

Atlas Waterfront Public Meeting



Tonight's Agenda

- Welcome
- Project Background
- Anticipated Timeline/Actions
- Feasibility & Market Analysis
- Establishing Site Character
- Interactive Stations
- Next Steps

Site Map



Atlas Waterfront

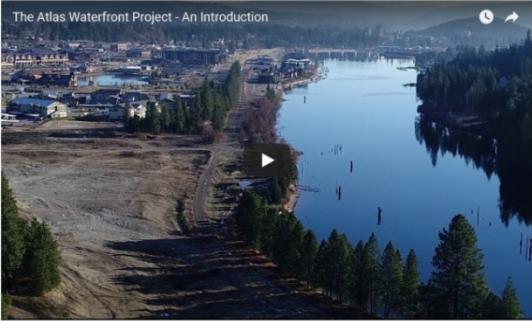
city of Coeur d'Alene Idaho

Administration


- Mayor Steve Widmyer
- A Word From the Mayor
- WATCH: Mayor's State of the City 2018
- Administration Staff
- Atlas Waterfront Project**
- City Hall Remodel Project
- Newsletter
- City Hall Sefle Day

Atlas Waterfront Project

The Atlas Waterfront Project - An Introduction



The City of Coeur d'Alene is finalizing the purchase of nearly 47 acres of Spokane River waterfront property that was the former Atlas Mill site. The City is buying the property to create permanent, public waterfront access and encourage economic development initiatives on the site. The sale purchase will be made official in May 2018.



A leadership team comprised of Council Member Kiki Miller, City Planning Director Hilary Anderson, and Deputy City Administrator Sam Taylor are working to engage the community and assess all opportunities related to uses of this property. They are leading organized teams working concurrently, including Site Analysis (comprised of [ignite CDA](#), staff, consultants and elected officials), Community Outreach (including [CDA2030](#), staff and elected officials) and Communications, among others.

Atlas Waterfront Site
Click the image for a larger version
(including [CDA2030](#), staff and elected officials) and Communications, among others.

Atlas Log

A collection of news to date regarding the Atlas Waterfront Project. This rolling log of happenings surrounding the project will be updated regularly and will include relevant links for more information.

[Back to Main Atlas Waterfront Project Section](#)

[May 2, 2017 - City Council approves purchase of former Atlas Mill site](#)

[May 2017 - City/ignite CDA create Atlas Waterfront Purchase Due Diligence Committee](#)

[July 19, 2017 - ignite CDA settles on "Atlas District" for new urban renewal district name](#)

[August 16, 2017 - ignite CDA reviews draft urban renewal district expansion and creation plans to support Atlas Waterfront Project](#)

[August 29, 2017 - ignite CDA reviews draft economic forecast analysis to support Atlas Waterfront project](#)

[August 31 - City posts video showing community property size and scope and providing due diligence update](#)

[September 12, 2017 - ignite CDA reviews economic modeling to support Atlas Waterfront project, seeks more time](#)

[September 13, 2017 - City Council receives environmental research review, early financial analysis update, and approves purchase while extending closing date to May 2018](#)

[November 30, 2017 - Atlas Waterfront Project team provides updates on next steps and community involvement during joint City Council/ignite CDA workshop](#)

[December 18, 2017 - Atlas Environmental Website Section Updated](#)

[December 20, 2017 - COR Vision Group Meeting announced, Invitations to be sent out](#)

[January 9 - Mayor Widmyer delivers State of the City, discussing City's reasons for purchase of Atlas Waterfront and goals for property](#)

cdaid.org/atlaswaterfront

Anticipated Timeline/Actions

- **January/February 2018:** Market Assessments, preliminary land use research
- **February 22, 2018:** COR Vision group meeting
- **March 22, 2018:** Atlas Waterfront Public Meeting #1
- **April 25, 2018, 5 to 7 pm, Library Community Room:** Atlas Waterfront Public Meeting #2
- **Aprils 26, 2018, 5 to 7 pm, NIC SUB Driftwood Bay Community Room:**
City Council/igniteCDA workshop (no public comment)
- **May/June 2018:** Urban renewal/site development plans & formation discussion
- **June – October 2018:** Possible expanded River District and new Atlas District process; development funding strategy concluded

Project Feasibility & Market Analysis



Next Steps/Timeline

- **April 25, 2018, 5 to 7 pm, Library Community Room:** Atlas Waterfront Public Meeting #2
- **Aprils 26, 2018, 5 to 7 pm, NIC SUB Driftwood Bay Community Room:** City Council/igniteCDA workshop (no public comment)
- **May/June 2018:** Urban renewal/site development plans & formation discussion
- **June – October 2018:** Possible expanded River District and new Atlas District process; development funding strategy concluded

There will be on-going updates at cdaid.org/atlaswaterfront. Please check back!

Presentation Objective

- Based on what we have learned to date (and you have seen on the Atlas Waterfront Website), we want to bring more focus to establishing the site character by providing you information about:
 - The Site Road Network Options
 - The Tradeoffs Between Public Space and Private Space
 - Options for Public Space Character
 - Options for Riverbank Restoration and Stabilization
- So You Can Provide Feedback During the Open House

Atlas Site

Atlas Road

Seltice Way

Atlas Waterfront Site

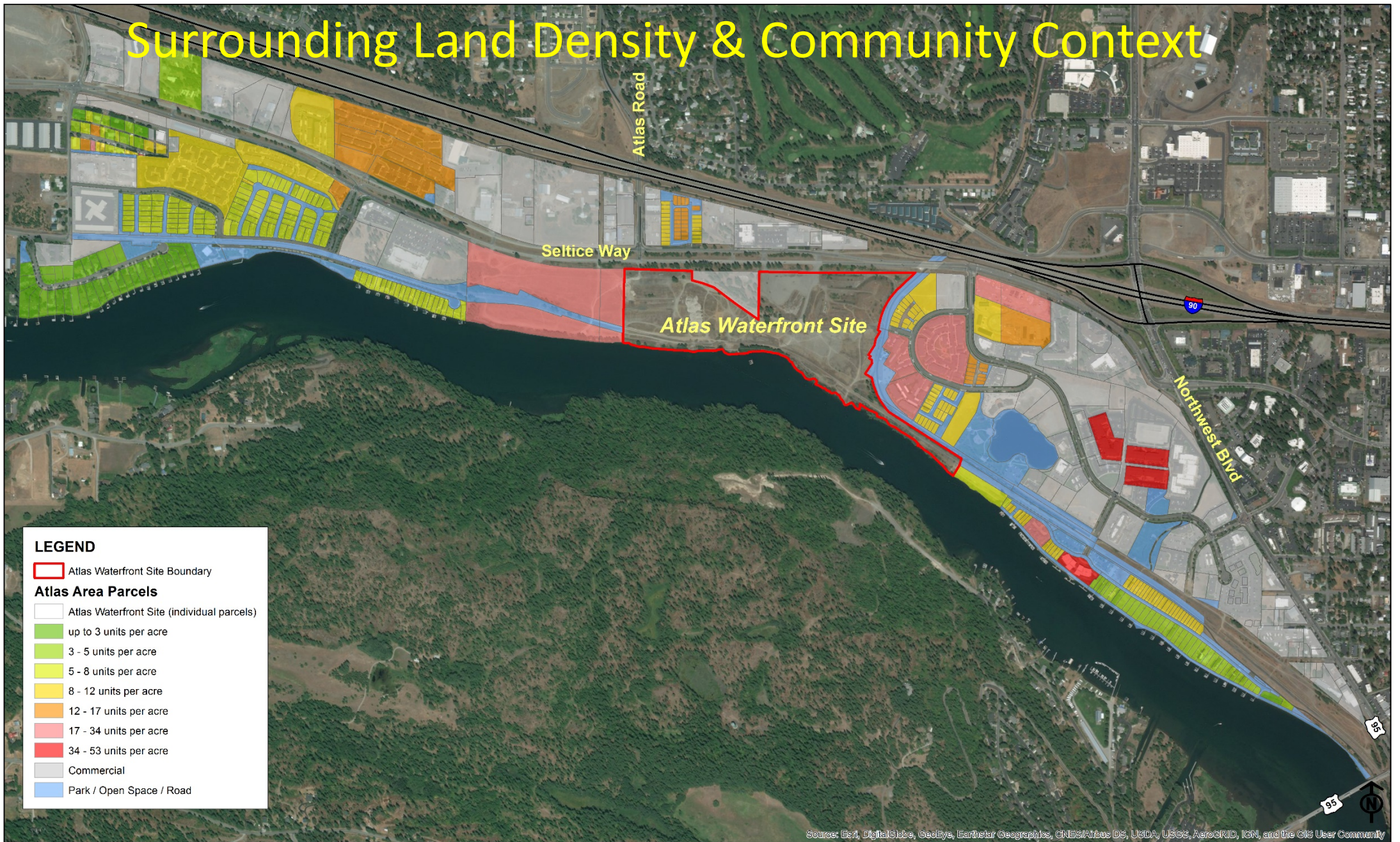
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Northwest Blvd

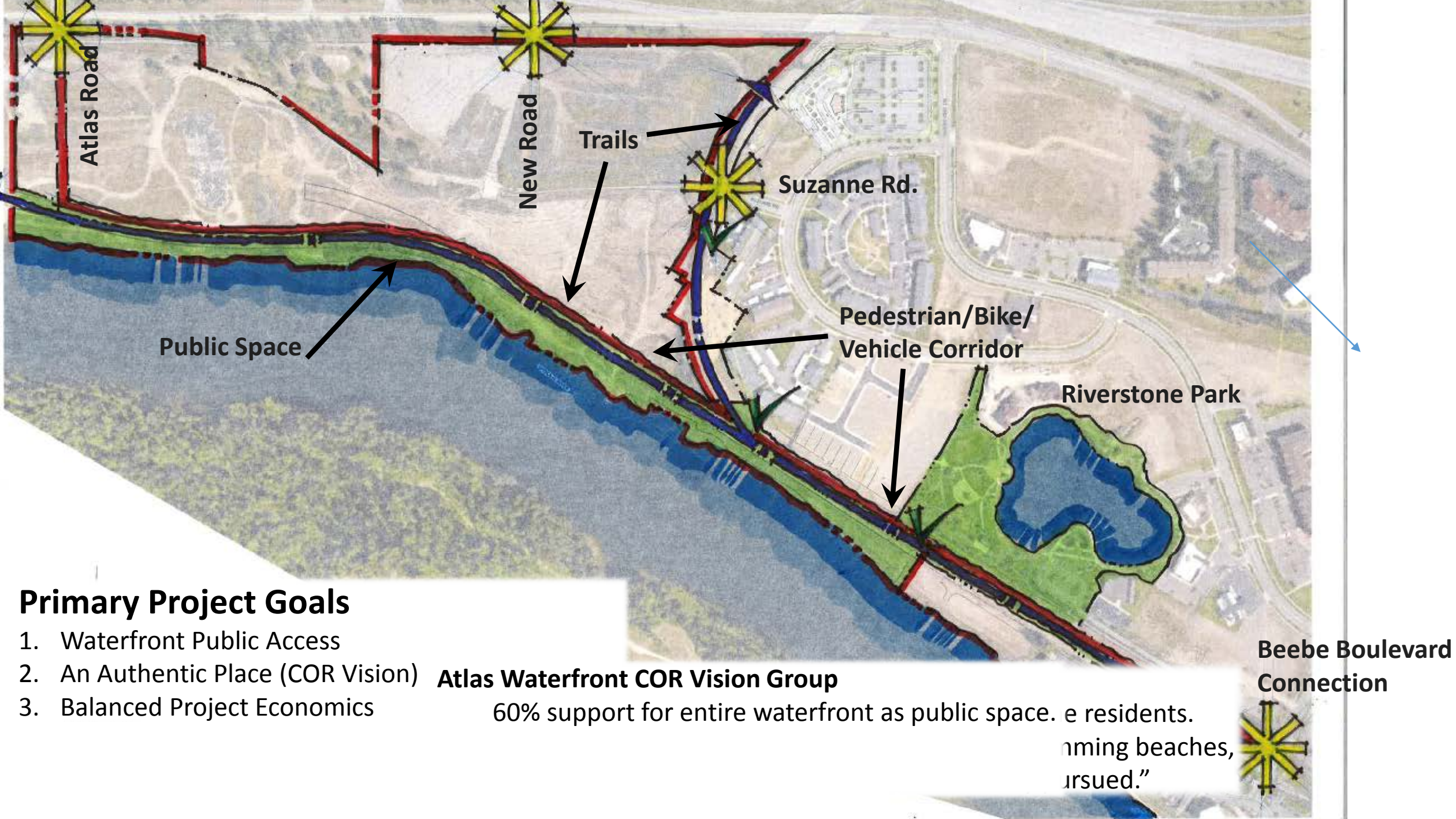
95



Surrounding Land Density & Community Context



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Primary Project Goals

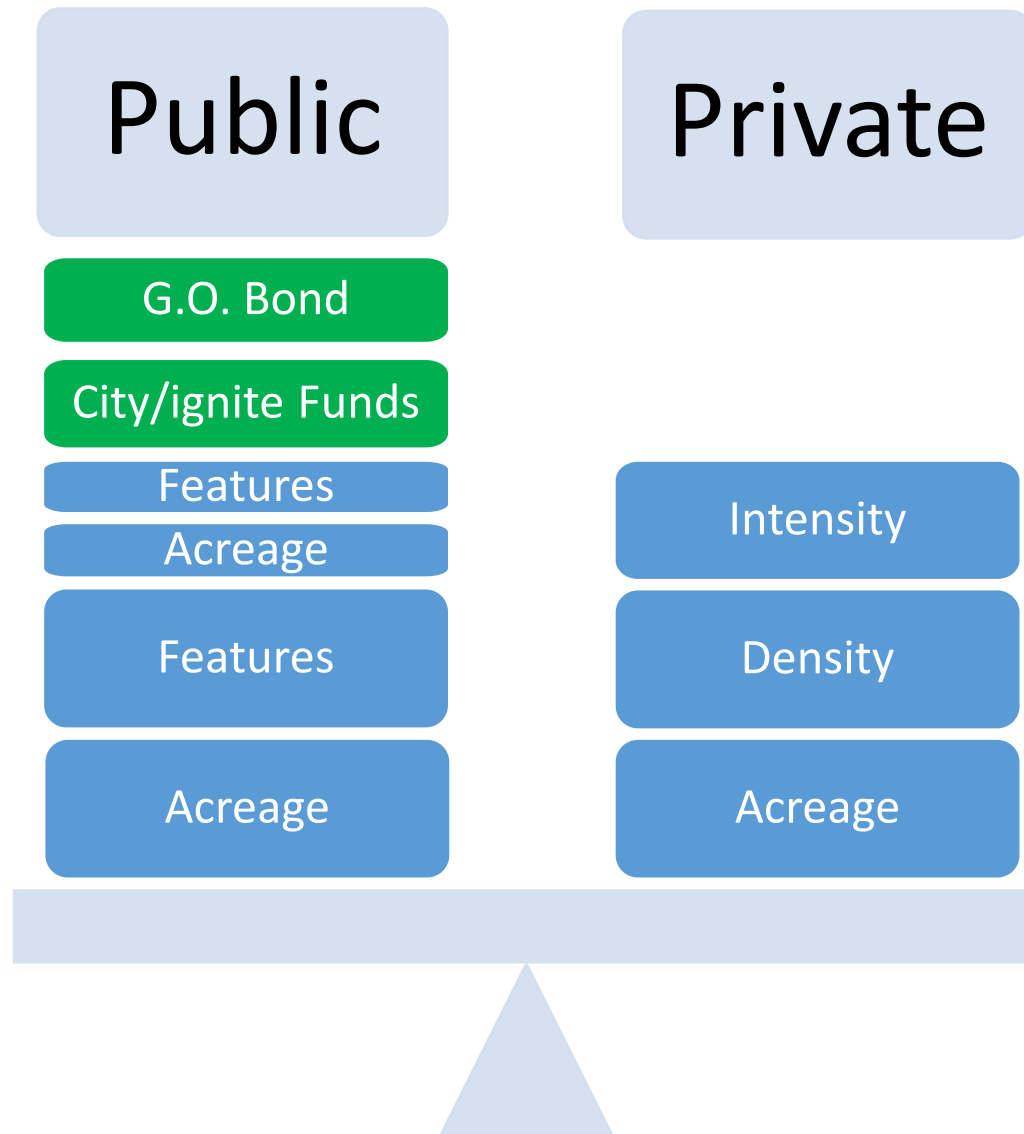
- 1. Waterfront Public Access
- 2. An Authentic Place (COR Vision)
- 3. Balanced Project Economics

Atlas Waterfront COR Vision Group

60% support for entire waterfront as public space. e residents. nning beaches, rsued.”

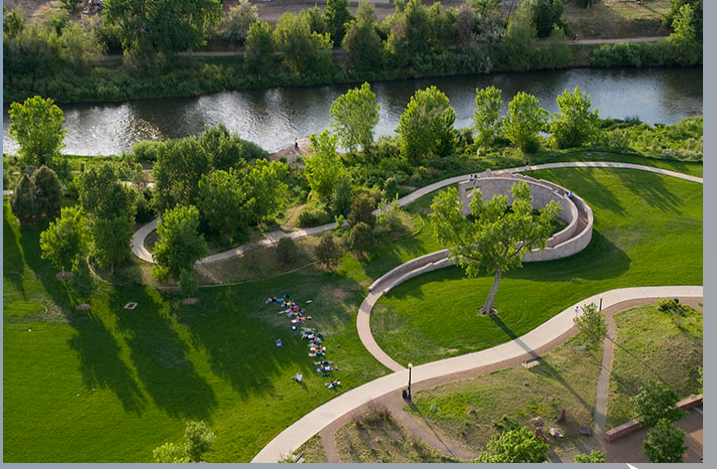


Balanced Project Economics



Public Space-Development Density/Intensity Relationship

Development Density/Intensity






Public Space Size and Features

Information and Feedback

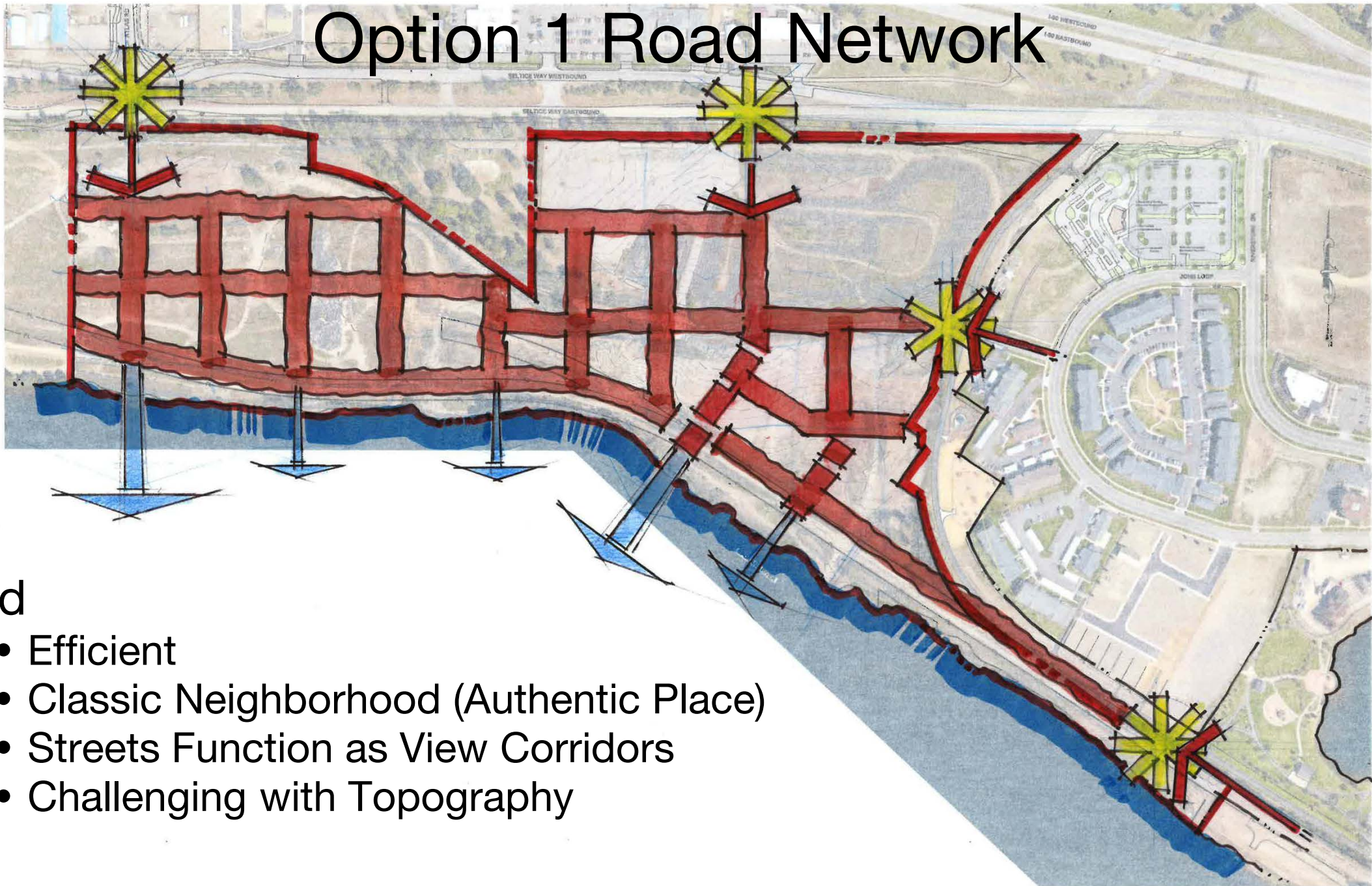
Providing You Information and Options on Four Topics:

