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# Atlas Project Update

Coeur d'Alene City Council

June 19, 2018

# Project Update

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- Project Phasing
- Proposed Urban Renewal District Boundaries



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

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Townhomes

Mama Bear's Crafting Company

Riverfront Open Space

Spokane River

Dog Park

Riverstone Park

WALTICE WAY (EASTBOUND)

Atlas Road

Riverfront Drive

W Suzanna Road

W Seltice Way

W Riverstone Dr

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

John Loop

N Idaho Center

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

W Seltice Way

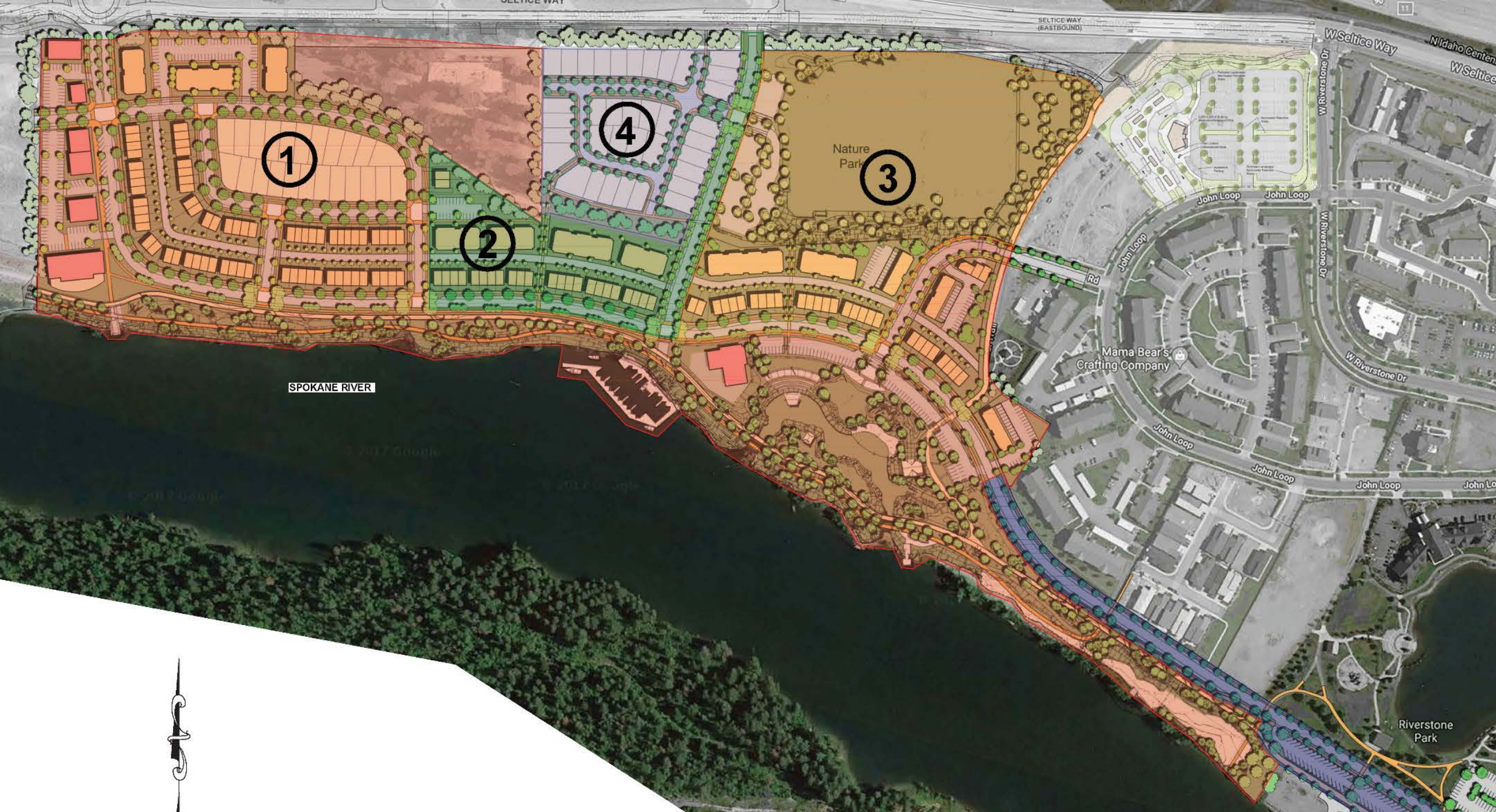
W Seltice Way

W Seltice Way

# Project Phasing

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- Objectives
  - Minimize infrastructure requirements – less upfront capital
  - Maximize developable area and product types – more income
  - Improve the public waterfront area
  - Recognize market absorption
  - Recognize long term site construction impacts



