



# Request for Proposals - Development Opportunity

## Atlas Waterfront **Area 5A**

### Coeur d'Alene, Idaho

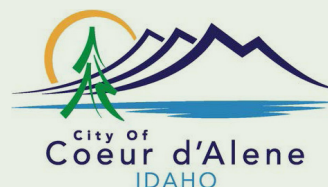
- Mixed-Use

- Multifamily
- Retail
- Condominium



### Property Quick Facts

- **Location:** Along the Spokane River
  - *10 minutes* from downtown Coeur d'Alene
  - *40 minutes* from Spokane, WA
- **Total Land Area:** ~70.5 Acres
- **Zoning:** C-17 with PUD
- **Projected Yield**
  - *Single-Family* ± 100 to 150 lots
  - *Townhomes* ± 150 to 200 units
  - *Multifamily* ± 150 to 300 units
  - *Condo* ± 20 to 100 units
  - *Retail* ± 10,000 SF






# Project Background

Over 50% of the developable land at Atlas Waterfront is under construction or in contract. The remaining land is predominantly expected to be for residential use, including single family, townhome, and multifamily. Development agreements have been signed for the areas depicted below and proposed product types include multifamily, single-family, townhome, condominium, and retail. Development commenced in 2021 and is underway on over 10 development areas as of Q2 2023. Below is a table summarizing the estimated development yield based upon proposals to date.



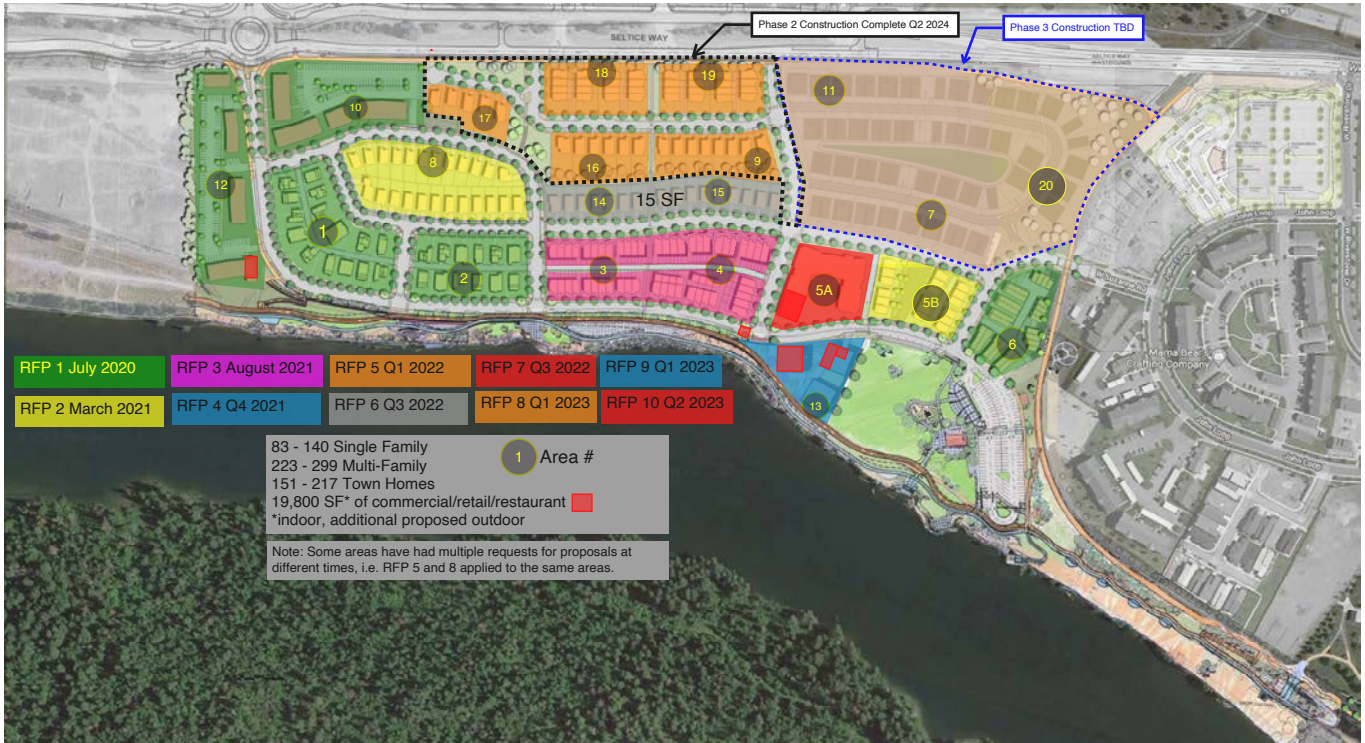
## ESTIMATED DEVELOPMENT YIELD (To Date)

