

Atlas Waterfront Project City Council Update

July 20, 2021



Project Goals

1. Preserve the waterfront as public space.
2. Stimulate property development by solving the complex site issues.



1. The City purchased the property.
2. Ignite CDA completed a masterplan that demonstrated financial feasibility.
3. Urban Renewal Districts were created/expanded



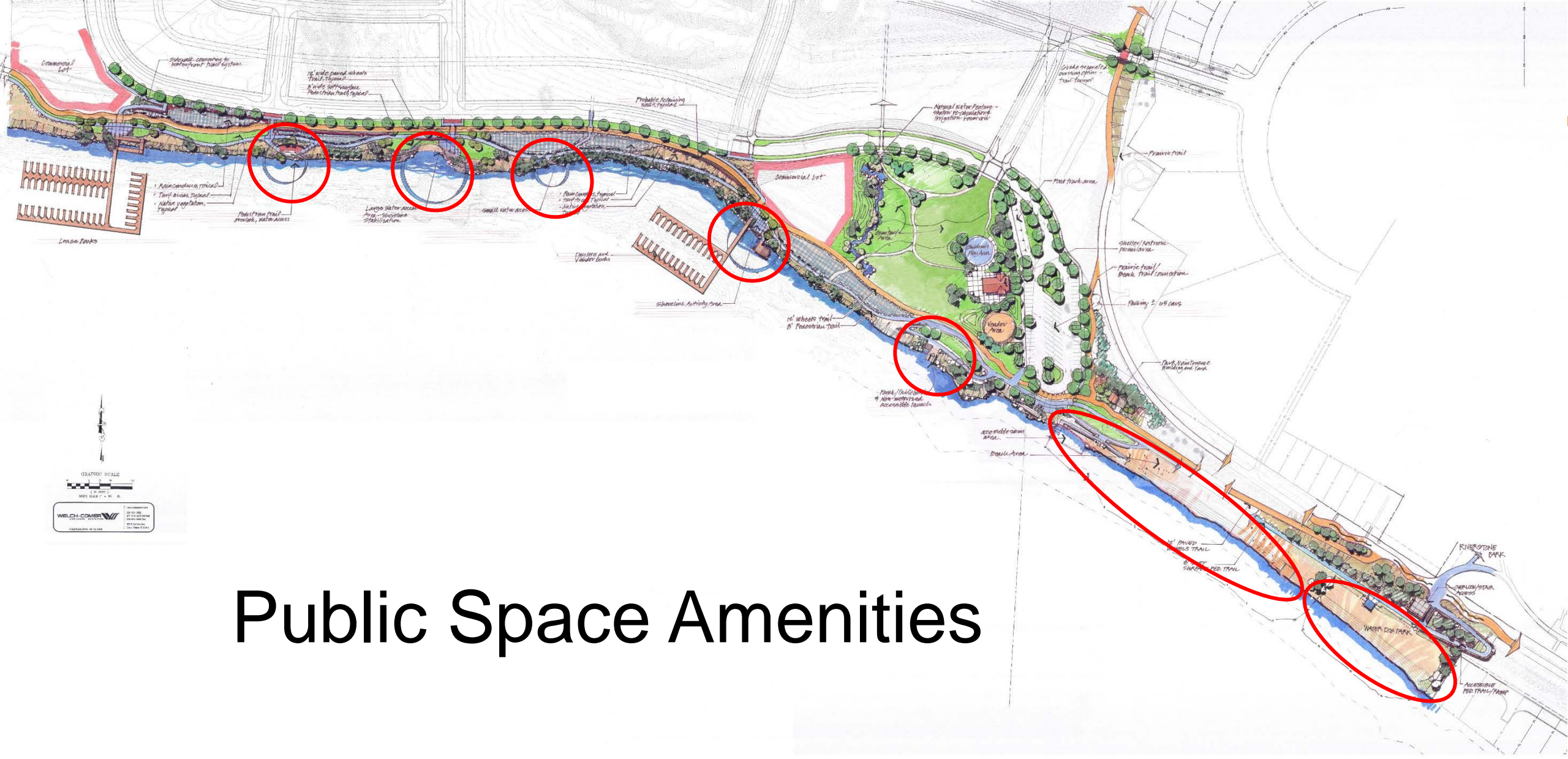
Public Space Development Process

1. Parks and Recreation Commission Develops Concepts, Receives Input
2. City Council/ignite CDA Approve Project Budget and Scope
3. 2019/2020 Construction



