



City Council & ignite cda Atlas Mill Site Workshop
April 26, 2018

The site plan includes labels for: Neighborhood Retail, Apartment (Flats), Small Lot Single Family, Public Open Space, Apartment or Condo (Flats), Townhomes, Alley, Riverfront Promenade, Street End View Plaza, Riverfront Open Space, Dog Park, and Mama Bear's Crafting Company. Streets shown include Selctice Way, Atlas Road, John Loop, W Riverstone Dr, and W Seltice Way.

Introduction

Consulting Team

- Phil Boyd & Taylor Tompke, Welch Comer Engineers
- Matt Anderson & Amy Hartman, Heartland Real-estate Advisors
- Mark Sindell & Don Vehige, GGLO Design
- Dell Hatch, BWA Landscape Architect

Tonight's Agenda

Meeting Objective

Present the City Council and igniteCDA Board with a description of the **project objective, community input** process and how the land use/site development may occur to achieve the public space and economic balance objectives for the site.

- **Presentation (Really a Work Session) 5:00 pm to 6:00**
 1. Introduction, Project Objective, Process Review, Site Review – Phil – 5 minutes
 2. Land Use Planning Concept/Site Design – GGLO 15 minutes
 3. Public Space Concepts – Dell 10 minutes
 4. Real-Estate Requirements to Achieve Public Space– Heartland 25 minutes
 5. Closing – Phil 5 minutes
- **Council and igniteCDA Board Q&A and Discussion 6:00 pm to 7:00**

Project Objective

Create a Private Development Land Use and Public Space Concept Plan that will:

1. Support Preserving the Entire Waterfront as Public Space
2. Balance Public and Private Funding, if Possible
3. Create a Unique and Desirable Community Addition that Reflects our Community Values

Community Engagement Process

- The Community Engagement Process is Intended to Inform the Public About the Site and Receive Community Feedback to Establish Community Values Balanced with Economic Realities

Atlas Waterfront Project Process

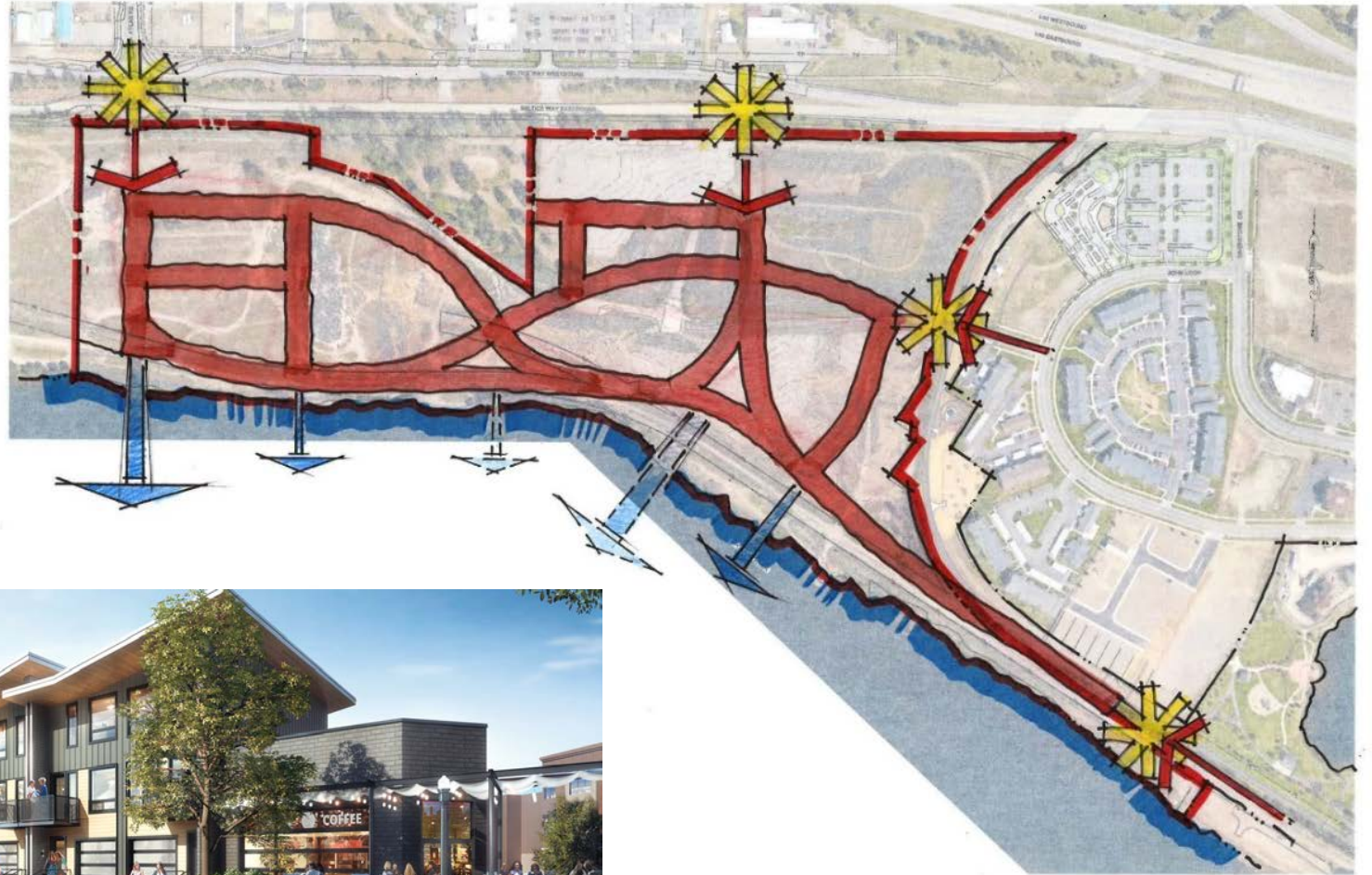
1. Community Engagement
 1. COR Vision Group Meeting #1 – February 7, 2018
 2. Public Presentation/Open House Meeting #2 – March 22, 2018
 3. Public Presentation/Open House Meeting #3 – April 25, 2018
 4. City Council/igniteCDA Workshop – Lake Coeur d’Alene Room at NIC’s Student Union – April 26, 2018 5pm
2. The Consulting Team will Prepare a Development/Public Space Plan for Council/igniteCDA Consideration
3. City Council will Consider Expanding/Creating Urban Renewal Districts and Possibly Proposing a General Obligation Bond to Assist with Financing the Project Development