1. Road Network Type
2. Public Space/Private Space
3. Public Space Character
4. Riverbank Restoration and Stabilization

So You Can Provide Feedback...by Placing Your Dot on the Option:

-  You Most Prefer
-  You Moderately Prefer
-  You Least Prefer

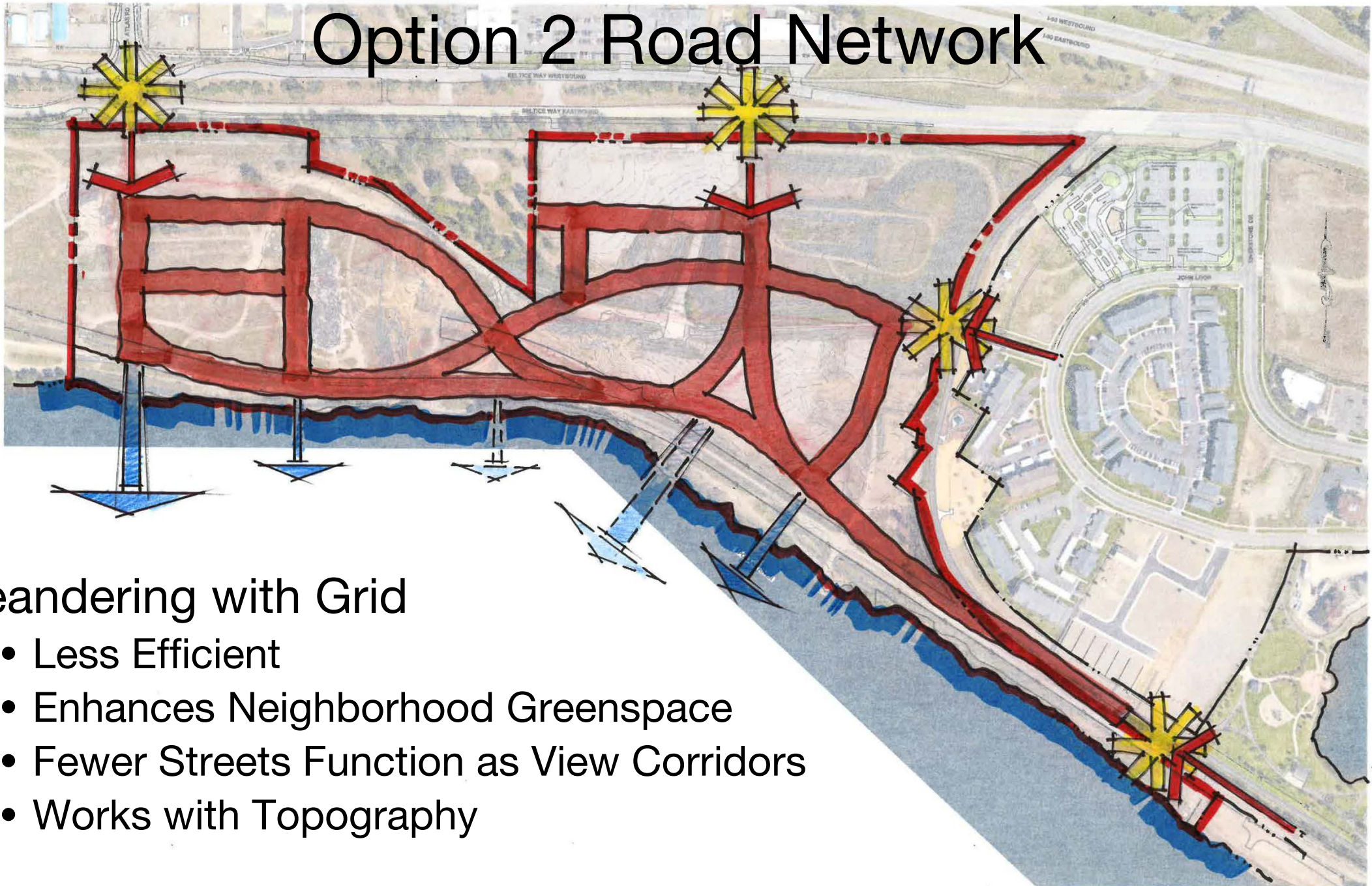
Option 1 Road Network



Grid

- Efficient
- Classic Neighborhood (Authentic Place)
- Streets Function as View Corridors
- Challenging with Topography

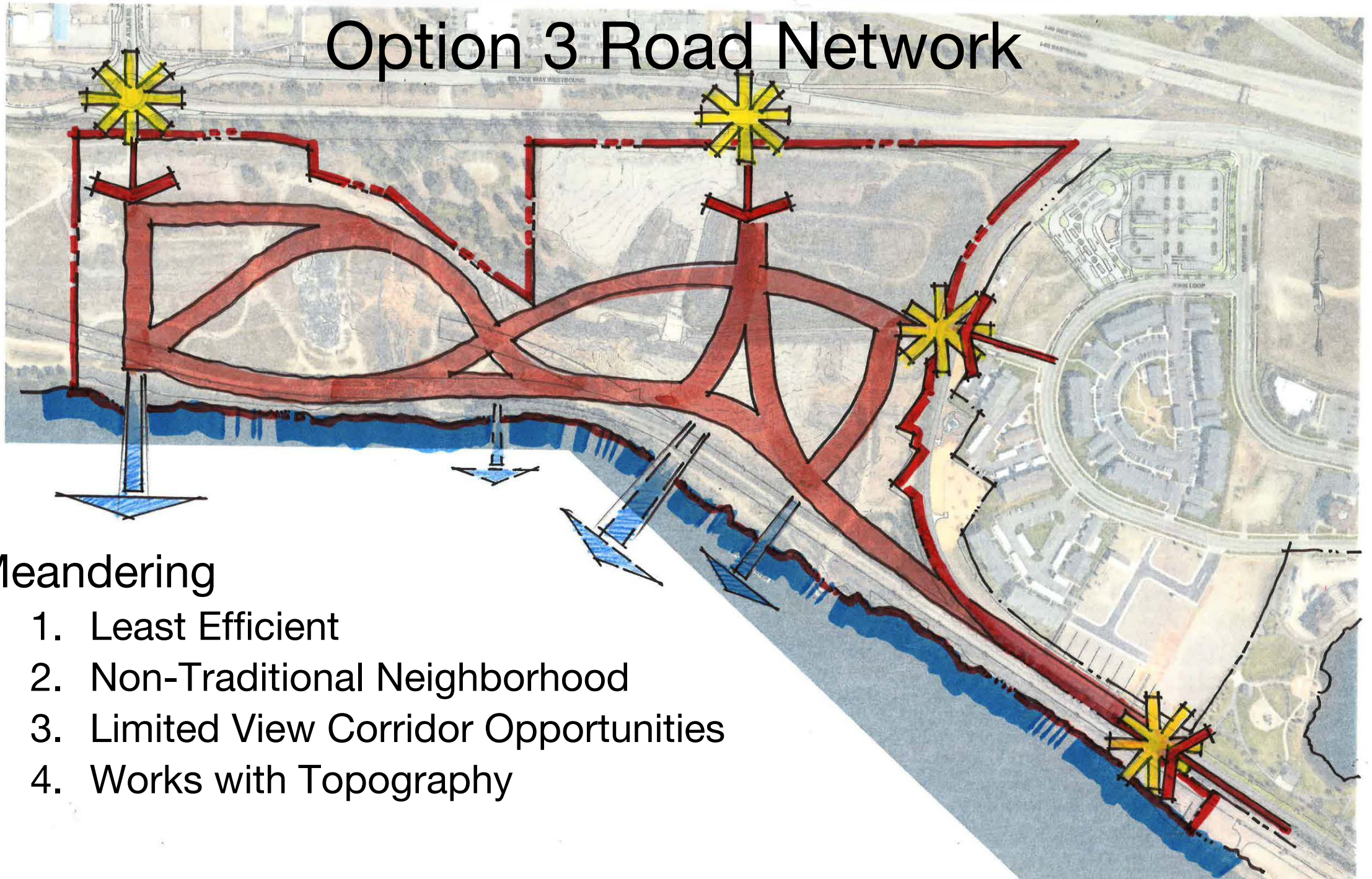
Option 2 Road Network



Meandering with Grid

- Less Efficient
- Enhances Neighborhood Greenspace
- Fewer Streets Function as View Corridors
- Works with Topography

Option 3 Road Network



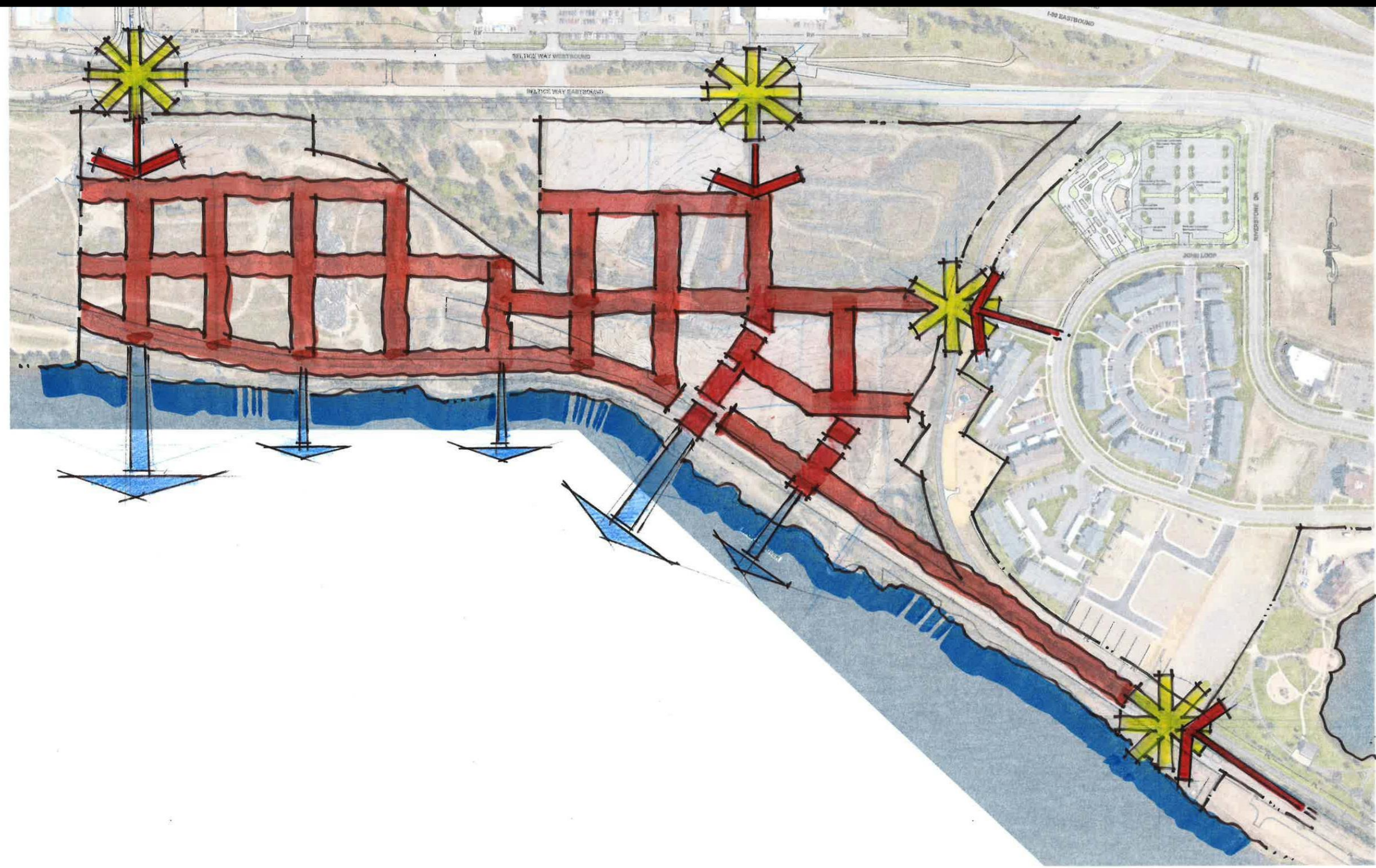
Meandering

1. Least Efficient
2. Non-Traditional Neighborhood
3. Limited View Corridor Opportunities
4. Works with Topography

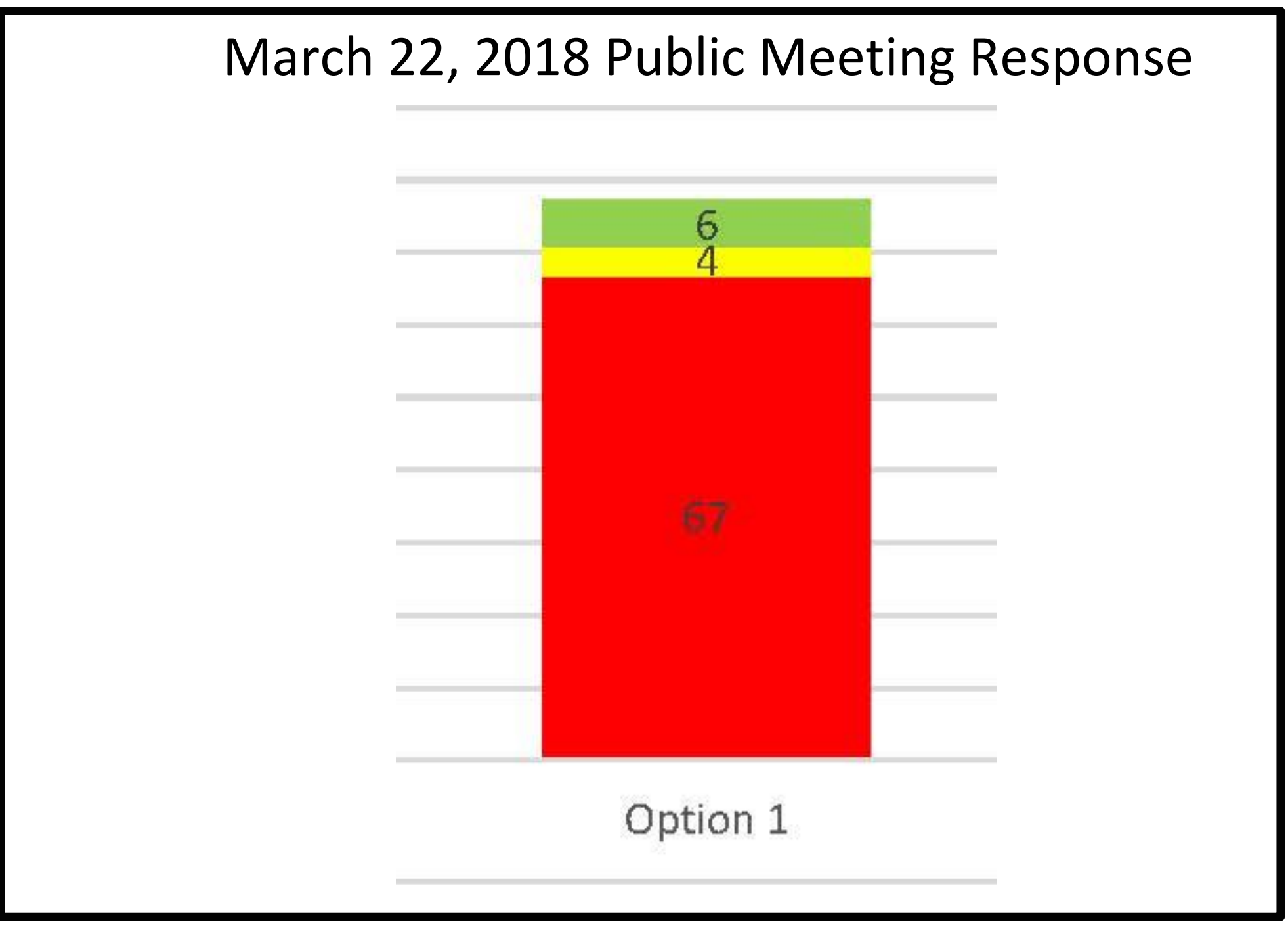
1 Which Road Network Do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