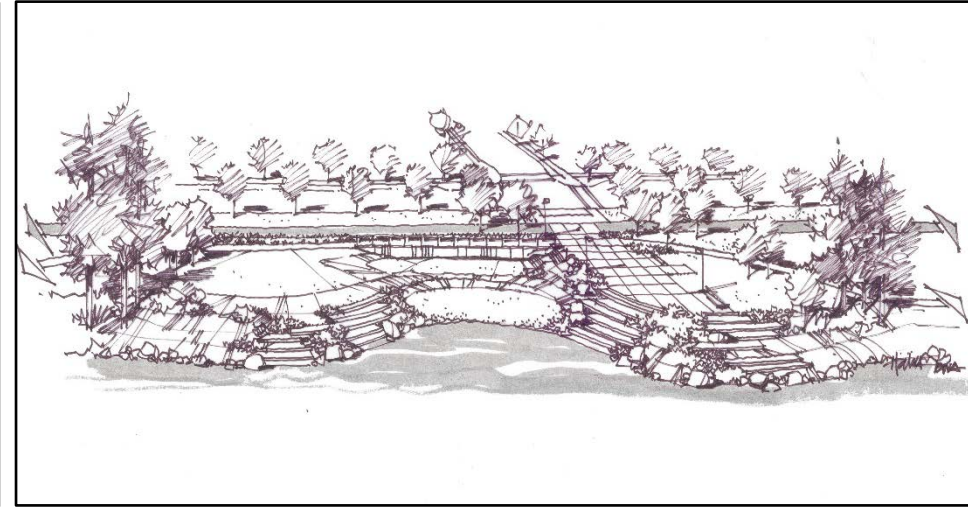
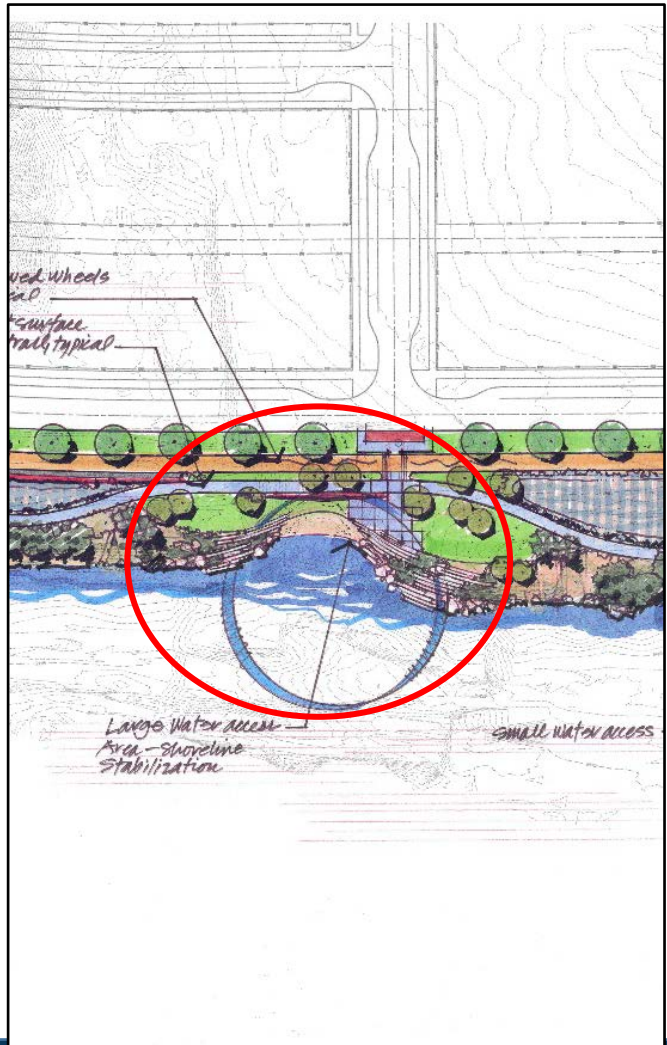
Upland Land Development Process

1. Planning and Zoning Commission "Code" Process
2. City Council/ignite CDA Approves as Land Owners
3. Land Sales by ignite CDA Request for Proposals (RFP) Process



