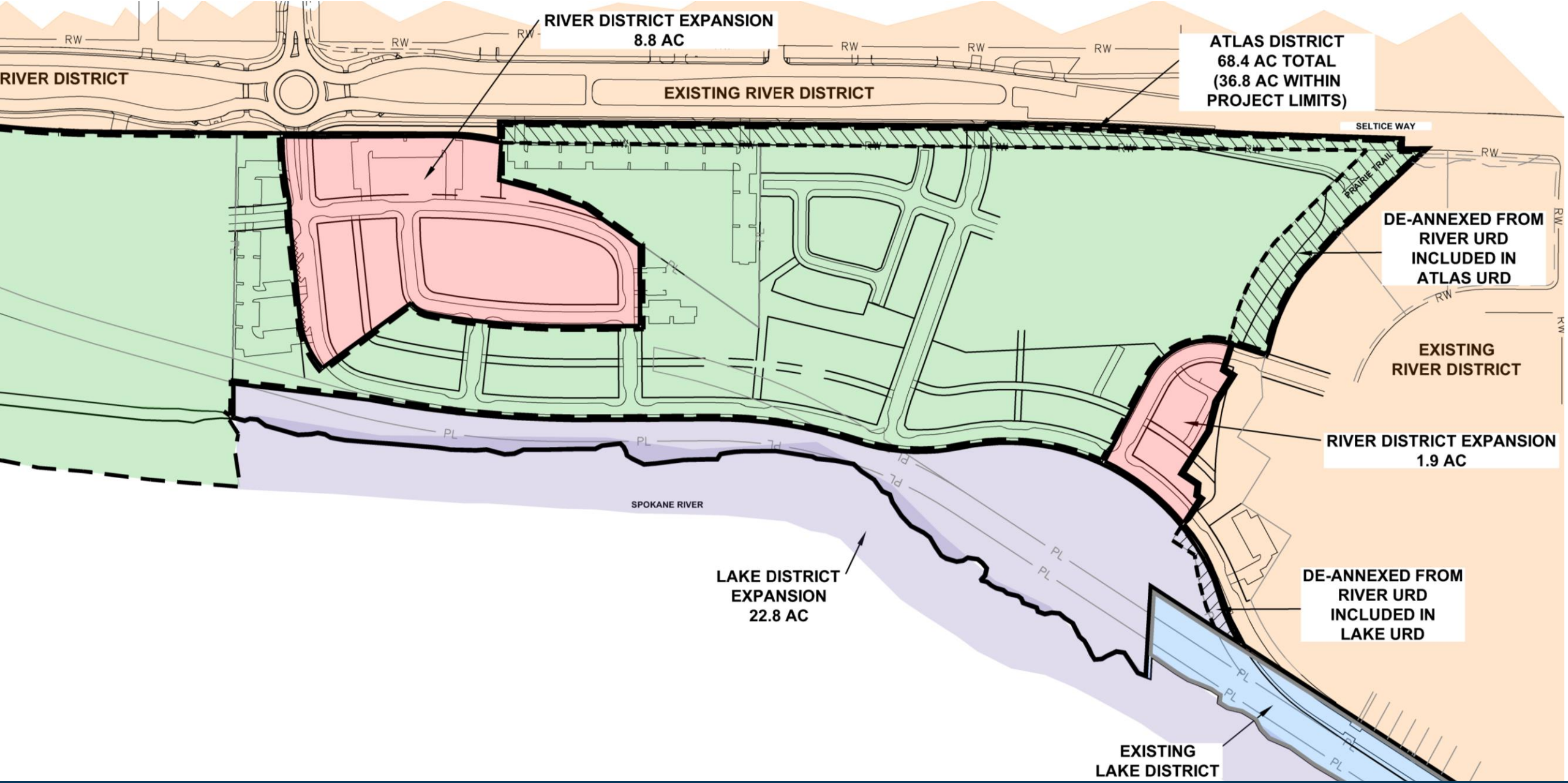
Comp Plan Goal #3 Home Environment

3.02 Managed Growth – Connectivity and open spaces coordinated with other Cities/County

3.05 Neighborhoods – Preserve and Protect Existing neighborhoods



**SEE IGNITE CDA WEBSITE
FOR FURTHER DETAILS**



THANK YOU

Sources	Total \$ (2018\$)
ignite cda Sources	
River District	\$3,700,000
Lake District	\$3,700,000
Atlas District (Loan from River District)	\$2,100,000
City Funding	
General Fund	\$0
Wastewater Reimbursement	\$7,850,000
Tax Increment	
River District Phase 1	\$4,085,577
Atlas District	\$39,687,557
Rivers Edge Property	\$26,982,619
Real Estate Land Sales	
Triangle Parcel	\$1,154,361
Phase 1	\$6,767,852
Phase 2	\$1,919,167
Phase 3	\$995,729
Phase 4	\$4,602,257
Total Sources	\$103,545,102

Uses	Total \$ (2018\$)
Land Acquisition	-\$7,850,000
Operating Costs (Atlas District)	-\$7,283,551
Intended Reimbursement	
Wastewater Fund(Lake District) for land acquisition	-\$193,454
Wastewater Fund (River District) for land acquisition	-\$2,017,869
Wastewater Fund (Atlas District) for land acquisition	-\$6,742,534
Atlas District ROW Repay to City for land acquisition	-\$557,625
Debt	
Atlas District Repay to River District for infrastructure	-\$2,213,490
Public Space Development	
Public Space Improvement*	-\$2,500,000
Phase 1	-\$2,825,400
Phase 2	\$0
Phase 3	-\$2,141,917
Infrastructure	
Phase 1	-\$7,190,796
Phase 2	-\$2,005,683
Phase 3	-\$1,883,432
Phase 4	-\$4,865,022
Community Facilities	
Cultural Center	-\$7,750,000
Educational Facility	-\$3,250,000
Multi-Purpose Athletic / Perf. Facilities	-\$10,500,000
Other Public Facilities **	-\$17,600,000
Public Medical Facility	-\$6,750,000
Total Uses	-\$96,120,772

Estimated Funding Uses