COR Vision Group Meeting – February 7, 2018 Takeaways

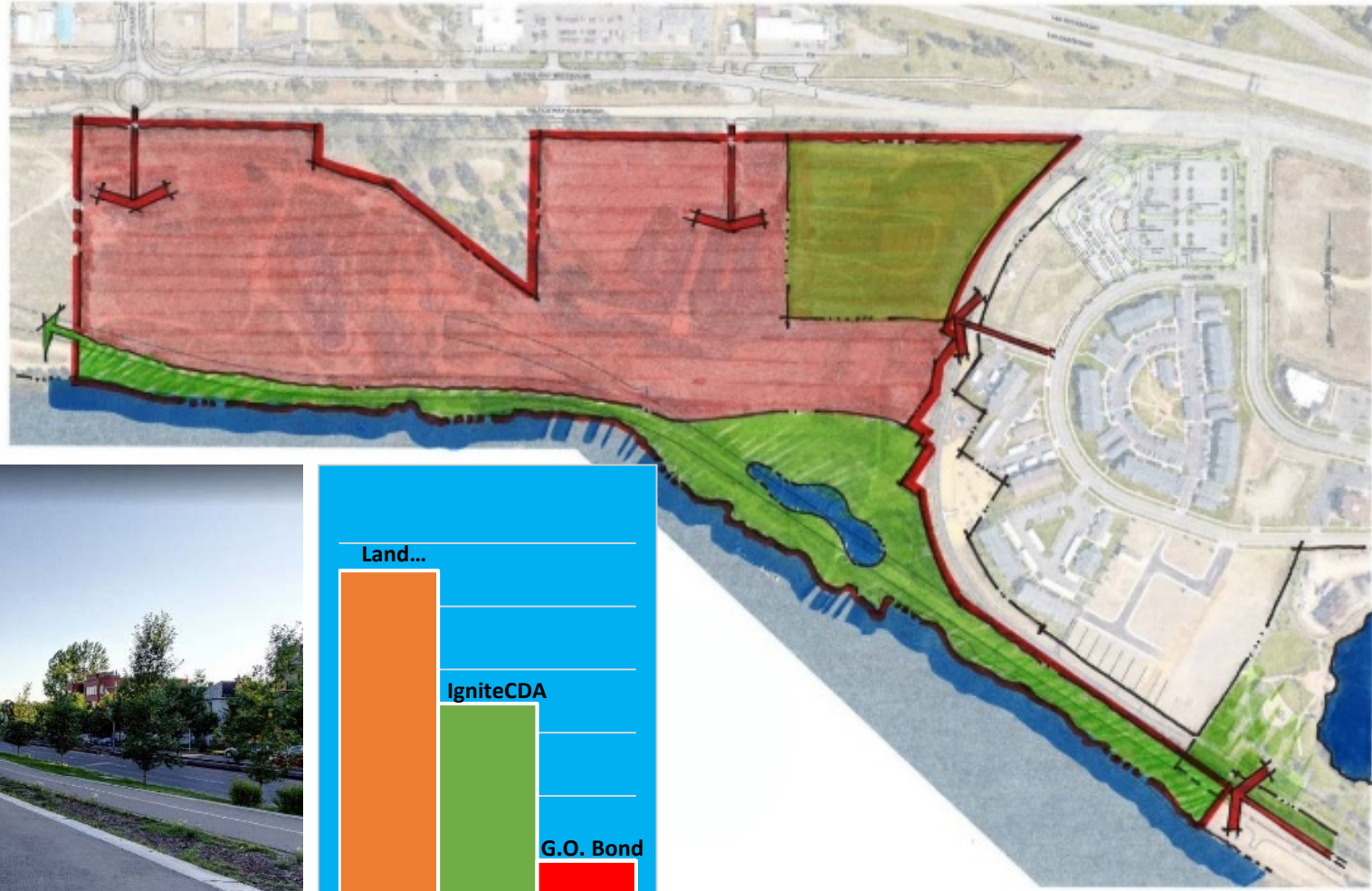
COR Vision Meeting helps set vision values for Atlas Waterfront

- Provide Pedestrian and Bike Access Throughout
- Create a Natural and Unique Identity
- Acceptable Trade-Off: Higher Density in Exchange for More Public Space (Inclusive of the Entire Waterfront as Public)
- Water Access is a Priority
- Reserving Commercial Property for Higher Wage-Job Creating Businesses is Supported

