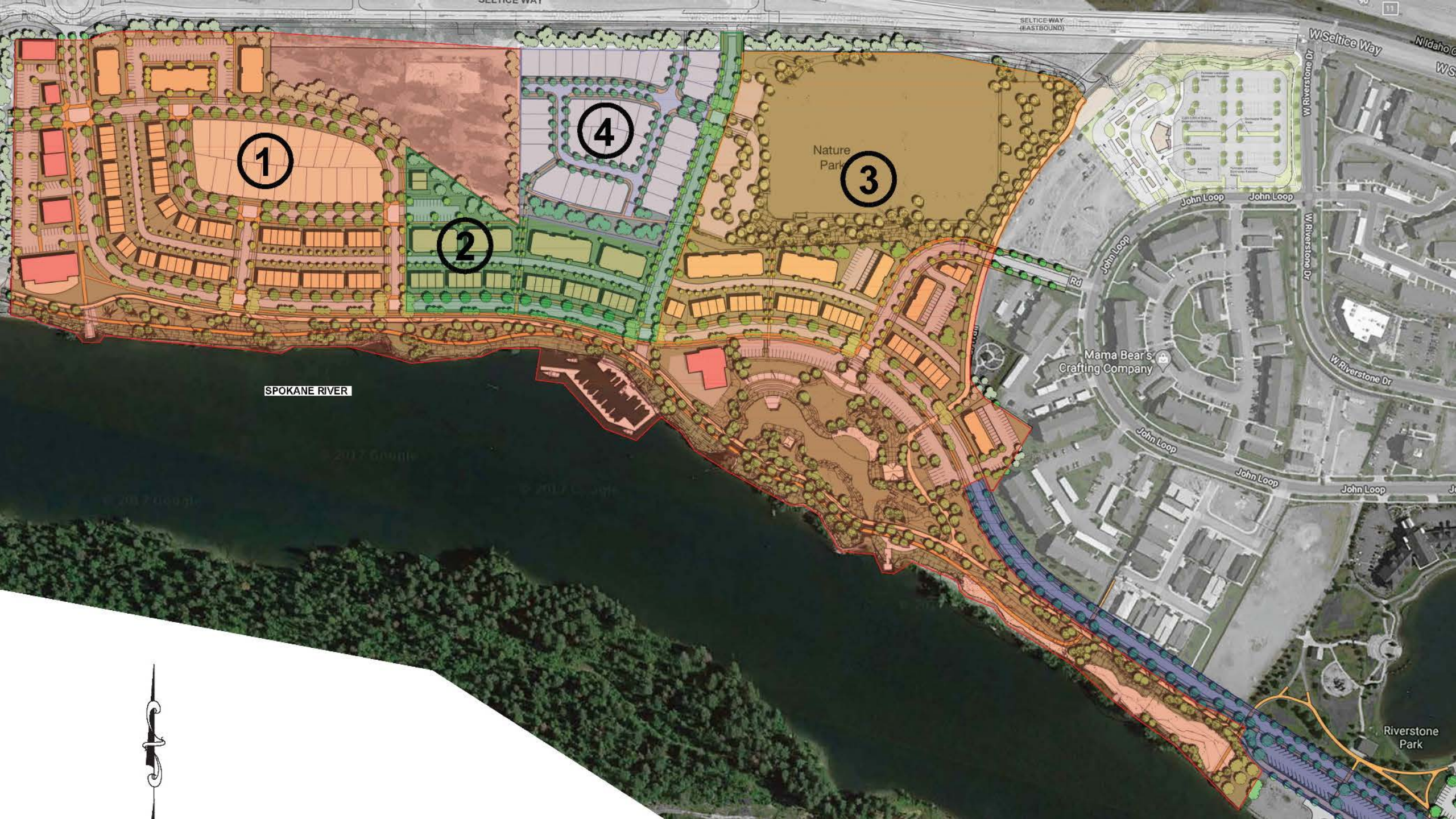

Atlas Project Update

igniteCDA

August 15, 2018

Project Update

- June 20, 2018 Project Update
 - Project Phasing
 - Proposed Urban Renewal District Boundaries
- July 18, 2018 Project Update
 - Steering Committee Meeting
 - Atlas Preliminary Project Schedule
 - Lake and River District 2019 Budget Considerations
- August 15, 2018 Project Update
 - URD Boundary Updates
 - Project Schedule