- **Townhome:** 108 Unit
- **Single-Family:** 100 Units
- **Multifamily:** 150 Units
- **Condominium:** 24 Units
- **Retail:** 10,000 SF

-  **CURRENT OFFERING**
-  **Under Agreement or In Development**
-  **Available for Future RFP**

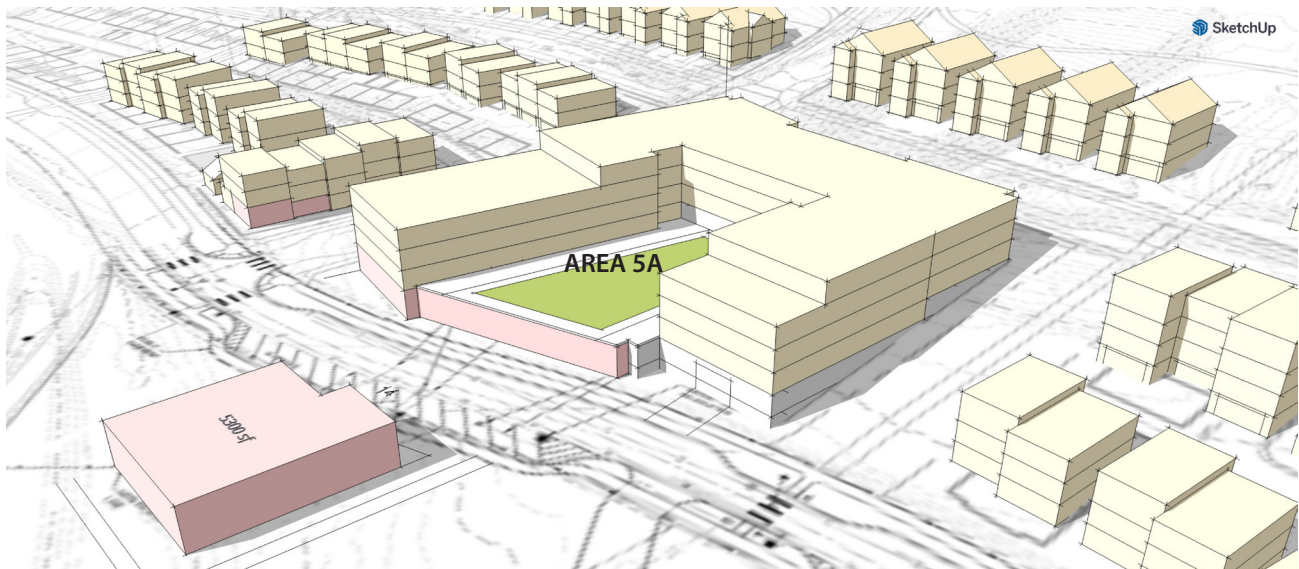
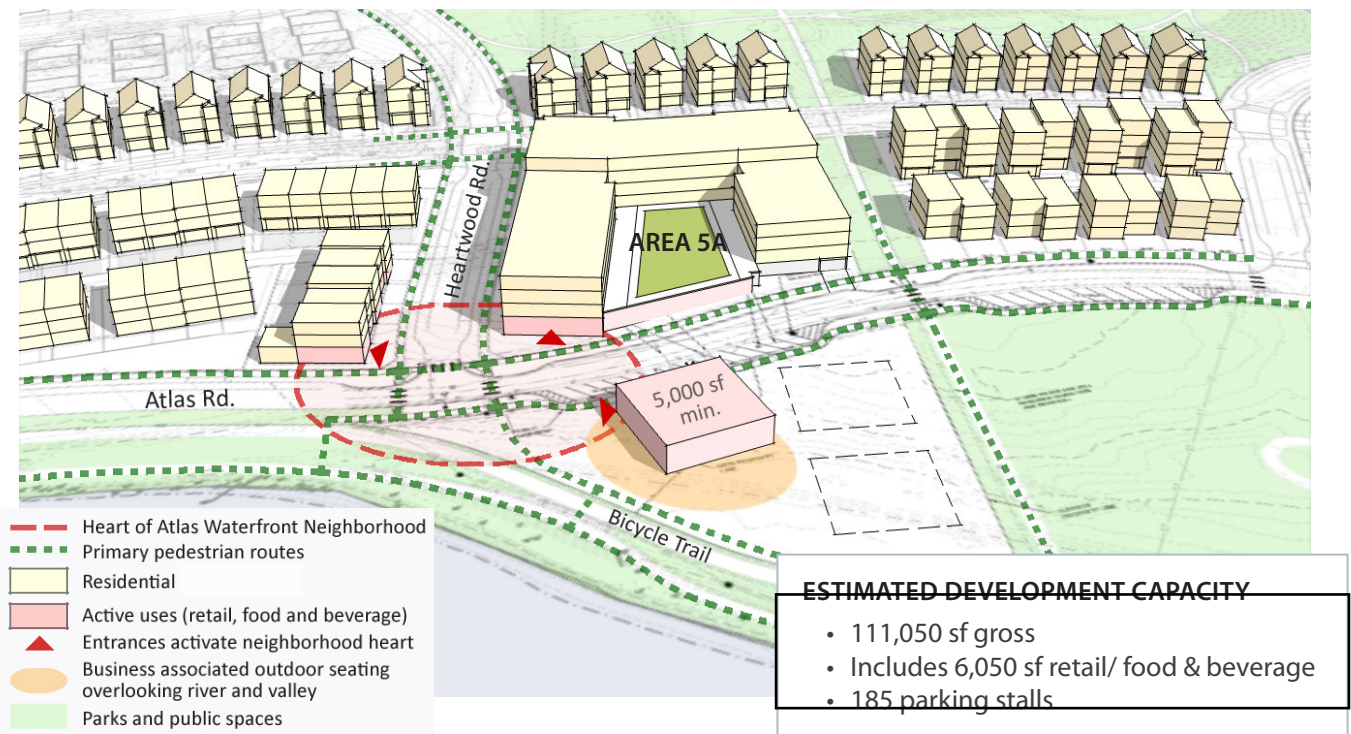
# Infrastructure Updates