Public Meeting #2 Takeaways – Road Network and Development



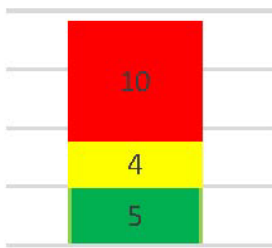
Public Meeting #2 Takeaways – Public Space and Shoreline Restoration/Stabilization



Public Space Amenities



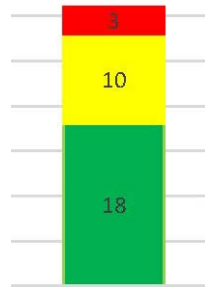
PARK GATEWAY



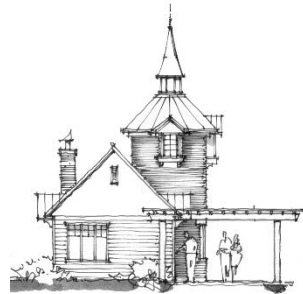
Park Gateway



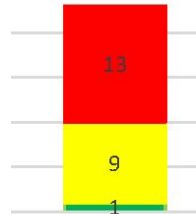
TRAIL BRIDGES



Trail Bridges



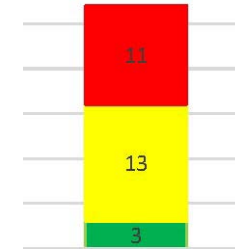
HARBOR MASTER BUILDING



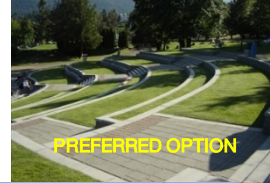
Harbor Master Building



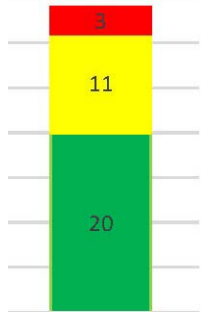
COMMERCIAL CHARACTER ADJACENT PARK



Commercial Character Adjacent Park



AMPHITHEATER



Amphitheater

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

Public Space Amenities



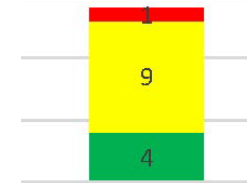
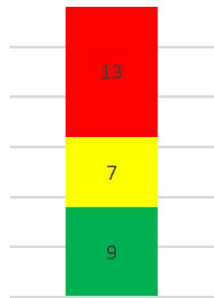
SWIMMING BEACH