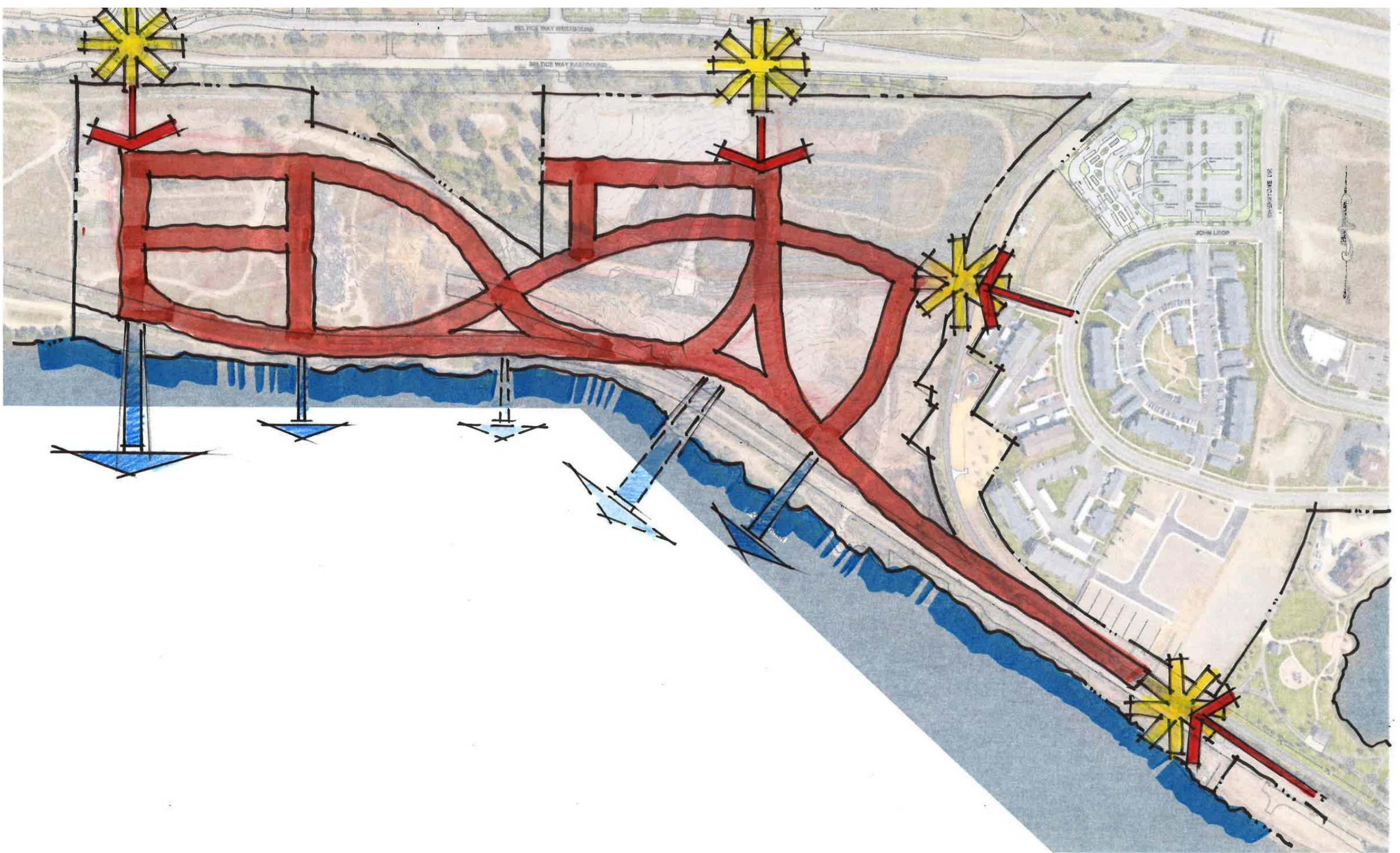
Option 1



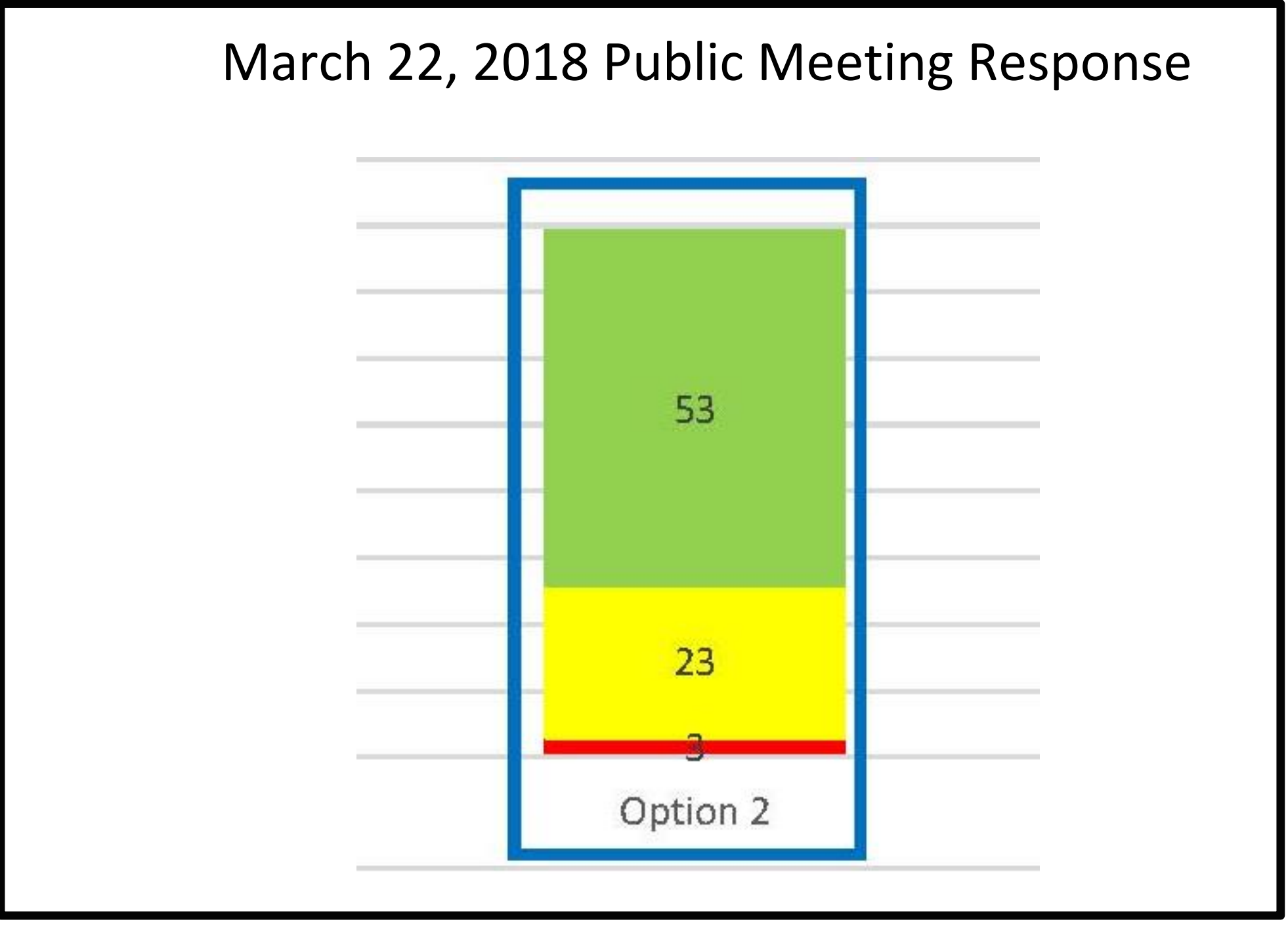
- Grid**
1. Efficient
 2. Classic Neighborhood (Authentic place)
 3. Challenging with topography



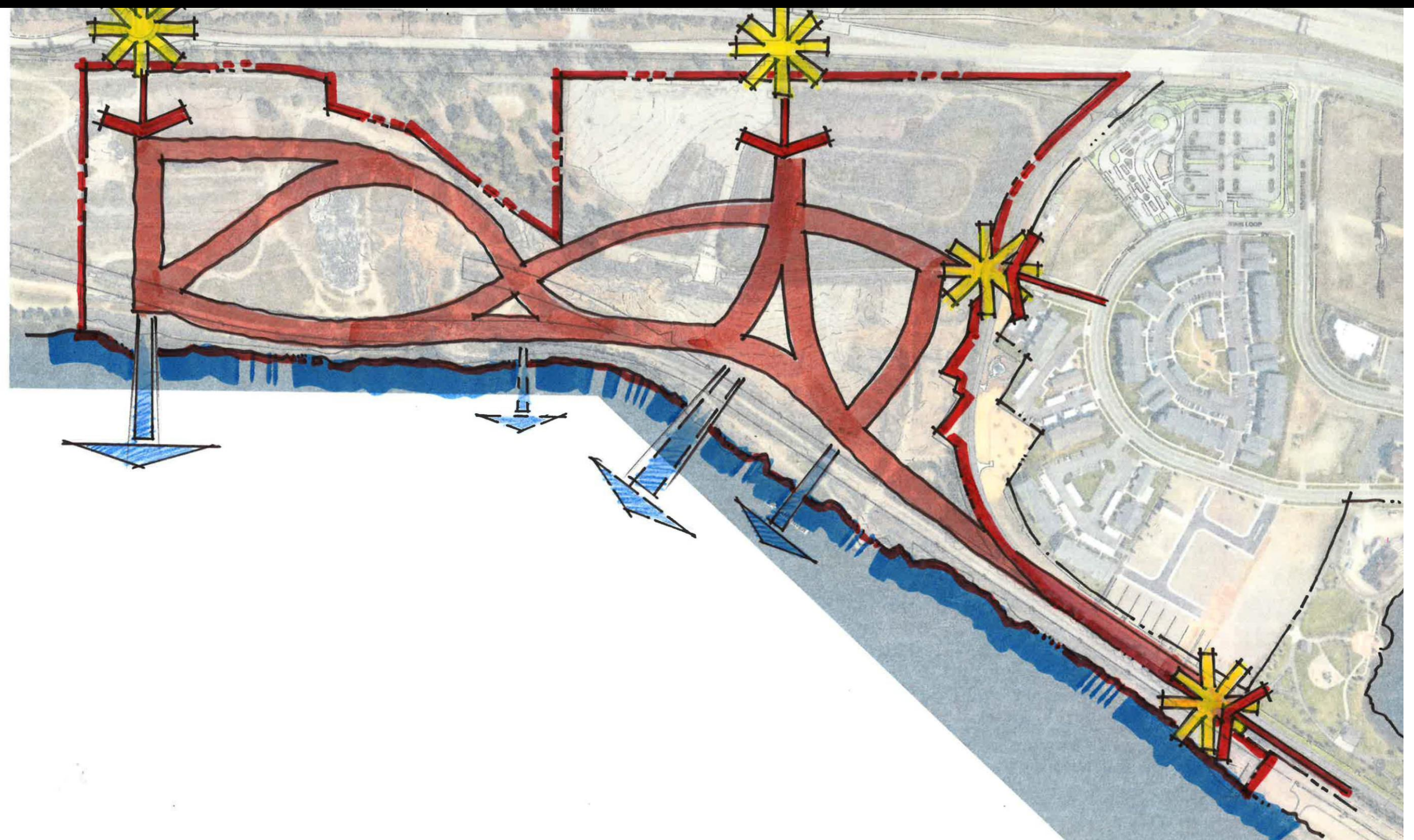
Option 2



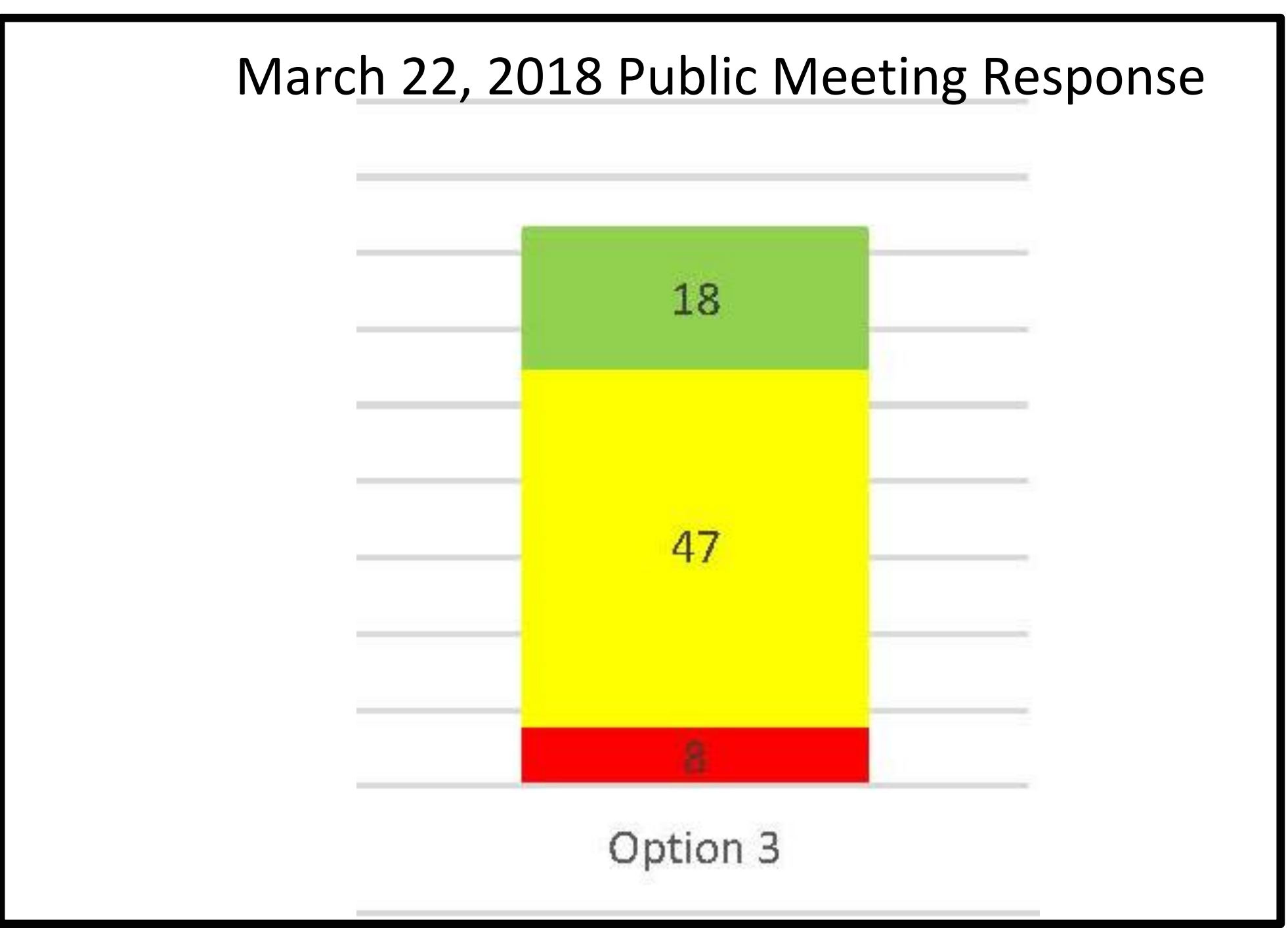
- Meandering with Grid**
1. Less Efficient
 2. Enhances Neighborhood Greenspace
 3. Fewer Streets Function as View Corridors
 4. Works with topography



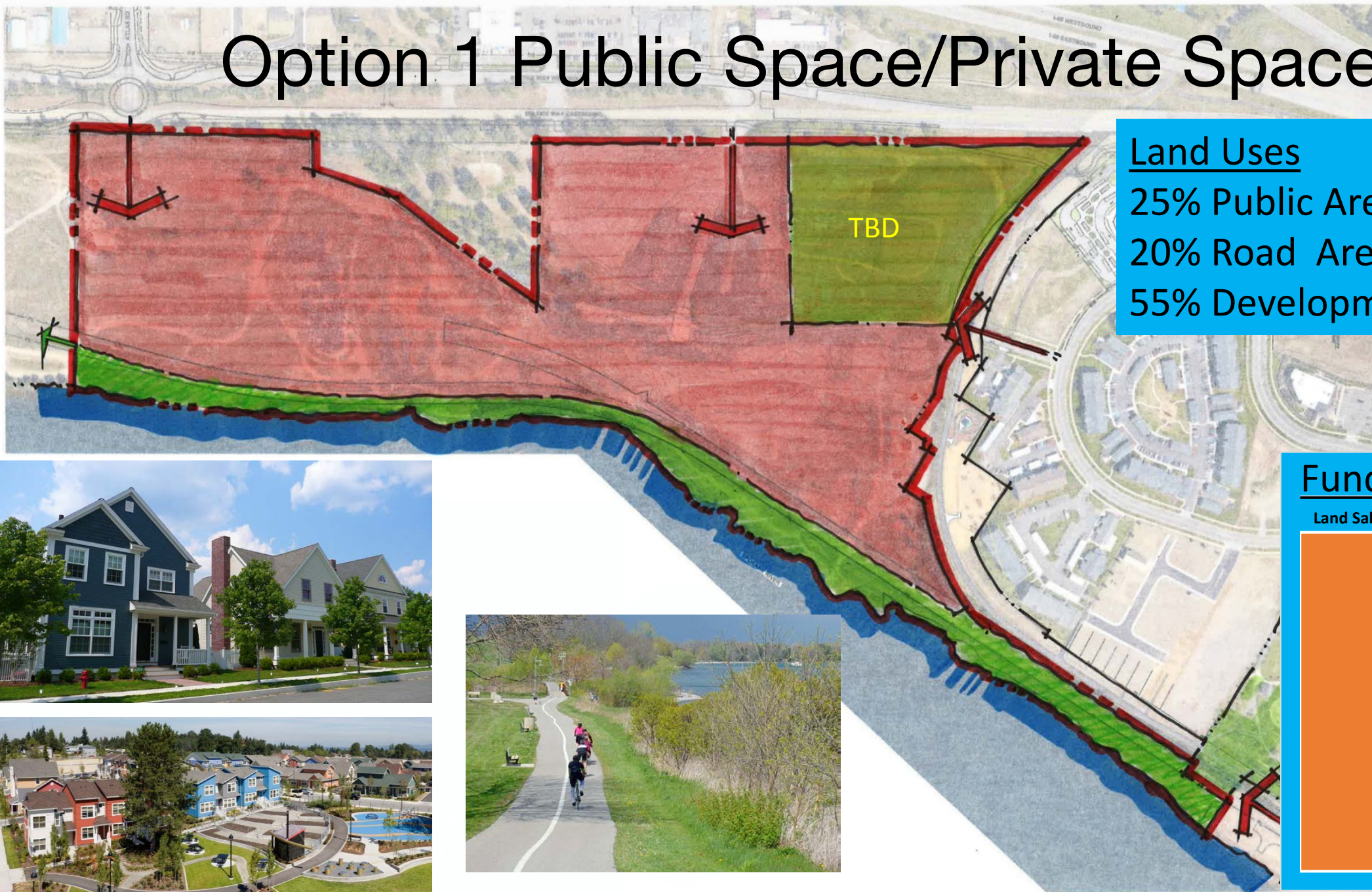
Option 3



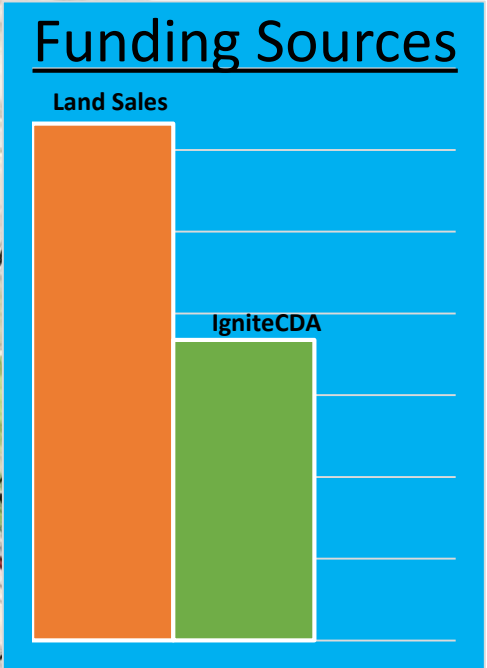
- Meandering**
1. Least Efficient
 2. Non-Traditional Neighborhood
 3. Limited View Corridor Opportunities
 4. Works with topography



Option 1 Public Space/Private Space



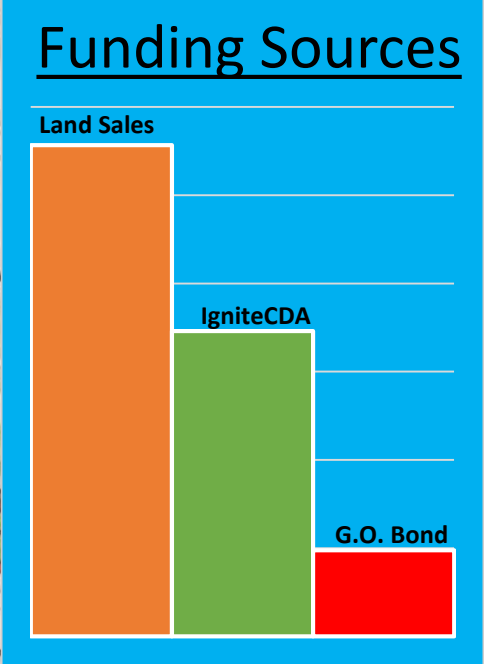
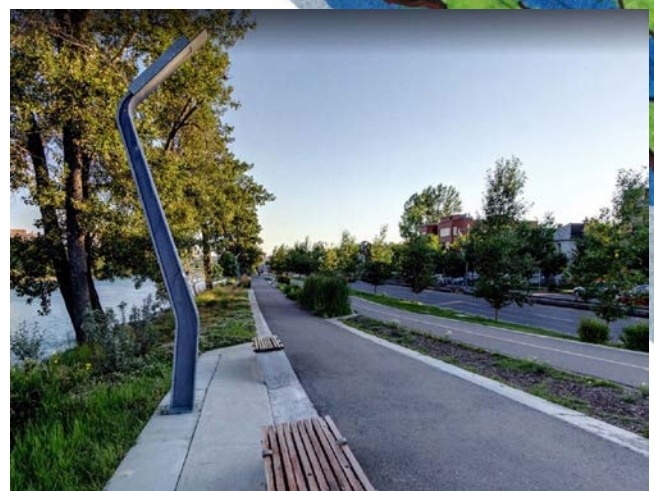
Land Uses
25% Public Area
20% Road Area
55% Development Area



Option 2 Public Space/Private Space

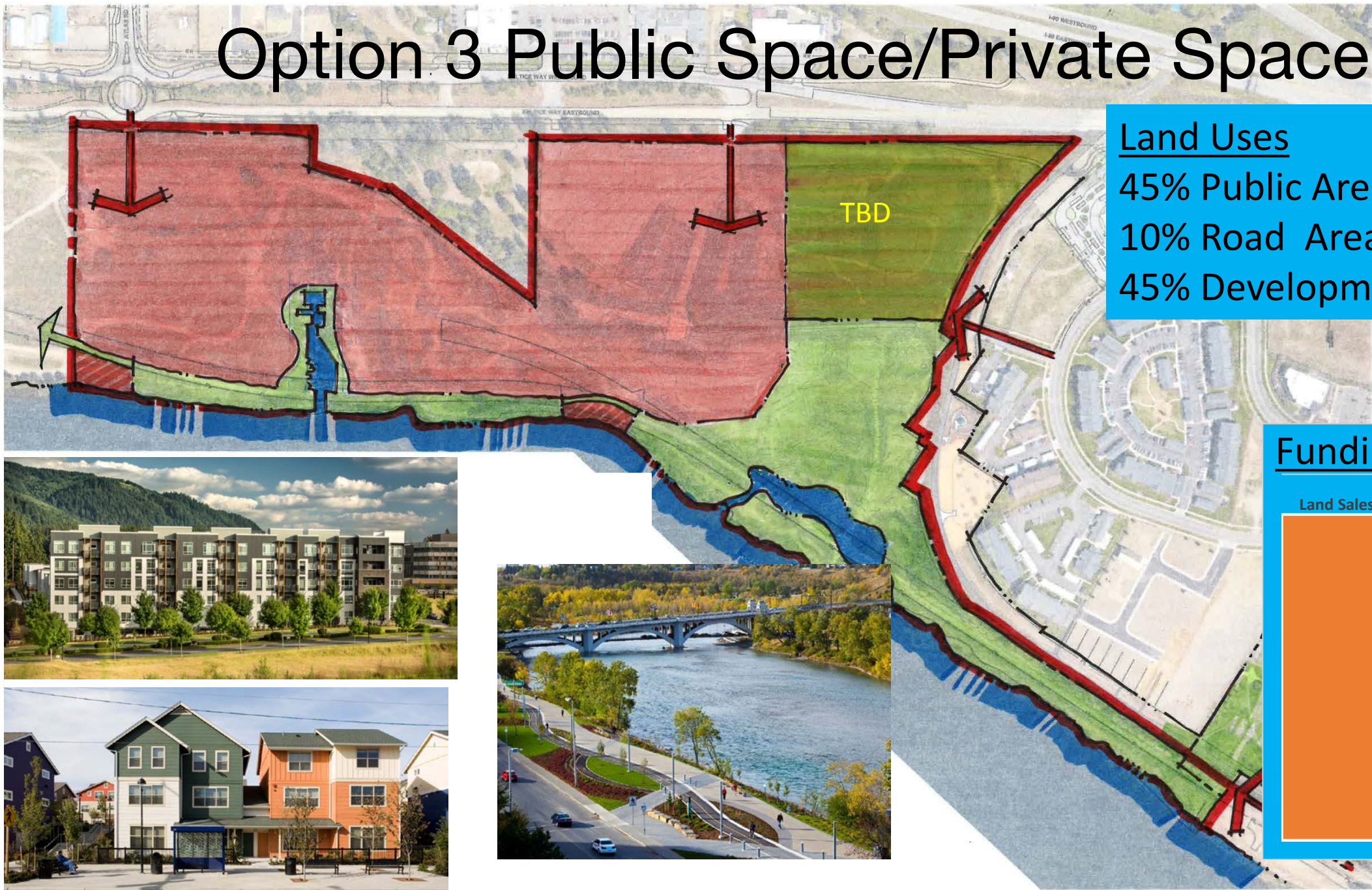


Land Uses
35% Public Area
15% Road Area
50% Development Area



A general obligation (G.O.) bond requires a 66-2/3% affirmative vote.