1

2

4

3

SPOKANE RIVER

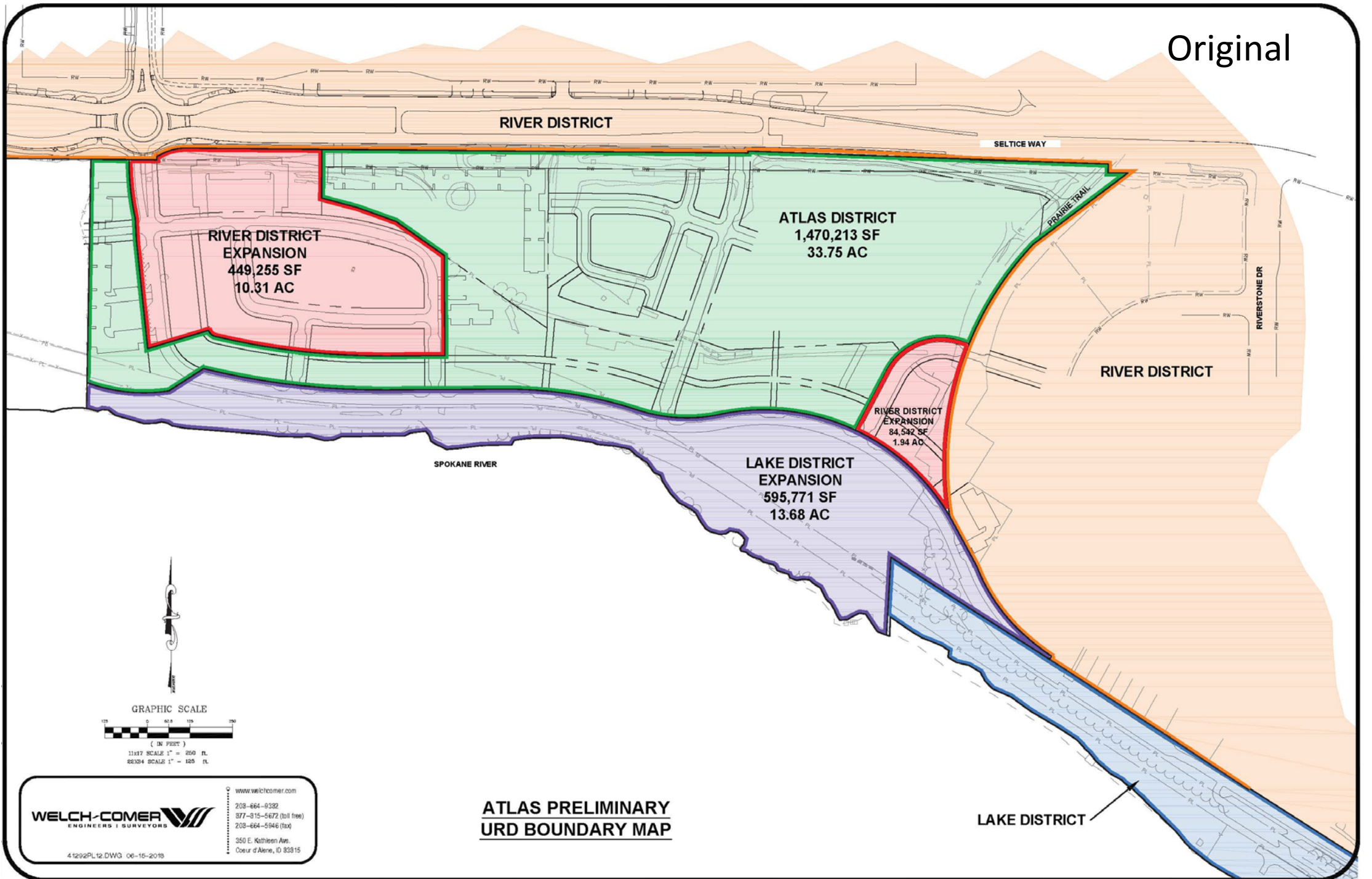
Nature Park

Mama Bear's Crafting Company

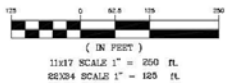