CHILDREN'S PLAY STRUCTURES

PICNIC / SHADE STRUCTURES

GROUP SHELTER / PAVILION

WATER DOG PARK



Swimming Beach

Children's Play Structures

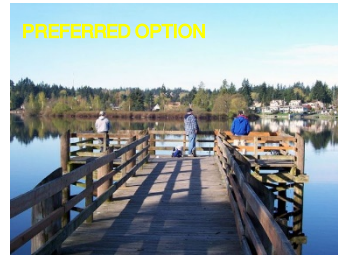
Picnic/Shade Structures

Group Shelter/Pavilion

Water Dog Park

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

Public Space Amenities



SOFTBALL / SOCCER COMPLEX

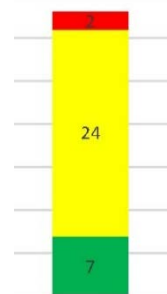
RIVER OVERLOOKS

ADA NON MOTORIZED WATERCRAFT LAUNCH

PUBLIC / TRAIL ART



Softball/Soccer Complex



River Overlook



ADA non Motorized Watercraft Launch



Public/Trail Art

Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

Public Space Amenities



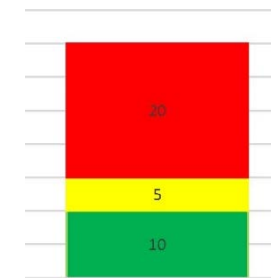
WATERFRONT ACCESSIBLE PLAZA



Waterfront Accessible Plaza



VEGETATED RIP RAP



Vegetated Rip Rap

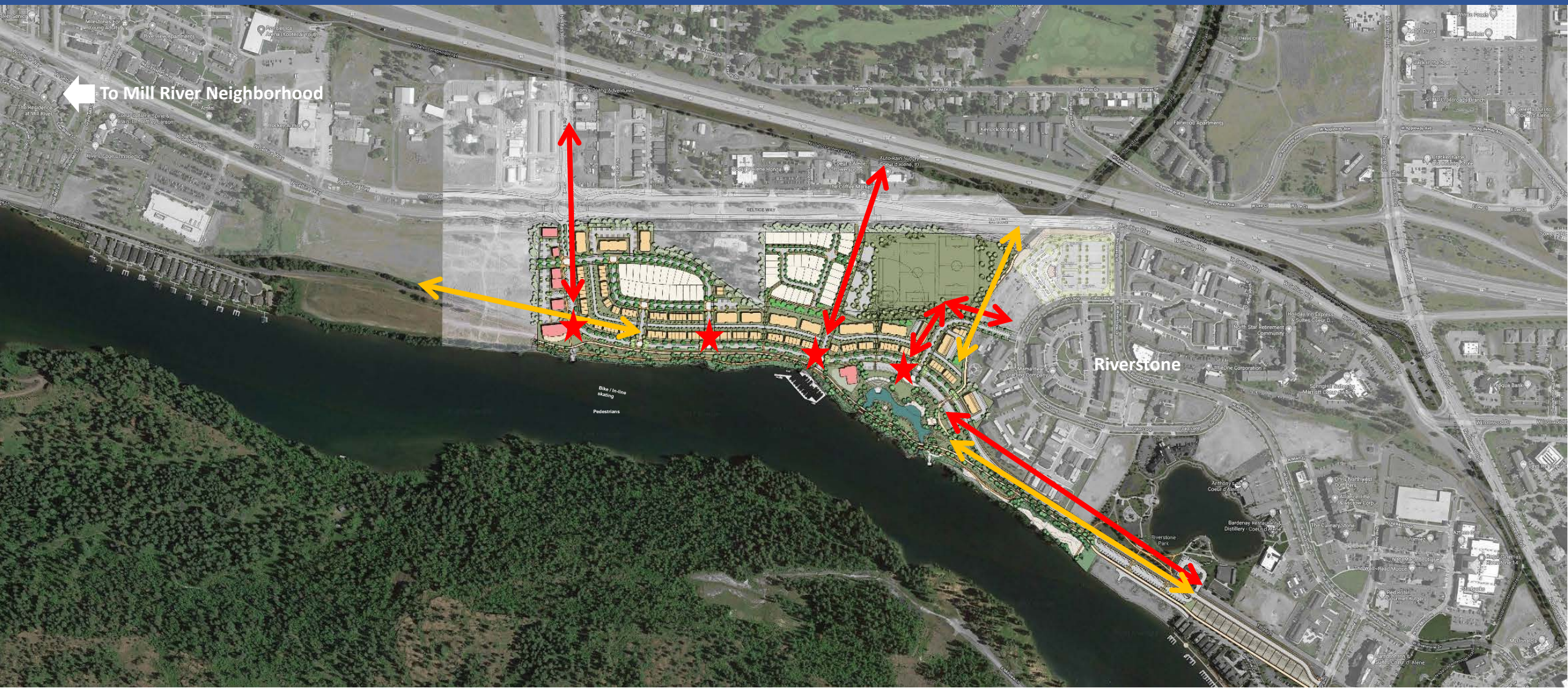
Results of items preferred from April 25, 2018 Meeting according to: Red: Least Prefer. Yellow: Moderately Prefer. Green: Most Prefer

GGLO designs distinct places where people connect and thrive.

We seek to bring the essence of community alive in each of our projects - believing that the fundamental desire to interact and feel a part of something can be evoked through design. This perspective runs deep through our practice, helping ensure our solutions have the most positive impact in any context.



Site Plan - Context



Site Plan



Site Plan



Site Plan



Site Plan - Option 1 (West Blocks)



Site Plan – Option 2 (Triangle Parcel)



