

HOW THIS NEIGHBORHOOD CAME TO BE

From a century-old sawmill to a waterfront community

For more than 100 years, this area was a working sawmill. After Stimson Lumber closed it in 2005, the riverfront sat stalled for over a decade, passed over by private buyers because of high land costs, unstable and unusable soils, difficult grading, and an old rail corridor splitting the site.

In 2018 the City of Coeur d'Alene bought the site and partnered with ignite cda, its urban renewal agency, so that land-sale revenue and tax-increment funding, not new taxes, could clean up the land, build streets and utilities, and keep all of the shoreline public.

The plan was shaped by the public: CDA 2030 started it off with a vision group of 50+ community organizations, that was followed by more than a dozen public participation meetings.

Fiscally minded: in 2019 the project reused 100,000+ cubic yards of soil from the nearby I-90 "lowering" project, cutting the Atlas development cost by over \$1 million. The site continues to import free and low-cost structural soils.

WHAT THE COMMUNITY ASKED FOR

- Keep the entire ~4,000 ft of waterfront as public park
- Pedestrian and bike access throughout
- A natural, unique neighborhood identity



ignite cda

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☐ place stamp

TO OUR NEIGHBOR AT:



"An opportunity for the people who work in Coeur d'Alene to live in Coeur d'Alene."

www.ignitecda.org

Learn more · ask questions · provide feedback

QUESTIONS? YOUR INPUT?

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ignite CDA · Coeur d'Alene, Idaho



A neighbor's guide to what's being built nearby.

*Attainable homeownership at the Atlas Mill Waterfront
Coeur d'Alene, ID*



The Currents will add a walkable neighborhood and park.

**100+ OWNER-OCCUPIED
HOMES FOR OUR WORKFORCE**

Planned completion ~2032

Open for the facts inside:

Who will live here · What it will look like · How it fits our neighborhood



COEUR D'ALENE'S URBAN RENEWAL AGENCY

WHO IS IGNITE CDA?

ignite cda is the City's urban renewal agency, guided by a volunteer Board, appointed by the City. It reinvests land sale proceeds and tax increment within the Atlas neighborhood to redevelop a site the private market left behind.

The Currents project is an attainable homeownership project steered by an Ad Hoc Committee of ignite cda Board members and staff, a City Council member, and City staff, with hands-on experience in attainable housing, architecture, private development, and land use planning.

WHY IS IGNITE CDA INVOLVED IN ATTAINABLE HOUSING?

Because the adopted Atlas Urban Renewal Plan authorizes it. The Plan allows ignite cda to develop land within the District specifically to help address a shortage of housing. The private market readily builds market-rate homes, but it does not routinely produce attainable, deed-restricted homeownership for households earning 80–120% of the area median income. That is the gap this project fills: ignite cda provides the cleaned-up land and framework, and private developers build and sell the homes.

THE ATLAS TRANSFORMATION

1900s–2005 A working sawmill for a century.

2006–2017 Sold, stalled in the 2008 downturn, foreclosed, passed over by private buyers.

2018 City buys the site and works with ignite cda to build the funding plan; the public shapes the vision.

2019–2024 Cleanup; Atlas Waterfront Park opens.

2025–2032 The Currents attainable homeownership.

THE PLAN



At a glance: 104 homes · ~10 acres · single-family, cottages, twin & townhomes · front porches · alley-loaded garages

WHY HERE, WHY NOW

A rare, one-time opportunity

Because land in the Atlas neighborhood sold for more than originally projected in 2018, funding is available to provide land for attainable homeownership on the final 10 acres with no new taxes, and no subsidy from neighboring owners.

The need, in local numbers

- Median home price **\$562,000** — up 181% since 2015, while wages rose about 63%.
- **68%** of people who work in Coeur d'Alene commute in from outside the city
- The region needs about **3,015 new homes a year** through 2040.

WHO WILL LIVE HERE

Is this low-income or Section 8 housing?

No. It's attainable, for-sale owner-occupied homeownership for working households at roughly 80–120% of area median income: firefighters, nurses, teachers, tradespeople, hospitality staff, and young families.

Rentals or short-term (vacation) rentals?

Neither. The homes will be owner-occupied homes, kept that way by deed restrictions and shared-equity tools. Full-time neighbors make a more stable neighborhood.

Will it stay affordable, and do locals come first?

Affordability is locked in for the long term through deed restrictions and shared-equity resale terms. The program will be built to serve the people who live and work in Coeur d'Alene.

Who is paying for it?

Land-sale revenue and tax-increment from the Atlas District will develop the site, not new taxes and not neighboring property owners. Private builders will build and sell the homes at attainable prices with deed restrictions to maintain perpetual affordability.

Will this raise my taxes?

No. Tax-increment financing reinvests only the new value the Atlas Waterfront Project itself creates. When the Atlas District closes on or before 2038, that value returns to the city, county, school district and other taxing districts.

DESIGN & QUALITY

Will they look cheap or out of place?

No. Adopted design guidelines require quality materials (lap siding, stucco, wood, stone, brick), clean rooflines, and Intermountain-West character. Most homes must have front porches (50–70%) and at least 4 trees per lot.

A real neighborhood or identical boxes?

The guidelines prohibit monotonous facades, requiring variety in rhythm, color, and materials, with porches overlooking the central park.

DENSITY, PARKING & TRAFFIC

How dense is this next to my property?

About 104 homes on ~10 acres (similar to the existing Atlas neighborhood) with a walkable mix of single-family, cottages, twin & townhomes, not multi-story apartments. Most homes have alley-loaded garages keeping the streets pedestrian and bike friendly.

Parking, traffic, and my home's value?

Streets and utilities are built by the Atlas Waterfront Project ("growth pays for growth"). Many buyers already work here, so commutes shorten. Quality, owner-occupied homes beside a park add to a neighborhood.

UPKEEP & LONG-TERM CARE

Will it stay nice, or get run down over time?

Upkeep is written into the rules, not left to chance. The Currents will belong to the same Atlas Waterfront master HOA as the surrounding neighborhood, so the same standards apply to everyone. It will also have its own dedicated Currents HOA with tighter control over exterior maintenance and outdoor storage. And because these are owner-occupied homes, residents have a direct stake in caring for their homes and their street.

IGNITE CDA THE CURRENTS AD HOC COMMITTEE MEMBERS

Kiki Miller | City Council Member | ignite cda Board Member

Chris Meyer | Parkwood Business Properties | ignite cda Board Member

Kevin Jester | Retired Architect, ignite cda Board Member

Will Osborne | ignite cda Executive Director

Hilary Patterson | Community Development Director, City of Coeur d'Alene