

University of Idaho Property: Boyer Avenue



Public Engagement, Master Plan Vision and Implementation



Profile & Context

Site Description

Location

The 75-acre University of Idaho property is centrally situated within Sandpoint's city limits. The last contiguous parcel of this size, its unique location along Boyer Avenue – the City's main north-south arterial – makes it a well-known and easily accessible destination.

Two-thirds (approximately 47 acres) of the site along Boyer Avenue is relatively flat. Heading east to Sand Creek, the site descends at slopes greater than 15%. Elevations range from 2,110 feet above sea level to the creek-side height of 2,065, a 45-foot change.

A regional public-access trail network has been developed adjacent to and near the property. Its central location presents an opportunity to further extend and enhance this network.

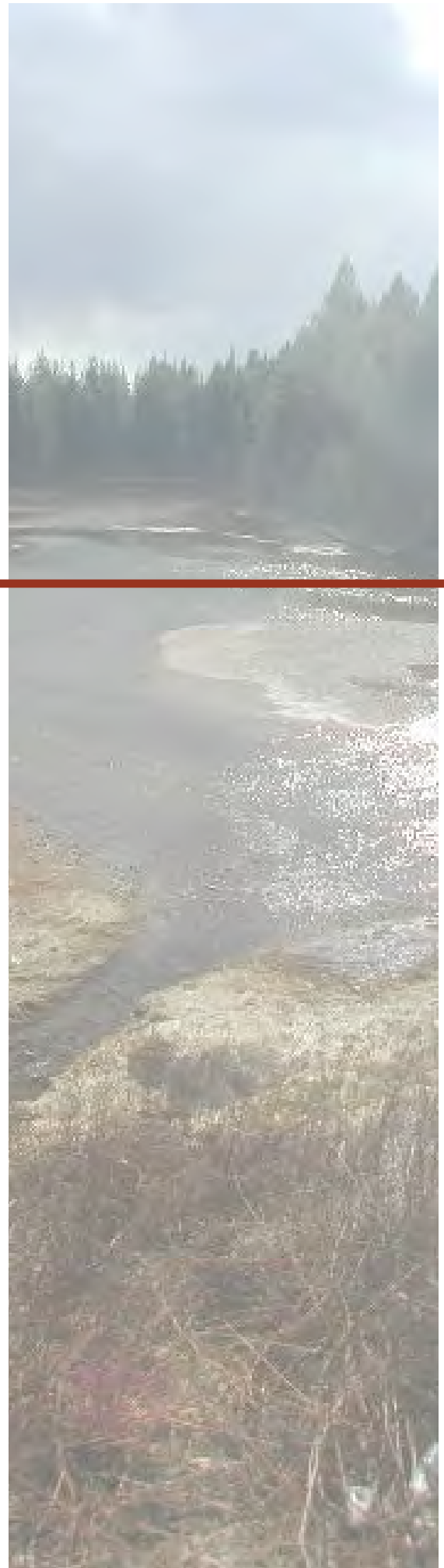




Figure 1.01 – University of Idaho Boyer Property. *The property has been owned by the University for over 100 years used for agricultural education and as community resource. Future development will seek to incorporate community values and implement the vision of the Comprehensive Plan. [Image source: Google Earth]*

Physical Characteristics

The site has a varied landscape. It contains flat lands “field space”, natural wetlands and drainages, wooded areas, and a sloping hillside leading to the banks of Sand Creek.

These features contain unique and distinct functions, including habitat for flora and fauna. Stakeholder comments suggest that the site is a habitat for deer and other wildlife as well as rare and endangered native plants.

Access to Sand Creek makes the site especially unique. Located roughly a mile inland from Lake Pend Oreille, the site presents an opportunity for opening up additional public access and would be ideally used by kayaks, canoes, paddle-boards and other non-motorized water recreation and transport.

Site History

Established in 1912, the Sandpoint Research and Extension Center was gifted to the

University of Idaho for agricultural education and research purposes by T.J. Humbird of the Humbird Lumber Company. Over the years, the site has been an important part of the University’s extension work in Bonner County. The center has served the community as a source agricultural research and learning. In addition, the vast and expansive site is a known recreation destination. Community members have frequented the site year round for a variety of activities including cross-country skiing, use of a driving range, disc golf and cyclocross.

Budget cuts caused the Sandpoint Research and Extension Center to be discontinued in 2010. At the September 6, 2017 City Council meeting, the University announced plans to release interest in the parcel. For its part, University leaders are committed to relinquishing control of the property in a way that meets its strategic and stewardship goals, while also benefitting the Sandpoint community and aligning with City priorities.



Figure 1.02 – Community Recreation. *For a number of years, the site has provided recreation opportunities to the community. This includes cross country skiing, cycling, wildlife viewing and other active and passive recreation. [Image source: "Friends of University of Idaho Boyer Facebook Page"]*

Planning Context

Beginning in the fall of 2017, the City engaged in an extensive community engagement process in order to seek community guidance on the future of the Boyer site. The City hosted two community workshops and one site tour to elicit feedback over a future direction for the site. Hearings before the planning commission and city council were also conducted in November and December, respectively. These activities captured a significant amount of ideas, sentiment and input.

Further planning and public engagement occurred in January and February of 2018 to seek public input and guidance in order to develop a vision and conceptual master 'land-use' plan for the site. The results of this work have been documented in this report.

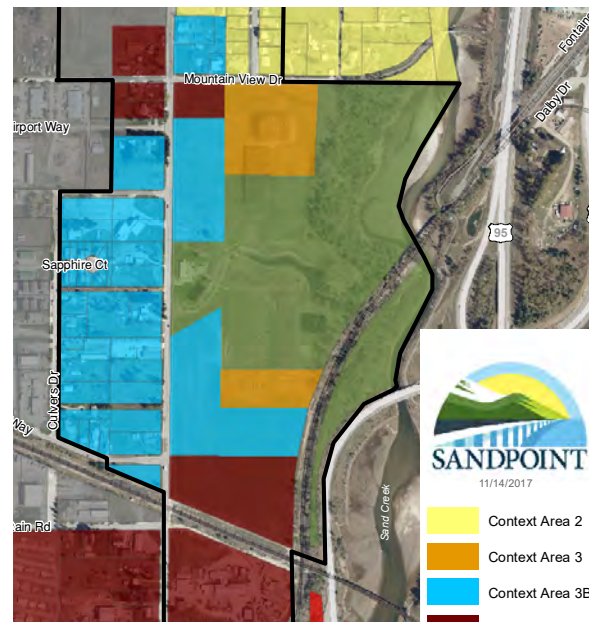


Figure 1.03 – In November, 2017, the City updated its Comprehensive Plan to reflect the community's vision for future use of the property. [Image source: City of Sandpoint]



Figure 1.04 – Public engagement. A series of public workshops, surveys, a site tour, and community storefront studio have guided the vision of the University of Idaho Boyer Property Master Plan. [Image source: Bonner Daily Bee]



Figure 1.05 – *For its 2009 Comprehensive Plan, Sandpoint adopted a transect "form-based" approach to envisioned growth and development.*

The following summarizes policy references to the U of I site or related topics in current City and related plans:

City of Sandpoint Comprehensive Plan (2005, amended 2017) – The comprehensive plan initially called for the site to develop as the University of Idaho’s “Sandpoint Campus”. The future land use envisioned the site to develop as the context area five (CA-5) designations.

In November, 2017, the Sandpoint City Council adopted a revision to the future land-use map. It changes the sites designation of CA-5 to a mix of land use types. A majority of the site is envisioned for recreational use. Areas along the northwest and southwest corners (and interior extents) are envisioned to be developed using CA-3, CA-3B, and CA-4 typology (see “Context Area” descriptions).

City of Sandpoint Parks Master Plan (2010 & 2017) – The City’s parks master plan seeks to increase park access for residents in order to improve quality of life and increase awareness and stewardship of the regional natural landscapes.

Pend d'Oreille Bay Trail Master Plan (2015) – The plan’s vision is to weave communities and Lake Pend Oreille physically and socially.

Bonner County Trails Plan (2016) – Bonner County hosts 660 miles of existing trails. This plan calls for additional trail development accessing the site as both a destination and key hub.

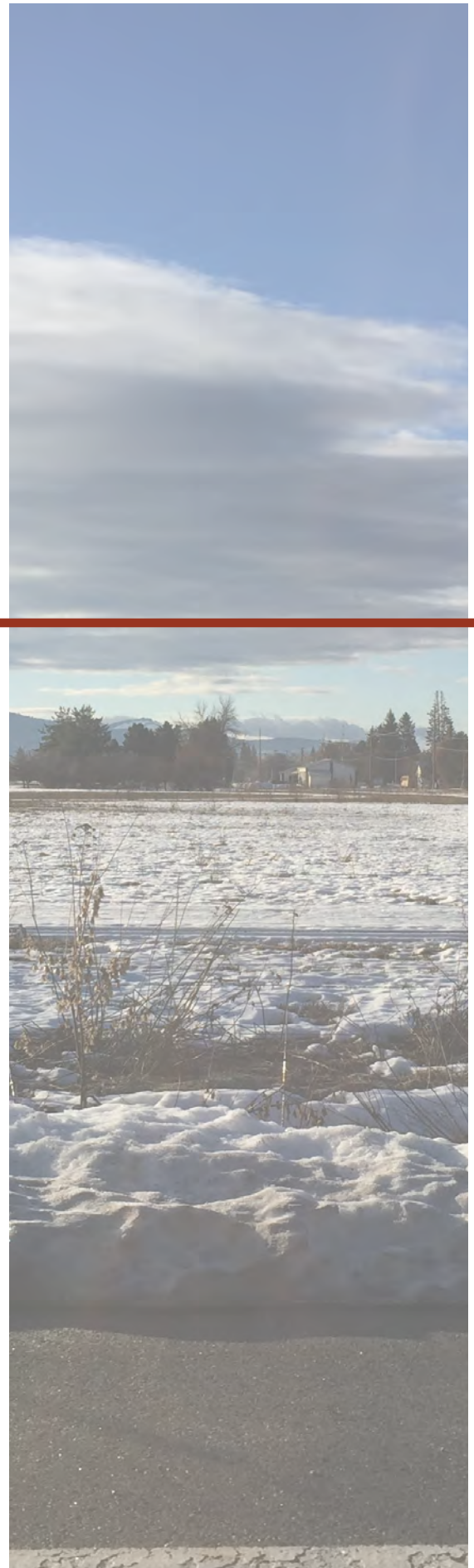
Master Plan

The University of Idaho intends to sell this property, with their stated intent to assure its development enhances Sandpoint and the quality of life residents enjoy in a way that aligns with the priorities of the citizens of Sandpoint and has asked the City of Sandpoint to partner in this effort. The master plan described in this chapter reflects hundreds of hours of staff, consultant and community time and effort, with the final plan striking a compromise between the community's desire for recreational open space and the City's need for enough development on site to sustain continuing recreational use there.

The master plan will guide the University of Idaho in its decisions on how to dispose of the property, inform the zoning the City applies to the property in implementing its recently adopted comprehensive plan amendment, contribute to any proposed updates to the Urban Renewal District plans, and underpin any grant proposals to help the City acquire the land and control its use in keeping with community needs.

This plan will also serve as a publicly-adopted statement of intent, assuring potential partners in the property's development of the hoped-for outcome of the site's transition from the University of Idaho to its ultimate use.