West Edge – Neighborhood Commercial



West Edge – Neighborhood Commercial



West Edge - Retail



West Edge - Plaza



West Edge - Townhomes



Central Neighborhood



Central Neighborhood



East Edge – Riverfront Open Space



Central Neighborhood



Central Neighborhood



Bike / In-line skating
Pedestrian

East Edge – Riverfront Open Space



East Edge – Riverfront Open Space



East Edge – Riverfront Open Space



East Edge – Riverfront Open Space



East Edge – Riverfront Open Space



East Edge – Riverfront Open Space



East Edge – Open Space



Public Space Size and Features



Public Space Size and Features



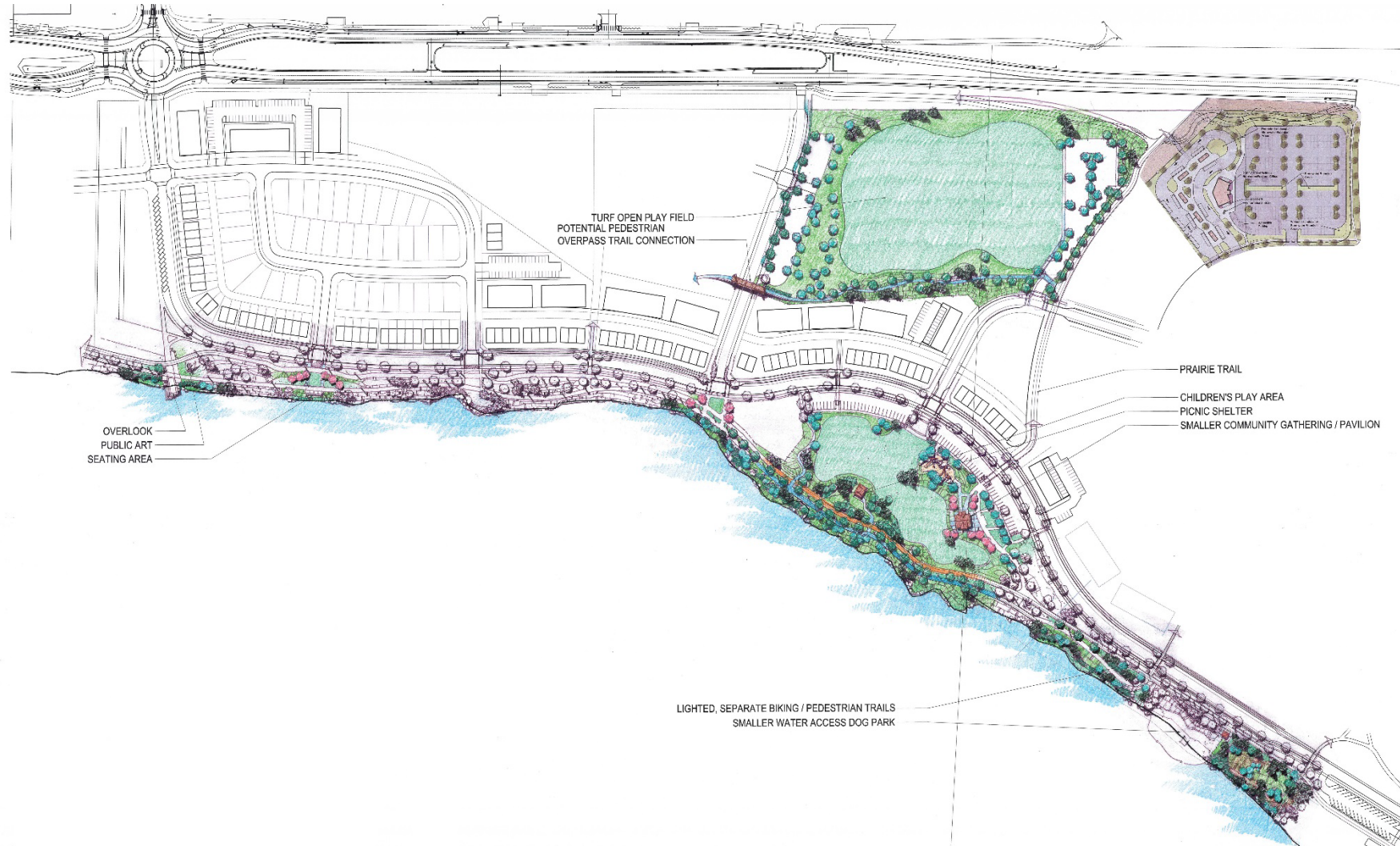
Public Space Size and Features



Public Space Size and Features



Public Space Size and Features



Atlas Butte



Atlas Butte



Public Space Amenities

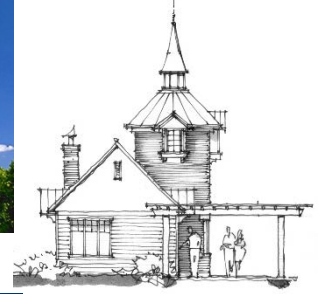
PARK GATEWAY



TRAIL BRIDGES



HARBOR MASTER BUILDING