Riverstone Park



Original



GRAPHIC SCALE

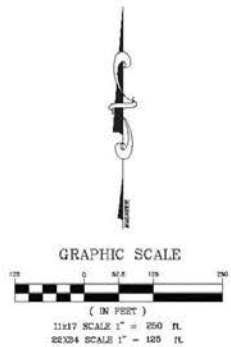
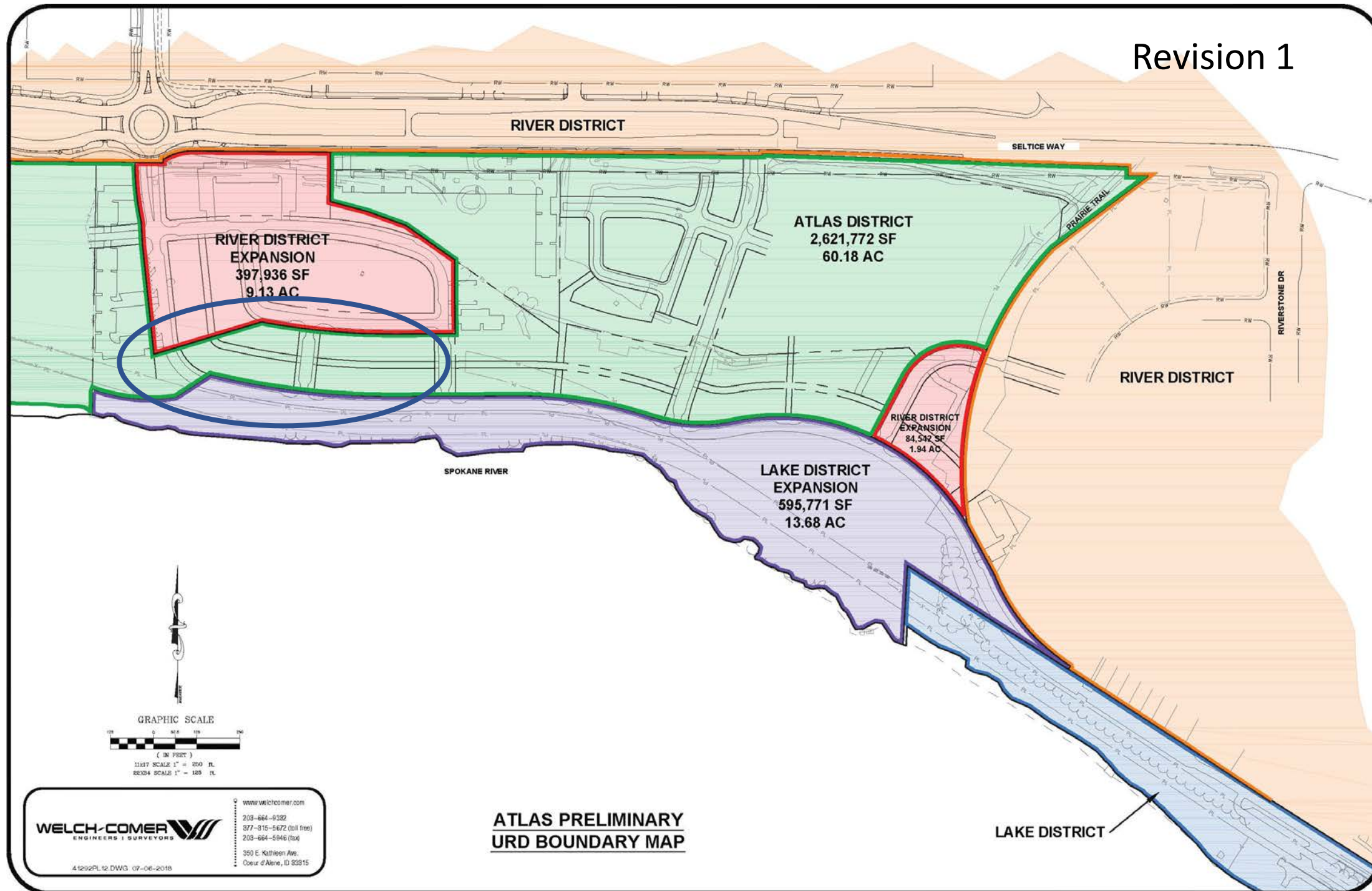