Master plans provide ways to achieve a development vision by addressing goals and objectives, expressed verbally or



implied by illustration. It is the intention of this plan to articulate the key motives behind various planning solutions proposed, providing valuable insight to validate, prioritize and organize future actions, whether anticipated or in response to unforeseen conditions. This plan was developed using a two-part framework based on an overall site vision and a set of guiding principles derived from the 2017 comprehensive plan amendment process.

Together, these provided initial and sustaining guidance in developing this plan, with input from the general public steering every aspect of the plan's creation.

Vision

The property will transition from University of Idaho ownership, resulting in a mix of uses that will establish Boyer Avenue's prominence as a multi-modal corridor, retain outdoor recreation on site, preserve environmentally sensitive habitat, integrate regional and local trail systems, alleviate a tight housing market, and provide a center of activity rich in character and identity consistent with Sandpoint's history.

Guiding Principles

The first four “Guiding Principles” were embedded in the comprehensive plan amendment process from 2017 in advance of the planning process and are carried through here. Those following were developed by the City and consultant team, developed during the storefront studio conversations and referencing policy guidance found in the City’s comprehensive plan:

Table 2.01 - Guiding principles

Principle	Discussion
Recreation	The community has established a pattern of recreational use on the site with informal approval of this use by the University of Idaho. Groomed Nordic skiing trails and a cyclocross path are the predominant recreational features. And the site enjoys access to Sand Creek and is edged by a thick stand of woods, popular for those who like access to a more rugged walk.
Economic development	The City's comprehensive plan targeted this site for more intense development, counting on it to provide a compact, identity-rich activity center along this part of Boyer. Its ability to provide for employment, workforce housing and an important recreational opportunity elevated its importance as an economic and community development asset.
Housing	The housing market in Sandpoint is tight. Not all people working in Sandpoint can afford to live here, and this site presents an opportunity to increase housing supply. While housing on this site may not be entirely "affordable," its development should relax pressure on the larger market, potentially allowing rents to adjust elsewhere.
Environmental conservation	Sand Creek runs along the eastern edge of the property, and there's a steep, forested bluff leading down to the water's edge. These areas are environmentally rich, with habitats hosting rare plants and a range of animals. Large mammals use the creek as a migration route, and seasonal variation in water levels make this a dynamic, active place
Fiscal balance	Like many cities, budgets in Sandpoint are tight. Resources are limited, and any expansion of the community's recreational facilities will require expansion of the community's tax base to sustain it. While the site's recreational uses are appreciated by the community, some level of site development should be expected to offset the cost of their development and maintenance.
Community character	Sandpoint has the feel of a genuine, historic mining and timber town. Many in the community are looking to this site's development to complement the community's heritage and create a site development plan and architecture that are closely tied to the rest of Sandpoint's landscape.
Activity	Downtown Sandpoint is within a walk of this site, and the community hopes to establish a sense of destination here, too. While the expectation is not to supplant downtown or diminish its success, development and recreational uses on this site can combine to create a smaller-scale, community-oriented activity node that contributes to Sandpoint's overall energy and character.
Walkability	People in Sandpoint value their ability to walk and ride bikes, either for recreation or as a transportation alternative. Regional trails adjoin or terminate at this site, making this property a natural for extending the community's trail network. It benefits from easy potential trail access to other parts of Sandpoint and to Ponderay. The community sees this intimate connection to the trails network as a character-defining element for the property.

Focus areas

This plan makes recommendations related to the six sub-areas defined by the site's topographical characteristics and influences on potential development patterns. Table 2.02 describes these focus areas and the specific characteristics that influence their treatment in this plan.

Table 2.02 - Focus areas

Area	Context
Railroad	The site's southern extreme adjoins the Union Pacific's main line. Up to 50 trains per day transit this corridor, influencing the type of land use immediately adjacent to it. The comprehensive plan reflects this, establishing a CA-4 designation in anticipation of high-intensity development that may not include any residential uses.
Southern quarter	The southern reach of Boyer Avenue will define the extent to which this property feels connected to the rest of Sandpoint. Boyer is planned to remain a major north-south arterial corridor, but this portion of the road is also intended to contain and enhance a pedestrian environment that will welcome cyclists and pedestrians traveling to or from other parts of town. The comprehensive plan designates land development as CA-3 or CA-3B, establishing multi-story and possibly mixed use along the street corridor.
Portal	Development on the site must respect the land's natural contours, and this area features a well-defined drainage course running eastward from Boyer Ave toward Sand Creek. This provides an opportunity to integrate the site's larger open space area to the Boyer Avenue frontage, replacing the existing University of Idaho offices with a trailhead and parking area, potentially including an interpretive center or other small community facility, as well.
Northern quarter	While the southern portion of the site seems closely related to downtown and Sandpoint's central neighborhoods, the northern portion seems more closely related to the airport and the potential redevelopment of the manufacturing and residential properties nearby. The intersections of Boyer Ave with Mountain View Rd and Airport Wy establish connections to those neighborhoods and have the potential to serve as focus points for a new activity node serving that immediate community. The comprehensive plan facilitates this, identifying a mix of CA-4, CA-3B and CA-3 land use designations.
Community green	The comprehensive plan envisions recreational uses to continue on the site, with more formally developed upland trails and easy access to recreational open space. While the site's upland areas are far from being in their native condition, the former agricultural fields have served as a de facto Nordic ski and cyclocross trail area. Stands of experimental trees occupy portions of this site, too, adding to its character and testifying to its legacy as the U of I agricultural field station..
Creekside	Sand Creek lies to the east of the site, at the toe of a steep slope running down from the site's upland fields. Dense woods, slope and a dynamic creek channel define this area as one where the natural elements should be disturbed as little as possible. This is a valuable conservation area, where native habitat conditions thrive along the water channel..

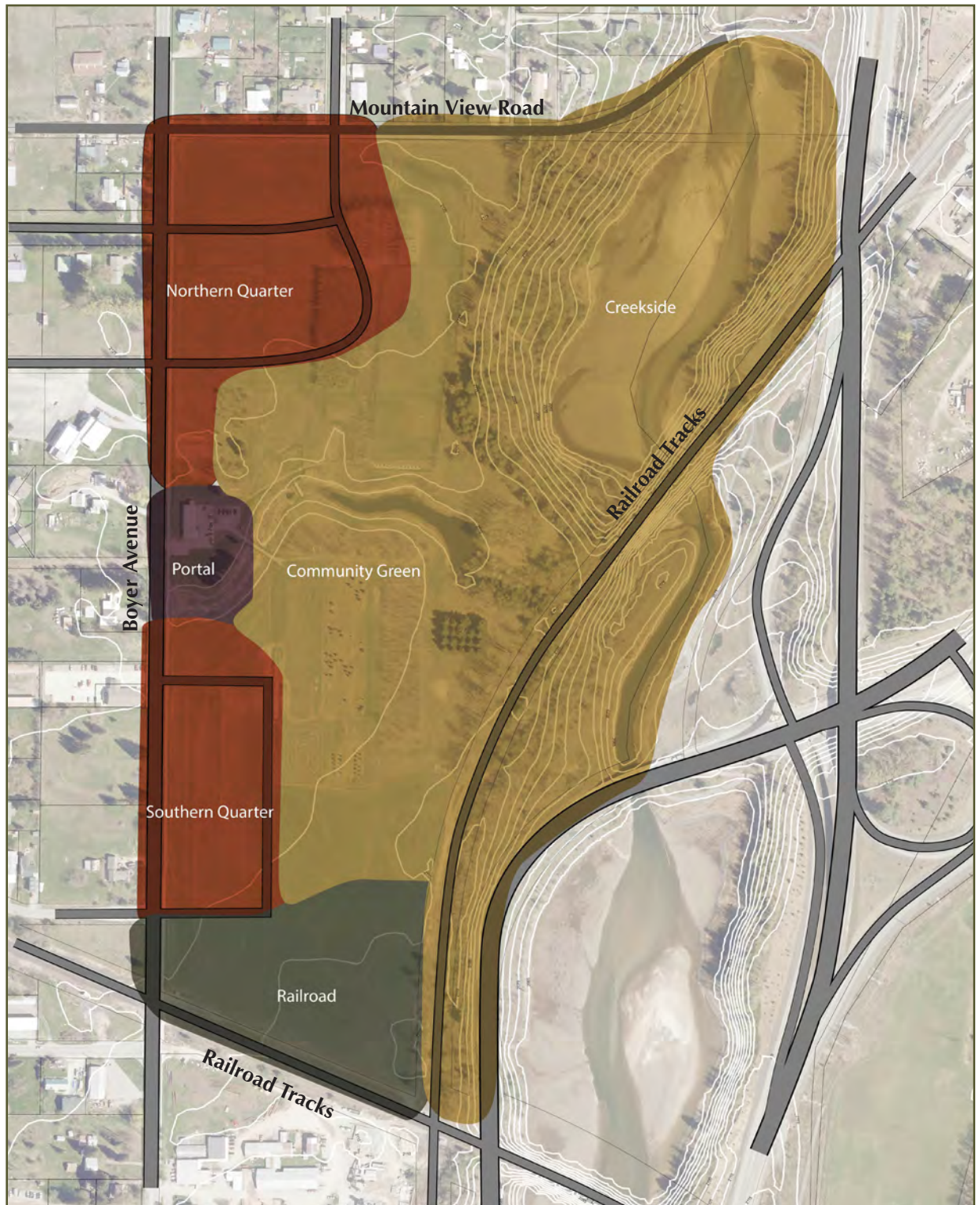


Figure 2.01 - Planning areas above generally relate to specific portions of the site warranting special treatment.

Concept

When the City adopted its comprehensive plan amendment at the end of 2017, it assigned land use designations expressing the community's priorities for mixed-use development along the railroad, Boyer and Mountain View edges and recreational development in the site's interior. Those priorities and overall direction have underpinned the master planning process. The primary focus of the process here has been to explore options to fit development on the site according to the overall principles and to define those features that will shape the site's identity and determine the ways it relates to properties around it.

The master plan must express a development pattern reflecting the community's desires, is financially achievable, can be developed in phases, is compatible with community infrastructure, is fiscally sustainable and is attractive to potential funding and development partners. Future market and fiscal study may be warranted to ensure the balance shown in this plan is supported by economic conditions, however. And additional utility study may also be necessary to determine the extent and cost of water and wastewater upgrades. Still, this plan represents a conceptual mix of development and open space retention that should respond to the factors influencing this process.

The result is a plan where intensity is concentrated along the railroad and street edges, with variety in land use and complexity to correspond to the site's features. Surrounding uses – both planned and existing – and the need to create a development environment that enhances the experience along Boyer Avenue influence the plan's approach to provide enough future tax revenue to sustain the planned recreational and open space areas.

Land use & features

Specific components and features of this master plan are illustrated in Figures 2.02 through 2.08 with explanatory captions. The plan's various features are also described by focus area, as follows:

Railroad

This planning area responds to the railroad along its southern edge by locating a mix of office, light manufacturing and – possibly – live-work development here. This is the portion of the site that can be devoted to employment development, matching up to the existing “maker” space on the other side of the tracks. A portion of this area may also be suitable for a proposed community center, with frontage on Boyer Avenue, a direct link to the site’s open space, and connections to regional trails.

The City may eventually plan for the construction of a grade-separated crossing at Boyer, and that would directly impact this planning area’s potential for development. If so, any access to the Railroad portion of the site would rely on connection to Boyer further north, away from the ramp leading up or down to the grade-separated crossing.