GROUP SHELTER / PAVILION



PICNIC / SHADE STRUCTURES



COMMERCIAL CHARACTER ADJACENT PARK



AMPHITHEATER



Public Space Amenities



SWIMMING BEACH



CHILDREN'S PLAY STRUCTURES



RIVER OVERLOOKS



WATER DOG PARK



SOFTBALL / SOCCER COMPLEX



ADA NON MOTORIZED WATERCRAFT LAUNCH



PUBLIC / TRAIL ART



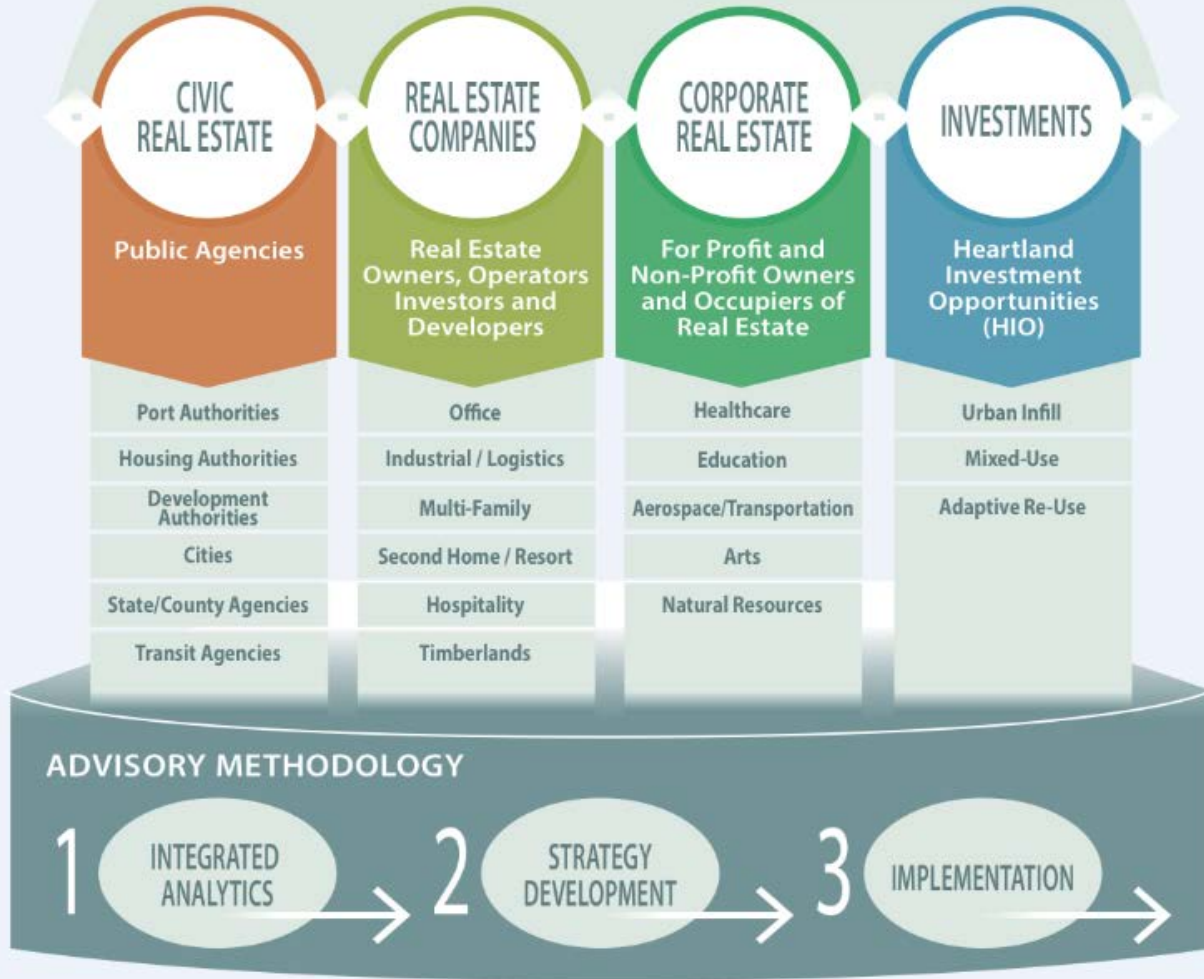
Public Space Amenities



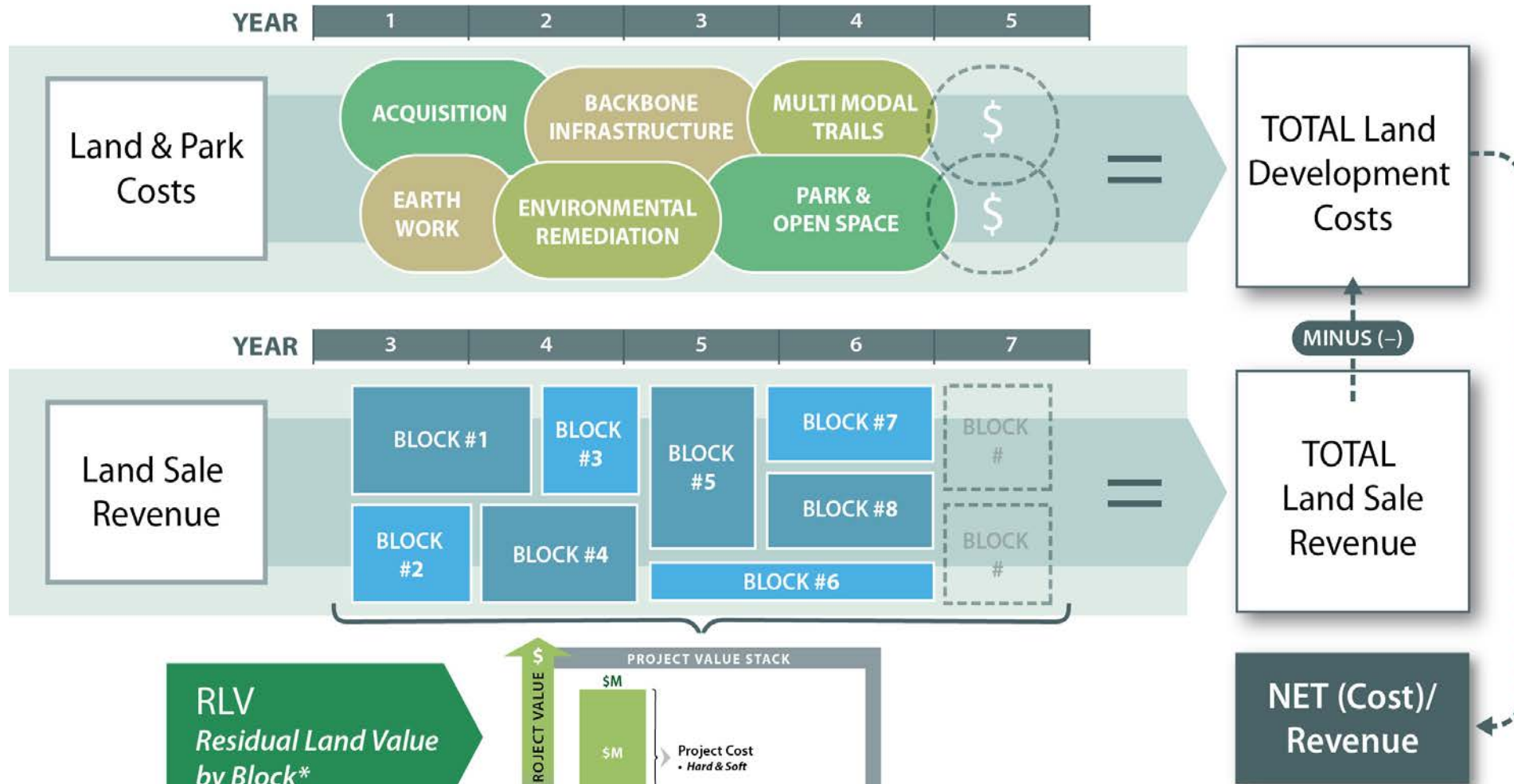
Riverfront
Stabilization



HEARTLAND

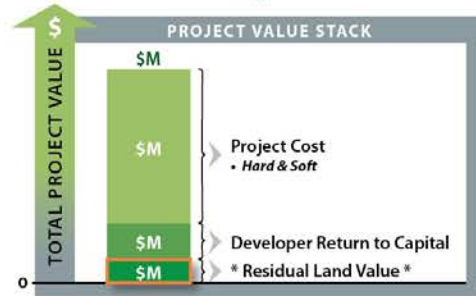


Economic Analysis



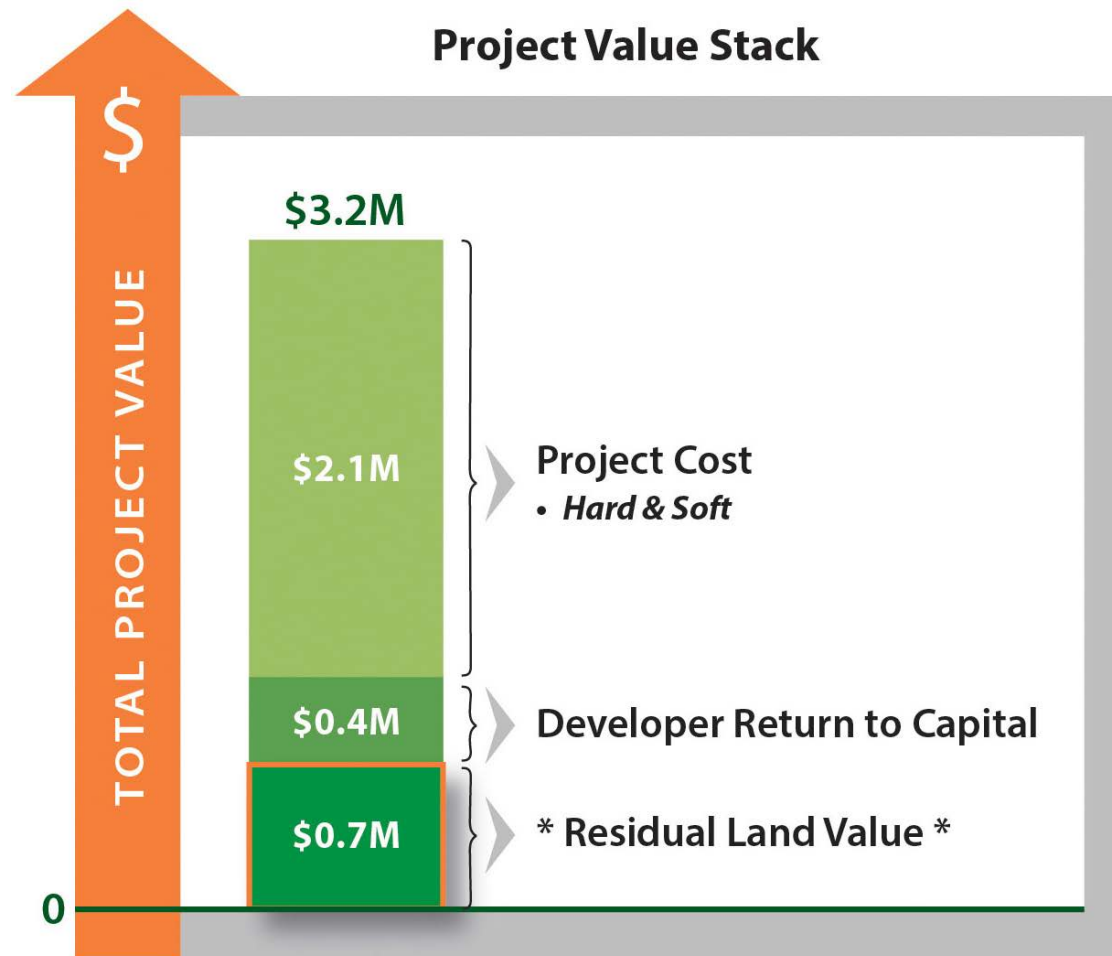
RLV
Residual Land Value
by Block*

* Dependent on land use



Economic Analysis

Residual Land Value: Land Value from Developer's Perspective



- Developer analyzes market-specific costs and returns* to make a decision on the feasibility of development
- *Residual Land Value* (“RLV”): Amount the developer can afford to pay for the land

Land Value by Use: Single Family

Space Program	
