



**A Joint Workshop  
COEUR D'ALENE CITY COUNCIL  
and the  
PARKS & RECREATION COMMISSION  
To be held in the Library Community Room**

**AGENDA**

March 15, 2019

12:00 P.M.

1. Call to Order
2. Introduction

**Bill Greenwood, Parks and Recreation Director**

3. Atlas Waterfront Projects Presentation (Action)

**Phil Boyd, President, Welch Comer**

4. Public Comments
5. BLM Corridor Projects in the Lake District Presentation

**Phil Boyd, President, Welch Comer**

6. Adjournment

*NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 72 hours in advance of the meeting date and time.*



## CITY OF COEUR D'ALENE

### PARKS & RECREATION DEPARTMENT

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Coeur d'Alene, Idaho 83814  
208-769-2252 FAX: 208-769-2383

TO: Mayor Widmyer, City Council Members, Chairman Cranston, Commission Members, Troy Tymesen, City Administrator

FROM: Bill Greenwood, Parks and Recreation Director

SUBJECT: March 15, 2019 Workshop

DATE: March 13, 2019

CC: Tony Berns, ignite CDA, Phil Boyd, P.E. Welch Comer Engineers

The purpose of the upcoming workshop is to review potential Atlas and BLM Corridor and parks projects within the ignite CDA's Lake District. ignite CDA requested the City's input on potential Lake District projects and Mayor Widmyer directed staff to convene this workshop to allow the Council and Commission to discuss potential parks projects in the Lake District. I anticipate that you are all familiar with the projects, but I wanted to provide you this memo to refresh your memory and provide you my thoughts about the Atlas waterfront public space concepts and our current vision for the BLM Corridor.

We will have a comprehensive presentation at the workshop.

#### **Atlas Waterfront Public Space**

Community input on the Atlas project started early during ignite CDA's master planning effort and the concept has evolved over the last several months with community input. I anticipate there will be more "tweaks" over the next few weeks as more input is received. This is the way good public space development occurs.

The Atlas project is currently funded as a "clean and green" project (shown below) and this concept was presented at the Parks and Recreation Commission March 15, 2019 open house. This project will create a desirable public space, but the water access will be limited due to funding.



#### **Funded "Clean and Green" Project - \$3,500,000**

1. Site Grading and retaining walls
2. Vegetative shoreline stabilization
3. Paved "wheels" trail
4. Crushed, compacted gravel pedestrian trail
5. Restroom and picnic shelter
6. Irrigation system
7. Turf and trees in the park
8. Limited turf and landscaping in the "linkages"
9. One water access

After ignite CDA indicated there may be additional funding in the Lake District, the City/consulting team referred back to what we have heard from the public and the Atlas public space steering committee to develop the “Additional Projects.” These projects respond to what we consistently hear from the public, “we want access to the water.”

The additional Atlas projects were also presented at the Parks and Recreation Open House. I am very supportive of projects # 1, 2, 3, 4, and 6, shown below, as they respond to the “access to the water” theme. Project 7, a trail underpass at Suzanne Road, would be the only underpass on our trail system and not worth the cost, in my assessment. Project 5, a park landscape water feature, would be nice, but comes with several regulatory and maintenance challenges that need to be fully investigated. I am supportive of investigating the water feature feasibility. A small maintenance building, shown in the concept but not in the list, is also needed for efficient operations.



**Potential Additional Improvements** - Adds up to \$2,800,000

1. Water access dog park
2. Beach with accessible beach area
3. Accessible Kayak/Stand Up Paddle Board Launch
4. Natural style playground
5. Landscape water feature
6. Additional pedestrian accesses to the Spokane River
7. Prairie trail “underpass” crossing at Suzanne Road.

You will also note two docks in the concept. One dock on the west end and one near the large open space. While the concept of the docks has received some negative public comments, I believe these docks are desirable as they fall into the category of “access to the water” in several ways. One is for day use boaters to get to our upland public space, the second is to provide boat rental vendor moorage and the third is for annual leases.

Currently, the boat rental vendors use the 3<sup>rd</sup> street boat launch for put in/take outs creating congestion. We receive very little fees for these launches. By providing “fixed rental moorage” near the open space/parking lot to lease to the boat vendors, I anticipate the City would generate \$35,000 to \$40,000 per years for the proposed 13 vendor slips shown and reduce congestion at the 3<sup>rd</sup> street launch. The 13 day use slips would allow boaters to get of the water, visit the Atlas commercial uses or use the restrooms.

The annual lease boat moorage shown on the west end of the site was a steering committee generated idea developed to produce revenue, through moorage fees, to maintain our parks spaces. I estimate these boat moorage annual leases would generate between \$120,000 to \$150,000 per year depending on if any of these spaces were reserved as “day use only” to support the upland commercial development. The annual lease docks could be offered to the Atlas neighborhood to reduce car parking demand.

If the Council considers these docks a feasible option, we will dig into other issues such as long-term maintenance, vendor leases, and how to offer the annual leases and report back to Council.

## Four Corners/BLM Corridor Master Plan

The 2015 Four Corners/BLM Corridor was community driven masterplan that identified several great projects and we have already completed, or will complete in 2019, several of them including:

- The Four Corners portion of the master plan, including the skate park.
- The cyclocross course, pump track and skills course.
- River Avenue to Hubbard Avenue improvements, with NIC Funding.
- Irrigation and Landscaping around and west of skate park up to River Avenue

The remaining BLM Corridor improvements extend west from Hubbard Avenue to end of the City's ownership and are shown below in this excerpt from the 2015 Masterplan.



I feel many of the proposed masterplan projects remain important, but funding realities and new opportunities at the Atlas site lead me to make the following recommendations:

1. The Harbor Center Park and Marina improvements are not currently a priority at this location as they can be constructed at Atlas, pending Council direction and funding.
2. A portion of the parking lot, or all of it if funding permitted, should be constructed and connected to Lacrosse Avenue. This gives easier community access to the area.
3. The commuter trail, walking path, pickleball courts, arboretum and micro soccer are small enough projects that the Parks Department could build these over time or in another location.
4. The scope of Re-aligning the centennial trail could be reduced to just accommodate a waterfront picnic shelter.
5. A reduced scope waterfront picnic shelter without restrooms could be constructed instead of the major facility proposed in the masterplan.
6. Another picnic shelter, with restrooms, could be constructed closer to the future pickle ball courts and parking lot.
7. I envision the landscaping in the area to consist of low maintenance native grasses that do not require frequent mowing. The site will need some work to strip away existing railroad ballast rock and weeds and prepare the site to receive topsoil. As a separate project, ignite CDA may propose to export soil from the Atlas site, suitable for landscaping soils, that would allow a rolling landscaping to be constructed at the LaCrosse site, which would be a nice addition.

If funding permits, it would be desirable to construct the “base infrastructure” to allow the public to more fully use this beautiful piece of property along the Spokane River.

I hope the information I provided in this memo gives you a “jump start” on your thoughts about these potential projects. The presentation will include a more complete discussion along with estimated project costs. I look forward to seeing all of you Friday.