Crossing the rail provides another obstacle to the east of the site, where one active rail line separates the site from the potential extension of the west side Sand Creek trail and the UP main line separates the site from the “maker” space south of the tracks. While access to these places will generally be made by cyclists and pedestrians, the crossings will need to be designed and managed in keeping with railroad policy.



Figure 2.02 - Land uses and development types in the Railroad planning area might include live-work units (top), a community center (middle) or educational or office facilities (bottom), or a mix of residential and non-residential uses consistent with the CA-4 designation.

Southern Quarter

Frontage on Boyer Avenue is a critical component of the site's development, and its treatment is essential to the success of the Boyer Avenue corridor as a multi-modal connection between central Sandpoint, the airport and northern neighborhoods. The southern quarter planning area responds by placing a cluster of mixed-use development at the site's southwestern edge, creating an active streetfront and providing for an intensity of development that will add to the community's constrained housing inventory. Located within a walk of downtown and central Sandpoint neighborhoods, this part of the site will function as a new community "sub-district," with small-scale business and offices and a streetscape that is rich with character.

Buildings may reach from two to three stories in height, framing Boyer Avenue and emphasizing its importance as a street, trail and retail storefront corridor. Housing units above may be apartments or condominiums, depending on market conditions, offering a range of sizes and rents to target the community's smaller households. Portions of the Boyer Avenue frontage may also be in the form of "brownstone"-style townhomes, with walk-up entries compatible with the Boyer Avenue streetscape. Thoughtful landscape design should be used to soften these buildings into the natural, public open space and integrate development within overall Sandpoint character.

Development intensity tapers down toward the site's internal open space, with the interface between the housing units and the open space configured to create an accessible community green. The open space is intended to continue serving as part of the trail system, and portions could be adapted to complement the adjoining residential uses, featuring a community garden, bocce lawn or other elements as appropriate. The intent is to create an environment that effectively blends the open space with the developed edge, inviting residents and visitors to enjoy the green space.



Figure 2.03 - *The Southern Quarter might include development types like a vertical mixed-use, three-story building with retail on the ground floor and units above (top), niche retail and services (middle) or cottage housing and townhomes (bottom), with retail uses permitted in those areas fronting directly on Boyer Avenue.*



Figure 2.04 - *As the open space gateway, uses in the Portal planning area could conceivably include a welcome center (top), a trailhead with opportunities for outdoor gathering (middle) or a more formal interpretive center exploring the site's history and context (bottom).*

Portal

The portal is the public's gateway into the site's interior. This portion of the site has been used as the home for the University of Idaho extension offices and as the de facto parking lot for the Nordic and cyclocross trails. This master plan recasts the portal, improving its parking facilities for park visitors and reserving space for creation of a developed trailhead. It also embraces the drainage corridor prominent at this portion of the site, establishing trail connections along it to access the site's southern and northern reaches.

At this point, the Boyer Avenue frontage becomes more park-like, with landscaping and entry features to commemorate the site's importance and hint at the features included in the parkland it accesses. The trailhead and potential interpretive center would front directly on Boyer, actively engaging the sidewalk and inviting pedestrians to enjoy and learn about the site's history and its active, open spaces.

Northern Quarter

Along Boyer Ave and South of Mountain View, the northern quarter establishes a second area of more intense development on the site. It reflects the comprehensive plan's mix of land use intensity, tailoring it to fit the site's context and complement what is envisioned to develop nearby. It also is positioned to play on the airport connection, creating a small-scale retail and office mixed-use district that may serve the neighborhoods along the airport's eastern edge.

As with the southern quarter, intensity tapers down as distance from the street increases. While the Boyer/Mountain View intersection is intended to have the highest-intensity development, areas along the eastern edge will integrate and blend with the adjoining upland open space. The CA-3 land use designation may very well host cottage-style single-family development, allowing for the placement of living units within a continuous green, inviting the site's open spaces and trails into the common areas shared by cottage residents. This style of development is consistent with the existing and planned residential development to the north of Mountain View, ensuring the character of the edge street is cohesive and inviting.

Streets in the northern quarter are arranged to minimize their length and expense while also maximizing connectivity. The result is a tight-knit neighborhood, with active sidewalks, alley-served resident access, and immediate access to the upland open space and trails system.



Figure 2.05 - *The Northern Quarter's mix of development types may include vertical mixed use and a variety of housing styles, with some potentially integrating innovative stormwater and open space treatments.*

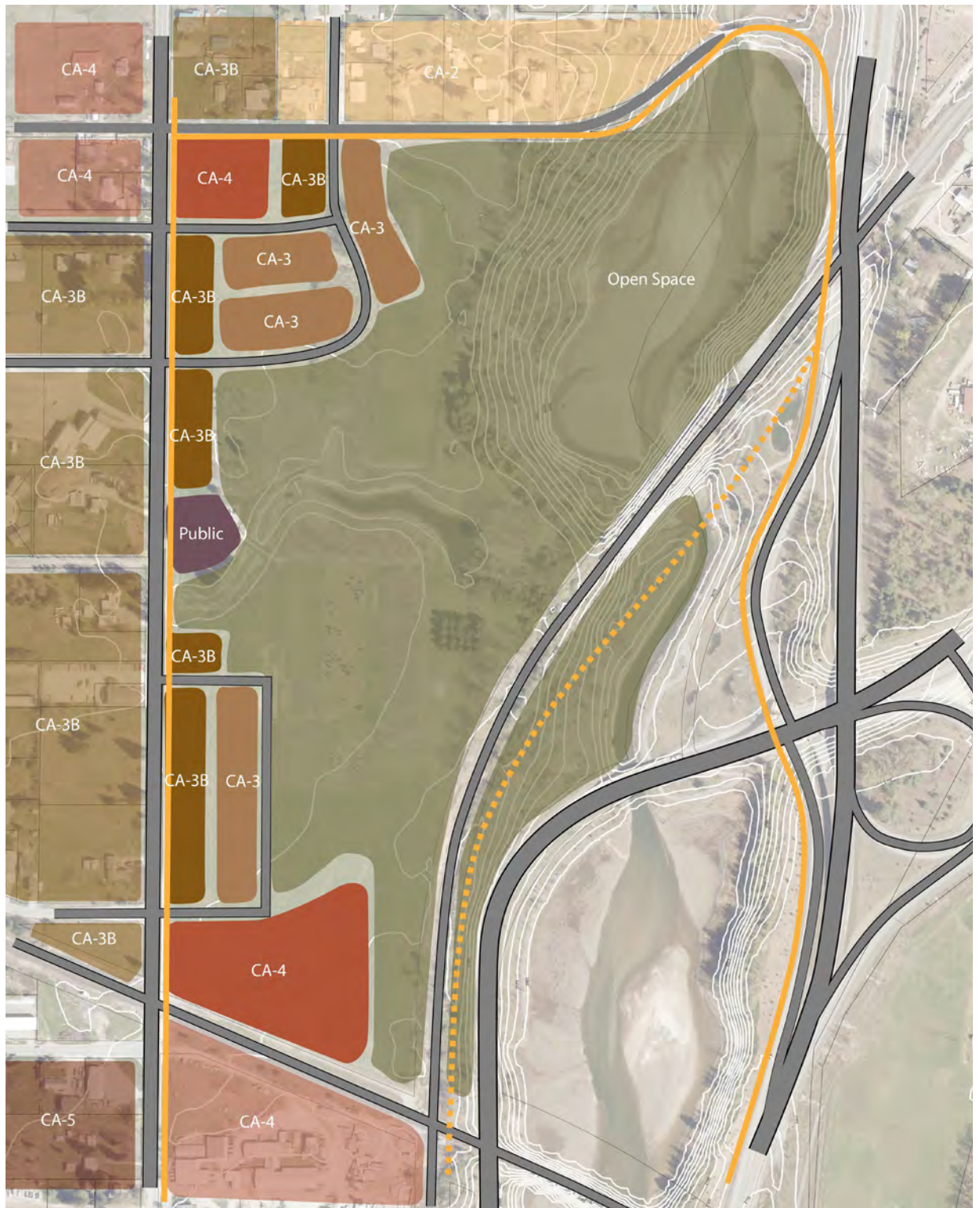


Figure 2.06 - The proposed land use concept illustrates how the comprehensive plan designations would be applied to the site in response to this master planning process, with development pushed to the western and southern edges, retaining the majority of the site's land area for open space and recreation.

Community green

The upland recreational element of the master plan is the community green. It now hosts – and will continue to host – the Nordic and cyclocross trails, accommodating up to 4 kilometers of groomed skiing, walking, and double-track biking. Trails are the element most desired by the community today, but it is likely the green will evolve to meet shifts in demand as the property develops. Enhancing and connecting the regional trail system is one almost certain evolution. And the green may incorporate other passive or low-intensity active recreational features, like bocce or petanque areas, interpretive signs, benches, overlooks, or other, similar elements.

Depending on community demand and support, the green may also include a community garden or other local food facility. This would be consistent with the site's history as an agricultural satellite for U of I and may be an element integrated into the site's overall design, housing project programs, and architectural theme.



Figure 2.07 - *The Community Green is intended to be an active open, upland recreation area, with opportunities for public gatherings and events, trails, Nordic skiing, cyclocross, bocce, community gardens, or other, similar activities and features.*



Figure 2.08 - *Preservation and appreciation are the buzzwords for the Creekside planning area, with minimally intrusive trails and opportunities for public viewing of natural habitat and Sand Creek.*

Creekside

This sloped area is envisioned to remain almost entirely natural. Its thick woods, steep slope and immediate adjacency to Sand Creek argue for its preservation.

Any development in this site would be limited to trail access, potentially to add interest to the trail-walking experience for pedestrians and enhance the interpretive opportunities the community may wish to explore. A portion of the cyclocross trail may also find its way into the woods, where a single-track segment could introduce additional challenge and variety to an otherwise upland course.

Regional trails would border this planning area on its west, aligned along the brow of the slope at the edge of the woods and linking up to Popsicle Bridge at the north. Another trail segment would be aligned on the eastern side of the NP railroad, crossing Sand Creek at the abutment for the old roadway just south of the existing railroad bridge. These two trails would connect to the Sand Creek Trail on the east side of Sand Creek, connecting this site to Ponderay to the northeast and the shores of Lake Pend Oreille to the southeast.

Table 2.03 - Development summary, based on approximate context area size

Context area	Land area	Density range (du/ac gross)		Unit range		Square feet	Type
		Low	High	Low	High		
CA-3	7 AC	6	12	42	84		Cottage, townhome, stacked flats
CA-3B - Residential	7.5 AC	10	16	75	120		Cottage, townhome, stacked flats
CA-3B - Non-residential						20,000	Retail, office
CA-4 - Residential	7 AC	12	18	84	126		Townhome, stacked flats
CA-4 - Non-residential						120,000	Retail, office, community center
Public	1 AC					15,000	Trailhead, welcome center
Open space	48.5 AC						Upland, slope, creek
Right of way	4 AC						Internal roadways
Total	75 AC			201	330	155,000	

Transport

A transportation network serves this site, creating conditions that influence the ways in which the land develops. And the master plan proposes internal circulation system that complements the land surrounding the site and establishes the necessary access for the envisioned land uses to develop over time.