Public Space Amenities

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
5. Agency Coordination Meeting – CDA Tribe, IDEQ, IDOL, COE – May 11, 2018
6. Waterfront Boat Tour – CDA Tribe, IDEQ, IDOL, COE, River's Edge Developer – June 29, 2018
7. Kootenai Environmental Alliance Walking Tour – July 19-20, 2018
8. Planning and Zoning Meetings – November 13, 2018; February 28, 2019; April 4, 2019; November 6, 2019
9. Traffic Impact Study Open House – December 19, 2018
10. Centennial Trail Meeting – January 17, 2019
11. Parks and Recreation Commission Meeting Concept Presentation – January 28, 2019
12. City Pedestrian and Bicycle Committee Meeting – February 13, 2019
13. Parks and Recreation Commission Open House – February 25, 2019
14. City Council / Parks and Recreation Commission Workshop – March 15, 2019
15. Shoreline Funding Meeting – November 28, 2018 & January 18, 2019
16. Shoreline Permitting Agency Coordination Meeting – April 18, 2019
17. Developer and Builder Open house Meeting – July 17, 2019
18. City Council Meetings – 7 since 2018
19. Parks & Recreation Meetings - 7 since 2018
20. Ignite cda Meetings – 23 since 2018





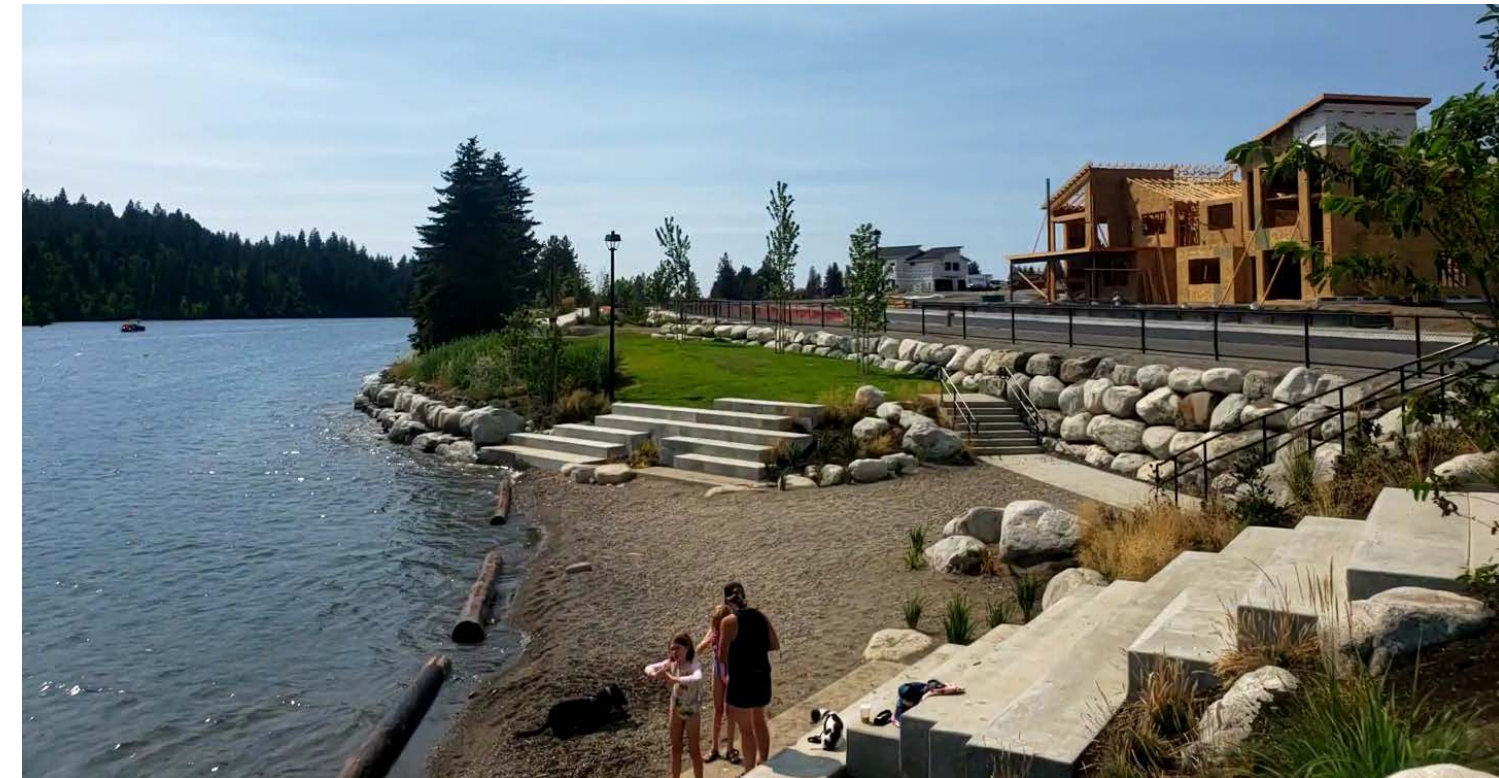






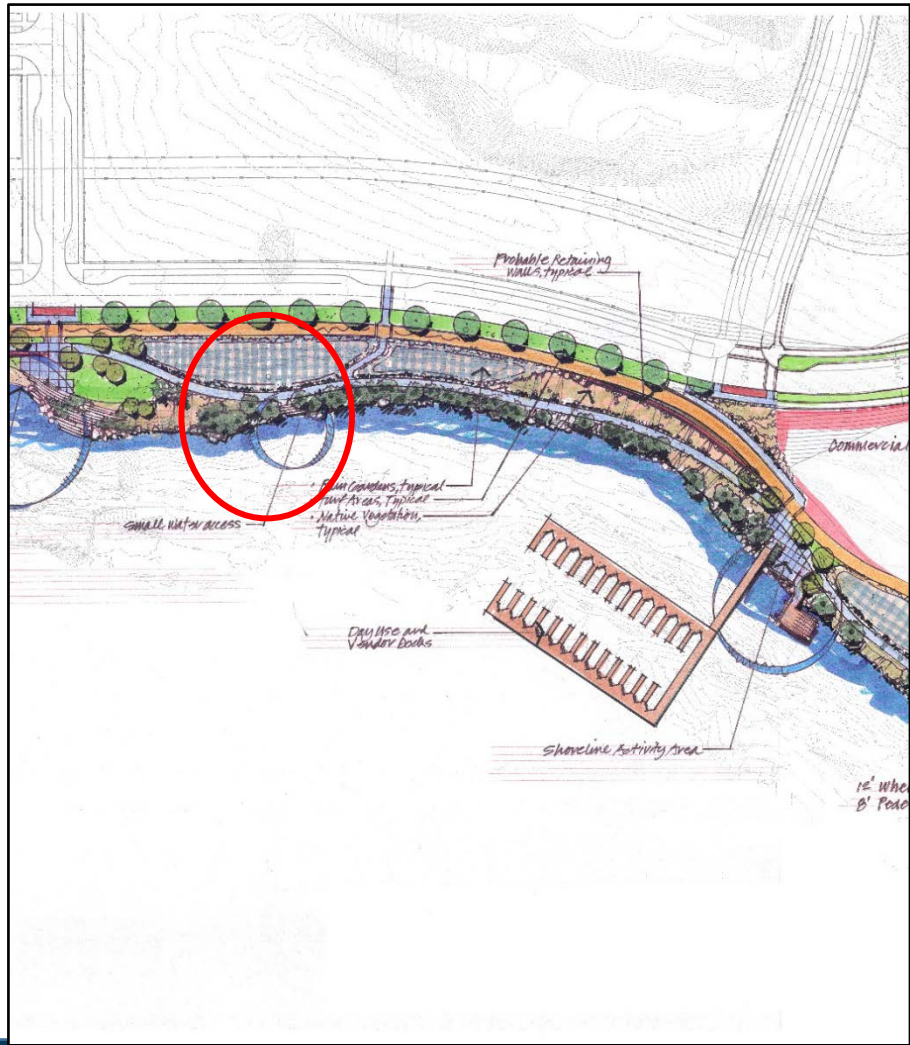


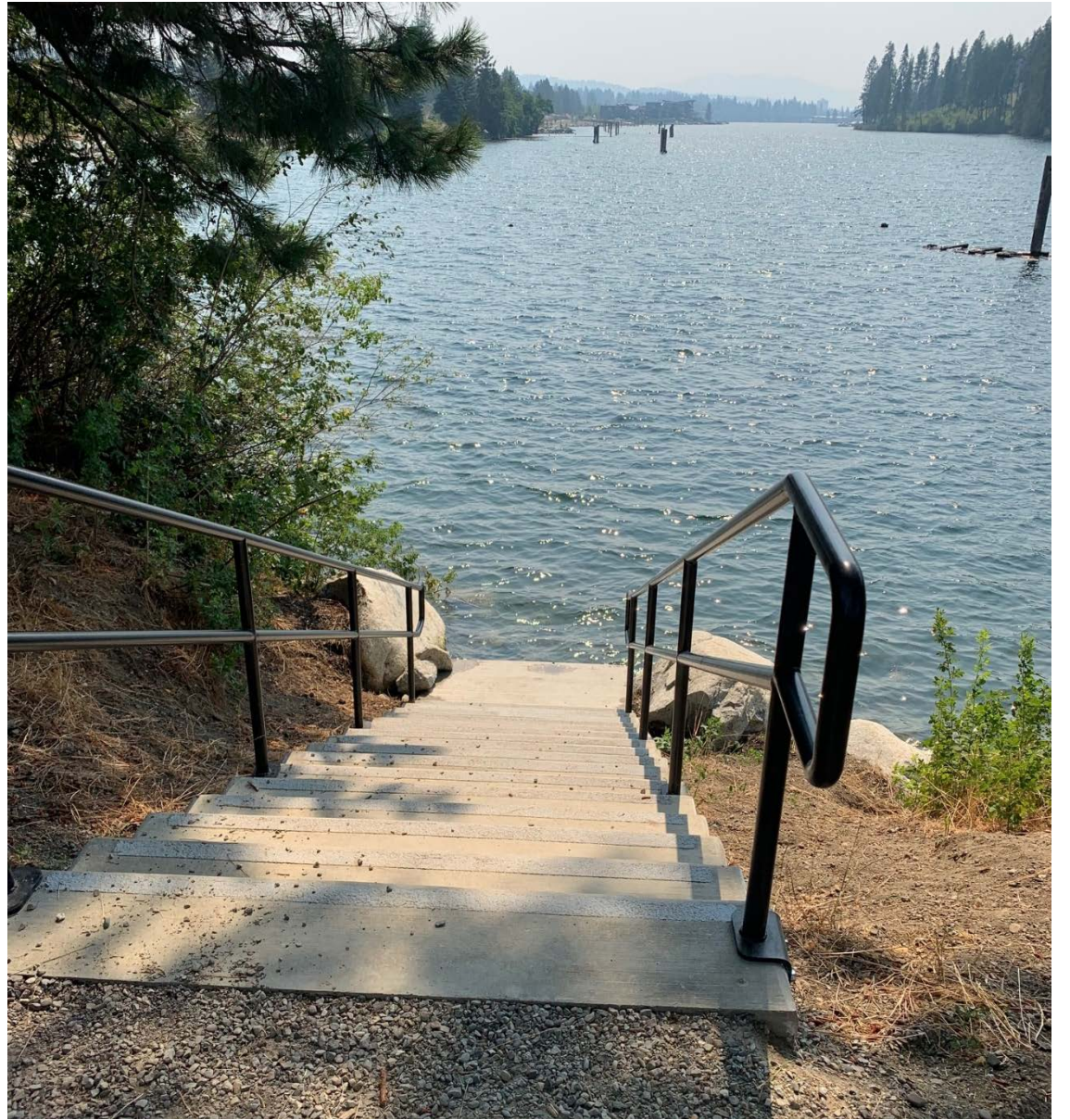




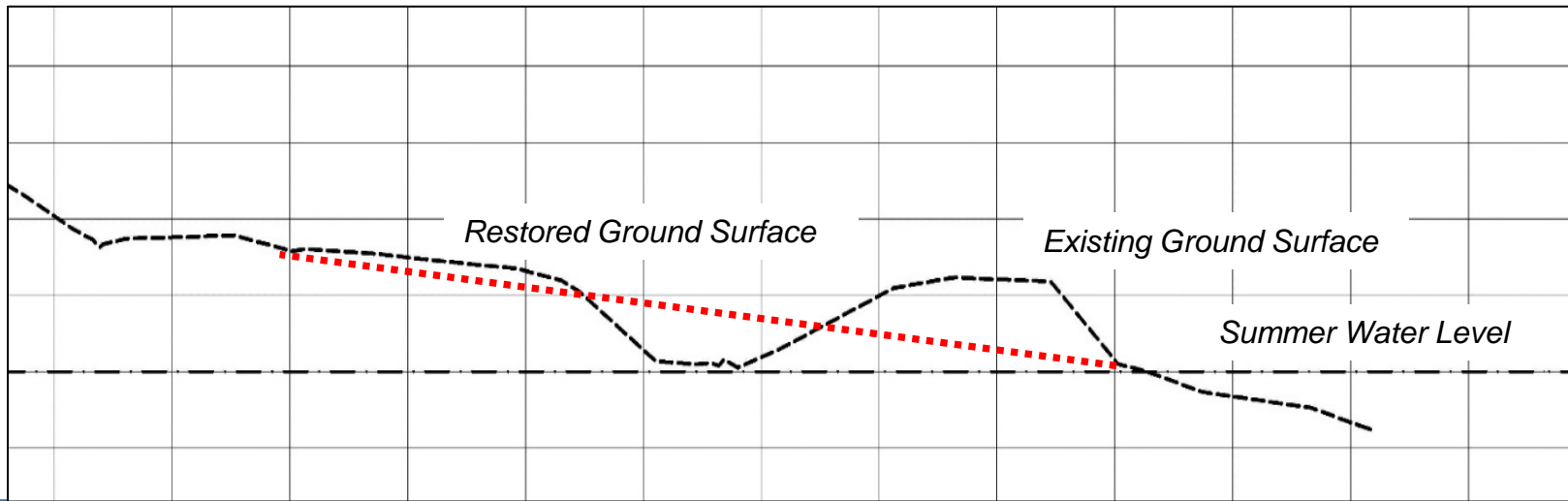
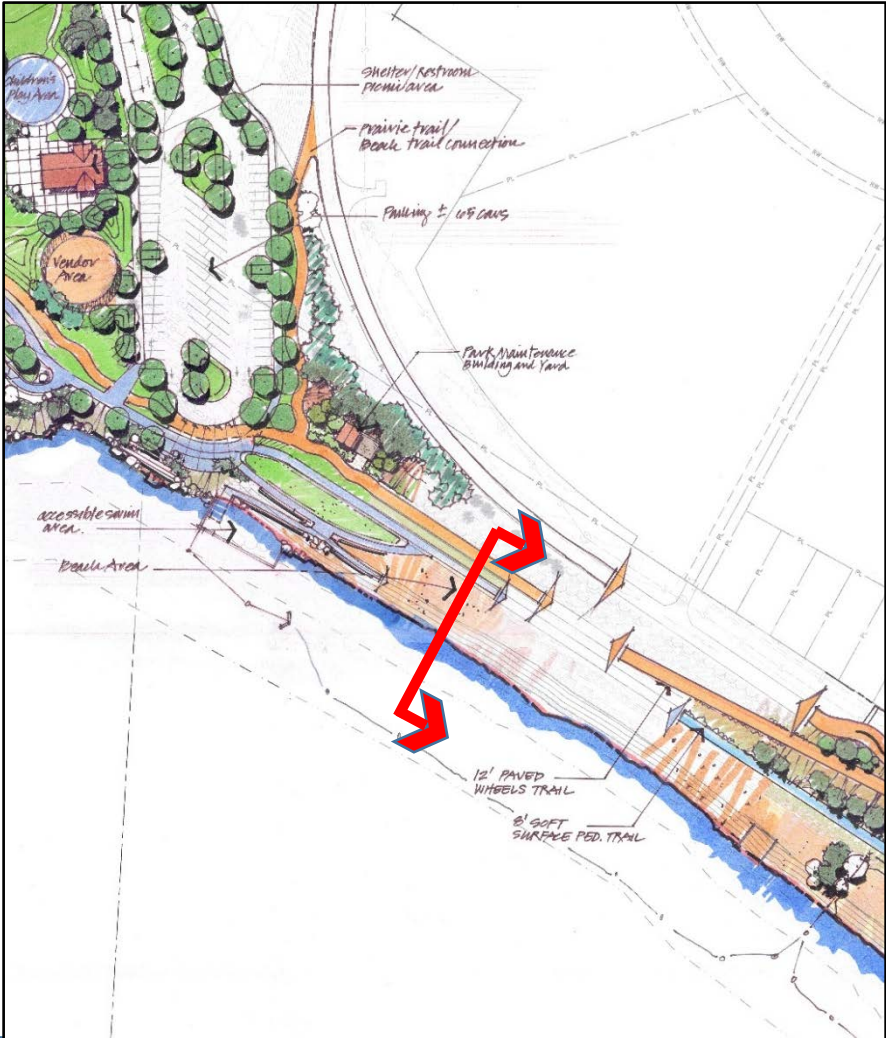