Option 3 Public Space/Private Space



Land Uses

45% Public Area

10% Road Area

45% Development Area

Funding Sources

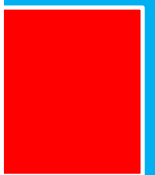
Land Sales



IgniteCDA



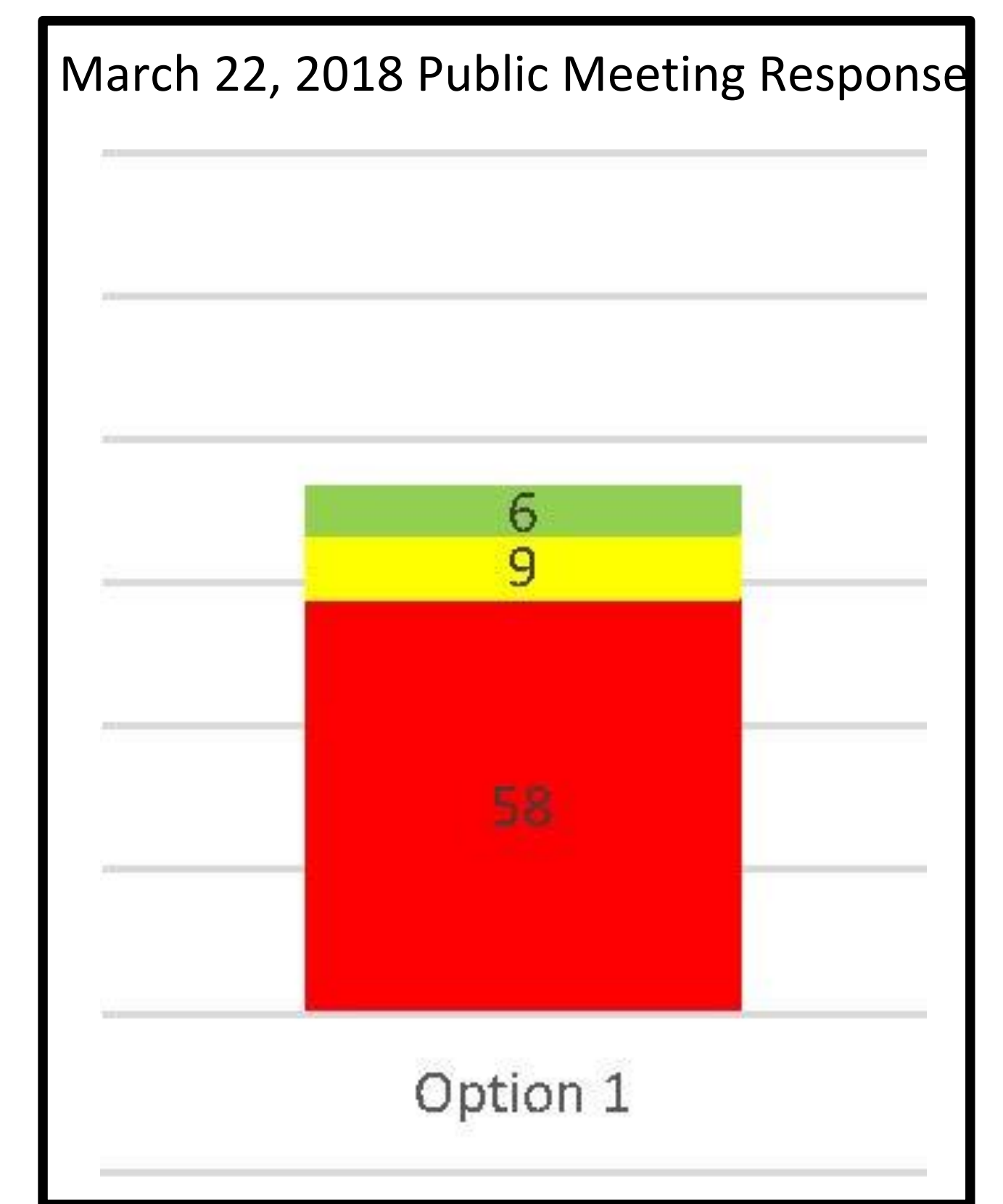
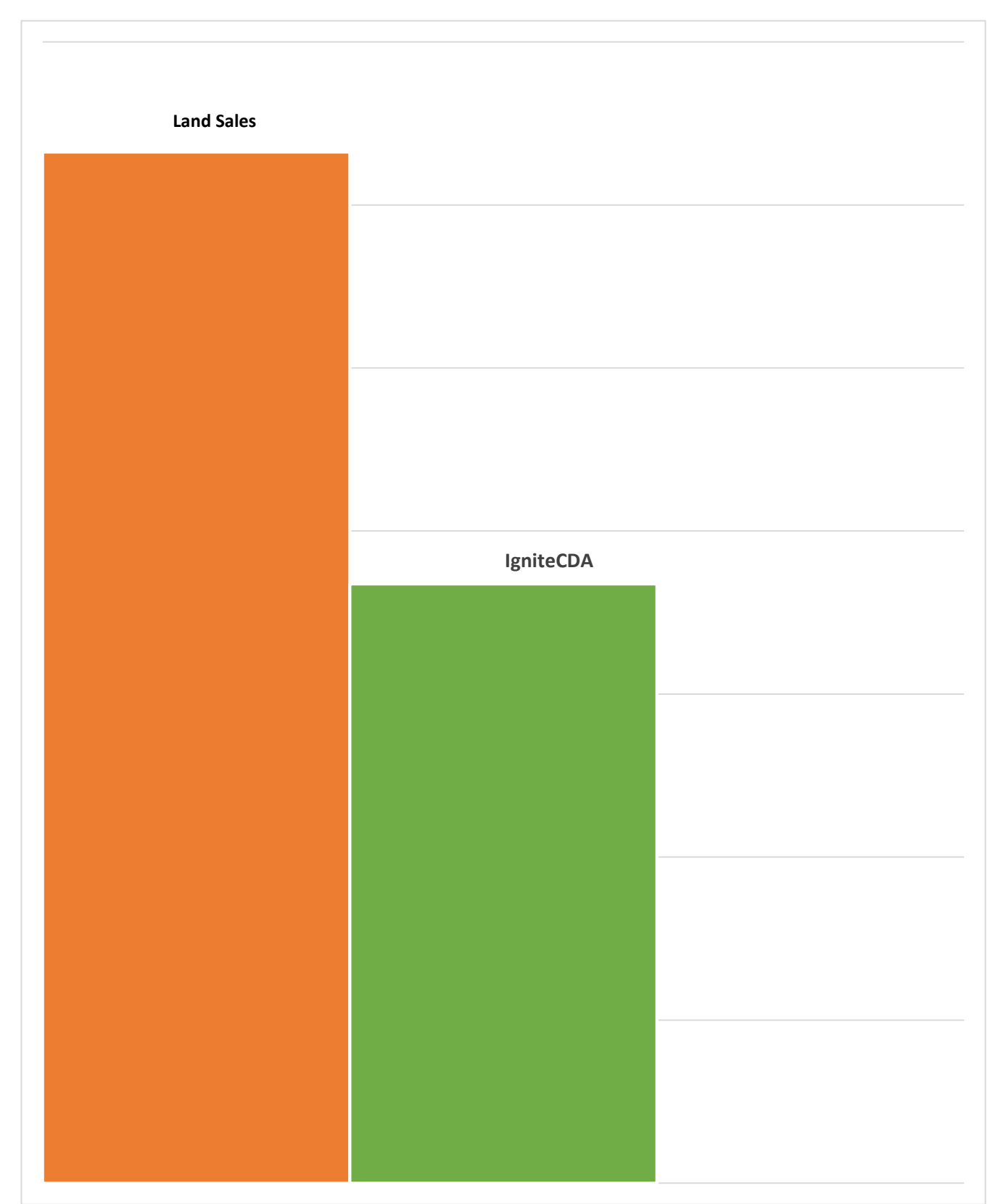
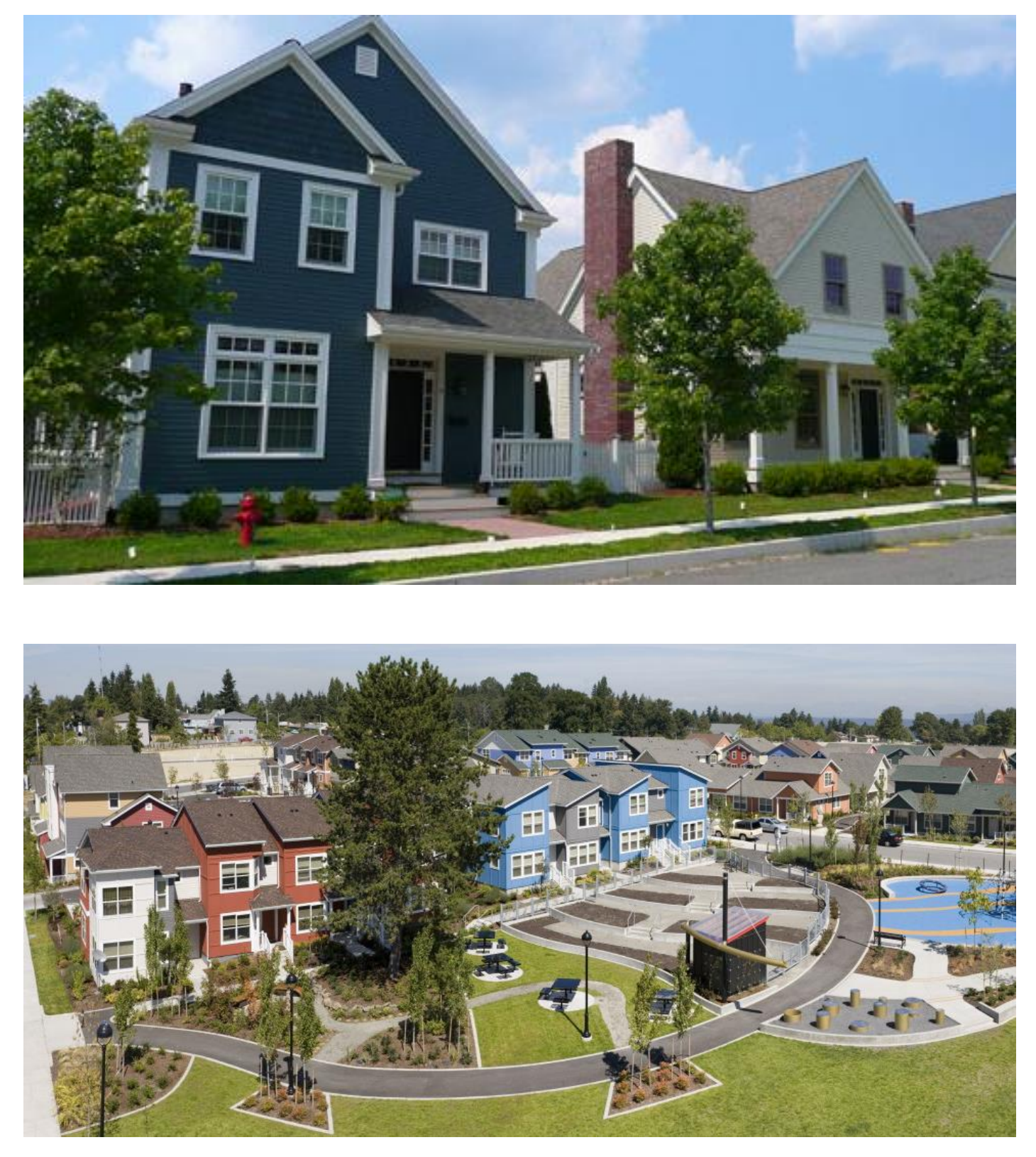
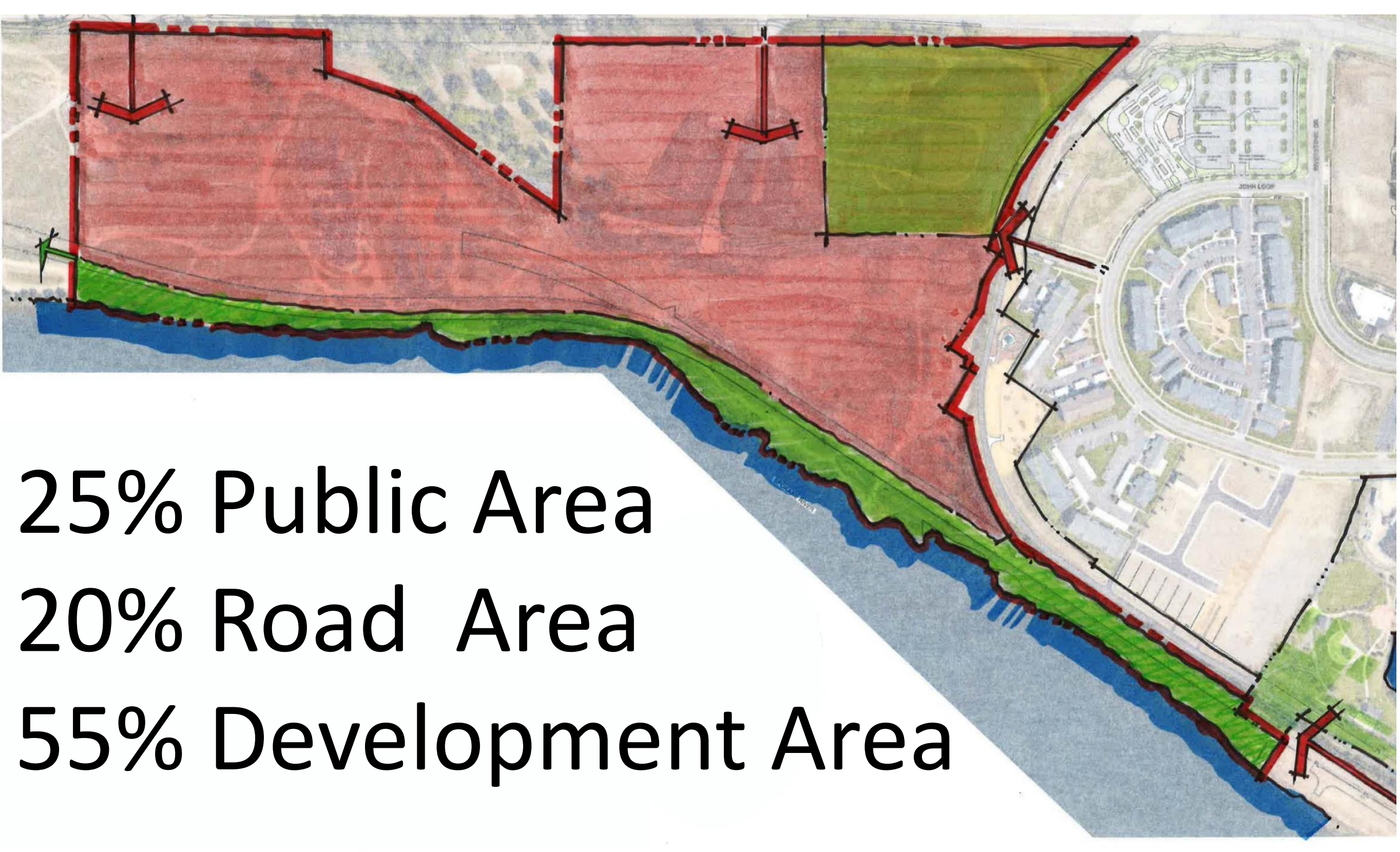
G.O. Bond