Boyer Avenue

This is the principal north-south arterial corridor linking north and central Sandpoint. It accesses the airport and continues north to Schweitzer Cutoff, leading to Schweitzer Mountain and the areas of Bonner County in the Sand Creek watershed.

Despite its regional importance, Boyer Avenue is also a local street. It serves local automotive, pedestrian and bicycling traffic, connecting Sandpoint's neighborhoods and contributing

to the scale and identity that Sandpoint residents love. This master plan picks up on the comprehensive plan's characterization of the street as one that serves all modes well and safely, encouraging walking and cycling while also accommodating vehicles.

Right of way for Boyer Avenue is planned for 60', with an additional dedication on the eastern side of the street through this property to accommodate the multi-use trail. The street is planned as a three-lane section, with two travel lanes in each direction and a shared left-turn lane. No on-street parking is proposed, ensuring that the travel lanes are uninterrupted by parallel parking vehicles.

Further transportation study may be warranted in advance of actual street design, however, to ensure the street can accommodate all modes as well as expected and that the street will function appropriately given the land uses that actually develop along its edge.



Figure 2.09 - This very conceptual street section is looking north on Boyer Avenue at a point where the Southern Quarter planning area meets the Portal planning area. It represents a three-lane Boyer, with a multi-use trail. Sidewalks line the frontages of buildings developed consistently with the C.A-3B land use designation, with potential for a retail ground floor and units above.

Internal streets

The internal streets are generally aligned to match up with intersections already established on Boyer Ave and Mountain View Rd. These new streets will feature one travel lane in each direction, with on-street parking where appropriate, a landscaped parkway and a sidewalk. Rights of way may vary between 45' to 50', depending on application. This section is consistent with Sandpoint's street design standards.

In some cases, the internal streets may adjoin the community green. In those circumstances, on-street parking would be essential, providing convenient parking for visitors accessing the site's open spaces.

Alleys

Alleys and internal drive lanes are an essential element of this master plan. They enable this intensity of development to occur while also providing for an attractive, active and enjoyable street experience. The alleys allow for vehicle access to occur in the rear of properties, placing garages, car ports and parking lots out of view from the street. The continuity of development along the street edges is essential to maintaining an inviting sidewalk experience, particularly with development intensity at this level.



Figure 2.10 - The consultant team examined the ways in which internal streets, alleys and retained site open spaces and trails would interrelate during the studio session. This site section - looking west - examines the interface between the Northern Quarter and the Community Green, reviewing the scale of internal streets with respect to development intensity and access to open space.

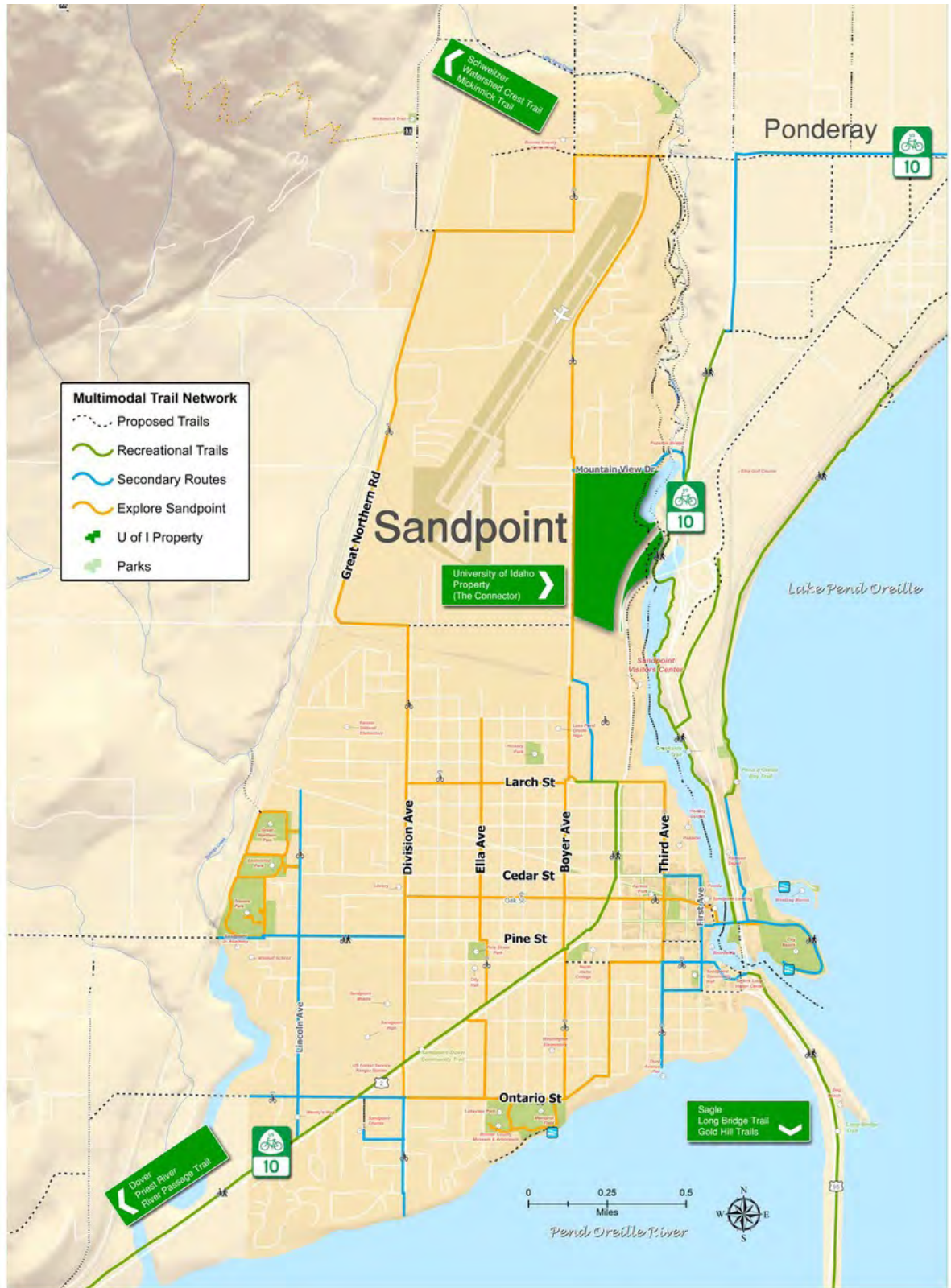


Figure 2.11 - The City of Sandpoint's trail system diagram - courtesy of Sandpoint's GIS department - shows how this site presents unique opportunities to interconnect regional and local trails.

Trails

Local trails and regional trails will converge on this site. As shown in Figure 2.0X, trails from various points in Sandpoint and elsewhere line up with railroad rights of way, many of which intersect Sand Creek near this site. Sandpoint's Community Trail, aligned along an abandoned rail corridor, terminates just to the south of this site and, with a short extension, will access the site's southern edge.

The site's internal trail network is also extensive, put in place to accommodate year-round Nordic and cyclocross use of the site. Those trails will continue to exist, though likely modified to complement the site's development. And they will connect to the regional trails nearby.

Regional trail surfaces will likely be concrete, asphalt or finely crushed gravel, making them suitable for all trail users. Internal trails on the site will also be surfaced with accessibility in mind, but some, particularly those in steeper or thickly wooded areas, may have wooden or soft surfaces to minimize environmental impact.

Street connection

The City of Sandpoint has studied alternative ways of mitigating the impacts of the at-grade rail crossings on Boyer. One possible approach is to connect Highway 2 to Culvers Drive, with the road segment aligned through the southern portion of this site. No connection is yet planned, but this option, if constructed, could provide additional opportunities for trail connections. It could also make the trails on site even more interesting, integrating bridge structures that could enhance the cyclocross, Nordic, and pedestrian experience.



Figure 2.12 - In 2006, the City of Sandpoint considered options for connecting Boyer Avenue to US Highway 2, reducing conflicts at the at-grade rail crossings on Boyer Ave. None of the scenarios studies has made it into design, but the problem persists and will warrant additional study.



Figure 2.13 - Active rail lines trace along the site's southern and eastern boundaries, limiting the extent of roadway and trail connections between this property and those adjoining. The at-grade rail crossings on Boyer also constrain transit's ability to offer regular, fixed-route service to the site.

Rail

Main lines exist along the southern and eastern edges of the site, and it is likely they will continue to exist throughout the site's development period. The site's geometry prevents any rail access to the site, limiting the potential benefit of the tracks as a rail access opportunity.

Transit

SPOT provides transit service to the region, but it is unlikely to provide fixed-route service to this site because of the at-grade rail crossings of Boyer Avenue.

Utilities

The City of Sandpoint provides water and wastewater services to this site, as shown in Figure 2.014. Improvements will need to be made to the sewer transmission line along Boyer to accommodate demand from development of this site and those properties around it. Water lines may also need to be upgraded, but the water system improvements can be developed as phases of this project come on line.

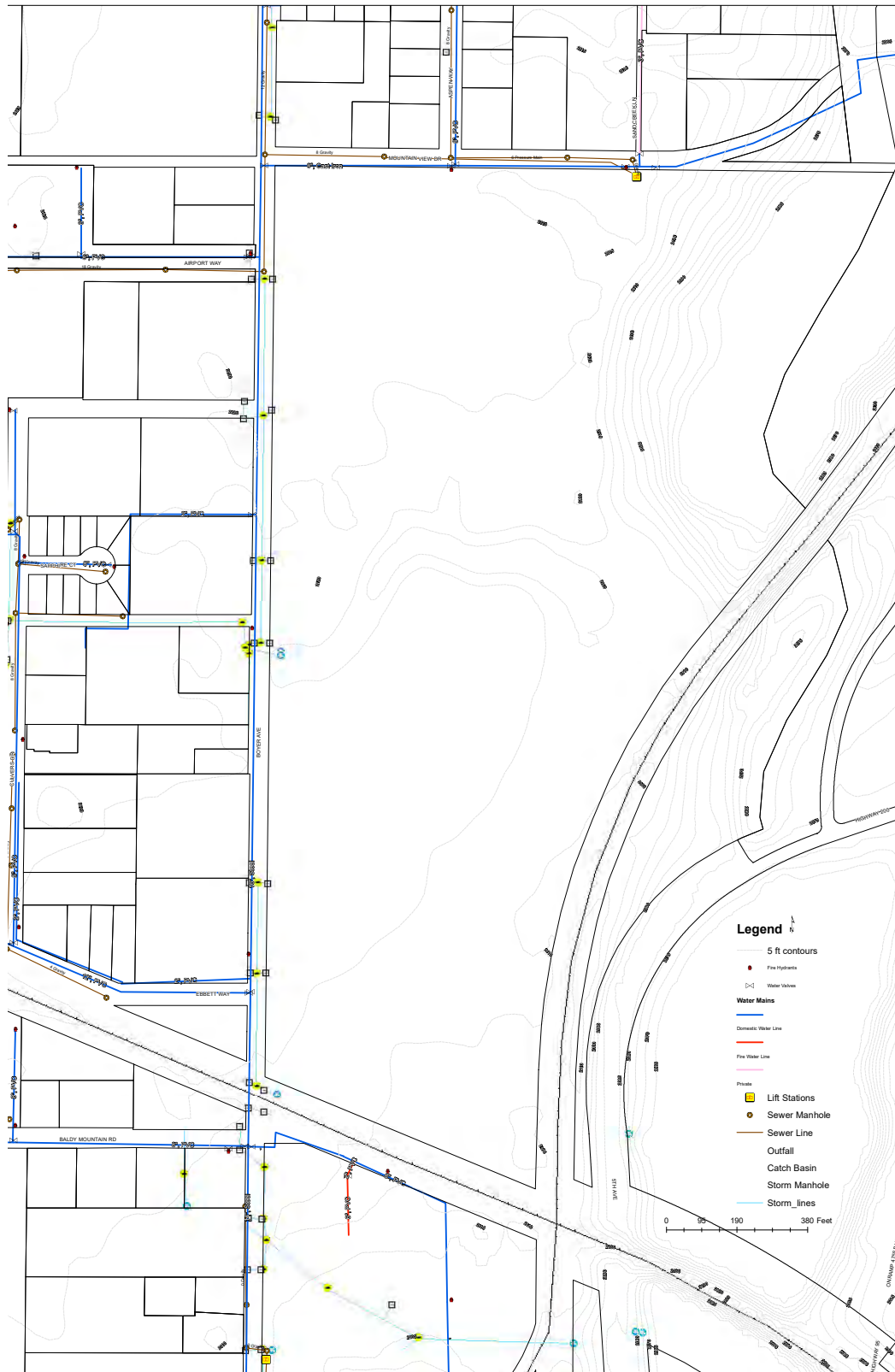


Figure 2.14 - Utilities are in place, but upgrades to both the water and wastewater systems will be necessary to accommodate development of this site and other property north of the railroad tracks.