ignite cda Water Access & Shoreline Stabilization





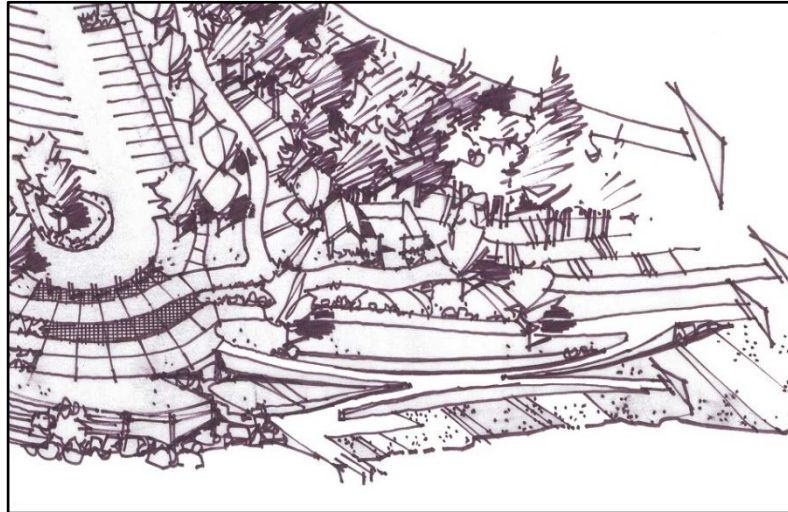
Restored Beach







Accessible Beach



Accessible Kayak/SUP Launch

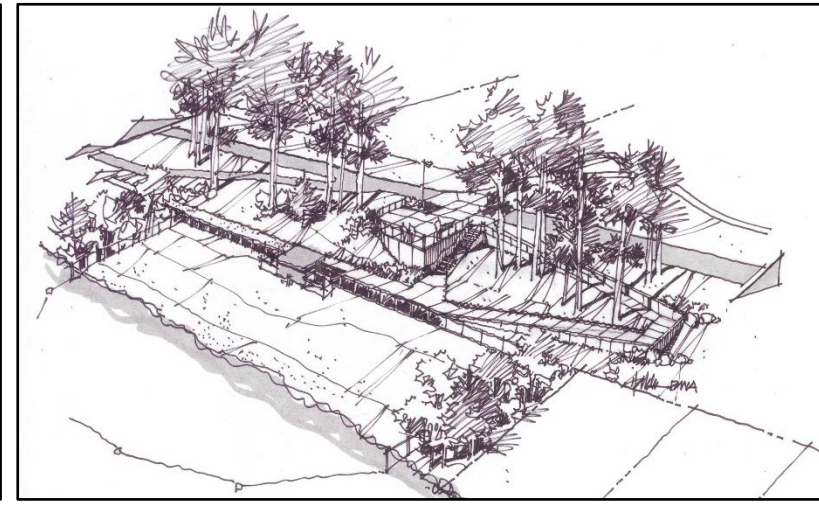
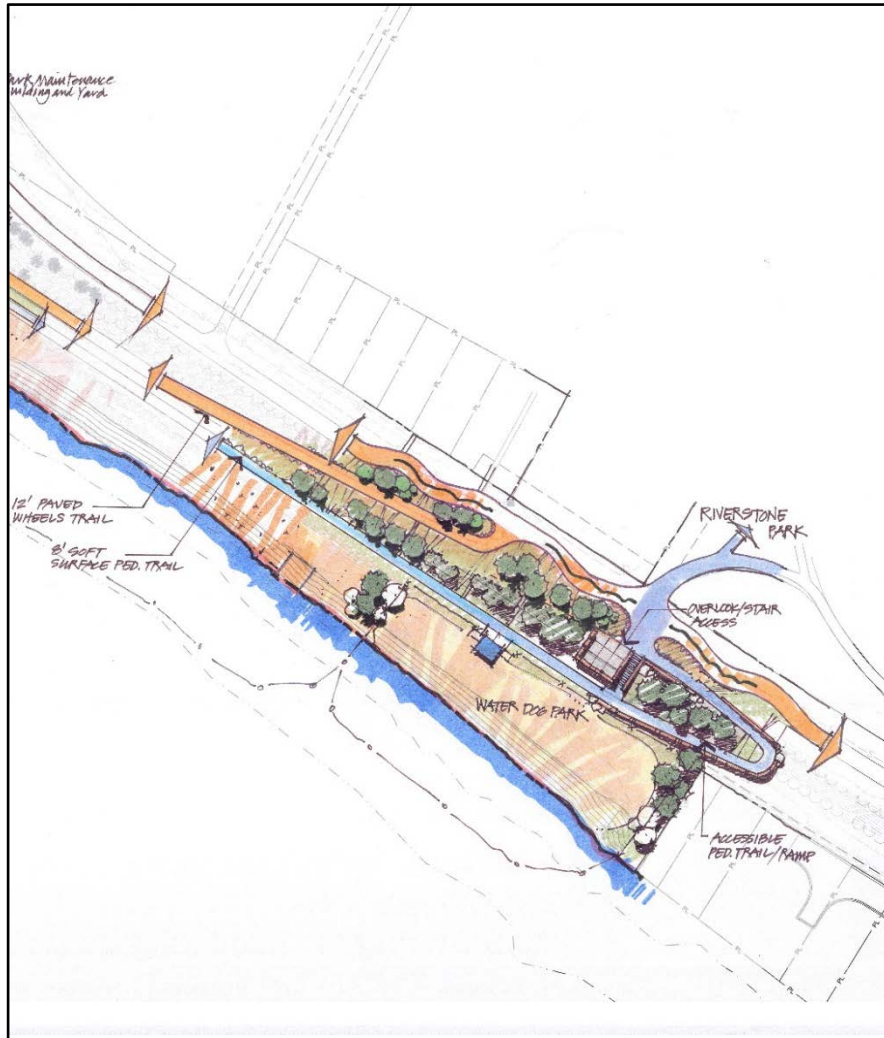