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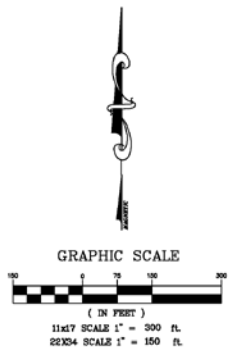
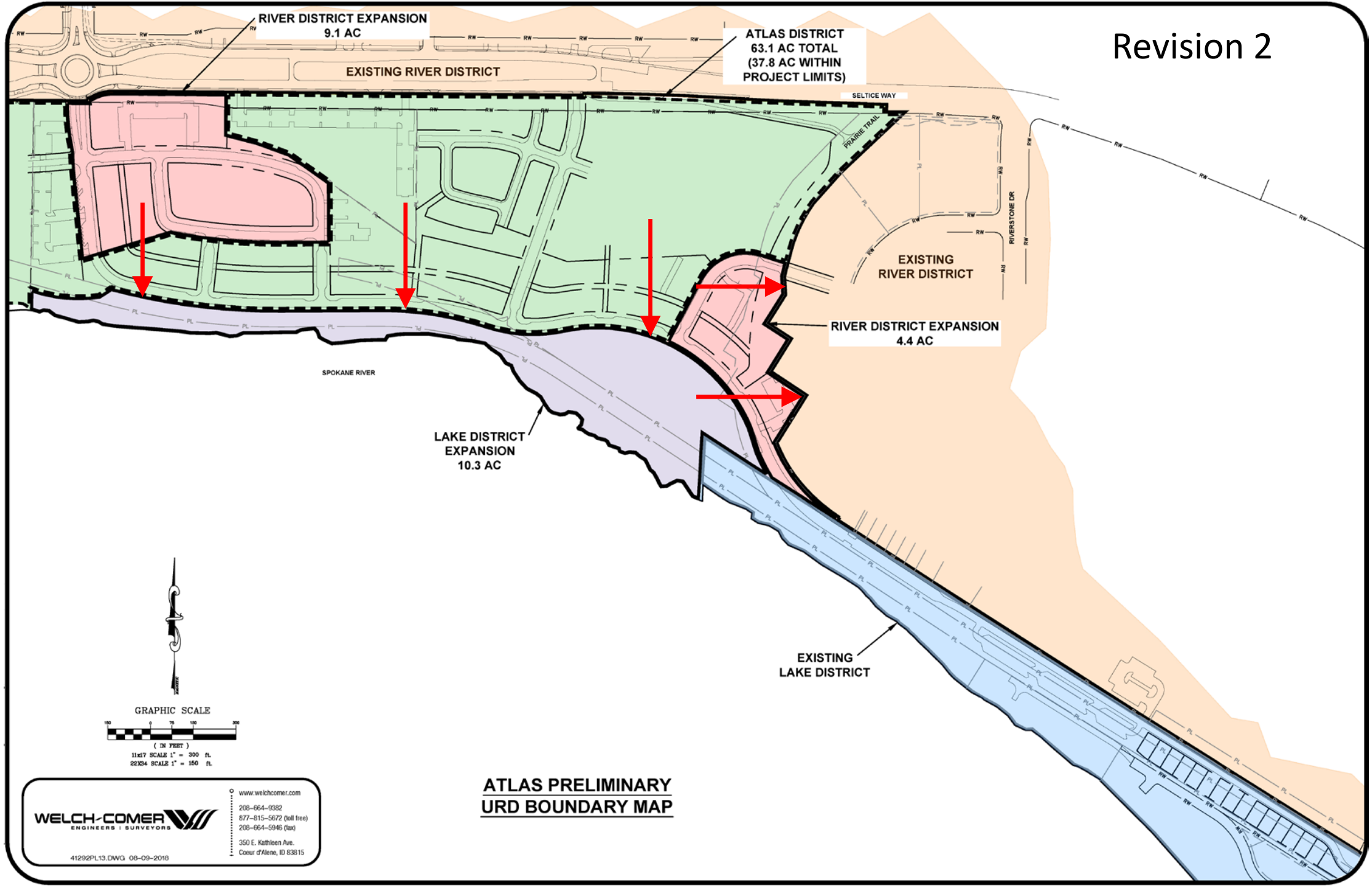
**ATLAS PRELIMINARY
URD BOUNDARY MAP**