All infrastructure and landscaping improvements in those areas are scheduled for completion in summer 2023. Further detail is available on the ignite website related to the *Infrastructure Plan Set* and the *Recorded Plat*.



# Opportunity Overview

## Key Aspects of Preferred Vision



Area 5A is located at what is envisioned to be the most vibrant, high-visibility, high-traffic location in the Atlas Waterfront neighborhood. As such, ignite intends to prioritize high-density, mixed-use proposals from developers. To provide guidance, the project architect created illustrative massing for a mixed-use residential project with retail on the ground floor, as depicted above. Parking is on two levels, buried into the hillside and lined by active uses that open onto Atlas Road. Type I construction is required for Levels 1 and P1. A conventional PT slab can cap the Type I construction and provide a deck for Type V construction (residential) above. This scenario as shown provides enough parking to meet zoning requirements. This illustrative concept is designed to a 45' maximum height. Note that a height increase from 45' per the current PUD to 60' is possible provided the development concept creates clear and demonstrable public benefit.

# Program - 5A

Area 5a			
	Quantity	Area (SF)	Total Area (SF)
1 Bed Apt	24	760	18,240
2 Bed Apt	18	910	16,380
2 Bed Premium Apt	12	1,025	12,300
Circulation (exterior)			7,000
Support			5,000
<b>Total Residential</b>	<b>54</b>		<b>58,920</b>
<b>Retail</b>			<b>5,000</b>
Residential Parking Req	93 Stalls		
Public Parking Req	10 (+10 off site)		
<b>Total Parking Req</b>	<b>103 (+10 off site)</b>		
<b>Parking Garage</b>	<b>50 Stalls</b>		<b>20,000</b>
On-site Surface Parking	46 Stalls		
At-site Street Parking	18 Stalls		
<b>Total Parking Provided</b>	<b>114 Stalls</b>		
Additional parking for retail available at park and on streets per RFP			
<b>Total Building Area</b>			<b>83,920</b>
<b>Total Outdoor Public Space</b>			<b>13,000</b>

## 24 1-BED APARTMENTS

760 SF	760 SF	760 SF	760 SF	760 SF	760 SF
760 SF	760 SF	760 SF	760 SF	760 SF	760 SF
760 SF	760 SF	760 SF	760 SF	760 SF	760 SF
760 SF	760 SF	760 SF	760 SF	760 SF	760 SF

## 18 2-BED APARTMENTS

960 SF	960 SF	960 SF	960 SF	960 SF	960 SF
960 SF	960 SF	960 SF	960 SF	960 SF	960 SF
960 SF	960 SF	960 SF	960 SF	960 SF	960 SF