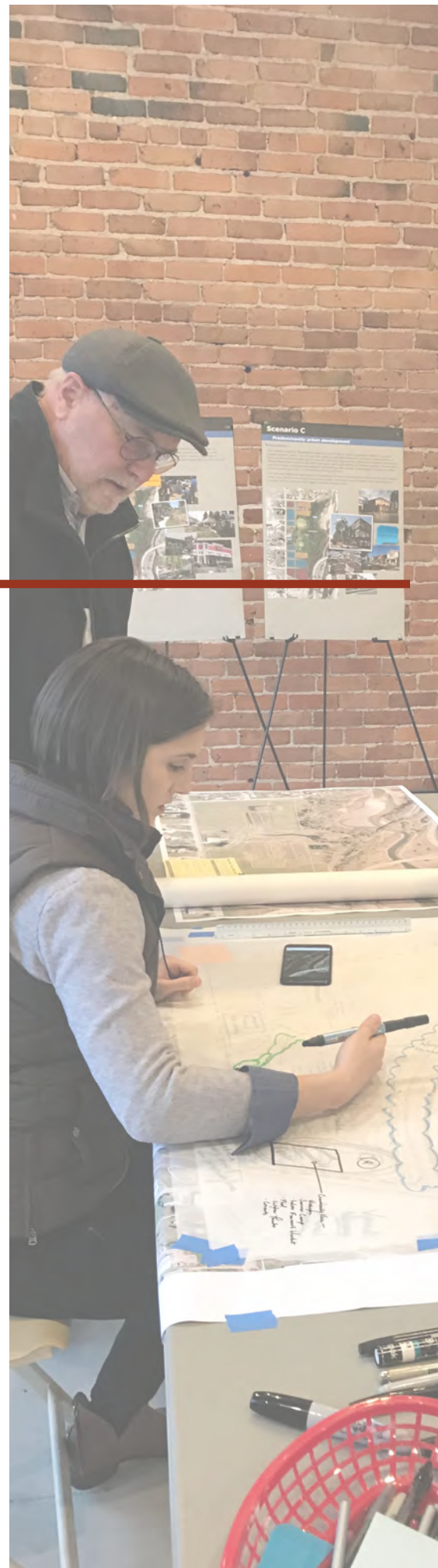
Implementation

Summary

Generally the implementation of the plan concepts in the University of Idaho property conceptual master plan and community vision will require continued city leadership, community buy-in and development of numerous partnerships.

The following provides possible implementation strategies by element in the future development of the vision. Key action steps and associated strategies are identified in Table 3.01. These strategies were developed through a series of interviews noted earlier in this document and in conversations with the city of Sandpoint staff. Additional exploration was conducted on various funding opportunities and mechanisms that will be essential to realizing the vision.

The vision of the community would likely be better served if the city of Sandpoint is able to acquire this property. Implementing desires come with a cost and a need for leadership and staff capacity. The opportunities for public benefit both through recreation and appropriate development would all be less sure if the property proceeded into private ownership through an auction or sale.



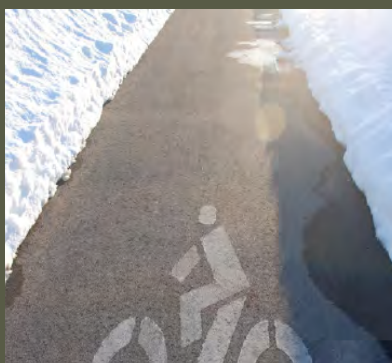
Recreation

Access and Accessibility - Trails

At present the University of Idaho property has numerous informal trails, mostly in the Creekside and Community Green context areas, that are used by the public. The approximately 3.7 miles of trails as they exist today have been designed primarily for special uses such as Nordic skiing, Cyclocross bicycling and nature hikes. To reach many different types of recreational users the trail system would need to be thoroughly reviewed. Portions of the trail may need re-routed and some would need to be rebuilt and reinforced to higher standards to support the increased recreational use envisioned by the stakeholder outreach. There are numerous volunteer groups in the Greater Sandpoint Region that are interested in and have helped with construction and maintenance on many of the existing trails and over time might accomplish much of the work needed on this property. Leadership and resources from the city would be needed to expedite this process.

In addition the UoI site offers many opportunities for connections to the region's numerous formal trails and other nonmotorized network. Prominent among these is the Community Trail that travels south and west to Dover, The Pend Oreille Bay Trail that travels along the lakeshore between Sandpoint to Kootenai, and the Sandpoint Byway Trail that begins at City Beach in Sandpoint and traverses the east side of Sand Creek with links to Ponderay and to the Popsicle Bridge at the north side of the UoI property. In addition the US Bike Route 10 travels through Dover, Sandpoint, Ponderay and Kootenai. Furthermore there are several opportunities for connection to the on-street bicycle and pedestrian facilities within Sandpoint.

One type of trail that is not often considered is the water trail. The University of Idaho property is unique in that a significant portion of its Eastern border is adjacent to Sand creek. This provides the opportunity for needed access to a water trail that



The UoI site offers many opportunities for connections to the region's numerous formal trails and other nonmotorized network and regional center piece, increasing the quality of life for Bonner County residents.

currently travels north to the Schweitzer cutoff bridge and south to Lake Pend Oreille.

Many of these connections are already planned in the Sandpoint and Sand Creek Pathways Trails in the Bonner County Trails Plan that was completed in 2016 in partnership with the Trust for Public Lands. That plan includes an overview of the challenges of implementation with regards to coordination, physical constraints, land ownership and cost. The city of Sandpoint would be in a better position to provide leadership toward implementation of the plan trails if it were to acquire the UoI property.

As an example this property could provide the first section of a trail on the west side of Sand Creek that connects to the broader region through the Community Trail and the Sandpoint Byway Trail. There is a potential connection to the Community Trail to the south through the combination of an abandoned rail bed, property owned by the city and ITD right-of-way. That trail could lead to a new bridge across Sand Creek connecting to the Sandpoint Byway trail. Because of the complexity implementing that trail section and connections would require strong city leadership, a commitment of staff time and likely some funding match. This is already demonstrated as the city has begun conversations with the railroad regarding the south section.

Recreation uses

As with the trails there are also established active recreational uses on the UoI property that are today facilitated through volunteers. These include Nordic skiing and cyclocross. The skiing is quite a short season because of the elevation but serves to interest a broader group in Nordic skiing and provides a good opportunity to learn the basics. Cyclocross is a longer season and has a dedicated, if relatively small, group of users. The master plan as envisioned continues to provide space for both of these active uses. Additionally the property offers passive recreation through walking/hiking, bird watching and more.

The master plan as envisioned continues to provide space for Nordic and Cyclocross as well as hiking, bird watching and more.



If the city acquires the property, they will rely on the same volunteer groups to help provide maintenance and operations. However, many of the users noted a desire for enhanced services, such as restrooms, more formal parking, temporary or permanent food services and a small indoor staging area likely in the Portal. As noted some of the trails are in need of repair and the wooded hillside near the creek has hazards such as deadfall and trails that travel through marshes. Acquisition by the city would provide the clear ownership to develop even more accessible public recreation opportunities.

The challenge will be finding the resources needed to meet the envisioned enhancements and manage the hazards. There is a longstanding idea of trying to obtain a favorable vote to form a regional recreation district with this being one of the sites served. While the recent stadium vote is hopeful, these are very difficult campaigns to win and require time, leadership and resources themselves. A more realistic short term strategy would be a small user fee for the active users and increased property tax revenue overall from development on the Boyer corridor.

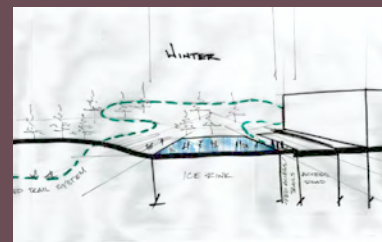
Development

Recreation Center / Facility

The longstanding desire in the community for an indoor recreation center, such as a smaller version of the Kroc Center in Coeur d'Alene the region's YMCAs or the Kallispel Tribe's Camas Center, could be met on this site possibly in the Railroad Area or the Southern or Northern Quarter. This would depend on a relatively standard approach. The first necessary step is a feasibility study, which is being conducted concurrently with this planning process. Although the results have yet to be reported, that study will need to cast a wide net to identify potential partners in the project. It will determine the financial feasibility and show the size of facility that can be supported in the region through donations, grant funding, local public support and a strong recreation partner such as the YMCA. It will also show the recreation needs in the region that are unmet today and the potential for memberships and other support needed to meet social equity goals. From there the community can pursue a facility that realistically can be built and operated in the black while still serving the needs identified.

Through the feasibility work the region has already begun to build the partnerships and form the relationships necessary to complete

Figure 3.01 - A community recreation center support of a variety of priorities, including social equity, promotion of health and fitness and regional center piece, increasing the quality of life for Bonner County residents.



this project. Those partnerships will be key to actually realizing a recreation center. Each region has different needs, desires and potential partners but nearly all of the community YMCAs have solid partnerships with the local city and urban renewal district if one exists. Those partners generally assist with land donations, infrastructure, adjoining parks and outdoor maintenance. Some make capital financial contributions in return for reduced citizen rates or to help meet social equity goals. Other civic partners pay a portion of ongoing costs to reserve indoor space for parks programs or other civic uses. Capital financing and ongoing operations and maintenance is generally carried out by the recreation partner (e.g. YMCA).

The longstanding desire in the community for an indoor recreation center, like the Kroc Center in Coeur d'Alene and the community YMCAs in the region, could be met on this site.

Aquatics centers are expensive and use a lot of square footage, however they can serve as practice and competition swim venues that are often scarce in smaller communities. Many recreations centers have an equity focus that includes scholarships for at-risk youth and their families. Other models include shared facilities with nearby schools. In all cases paying for the capital costs of the building and the recreation offerings will take a concerted fundraising effort that will tap private donations, local regional and statewide foundations, public/private partnerships and generally some public contribution. Acquiring the UofI property would allow Sandpoint to consider offering infrastructure support and a land donation to this project at very least.