LAKE DISTRICT



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**ATLAS PRELIMINARY
URD BOUNDARY MAP**

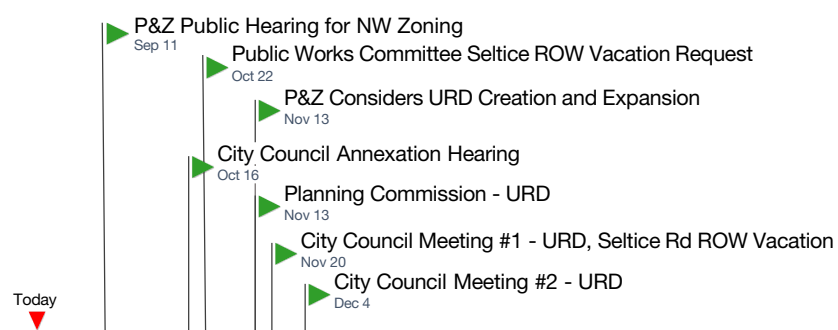


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41292PL13.DWG 08-09-2018

**ATLAS PRELIMINARY
URD BOUNDARY MAP**



2018

Jul

Oct

2019

Apr

Jul

Oct

2020

Apr

Jul

Urban Renewal District Process



URD Plan Preparation



Land Entitlements and Development Standards



Navigable Water Zoning



Annexation



Re-Plat to Create URD Boundaries



Development Standards



Seltice ROW Vacation



Phase 1 Plat and PUD



Infrastructure



Public Space Concept Refinement and P&R Process



Infrastructure & Public Space Design



Public Space Bid



Public Space Construction



Infrastructure Bid



Infrastructure Construction



Land Transaction



Pre-Market Prep (Develop RFP Criteria & Developer/Builder Meetings)



RFP Launch



Marketing/LOI Due Date



Multi-Party Negotiation



Purchase and Sale Agreement (PSA) Negotiation



Board Approval



Execution



Builder Feasibility/Waiver



Builder Design & Permitting



Closing



Atlas Annexation, URD & Shoreline Variance Schedule

2018

DATE	ITEM
08/20	Navigable Water Zone Annexation Area Legal Descriptions due to Hilary
09/11	P&Z Public Hearing for Atlas Waterfront Annexation & NW Zoning
09/12	Submit URD Expansion, Creation, De-annexation documents to igniteCDA
09/17	Atlas Short Plat Submittal (to create boundaries for new/expanded URDs) & Seltice Vacation Submittal
09/18	City Council Sets Atlas Annexation Public Hearing for October 16
10/01	Shoreline Variance application submittal
10/16	City Council Atlas Annexation Hearing
10/17 *	Atlas Annexation Ordinance Published
10/22	Public Works Committee Seltice ROW Vacation Request
11/13	P&Z Considers URD Creation and Expansion
11/13	P&Z Public Hearing for Shoreline Variance
11/14 *	P&Z Shoreline Variance Determination decision letter added to the file
11/20	City Council Meeting #1 to Consider URD's and Public hearing for Seltice Road Vacation
11/21 *	Seltice ROW Vacation Ordinance published
11/21 *	Record the Replat of the Annexed Atlas Properties and the Vacated Seltice ROW and De-annex the River District that was in vacated Seltice ROW
11/24	P&Z Shoreline Variance Determination becomes final
12/4	City Council Meeting #2 to Consider URD