1

2

4

3

SPOKANE RIVER

Nature Park

Mama Bear's Crafting Company

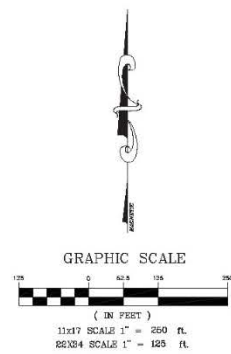
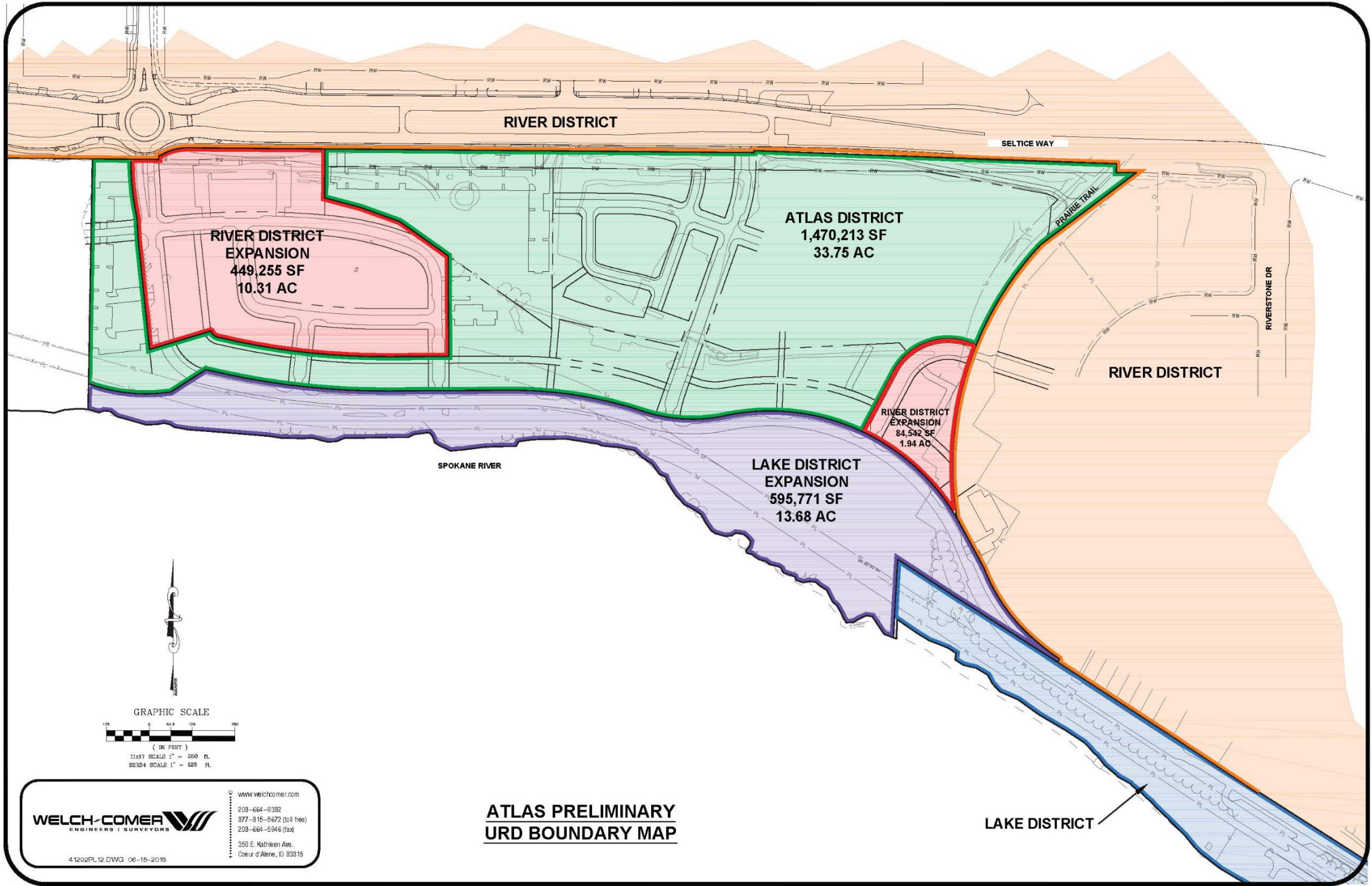
Riverstone Park



# Urban Renewal District (URD) Boundaries

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- Objectives
  - Consider the URD “life” and current financial capacity
  - Consider future valuation
  - Follow URD expansion/creation rules



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**ATLAS PRELIMINARY  
 URD BOUNDARY MAP**

LAKE DISTRICT

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Thank you