Figure 3.02 - Feedback from public engagement activities suggested the site be used for development of a community recreation center to serve the wider Sandpoint and Bonner County region. (Images from top to bottom: Kroc Center, Coeur d' Alene, YMCA, Spokane, Kalispel Tribe Camas Center, Usk, WZA)

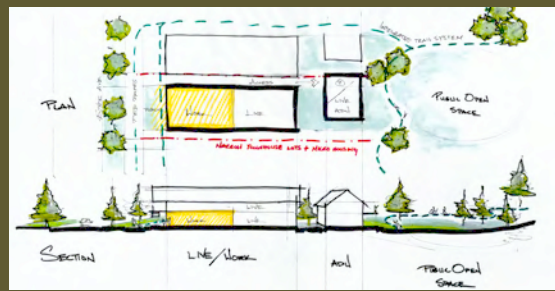
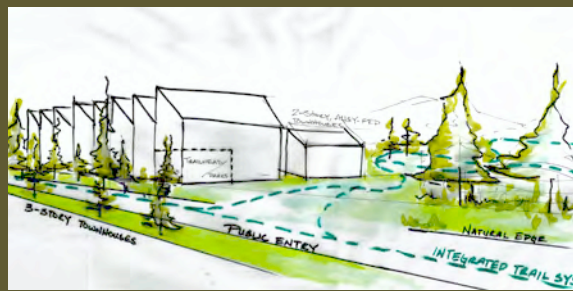


Figure 3.08 - The Boyer site provides an opportunity to assist in meeting the housing shortages in Sandpoint. Public engagement suggested that future developments should integrate with onsite natural features and the surrounding neighborhood.

Housing needs and relief – Mixed Uses

The adopted Comprehensive Plan shows a medium scale of development intensity on the east side of the Boyer corridor on the UoI property in the Southern and Northern Quarters, with the rest of the property being retained in open space. While there is a marked desire by the community to continue recreation services and activities on the site there was also a recognition that in general there is a shortage of affordable housing that could be addressed here. Both Sandpoint and Ponderay have some housing units that are subsidized to keep them affordable for those in the lowest income brackets. The growing shortage is “workforce” housing that is affordable for those workers earning around 80% to 120% of the area median income. Furthermore there were many comments supporting some mixed uses on the site to provide recreation-related retail and a growing live/work lifestyle. The question will be how much if any of those needs and wants can or should be met on this site.

The workforce range of wages in the region can support payments equivalent to a mortgage of \$140,000-\$160,000. Building housing to serve that price range is challenging because current construction costs per square foot are too high yet there are no available subsidies to bring the cost down. City ownership of the UoI property could help fill this gap using tools such as deed restrictions and development agreements to

require some of the development to meet this income range.

There is consensus that some development on the western edge of the UoI property along the east side of Boyer Avenue may be appropriate for both housing and mixed use development, if it allows much of the site to be preserved for active and passive recreation.

Moreover, the comprehensive plan calls for medium intensity development on the west side of Boyer. This provides an opportunity to develop a town style corridor on both sides of Boyer, including on the western edge of the UoI property, while keeping the majority of the property as open space and recreation access.

SURA

The UoI property is included in the Sandpoint Urban Renewal Agency (SURA) district, though it is not in the Revenue Allocation Area (RAA). This provides a number of benefits. SURA could lower the cost of development on both sides of Boyer Avenue by extending sewer infrastructure and rebuilding the streetscape to meet the master plan elements. SURA could also buy down the price of land on the west side of Boyer to help incentivize workforce housing or other public benefits. If SURA were to extend the RAA eastward there would be even more benefits. Expanding the RAA would allow SURA to use tax increment financing (TIF) in that area. Since neither the University of Idaho nor the city of Sandpoint pays property taxes, TIF is not a potential funding source. However, if the city were to divest a portion of the UoI property for private development, both the sale proceeds and the resulting TIF could be applied to beneficial recreational, civic and environmental improvements on the whole site.

Environmental Improvements or Services

The UoI site has one major and two minor drainages. The major drainage flows from the Portal Area through the Community Green and Creekside to Sand Creek. The minor drainages are only apparent at high water today. The drainage(s) could be enhanced with improved riparian cover and meadow forbs through replanting, creekside clean-up to remove barriers to drainage and other improvements. Those improvements would enhance the water quality in the drainages and the conditions for wildlife. Storm water drainage could also be improved. There are numerous funding sources and interests in this type of restoration and implementation requires multi-interest and multi-agency partnerships. The site offers good opportunities for rooftop solar power generation and use of the existing agricultural heritage for local food production.

Key actions

Based on guidance formulated through course of the UofI master plan project process, the following key actions, strategies and financing tools have been identified for consideration by the City and its partners. These are intended as "high level" actions and provide general direction in pursuit of the community's overall vision.

Table 3.01 -Potential Implementation actions and strategies

	Key Action	Strategies and Financing
Recreation		
Trail, Access	Review existing trails on site to develop plan for connections to the broader system, re-routing and re-building for heavier traffic as needed	City of Sandpoint engineering and parks staff conduct review and public outreach and develop plans
	Prioritize Sandpoint Sand Creek Trails in Bonner County trail system that travel through or connect to site	Develop outside funds with Bonner County Area Transportation Team (BCATT) and identify local funds with city of Sandpoint
	Negotiate for Rights of Way and easements to facilitate trail construction in priority identified	City of Sandpoint leadership with BCATT and other partners
	Construct trail sections as priorities and funding support	City leadership , engineering and management of projects
Recreation Uses	Support and facilitate continued Nordic use Support and facilitate continued Cyclocross use	Small user fee for amenities, city management or continued maintenance and operations by volunteers
	Review and design improvements/ re-routing/expansion of existing trails on site	City leadership , engineering and management of projects, volunteer assistance with construction
	Review recreationists needs plan for improvements such as bathrooms and other amenities	City leadership, engineering and management of projects, city or TIF funding supported by property tax
	Organize and conduct a campaign for regional recreation district (long term)	Major multi-partner multi-year effort to gauge support, develop a plan, develop funding levels and mechanism(s) and run a referendum voting campaign.

Table 3.01 - Potential Implementation actions and strategies (Continued)

	Key Action	Strategies and Financing
Development		
Recreation Center	Complete feasibility study	Continue to develop partnerships
	Determine size and scope of facility, develop facility plan and develop campaign plan to raise capital funds based on feasibility findings.	Solidify partnerships and assign responsibilities with leadership from city and recreation partner (YMCA)
	Design facility	Will need to identify design funds
	Raise capital funding	Conduct major donor and foundation funder campaign (YMCA)
	Complete city assigned responsibilities	Will vary depending on plan and scope, may include land donation, infrastructure and landscaping improvements, capital or TIF funding and more
	Construct facility	Generally led and managed by recreation partner (YMCA)
Housing -Mixed use	Rebuild Boyer Ave with master plan elements and set the master plan character	Use Sandpoint Urban Renewal District (SURA) funding to rebuild Boyer pre-development
	Develop workforce housing to address shortage in this price range Develop recreation serving retail and commercial services Develop live work and light industrial	Use master development RFP. Provide incentives with infrastructure and buying down land costs through city and SURA. Use deed restrictions and development agreements to provide certainty.
	Create public benefits using development funds	Reinvest proceeds from sale of property or from resulting TIF into public benefit such as recreational amenities and other civic and environmental improvements.
Environmental services	Examine drainages and develop concepts for environmental and storm drainage improvements	City led effort to explore partnership opportunities to work toward improvements identified.
	Develop plan for encouraging use of solar and local food production.	City leadership can encourage these uses



Appendix A: Process

Orientation interviews

The following provides a summary of the stakeholder interviews conducted in development of the University of Idaho property conceptual master plan and community vision. Interviews were intended to provide the consultant team with an initial orientation to the community's needs and thoughts, and allowing time for in-depth conversations with key stakeholders. For the U of I property master plan project, interviews were conducted separately by Elaine Clegg of Idaho Smart Growth and Ryan Hughes of Studio Cascade.

All interviews were conducted informally with open-ended questions allowing stakeholders to express their hopes, vision, concerns and suggestions for development of the site. Six interviews were conducted on-site at Sandpoint City Hall and the remaining occurred over the phone or during the community design studio which occurred on February 5-6. Conversations were conducted in confidence, and the comments related in this summary are not intended to be attributed to any individual.

The following topics appeared in a majority of discussions.

Summary

In general, stakeholders agreed that the vision for the UoI site constitutes a unique, once-in-a-lifetime opportunity, and that the City is right to take time developing a well thought out plan.

Interviewees relayed their impression of the community's vision calling for a substantial recreational and public component. There was also a strong sentiment for the site's natural features and amenities, and public access to them. This includes the current trail system and generous open character, but may also incorporate water access, environmental education and enjoyment.

Central to most discussions related to planning, design, funding and development of a community and/or recreation facility. The exact scope and features are still being envisioned, but stakeholders were in general agreement that the City and its partners should endeavor to pursue developing a regional community asset.

There was varying opinions on the amount of housing and commercial development should take place. Also varying was discussion on how the City and partners may finance future improvements and development. Stakeholders were supportive of the City's endeavors for creativity, public engagement and visioning, and seeking out partnerships in order to realize the vision.

Table 1.01 - Stakeholders interviewed

Name	Association
Dave Reseska	Nordic Club/Friends of U of I Facebook page
Steve Geiger	Mayor of Ponderay
Julie Mayer	Former Ponderay Winery owner/land owner/local foundation principal
Chris Bassett	Bonner County Housing Agency (BCHA)
Eric Grace	Executive Director, Kaniksy Land Trust
Kendon Perry	YMCA Advisory Board Chair/Urban Renewal Agency Member
Jeremy Grimm	LOR Foundation Program Director
Doug Fowler	Developer
Garret L. Nancolas	Mayor of Caldwell
Ralph Sletager	Sandpoint community land owner/developer
Paul R. Kusche	Bonner County Economic Development Corp
Jim Everett	Retired CEO of Treasure Valley YMCA



Topics

Access and Accessibility

The University of Idaho site along Boyer Avenue is the last large contiguous property within the City of Sandpoint. The majority of stakeholders noted that the accessibility of the site is one of its greatest features. Being within biking and walking distance to the most of community makes the site extremely valuable. Especially for those with limited means, the site allows community members to recreate and enjoy the outdoors without having to travel far.

With limited public access to the water, the site provides a unique opportunity to access Sand Creek and Lake Pend Oreille. Site planning and development should incorporate safe, non-motorized, access to the creek.

Stakeholders also suggested that site and future use should remain easily accessible to the regional community. This includes regional uses, location of improvements and trail connections. Planning and design efforts should value and communicate its openness and character as a public amenity. Furthermore, connectivity to the regional trail network should be prioritized. Future development should integrate non-motorized access and connectivity, linking the existing community trail, Creekside trail, and the regional trail network.

Public transit (SPOT bus) should also be incorporated in future planning, design and construction. This makes sense both as a destination and to serve any potential future residential use.

Housing needs and relief

As was acknowledged in the City's comprehensive plan amendment process, there is an increasing awareness of the Sandpoint's need for housing which meets the needs of all economic segments of the community. Stakeholders acknowledged that Sandpoint has become an increasingly unaffordable place to live. With the median home value is now roughly double the state average, there is a great need for housing which those in the workforce that can afford in the range of \$140,000-\$160,000.