** Dates marked with an asterisk are estimates*

Original Phase 1 URD Estimate

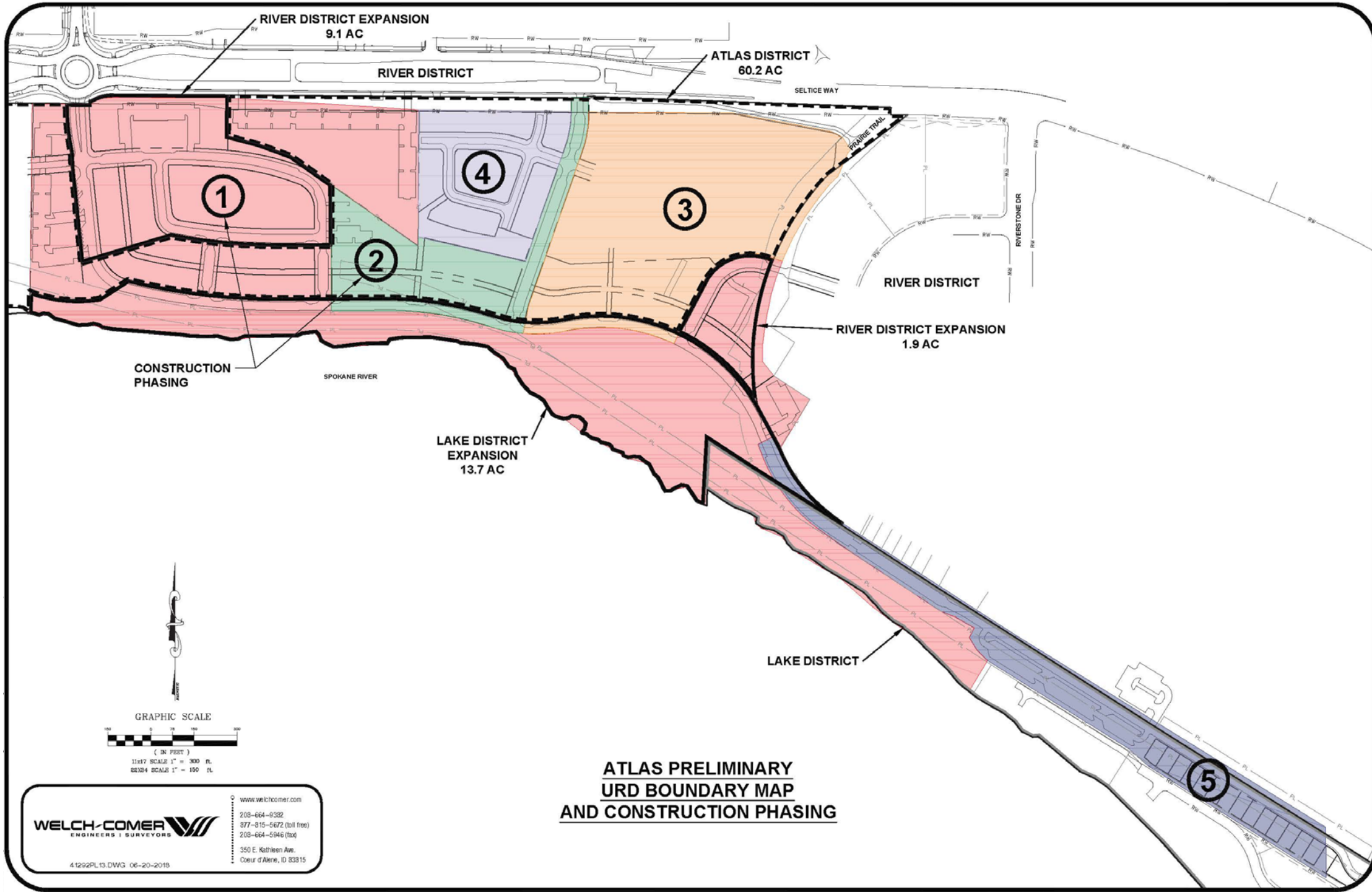
URD Summary - Phase 1

Phase 1	Atlas District	River District	Lake District	Total
Site Improvements, Road, Hardscape	\$ 800,000.00	\$ 2,700,000.00	\$ 800,000.00	\$ 4,300,000.00
Site Grading & Retaining Walls	\$ 360,000.00	\$ 430,000.00	\$ 610,000.00	\$ 1,400,000.00
Site Remediation	\$ -	\$ -	\$ -	\$ -
Park Space	\$ -	\$ -	\$ 2,370,000.00	\$ 2,370,000.00
Shoreline Stabilization	\$ -	\$ -	\$ -	\$ -
Water	\$ 350,000.00	\$ 580,000.00	\$ -	\$ 930,000.00
Sewer	\$ 600,000.00	\$ 590,000.00	\$ -	\$ 1,190,000.00
Legal, Planning, Permitting	\$ 40,000.00	\$ 90,000.00	\$ 80,000.00	\$ 210,000.00
Total	\$ 2,150,000.00	\$ 4,390,000.00	\$ 3,860,000.00	\$ 10,400,000.00

Revised Phase 1 URD Estimate

URD Summary - Phase 1

Phase 1	Atlas District	River District	Lake District	Total
Site Improvements, Road, Hardscape	\$ 1,200,000.00	\$ 2,900,000.00	\$ -	\$ 4,100,000.00
Site Grading & Retaining Walls	\$ 480,000.00	\$ 580,000.00	\$ 440,000.00	\$ 1,500,000.00
Site Remediation	\$ -	\$ -	\$ -	\$ -
Park Space	\$ -	\$ -	\$ 2,720,000.00	\$ 2,720,000.00
Shoreline Stabilization	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00