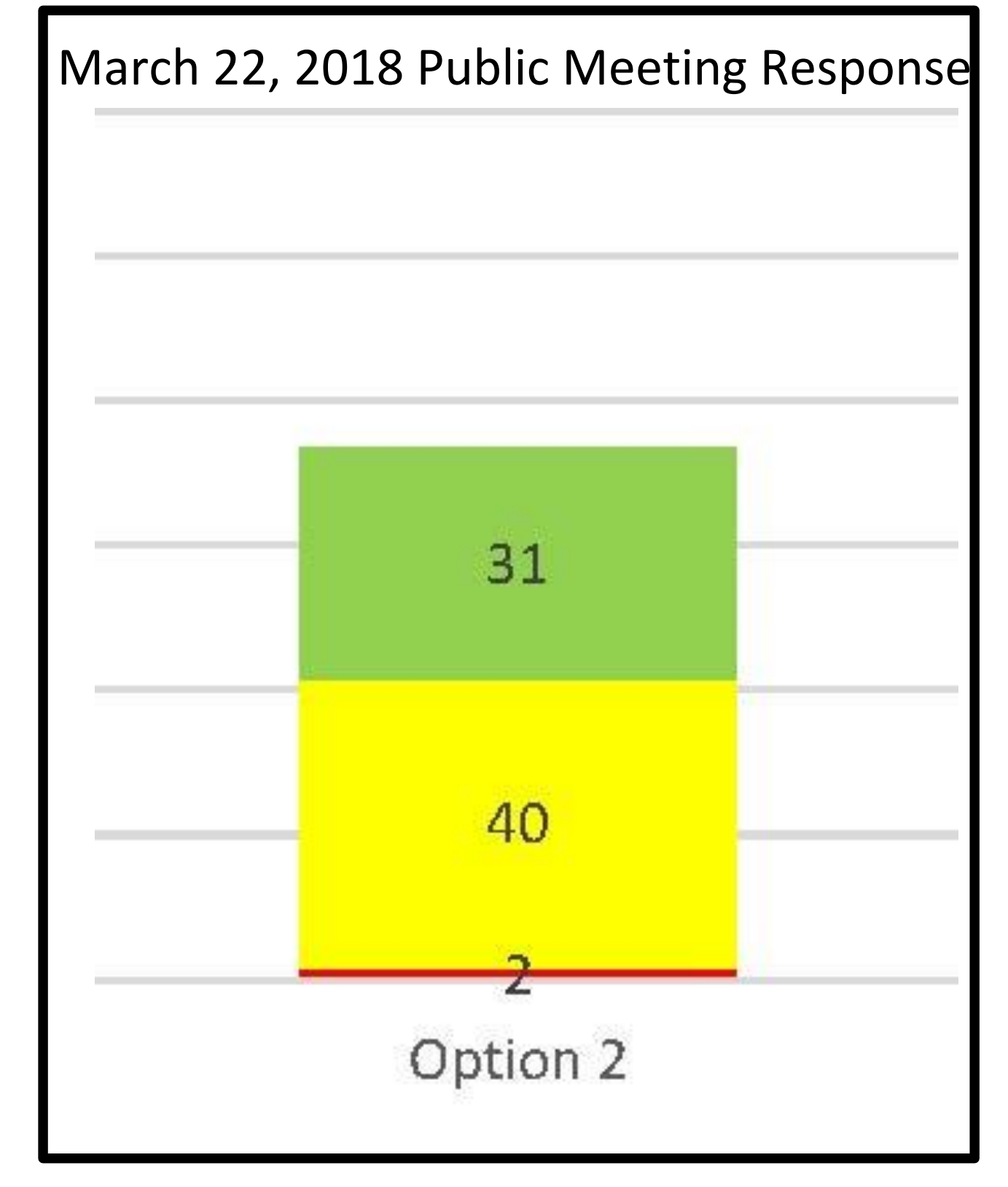
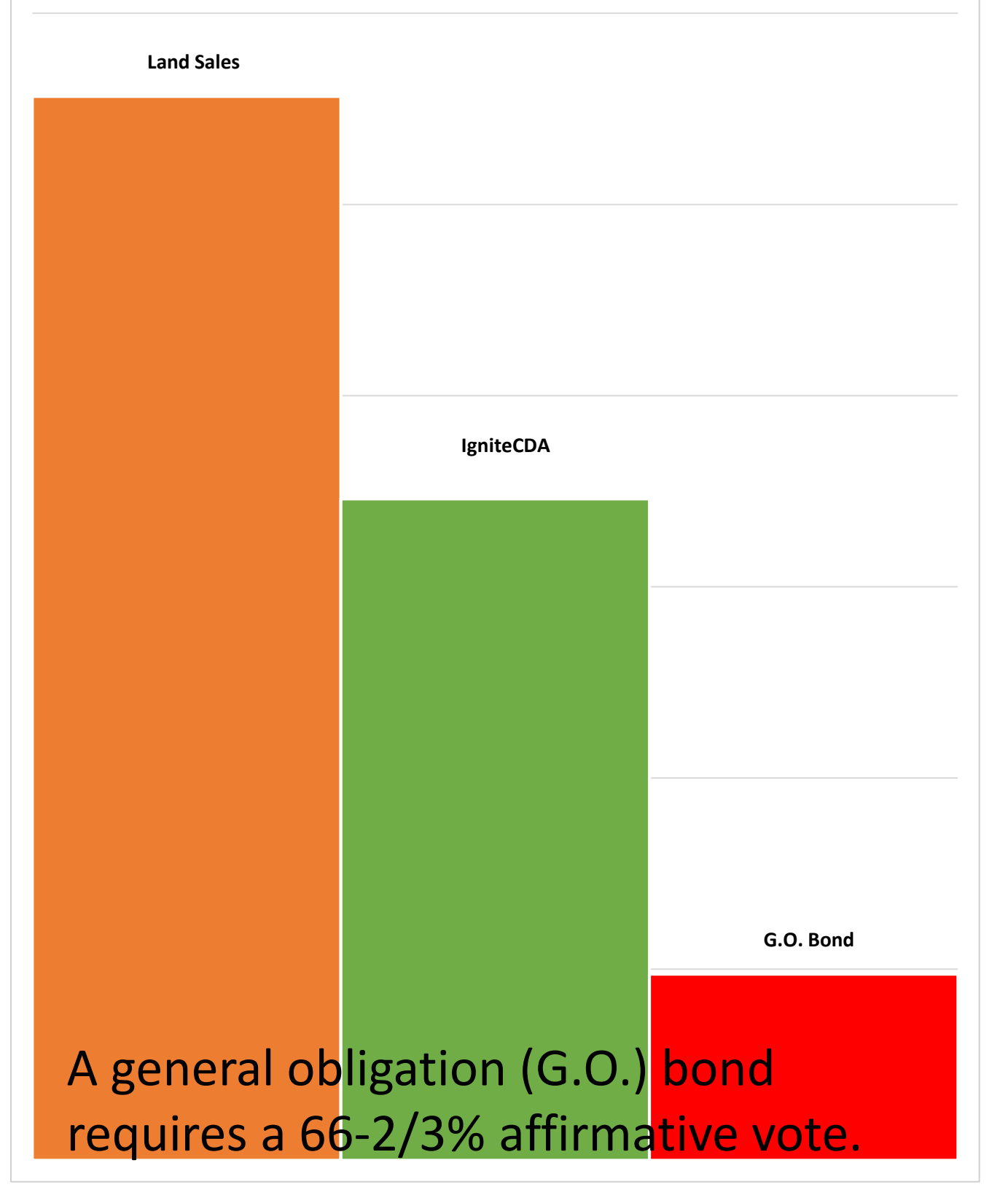
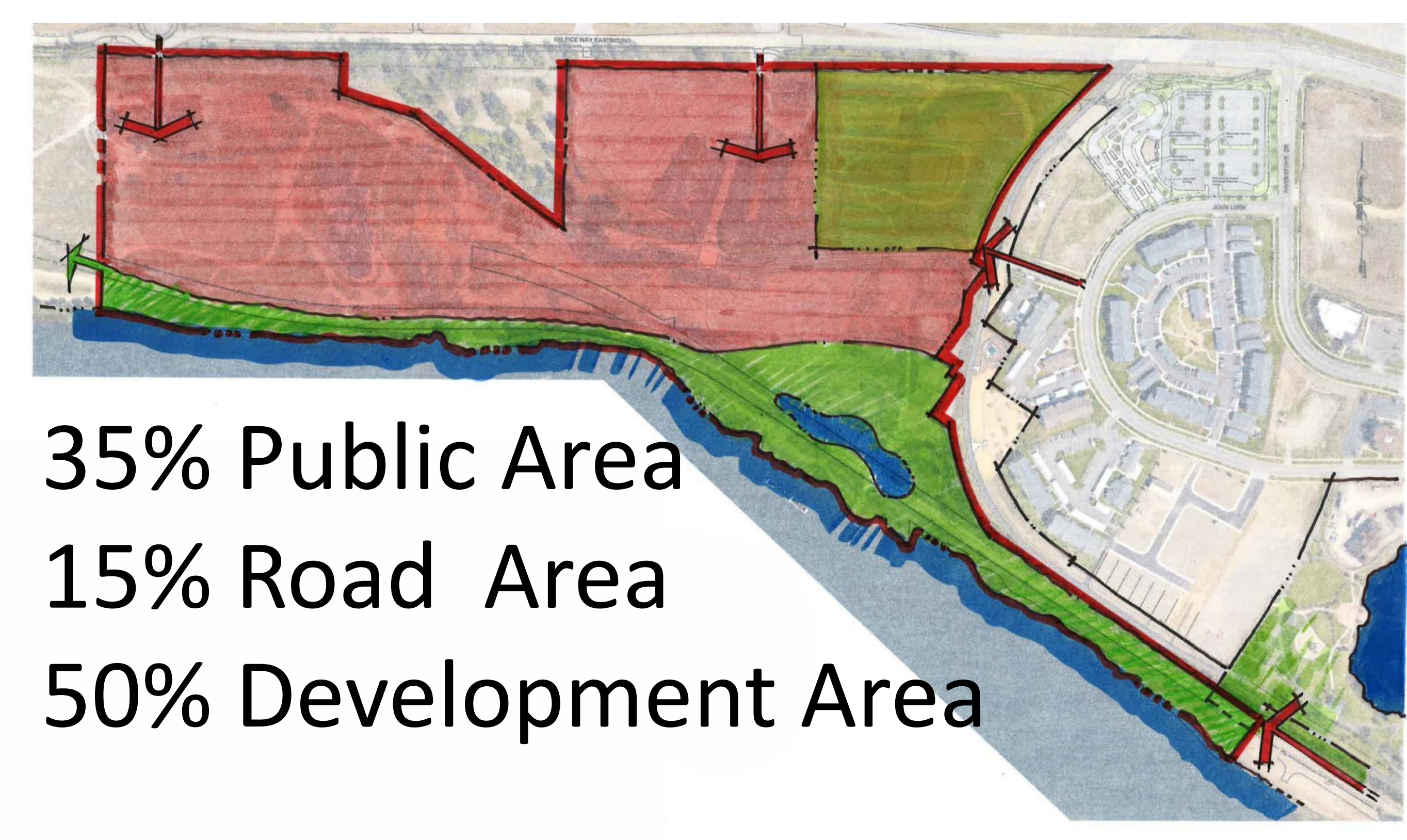
2 What Size of Public Space Do You Prefer, Considering the Funding Tradeoffs?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

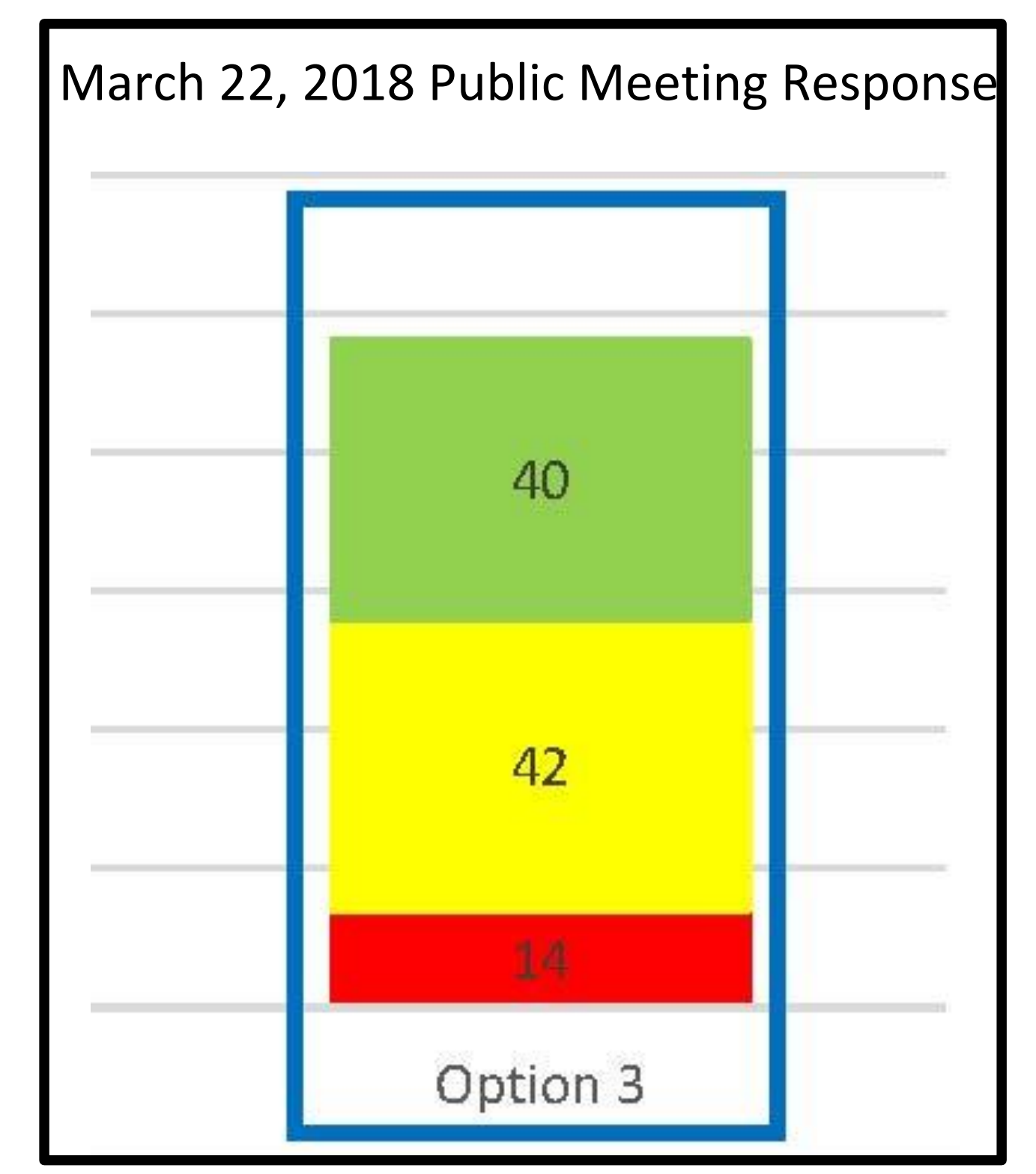
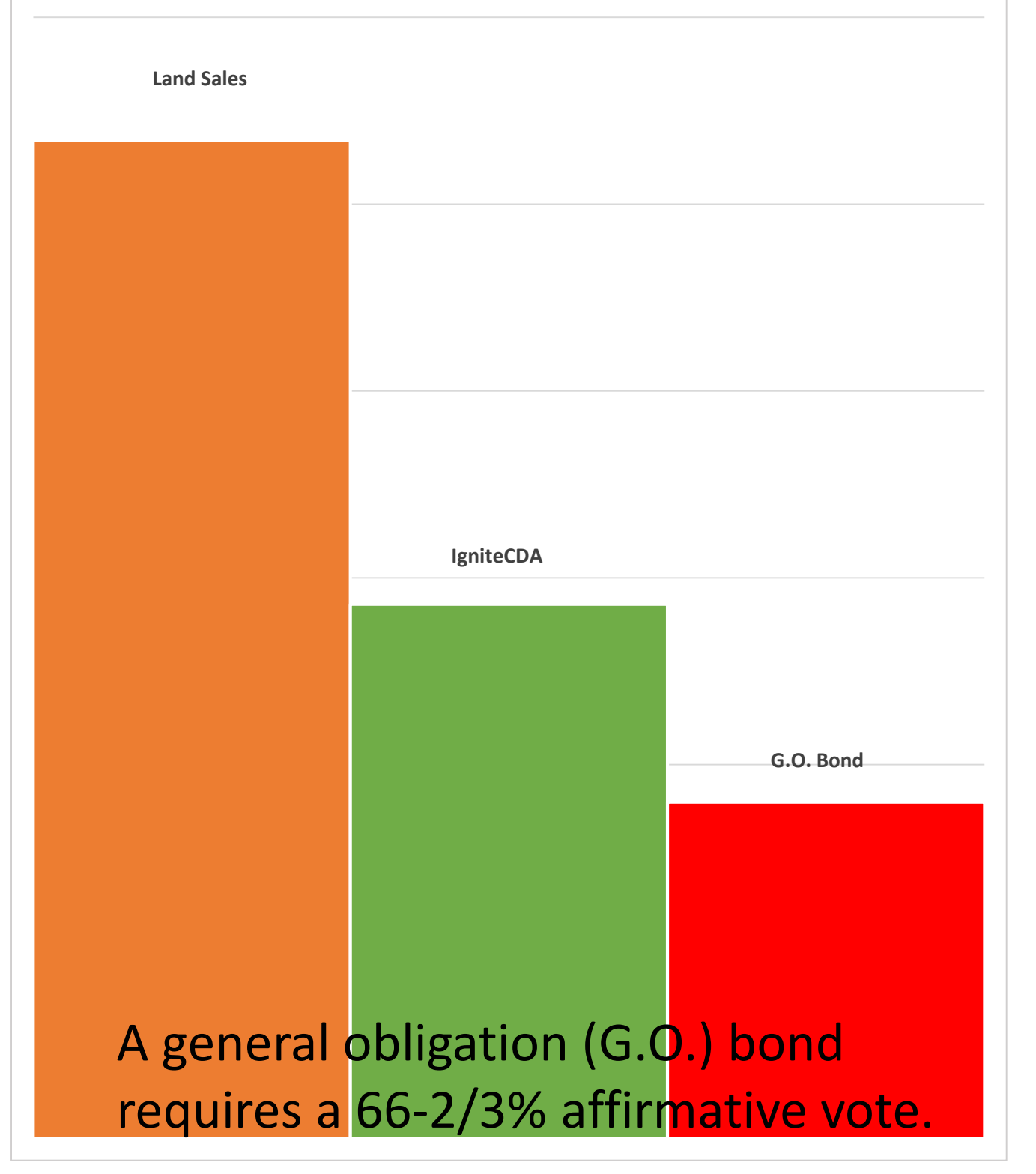
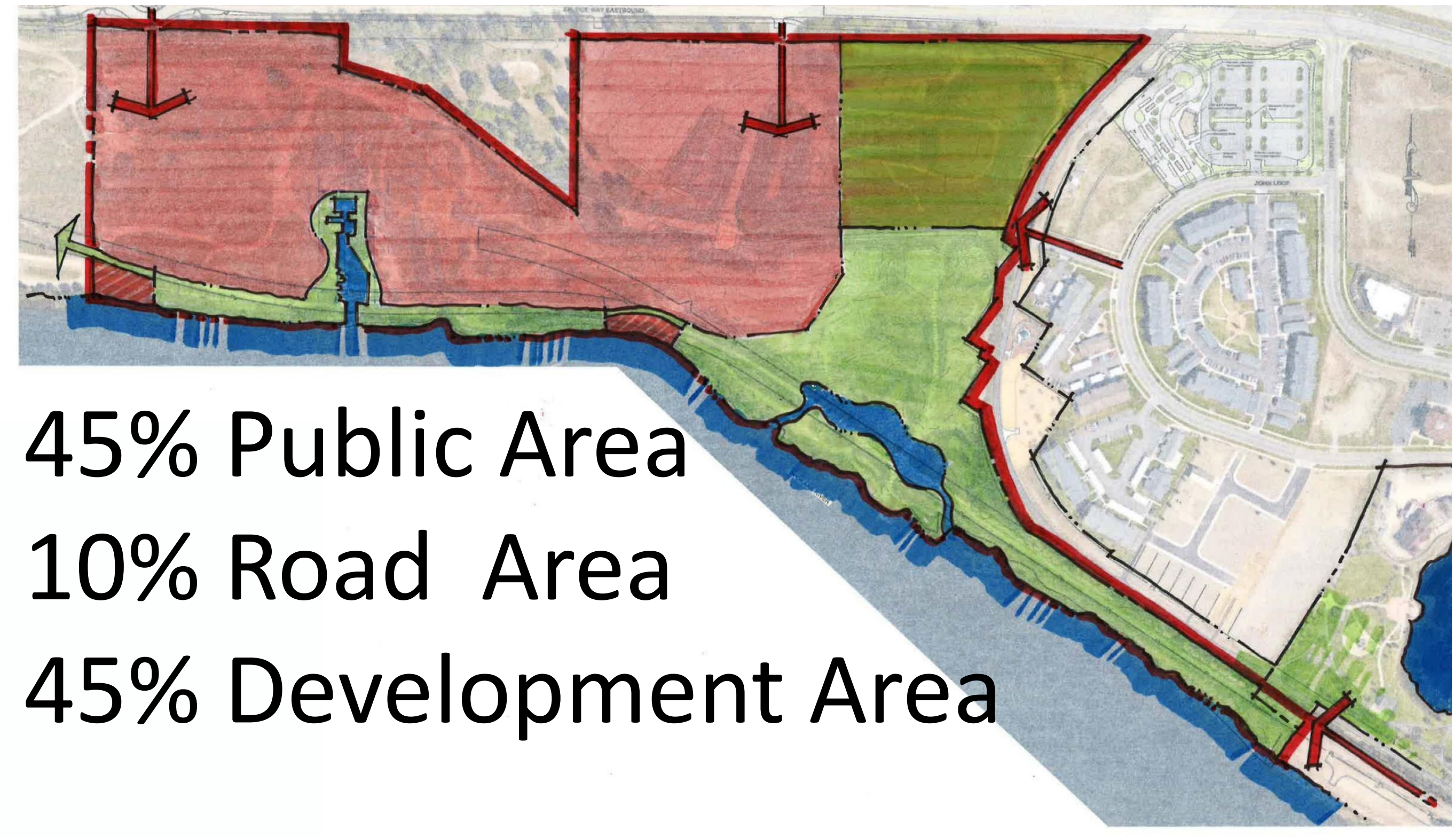
Option 1