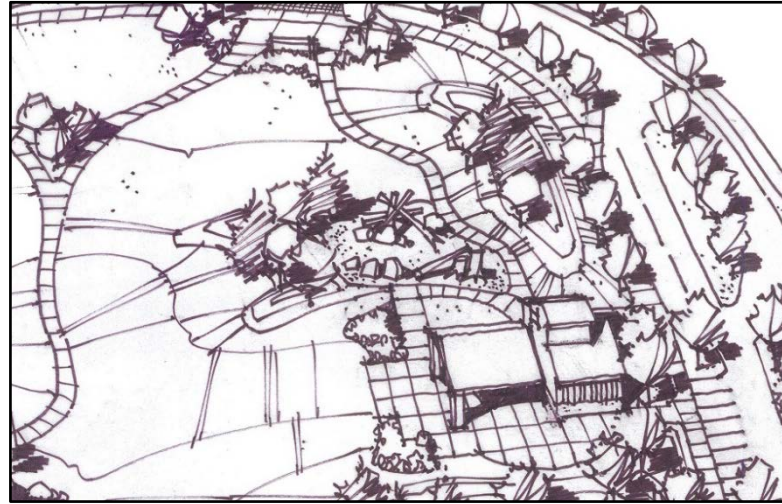




Water Access Dog Park











SELTICE WAY

SELTICE WAY
(EASTBOUND)

90

John Loop

John Loop

Mama Bear's
Crafting Company

John Loop

John Loop

Scale: ~1"=200'



- Create a Unique Neighborhood
- Establish Land Use Options
- Establish Development Character and Quality
- Provide ignite CDA with an Evaluation Tool

City & ignite CDA “Vehicle” to Control Overall Development Provides a Variety of Approved Development Options

- **Secure necessary zoning deviations with the PUD to allow higher densities**
- Create the base for block level land sales and final plats
- Secure City approval for infrastructure improvements
- Final Block Level Plats by Developers

“T’s up” block level sales by providing developers “entitlement certainty”

- Ignite CDA Accepts Developer Proposals
- RFP’s Evaluated on a Broad Set of Criteria – not just price
- Final Agreement to Negotiate Exclusively

Provides opportunity for multiple types of developers and builders and multiple types of purchase terms and conditions.

SELTICE WAY



RFP 1 July 2020

RFP 3 August 2021

RFP 5 Q3 2022

RFP 2 March 2021

RFP 4 Q1 2022

RFP 6 Q2 2023

107 Single Family
 171 Multi-Family
 125 Town Homes
 8,000 SF of commercial/retail/restaurant

1 Area #





Thank You