Land SF	300,000 SF
Total Units	59 Units
• Dwelling Units/Acre	9 Units/Acre

Cost Metrics	
Hard Cost/ SF	\$160 PSF
Soft Costs	15% HC

Revenue Metrics	
Sale Price / SF	\$300 PSF

Property Values	
Value/ Land SF	\$21 PLSF
Value/ Unit	\$125,000

Land Value by Use: Townhomes

Space Program	
Land SF	270,000 SF
Total Units	122 Units
• Dwelling Units/Acre	20 Units/Acre

Cost Metrics	
Hard Cost/ SF	\$160 PSF
Soft Costs	15% HC

Revenue Metrics	
Sale Price / SF	\$270 PSF

Property Values	
Value/ Land SF	\$24 PLSF
Value/ Unit	\$60,000

Land Value by Use: Condos

Space Program	
Land SF	150,000 SF
Total Units	148 Units
• Dwelling Units/Acre	43 Units/Acre

Revenue Metrics	
Sale Price / SF	\$370 PSF

Cost Metrics	
Hard Cost/ SF	\$210 PSF
Soft Costs	30% HC

Property Values	
Value/ Land SF	\$16 PLSF
Value/ Unit	\$18,000

Land Value by Use: Apartments

Space Program	
Land SF	120,000 SF
Total Units	90 Units
• Dwelling Units/Acre	33 Units/Acre