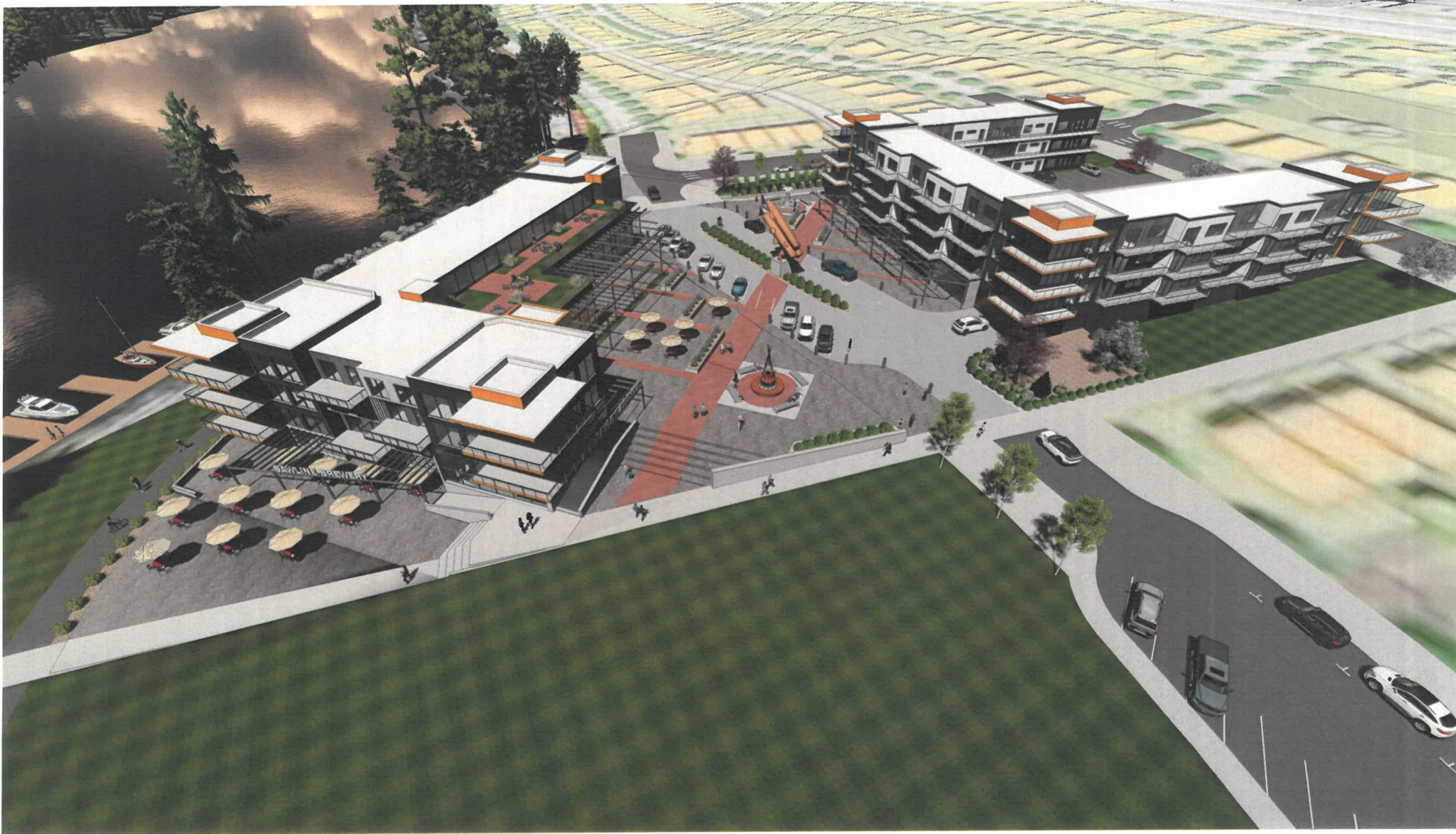
## 12 2-BED PREMIUM APARTMENTS

1,025 SF	1,025 SF	1,025 SF	1,025 SF
1,025 SF	1,025 SF	1,025 SF	1,025 SF
1,025 SF	1,025 SF	1,025 SF	1,025 SF

**RETAIL**  
5,000 SF

**OUTDOOR SPACE**  
13,000 SF

**PARKING GARAGE**  
50 STALLS  
20,000 SF



Atlas Commons



Atlas Commons



Atlas Commons





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# Atlas Commons