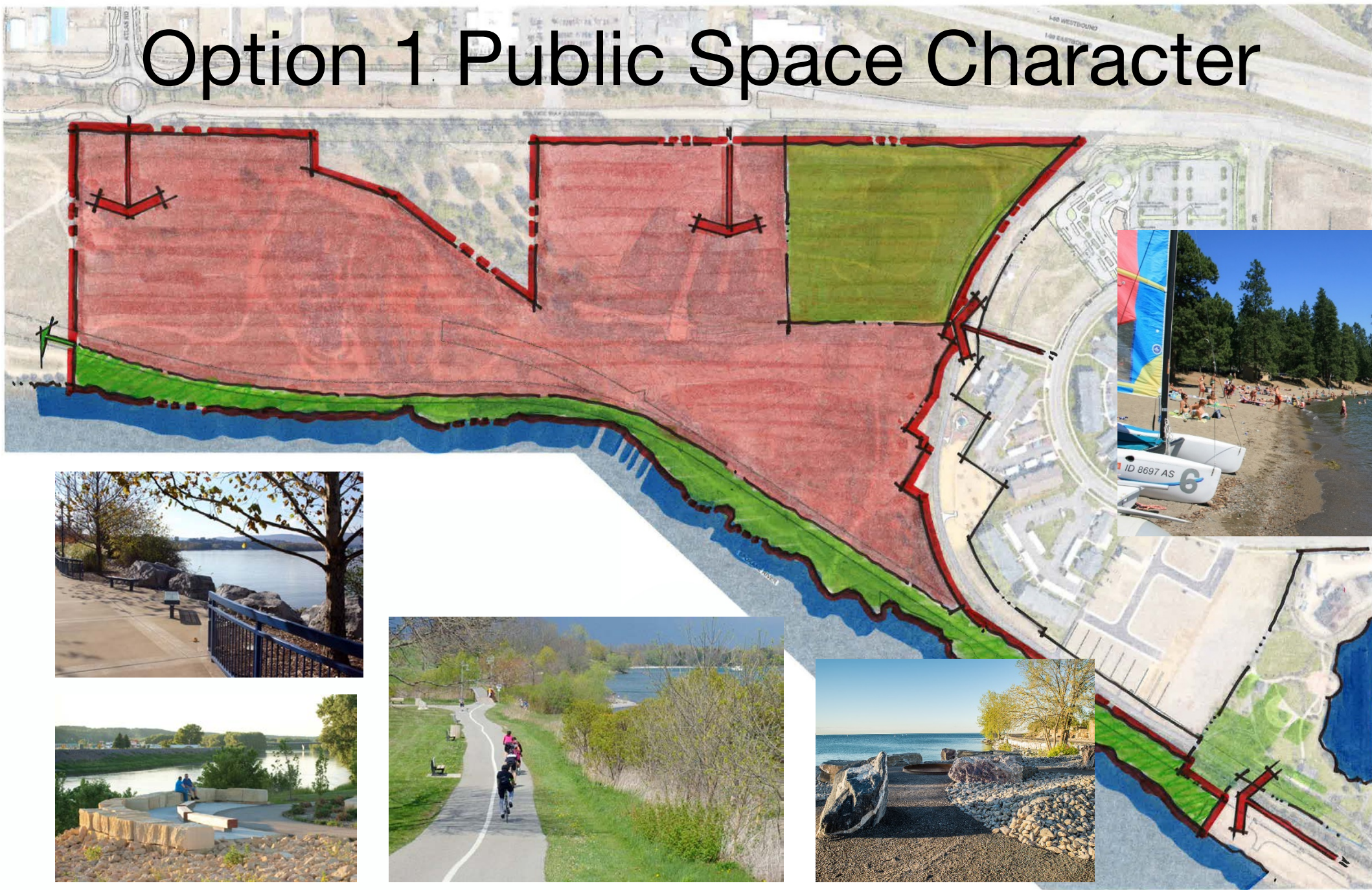
Option 2



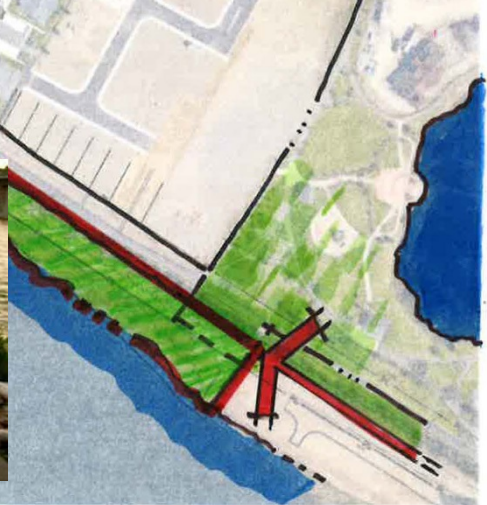
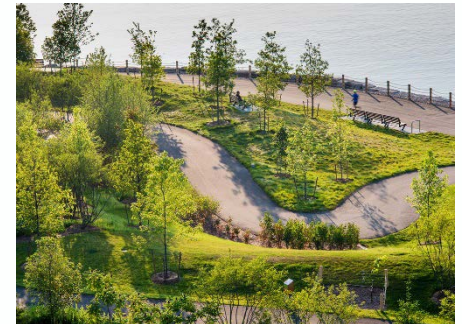
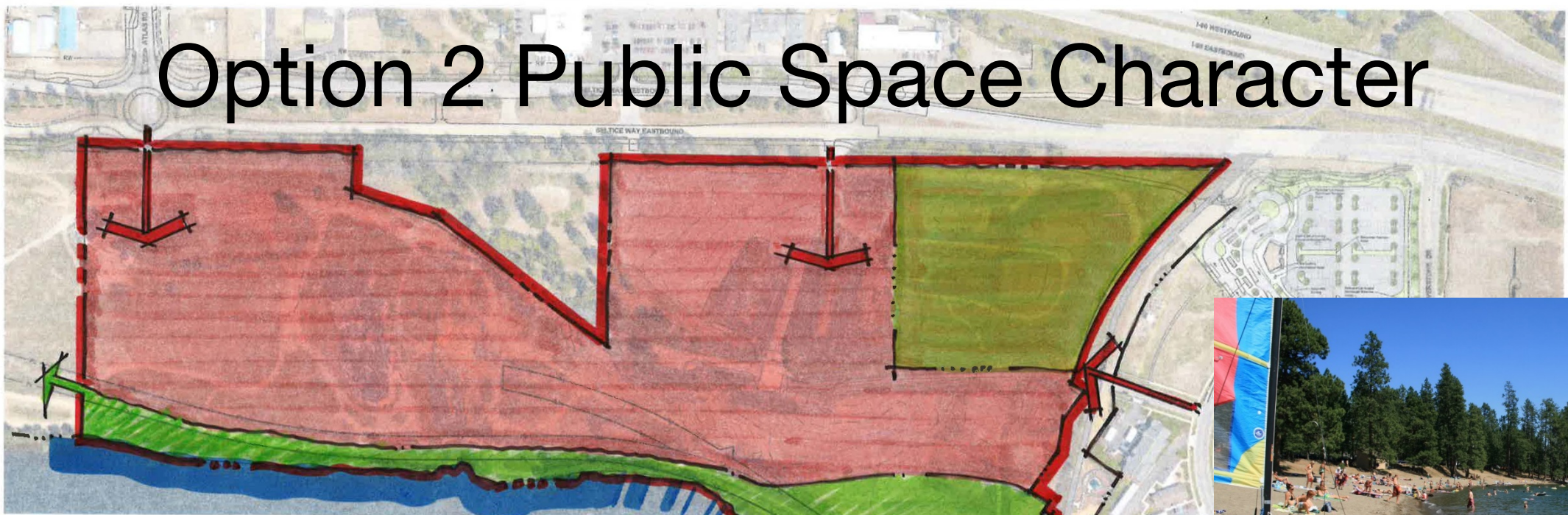
Option 3



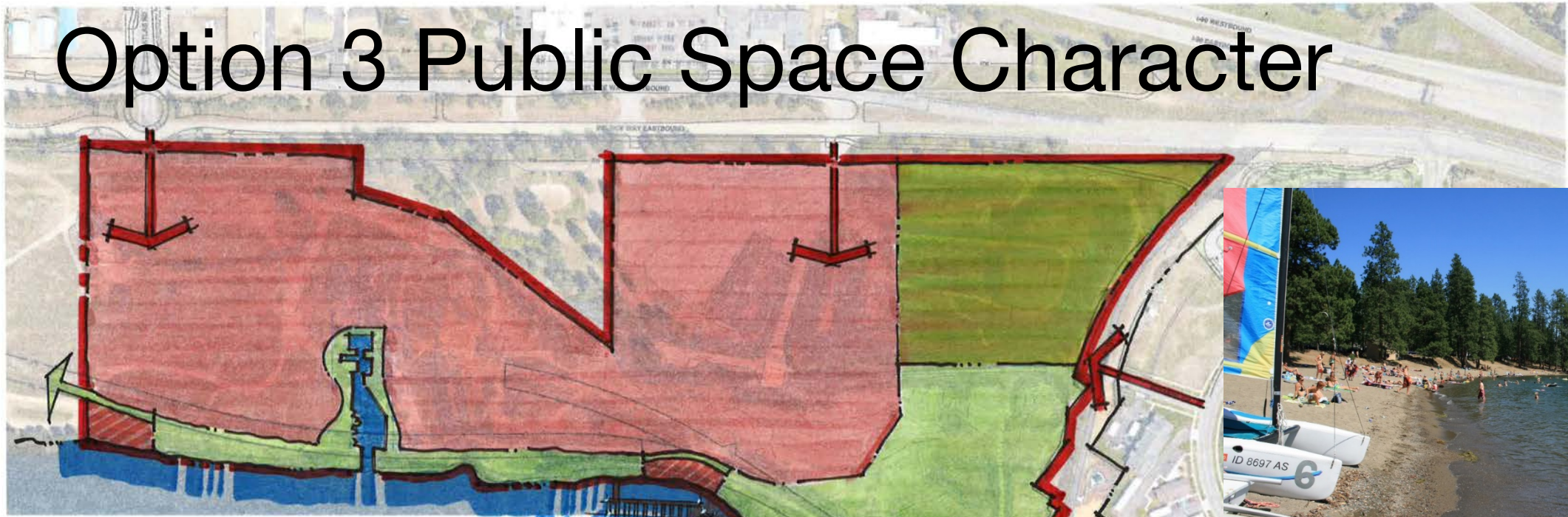
Option 1 Public Space Character



Option 2 Public Space Character



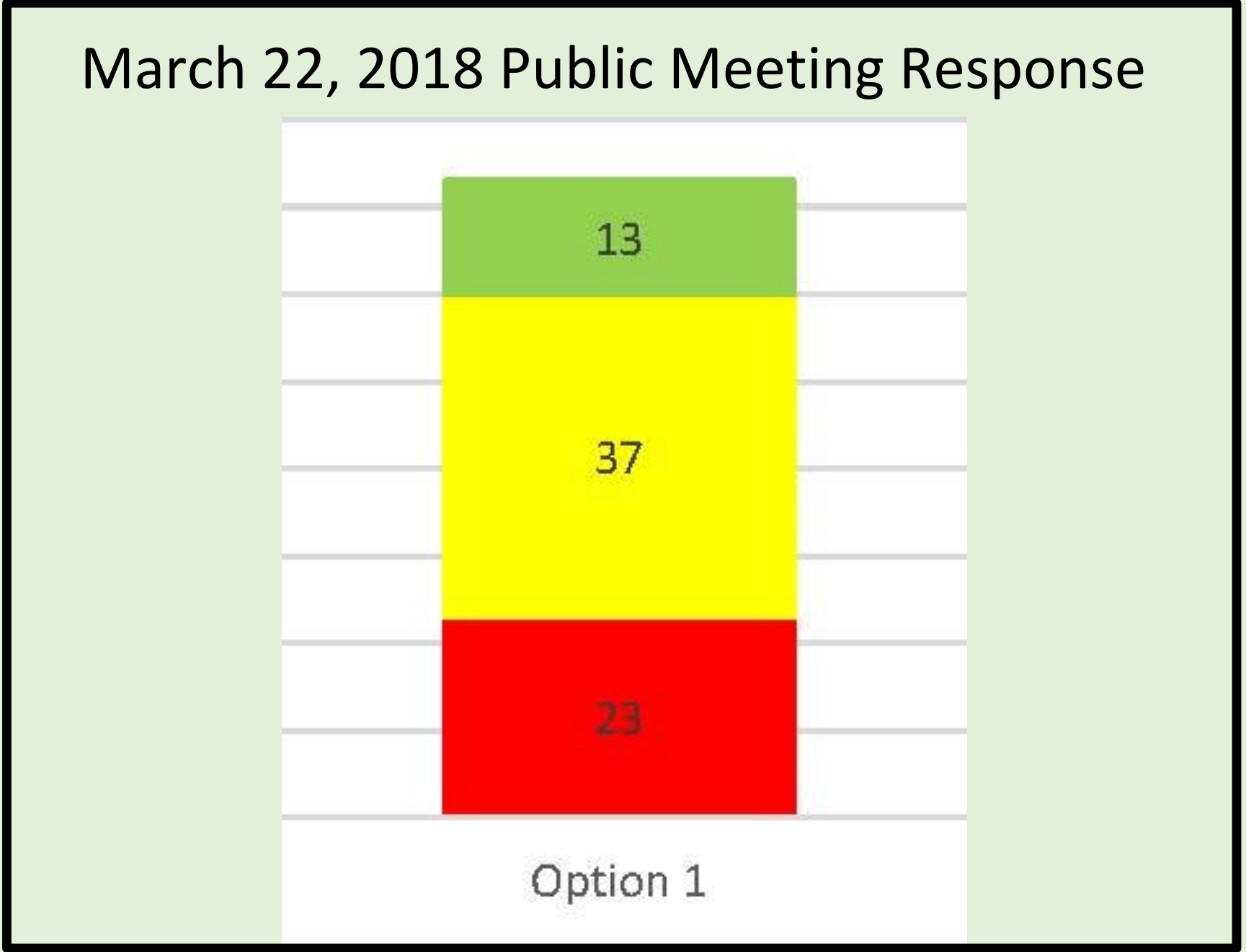
Option 3 Public Space Character



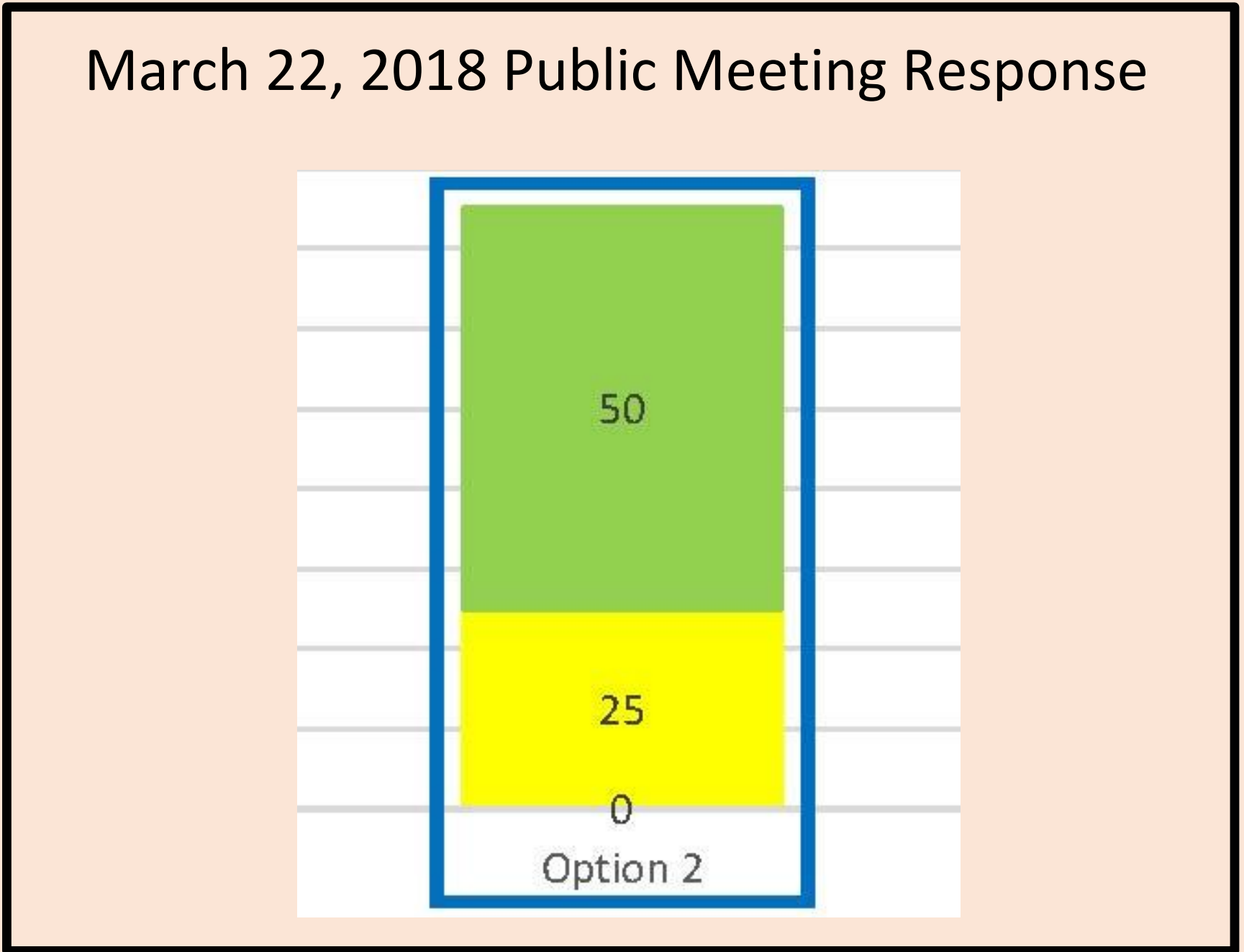
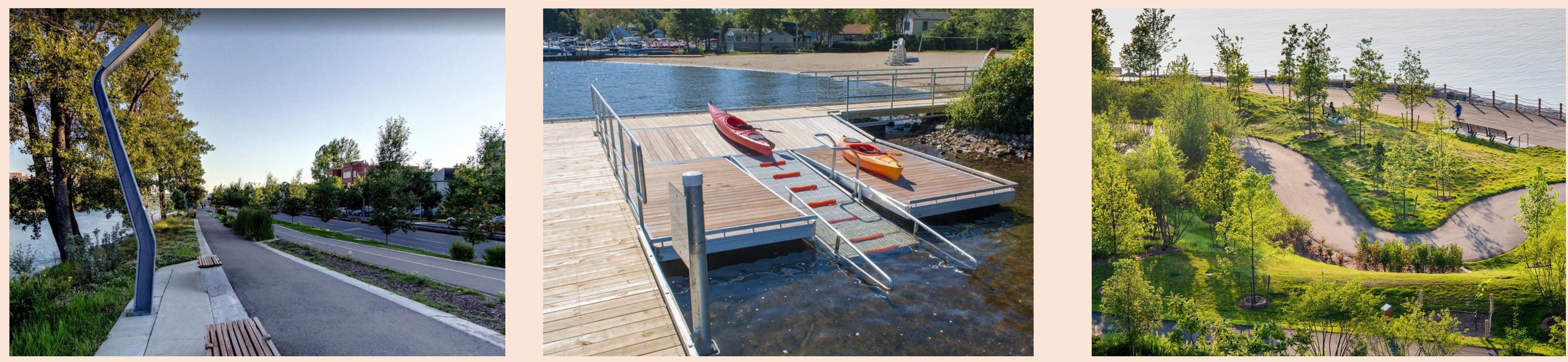
3 What Type of Public Space Character do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