There was, however, mixed feelings among stakeholders of how well the site could address housing affordability and the site's role in the community and region.

Stakeholders suggested that any housing developed on the site should blend with the character of the existing neighborhood and include mix of housing types.

By using creative approaches to financing and land development, housing costs might be made relatively affordable. Suggested approaches include creating a 'land trust' in order to decrease development costs, and/or working with the Urban Renewal Agency to finance infrastructure costs, thereby reducing the overall costs of development.

The site could also explore the design and development of "live-work" development and "maker spaces". These may help accomplish both housing and economic development goals. Stakeholders suggested that this model could be introduced on the U of I site, allowing space for artisan and craftsman type of business including an element of light-manufacturing. Vancouver, Canada was cited as an example of where this has worked well.



Recreation uses

Stakeholders acknowledged the unique recreational amenity that the U of I site offers, and the community's desire to see these uses continue.

Over the past five years, the Sandpoint Nordic Club have volunteered responsibility for grooming and maintenance of Nordic trails at the U of I site. The club suggests that the Nordic-track use has been between 3,000 to upwards of 6,000 users per year.

It was also noted that the site is used frequently as an off-leash dog park. One user contends that the property is the only area in the City of Sandpoint where dogs are allowed off-leash.

During warm months, the site is frequented by off road cycling and has plays host cyclocross racing events. The partially developed golfing range sees a number of users, though not enough for its continued preservation. The site's natural areas, topography and wetlands attract a significant amount of birds and other wildlife. Stakeholders noted the unique opportunity the site plays for wildlife viewing and photography. Others mentioned the rare plant species that are found along the riparian areas near Sand Creek.

Stakeholders suggested that the recreation use of the property should be a key component of any future planning and development. They noted that it is only large contiguous property left in Sandpoint and offers the community an easily accessible natural open space amenity.

Recreation Center / Facility

The University of Idaho site along Boyer Avenue has been looked at, for some time, as a prime location for development of a regional recreational center. Stakeholders noted that development of a recreation center is one of the larger missing pieces of the community. They noted that the Sandpoint West Athletic Center (SWAC) meets some of the needs, but functions as a private club with membership fees cost prohibitive for many local families.

Many stakeholders suggested that the property's ideal use would include a recreation facility developed in conjunction with and cater to wider Sandpoint region. Any facility should ensure accessibility and affordability. It should allow for year-round activities and incorporate a mix of recreation uses for all abilities, and especially accessible to community members not traditionally served through private recreation. Many cited the YMCA and Coeur de Alene's Kroc Center as examples. Although, many stakeholders noted that any facility should be sized appropriately for the community.

Guiding principles of any recreation / community center should include supporting social equity, health and fitness, community gathering (especially for teens and youth) and providing meeting space and other community uses. Suggested features included aquatics, ice rink, field house, indoor tennis, gymnasium, and others. Stakeholders noted that integration with natural features such as trails, open space and water access should be prioritized and made a part of future recreation on the site. Other ancillary uses could also include amenities such as onsite pre-school, daycare, bike shop, and other conveniences.



Funding of improvements and fiscal sustainability

It was acknowledged by stakeholders that financing the community's vision for future improvements should be carefully considered, be transparent, and likely require the partnership and commitment of the City, public agency stakeholders, organizations and the private sector. The community should be made aware of the costs, and tradeoffs, associated with realizing its vision.

Some discussed prior votes on community improvements such as upgrades to the stadium. Suggestion included possible creation a regional taxing district to help develop the site, as well as to support development of other recreation improvements in neighboring communities. The site could also benefit from a 'local option tax' if the City of Sandpoint determined this to be feasible

Other financing options could include foundation grants, public grants (state, federal), partnership with the City's urban renewal agency and private and corporate donations.

The financial viability of development may take time to be truly assessed. Introduction of residential development will require a pro forma assessment to evaluate the optimal mix housing types and number of units. Any goals of providing workforce, or affordable, housing would likely require public involvement or other creative financing strategies in order to keep costs in the range of 30% or less of area family median income.

Site challenges

Conversations with stakeholders also suggested some challenges with the site's location. Most notable are the two rail lines impacting the site. One of which bisects the western portion and another lies adjacent to the property's southern border. These lines create physical challenges to site access, traffic congestion and potential livability. Stakeholders noted that the high frequency of trains creates congestion, backing up the crossings along Boyer Avenue.

Other environmental considerations must be factored into future planning and development. The site contains steep slopes, flood plain, wetland functions, and unique plant and wildlife habitat. There may also be notable soil contaminants due to the sites 100-year history of experimental agriculture with university.



Character of future improvements and development

Stakeholders were forthcoming in their assertion that the future of the site and its design should reflect the community and its values. For any plan to succeed, it will require real vision and passion but also possible and realistic. They pointed out the opportunity to integrate and promote existing natural features. The trail network has become a valuable community asset and one that should remain. Integrating, as opposed to isolating, the trail system would play nicely to community needs.

If residential development occurs, then it should seek to fit into the existing community fabric. Stakeholders suggested that the maximum density suggested in the context area (CA) five land use designation would be appropriate. Residential density should not be the ultimate goal the site's future development, although some housing provision may be appropriate.

Mixed-use and commercial uses may be appropriate, if done well. Stakeholders also noted the need to preserve mountain views especially to the west and northwest. Future uses and amenities should be big enough to provide value. Open space should be preserved and design should be inviting and maintain public accessibility.

Infrastructure will be key component to success. Partnership with the urban renewal agency or other public entities may be required based on the extent of future development. Also noted was the opportunity to utilize eco-system service of the site through green engineering and low-impact development (LID). Future development should explore opportunities to partner with technical education providers to promote and educate on LID technology and methods and other green development practices such as the US green building council's LEED program.

Recommended components and amenities

Stakeholders cited and recommended a number of amenities and design components which they felt may make future development of the site a success. These include:

Access *to Sand Creek and a water trail*

Aquatics

Ball fields

Bird Museum

Business *incubator and / or commercial kitchen*

Camp ground

Commercial uses

Field house

Future *school district needs*

Gathering / meeting space

Green space

Gym

Health center

Housing and residential services

Ice rink

Indoor tennis

Public transit integration

Kroc center-type recreation center

Link trails to adjacent and area trail network

Multi-use space and recreation center

Museum *(eg. Bird, Steam engine)*

Natural features

Location for the Carousel of Smiles

Recreation

Swimming / aquatics – *for swim lessons, etc.*

Technical education – *secondary and post-secondary*

Trails

Water access – *canoe, kayak*



Storefront Studio

The storefront studio was held at 117 Main Street on Monday, February 5 and Tuesday February 6, 2018. The studio was open to the public for drop-in visits during the day and, on Monday, into the evening. More than 130 people visited the studio, answering a questionnaire, completing comment cards, making suggestions on the master plan and participating in land use planning and site layout.

Conversations ranged from two-minute orientations to the process to hours-long discussions about the City's intent, the site's history and the ways in which the plan will carry forward the community's desires. Many participants indicated an awareness of the need to develop some of the site, but most asked also for the continuation of established recreational uses on the property.

The studio consisted of a four-question mini-poll, designed to stimulate conversation between visitors and the attending staff and consultants. It also provided opportunities for visitors to write comments on a flipchart, to review the recent history of the site, and to make comments on the different types of approaches the team was considering, as described in three different development scenarios.



Mini-poll

The mini-poll asked participants to consider four topics, indicating how they might be inclined to respond to opposing policy options. While the results to the mini-poll were tabulated, the true value of the exercise was to initiate conversation between the visitor and the consultant team, exploring the tradeoffs embedded in each question and generating additional informed feedback on proposals.

Mini-Poll: "U of I Site Priorities"

Sandpoint is leading development of a master plan for development of the property now owned by the University of Idaho. This questionnaire explores user priorities, each important to master plan design. Tell us what you think - and help the City plan for the community's short and long-term needs!

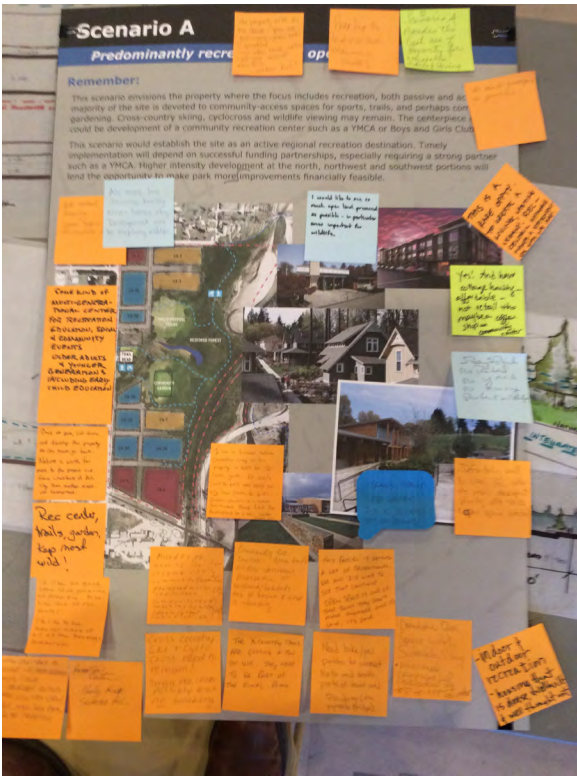
I reside in: (check one) ☐ - Sandpoint ☐ - Nearby (Ponderay, Sagle, Kootenai, Bonner County) ☐ - Other/Don't Know

Concept	Mark the box most closely matching your priorities	Concept
The community is willing to help pay for robust recreational facilities on this site, relaxing the burden for site development to bear the cost of developing and maintaining them.	<div><div>A1</div><div>A2</div><div>A3</div><div>A4</div></div>	The community will not help pay for recreational amenities on the site, so development will need to be intense enough to pay for their construction and maintenance.
The site should increase the local housing inventory, leaving it to the market to figure out where affordable housing in Sandpoint should be.	<div><div>B1</div><div>B2</div><div>B3</div><div>B4</div></div>	The site should be developed with the intention of providing housing more affordable to folks who would like to live here, potentially including a mix of apartments, condos, townhomes and houses.
The site should be arranged in a way that provides for Boyer Avenue's transformation into a street with active sidewalks.	<div><div>C1</div><div>C2</div><div>C3</div><div>C4</div></div>	The site's development should pay little attention to transforming Boyer Avenue into anything other than an auto-oriented arterial corridor.
The site should actively incorporate a mix of residential, retail, recreational and employment uses, making it a diverse and active place.	<div><div>D1</div><div>D2</div><div>D3</div><div>D4</div></div>	The site should focus on one or two types of uses, with predictable demands and reliance on other areas of town to meet needs not provided on site.

(RPT) Please complete and leave with attendees, or drop off or mail to the City of Sandpoint at 1123 Lake St. Sandpoint, ID 83864

Comments

Many participants completed comment cards and placed sticky notes on display boards, offering critiques, making suggestions and indicating preferences. These comments were tabulated and are included here at the end of the workshop slides.