Water	\$ 110,000.00	\$ 320,000.00	\$ -	\$ 430,000.00
Sewer	\$ 370,000.00	\$ 270,000.00	\$ -	\$ 640,000.00
Legal, Planning, Permitting	\$ 40,000.00	\$ 80,000.00	\$ 70,000.00	\$ 190,000.00
Total	\$ 2,200,000.00	\$ 4,200,000.00	\$ 3,700,000.00	\$ 10,100,000.00



GRAPHIC SCALE



(IN FEET)

11x17 SCALE 1" = 300 ft.

22x34 SCALE 1" = 150 ft.



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**ATLAS PRELIMINARY
 URD BOUNDARY MAP
 AND CONSTRUCTION PHASING**



GRAPHIC SCALE



(IN FEET)

11x17 SCALE 1" = 300 ft.

22x34 SCALE 1" = 150 ft.

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Neighborhood Retail

Apartment (Flats)

Small Lot Single Family

Small Lot Single Family

Public Open Space

Townhomes

Alley

Apartment or Condo (Flats)

Townhomes

Apartment or Condo (Flats)

Townhomes

Riverfront Promenade

Street End View Plaza

Riverfront Restaurant

Riverfront Open Space

Mama Bear's Crafting Company

Spokane River

Dog Park

Riverstone Park

W Seltice Way (EASTBOUND)

W Riverstone Dr

W Seltice Way

Alley Road

Riverfront Drive

W Suzanne Road

John Loop

John Loop

W Riverstone Dr

W Riverstone Dr

John Loop

John Loop

John Loop

John Loop