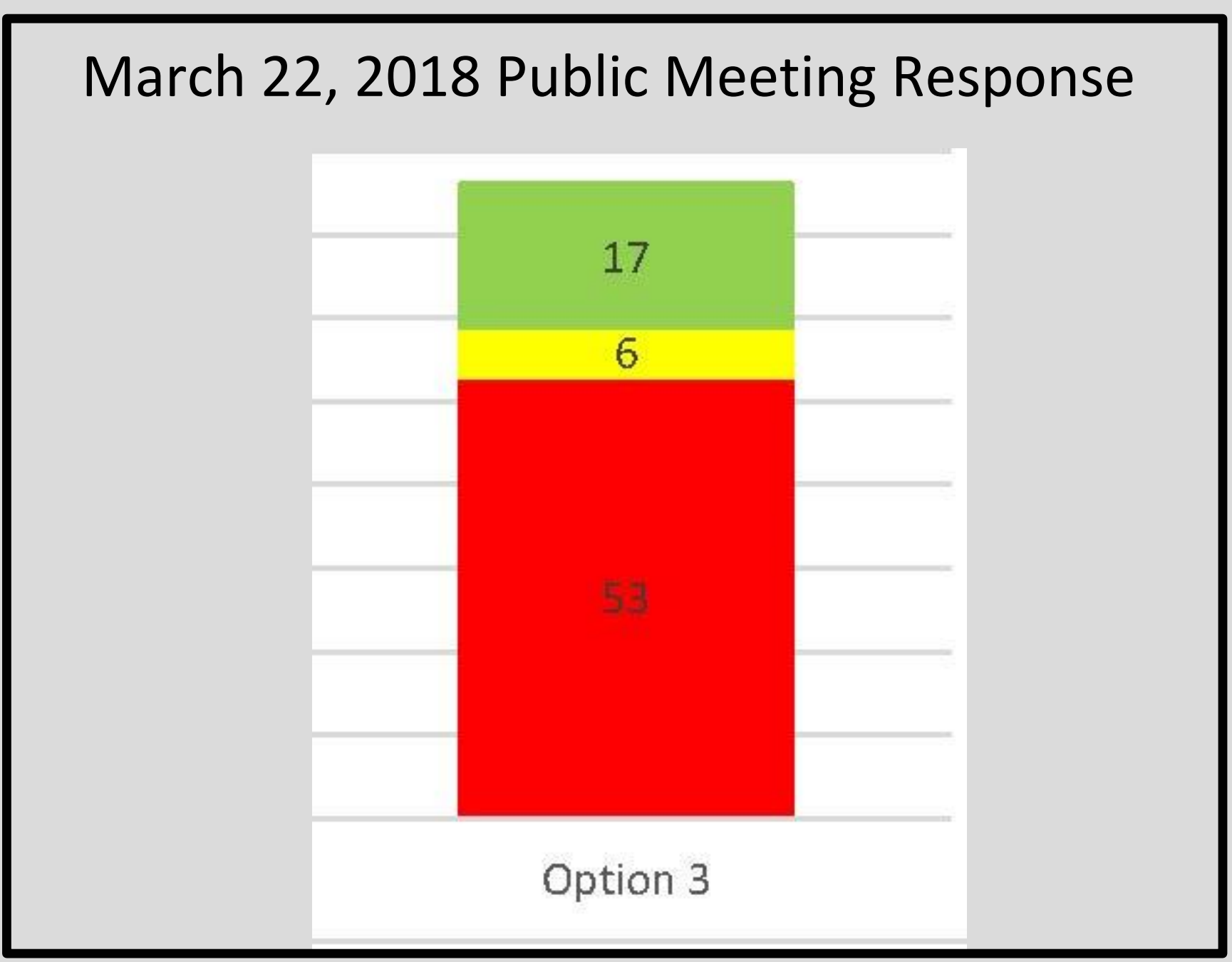
Option 1



Option 2



Option 3



4 Riverbank Restoration



Tall Riverbank – Water View Access

Ground Surface

8 to 12 ft
Summer Water Level



Photos at Low Water



Tall Riverbank Areas Stabilization Options



Vegetative Stabilization

Retaining Wall



Image: Hugh Shipman



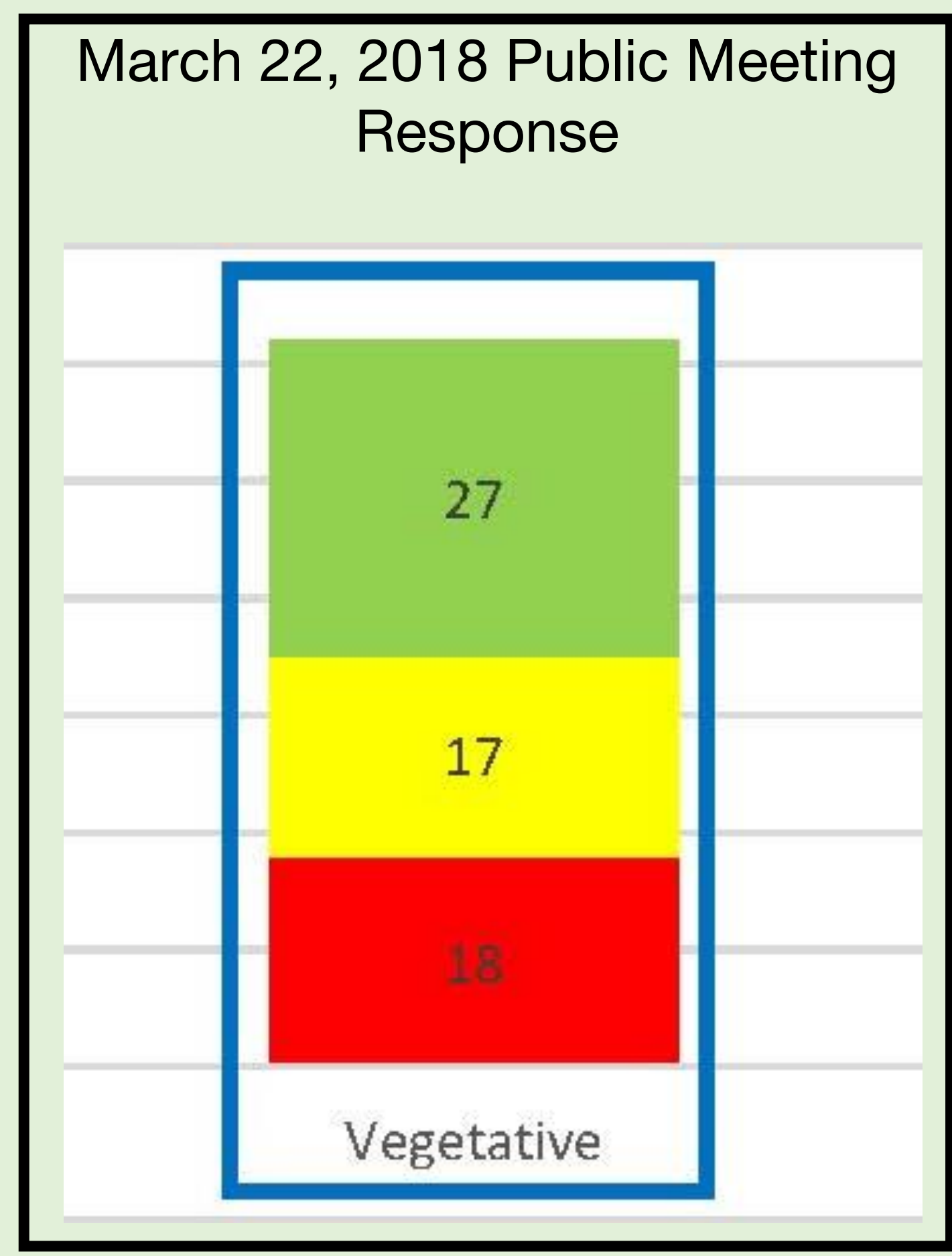
Rip Rap Rock Stabilization

In Tall Riverbank Areas, Which Stabilization Option do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer



Vegetative Stabilization



Rip Rap Rock Stabilization

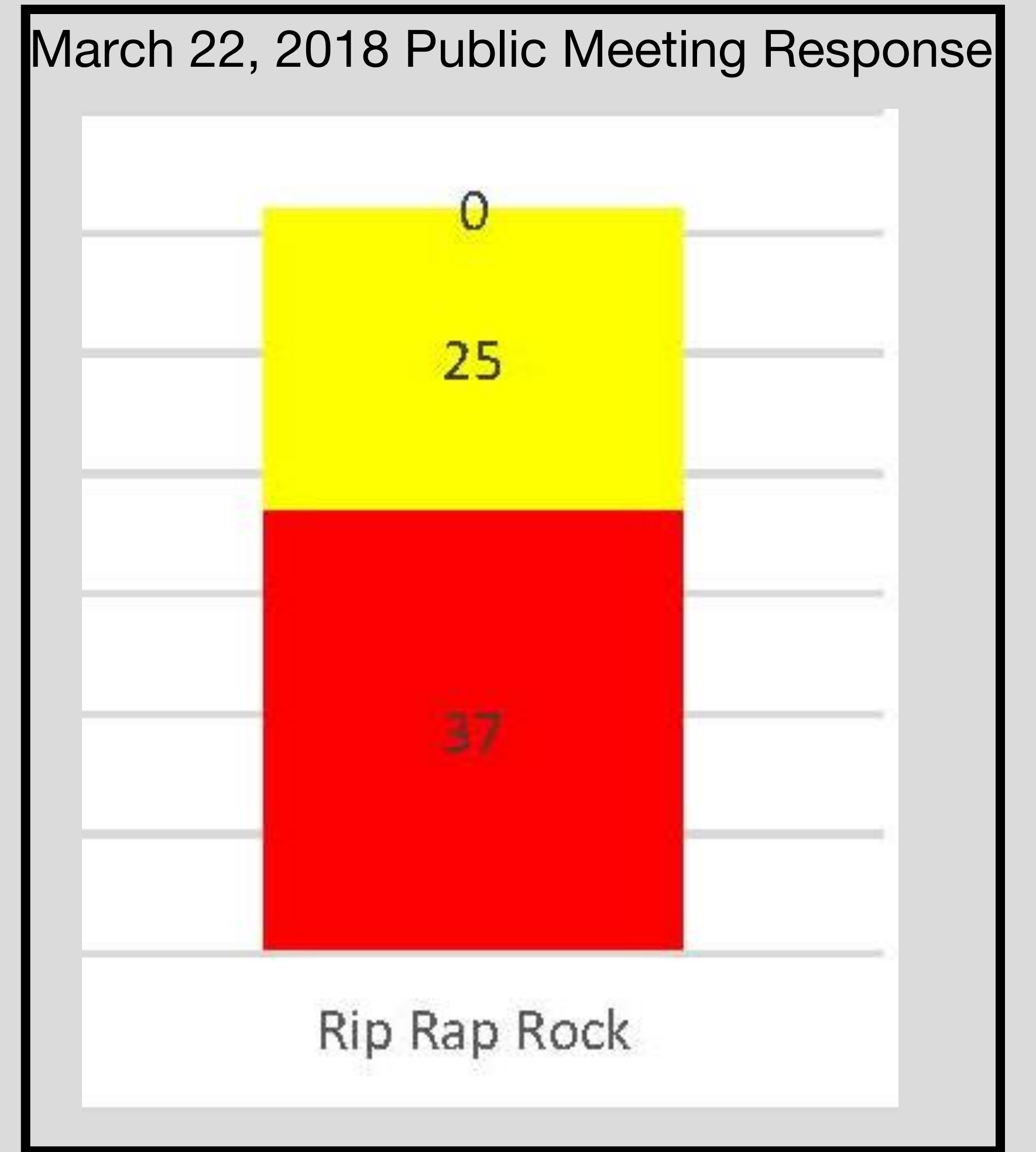
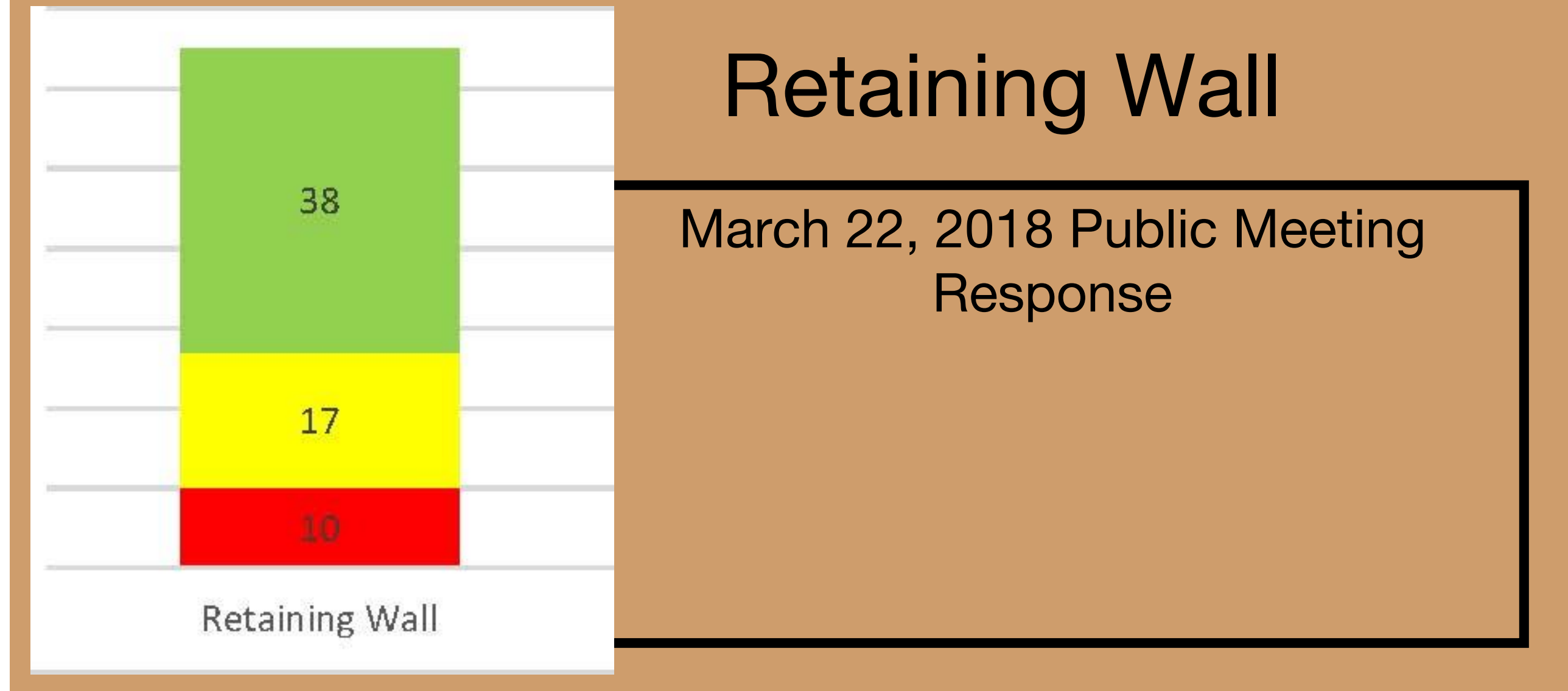


Image: Hugh Shipman

Retaining Wall



Mid-Height Riverbank - Areas with Water View and Limited Physical Access

Ground Surface

5-8 ft ↑ *Summer Water Level*
↓

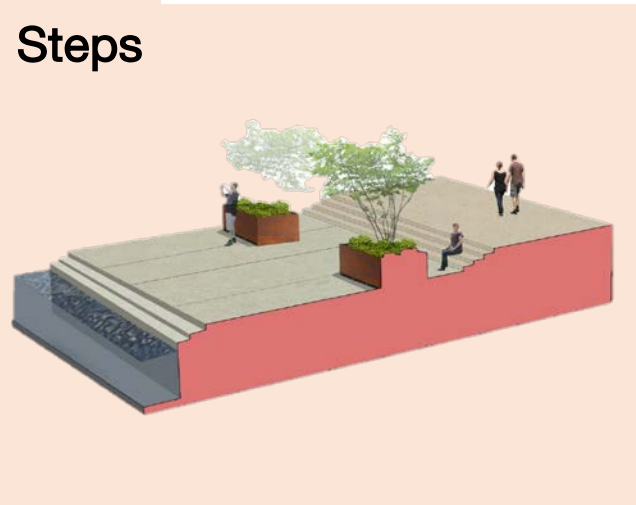


Existing Photos at
Low Water

Mid-Height Riverbank Stabilization Options

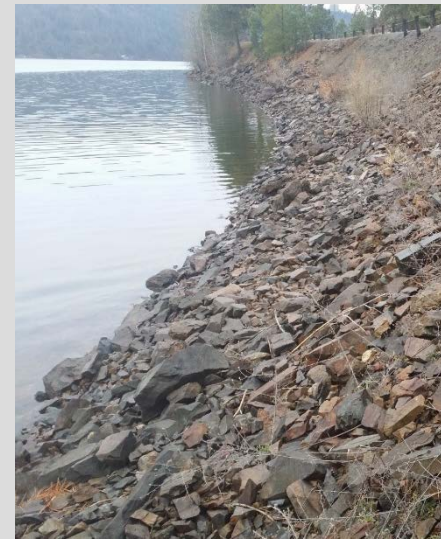


Steps



Vegetative Stabilization

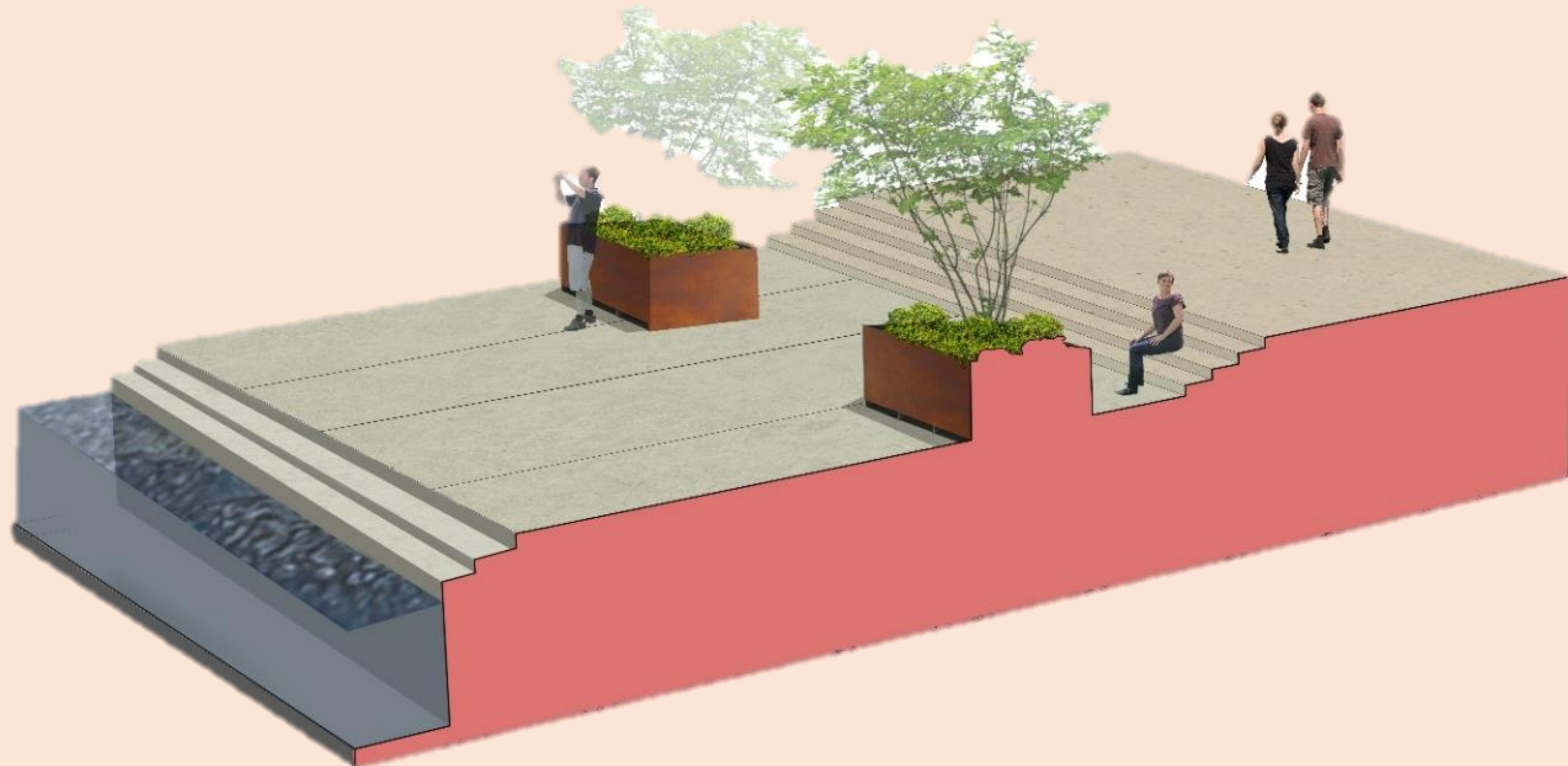
Rip Rap Rock Stabilization



4B

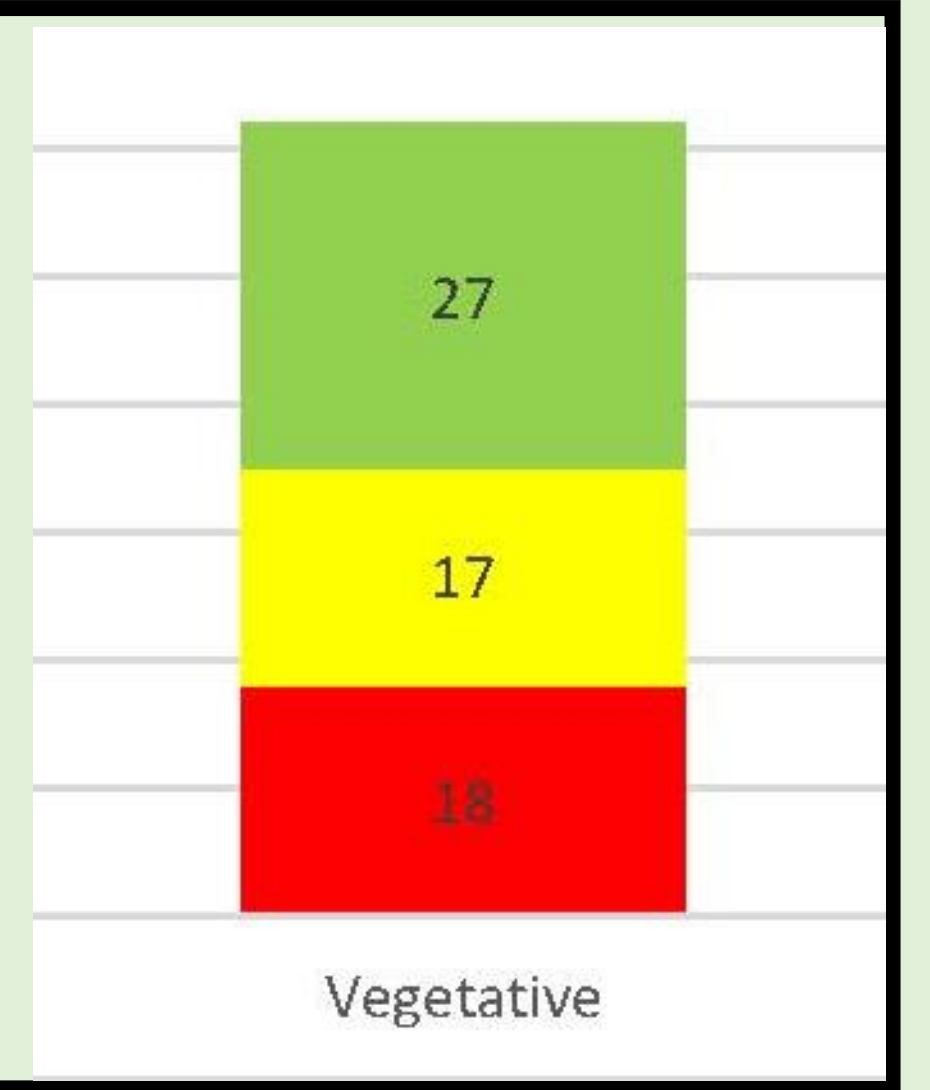
In Mid-Height Riverbank Areas, Which Stabilization Option do You Prefer?

Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer



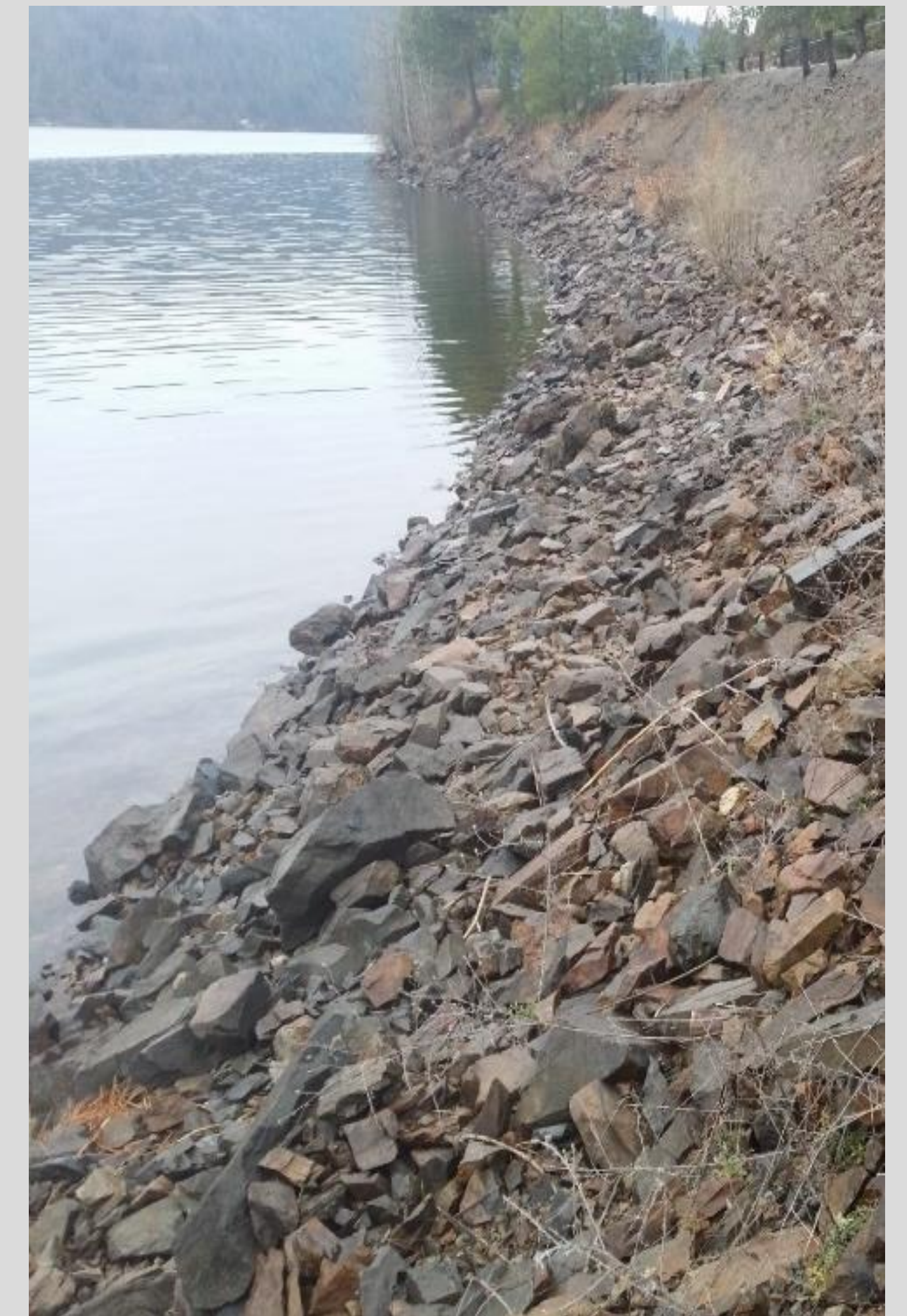
Vegetative Stabilization

March 22, 2018 Public Meeting Response



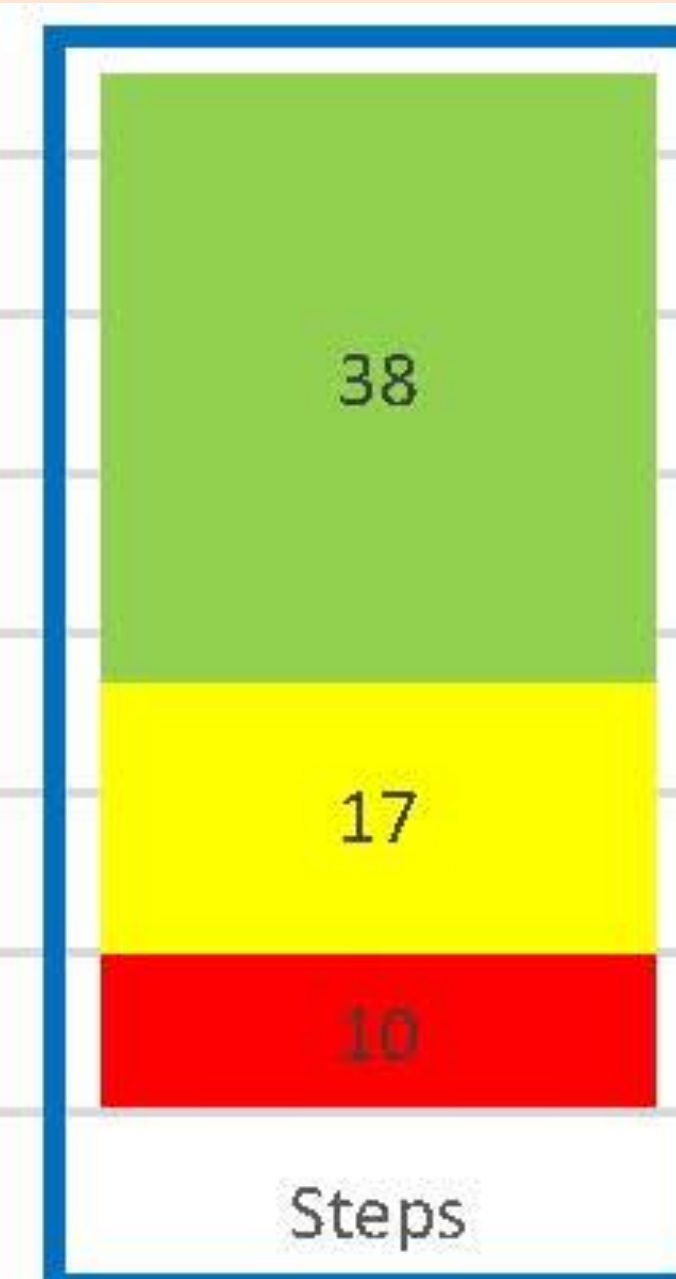
Rip Rap Rock Stabilization

March 22, 2018 Public Meeting Response

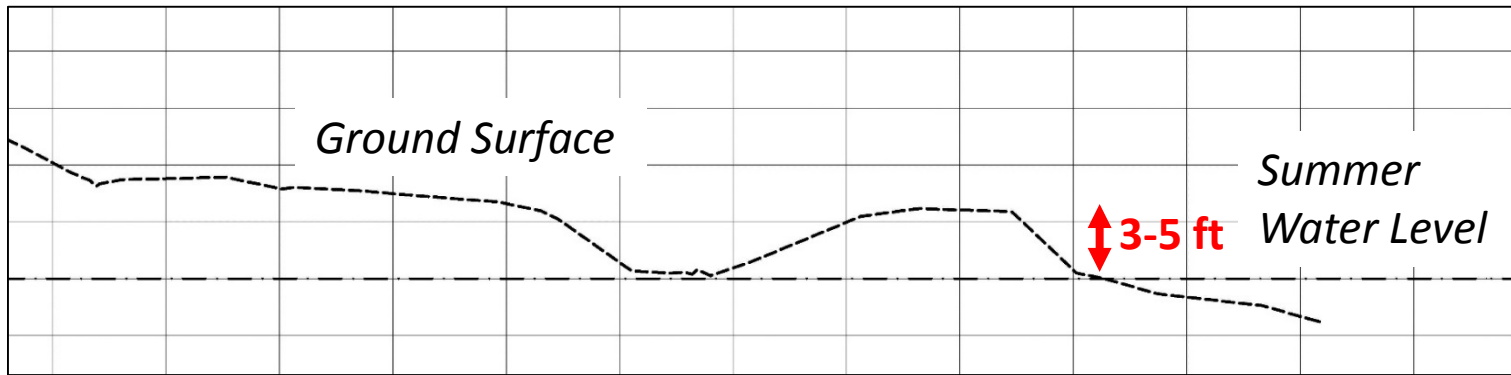


Steps

March 22, 2018 Public Meeting Response



Low Height Riverbank Areas



Low Height Riverbank Stabilization Options

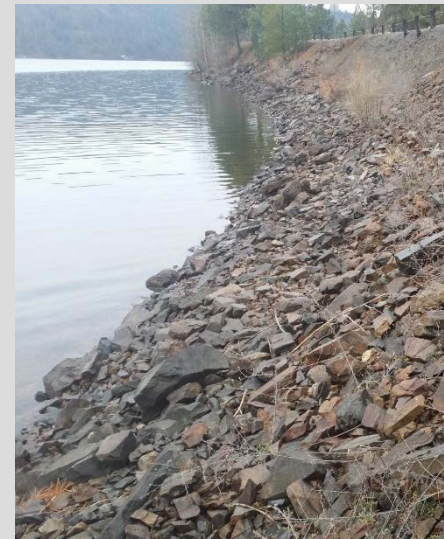
Beach



Vegetative Stabilization



Rip Rap Rock Stabilization



Plaza

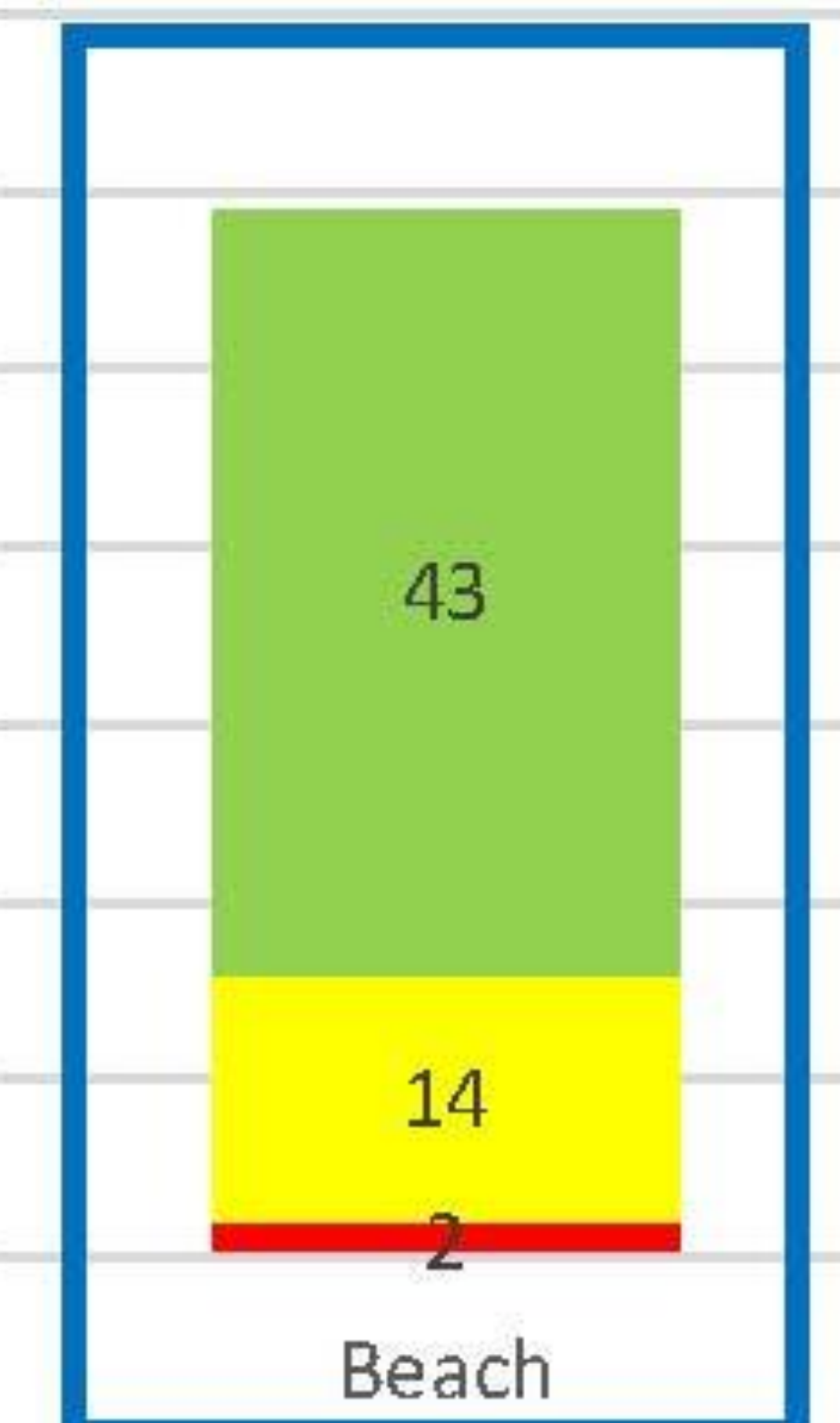


Place your dot on the option you prefer according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

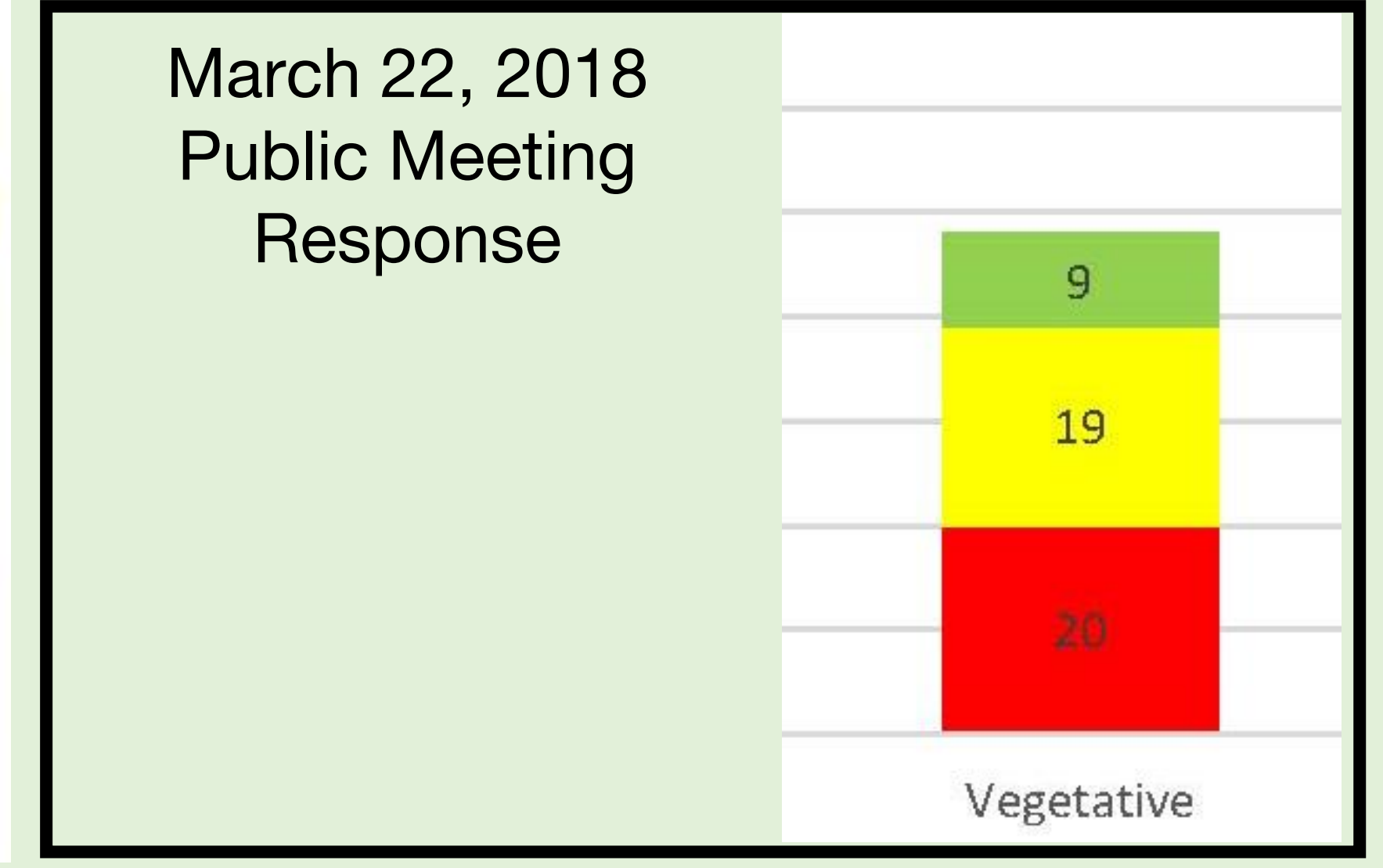


Beach

March 22, 2018 Public Meeting Response

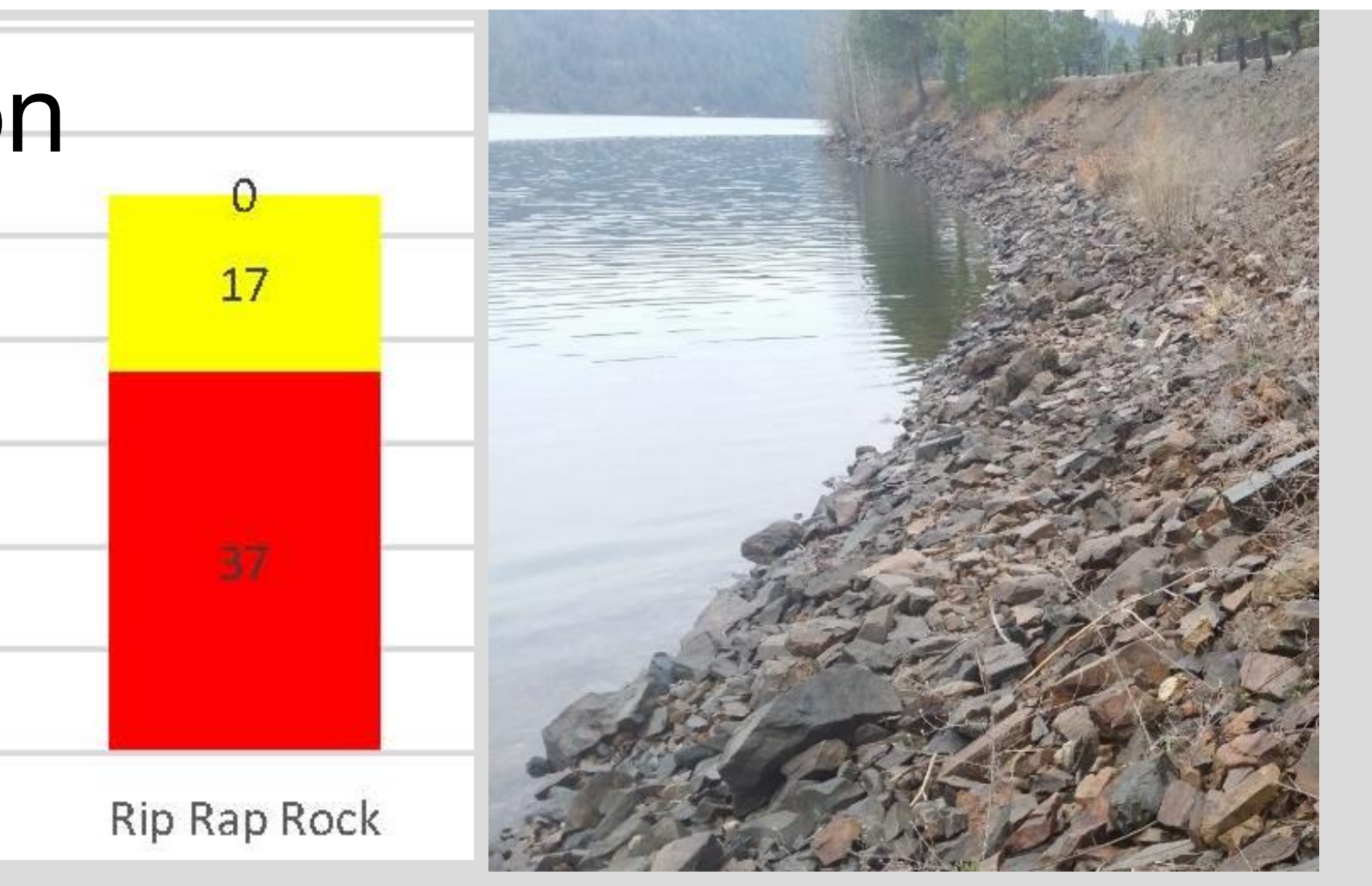


Vegetative Stabilization



Rip Rap Rock Stabilization

March 22, 2018 Public Meeting Response






Plaza

March 22, 2018 Public Meeting Response



Open House Feedback...

Please Provide Feedback...by Placing Your Dot on the Option:

-  You Most Prefer
-  You Moderately Prefer
-  You Least Prefer