Cost Metrics	
Hard Cost/ SF	\$210 PSF
Soft Costs	30% HC

Revenue Metrics	
Sale Price / SF	\$370 PSF

Property Values	
Value/ Land SF	\$16 PLSF
Value/ Unit	\$18,000

Economic Analysis

ABSORPTION & MARKET SEGMENTATION

Scenario 1: Mixed-Use

Single Family

Townhomes

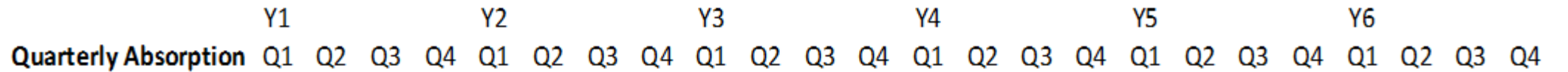
Condos

Apartments

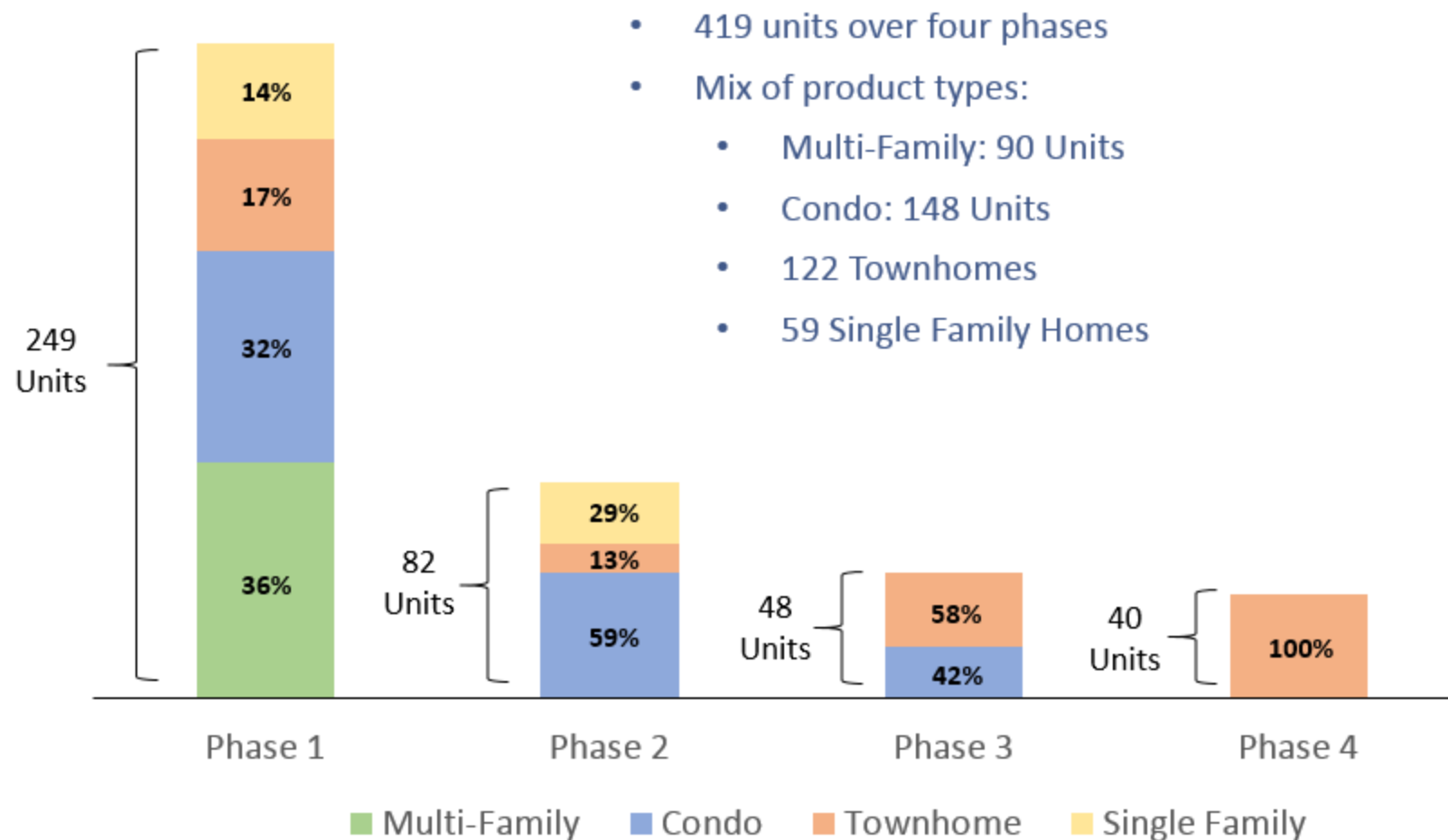
Retail

Scenario 2: Single Use

Single Family



Economic Analysis





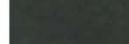
ATLAS MILL SITE PHASING



HEARTLAND



BERNARDO | WILLS ARCHITECTS PC



DESIGN

Discussion

- Consulting Team Direction
 - Overall Site Plan and Concept
 - Public Space Size and Features



City Council & ignite cda Atlas Mill Site Workshop
April 26, 2018

The site plan includes labels for: Neighborhood Retail, Apartment (Flats), Small Lot Single Family, Public Open Space, Apartment or Condo (Flats), Townhomes, Alley, Riverfront Promenade, Street End View Plaza, Riverfront Open Space, Dog Park, and Mama Bear's Crafting Company. Streets shown include Selctice Way, Atlas Road, John Loop, W Riverstone Dr, and W Seltice Way.

Site Plan



Site Plan



Site Plan