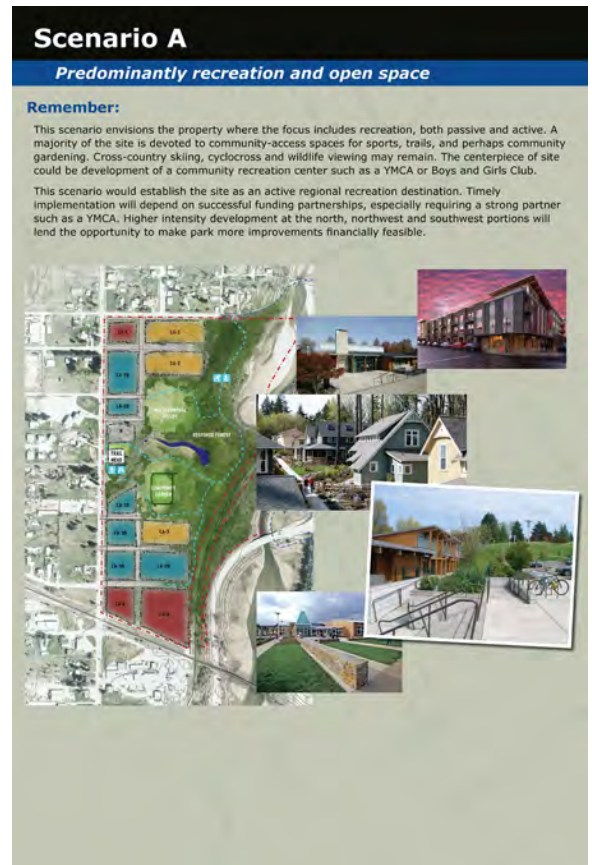
Scenarios

A primary objective of the process was to interpret the community's hopes for how this site might relate to the land around it, respond to recreational opportunities and express character that suits Sandpoint's history, development patterns and the site's unique situation. The three scenarios explained here allowed the public to sort through options and indicate what features and priorities should be emphasized.

Open space & recreation emphasis

This scenario envisioned the property where the focus included recreation, both passive and active. A majority of the site was devoted to community-access spaces for sports, trails, and perhaps community gardening. Cross-country skiing, cyclocross and wildlife viewing may remain. The centerpiece of site could be development of a community recreation center such as a YMCA or Boys and Girls Club.

This scenario would establish the site as an active regional recreation destination. Timely implementation will depend on successful funding partnerships, especially requiring a strong partner such as a YMCA. Higher intensity development at the north, northwest and southwest portions will lend the opportunity to make park improvements more financially feasible.



Ecological & sustainability emphasis

This scenario promoted a sustainability model of development on the site and preserved its shoreline and habitats for optimal ecological functions. Community outdoor education was also a focus. Passive recreational uses were prioritized, such as trails, wildlife viewing, and organic community gardening. These were integrated with appropriately-scaled residential and commercial offerings.

Urban place emphasis

This scenario elevated development intensity on the site to create a revenue-neutral or revenue-positive balance, with a mix of uses that create a new and distinctive community neighborhood. A built-out site could be made up of a mix of multi-story housing with pedestrian-oriented commercial, office/employment areas to the north and south, and single-family or cottage housing. This scenario sought to create a localized and walkable environment, with enough development intensity to offset costs for open space and recreational facilities on the site.

This scenario offered the opportunity to implement the public infrastructure and services more quickly. Other uses, such as eco-system services or public recreational opportunities could potentially be partially funded revenues from higher intensity development.

Scenario B

Predominantly eco/"sustainable"

Remember:

This scenario promotes a sustainability model of development on the site and preserves its shoreline and habitats for optimal ecological functions. Community outdoor education is also a focus. Passive recreational uses are prioritized such as trails, wildlife viewing, and organic community gardening. These are integrated with appropriately scaled residential and commercial offerings.



Scenario C

Predominantly urban development

Remember:

This scenario elevates development intensity on the site to create a revenue-neutral or revenue-positive balance, with a mix of uses that create a new and distinctive community neighborhood. A built-out site could be made up of a mix of multi-story housing with pedestrian-oriented commercial, office/employment areas to the north and south, and single-family or cottage housing. This scenario seeks to create a localized and walkable environment, with enough development intensity to offset costs for open space and recreational facilities on the site.

This scenario offers the opportunity to implement the public infrastructure and services more quickly. Other uses, such as eco-system services or public recreational opportunities could potentially be partially funded revenues from higher intensity development.



Studio scenario

Based on the studio conversations, the consultant team came up with a schematic site plan that attempted to integrate community recommendations into an overall site development concept. This schematic plan, shown in Figure A.04, proposed a mix of commercial, institutional, residential and open space uses, blending elements of each scenario and defining planning areas. The planning areas, established through a combination of topographical analysis and potential use patterns, expressed the different types of character outcomes presented by the initial three scenarios and were refined to reflect community recommendations on development scale, type and relationship to the site's open spaces.



Workshop

Workshop participants listened to a presentation detailing the studio process and the factors considered in developing the final master plan schematic. At the end of the presentation, five groups of six to eight participants completed the worksheet assignment below, rating the proposed land use plan on its responsiveness to community needs and its appropriateness given the comprehensive plan land use designations and overall community objectives.

Completed worksheets and the workshop presentation are included here in the following pages.

Scenario Refinement Workshop
Intensity / Features / Actions - February 2018

Instructions:

We're trying to find out what to do with the property along Boyer Avenue now owned by the University of Idaho. Our master planning effort has explored the possibilities, and we've heard that retaining the site's recreational resources is important to the community. Today, zoning would permit close to 400 single-family homes on the property. But that may not take advantage of the site's potential. And it may not address community expectations.

This preliminary master plan provides for a slightly higher level of development in some areas, consistent with the City's comp plan. The overall intensity increases helps afford the type of recreational improvements the community desires, but a greater degree of change may make some folks uncomfortable... and will take some time to occur. We hope you'll have some thoughts to help get us on track.

Mark this sheet up with your notes. Let us know what works and what doesn't. And please reflect on how this scenario addresses the principles the community holds dear. Let's create something that really works!

Consider the preliminary scenario with respect to the community's recent efforts to update the comprehensive plan for this property, noting if you think it's moving in the right direction (+), moving in the wrong direction (-), or making little difference (0). Your responses will make sure that we're paying attention to the overall vision as we refine a preferred direction.

Workforce housing	Local employment	Walking/Biking experience	Housing variety	Year-round recreation	Community identity	Funding opportunity	Environmental conservation	Civic activities	Connections to lake, trails

How can this plan be improved? Please be specific and consider your answers above by topic so we can work through refinements that hit the mark.

In your view, how would the site's recreational assets be managed and maintained?

What specific recommendations would you make regarding project design? Are there good models in Sandpoint we should reference?



Instructions

While living in that car when it is with the property along River Road is now owned by the University of Idaho. Our master planning effort has not required that responsibility, and we've heard that making the city's masterplan necessary is important to the community. Having a good point case to sell single-family houses on the property, that that may not take advantage of the city's potential, and it may not address community expectations.

This preliminary master plan provides for a slightly higher level of development in some areas, consistent with the City's long goals. This overall intensity increase helps offset the impact of nonresidential imperviousness for stormwater runoff. For a greater degree of change, more intense storm policy is understandable...and will likely prove itself in time. We hope you'll have some thoughts to help guide us in that direction.

Good! This should give you a good idea of how the system works and what it's like. And please contact us if you have any questions or comments. We're always happy to hear from our users and help them get the most out of the system.

Consider this preliminary exercise with regard to the community's natural efforts to update the compensation plan for this property, noting if you think it's moving in the right direction (+), moving in the wrong direction (-) or making little difference (0). Your responses will make sure that we're paying attention to the shared value as we make a preferred direction.

Performance housing	+
Local employment	+
Housing/Planning experience	+
Housing variety	?
Year-round recreation	+
Community identity	+
Funding opportunity	?
Environmental conservation	+
Civic activities	+
Connections to	+

How can this plan be improved? Please be specific and consider your answers above by topic so we can work through refinements that hit the mark.

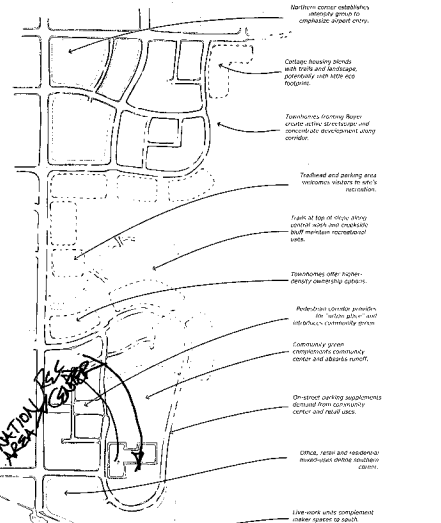
(MASTER DEVELOPER)
"CONTINUATION of DESIGN"
"Carry the BOYER THEME throughout the Develop"
In your view, how would the site's recreational assets be managed and maintained?

☐ LOCAL OPTION TAX ☒ LAND TRUST

☐ RECREATIONAL DISTRICT

What specific recommendations would you make regarding project design? Are there good models in Sandpoint we should reference?

→ OUTDOOR SKATING RINK.
Outdoor skating field



This scenario responds to community comments by preserving and enhancing trail systems on site, improving trailhead and parking facilities there, incorporating a community center and integrating small-scale mixed uses near the northern and southern extremes of the site. Land development is concentrated along the Boyer Avenue corridor, with decreasing intensity toward the site's interior. The southern portion of the site includes room for a potential community center and live-work units to complement the "makers space" south of the tracks.

Instructions

We're taking in that full view to be with the property along River Avenue now owned by the University of Idaho. Our master planning effort has confirmed the possibilities, and we've found that capturing the site's recreational resources is important to the community. And, we've found some clear, low-cost ways to benefit from the property, and that may be the best advantage of the site's presence. And it may not influence economic opportunities.

This preliminary research also provides for a slightly higher level of involvement in some people, consistent with the Dignity campaign. The overall intensity increases helps affect the hopes of successful implementation the community studies. It is a great display of change that makes sense, helps sustainability, and will take more time to explain. We hope you'll have some thoughts to help us on our way.

[illegible]

Consider this preliminary question with respect to the country's efforts to expand its entrepreneurship plan for this priority, noting if you think it's moving in the right direction (+), according to the wrong direction (-) or making little difference (0). Your responses will enable us to better gauge whether to list growth strategy as one of our national priorities.

Workforce housing	Local employment	Housing variety	Year-round recreation	Community identity	Funding opportunity	Environmental conservation	Civic activities	Connections to
+	0	+	+	-	+	+		the city
		measured in %				(+/-)		variables

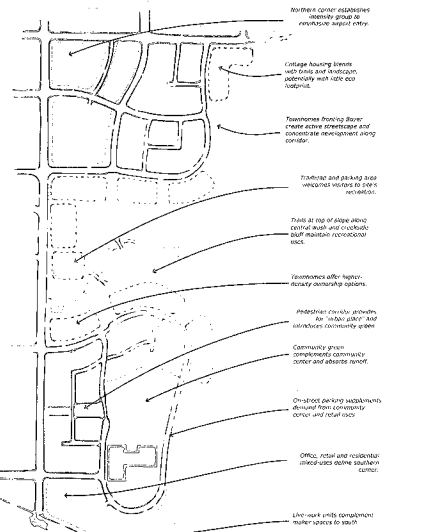
How can this plan be improved? Please be specific and consider your answers above by topic so we can work through refinements that hit the mark.

Take some flk of birds in mountains
Crested flycatcher ^{passeriformes} ^{insects}
High density natural landscape matrix of mountainous landscapes
Mountain with landscape
make having down be there is more open space.

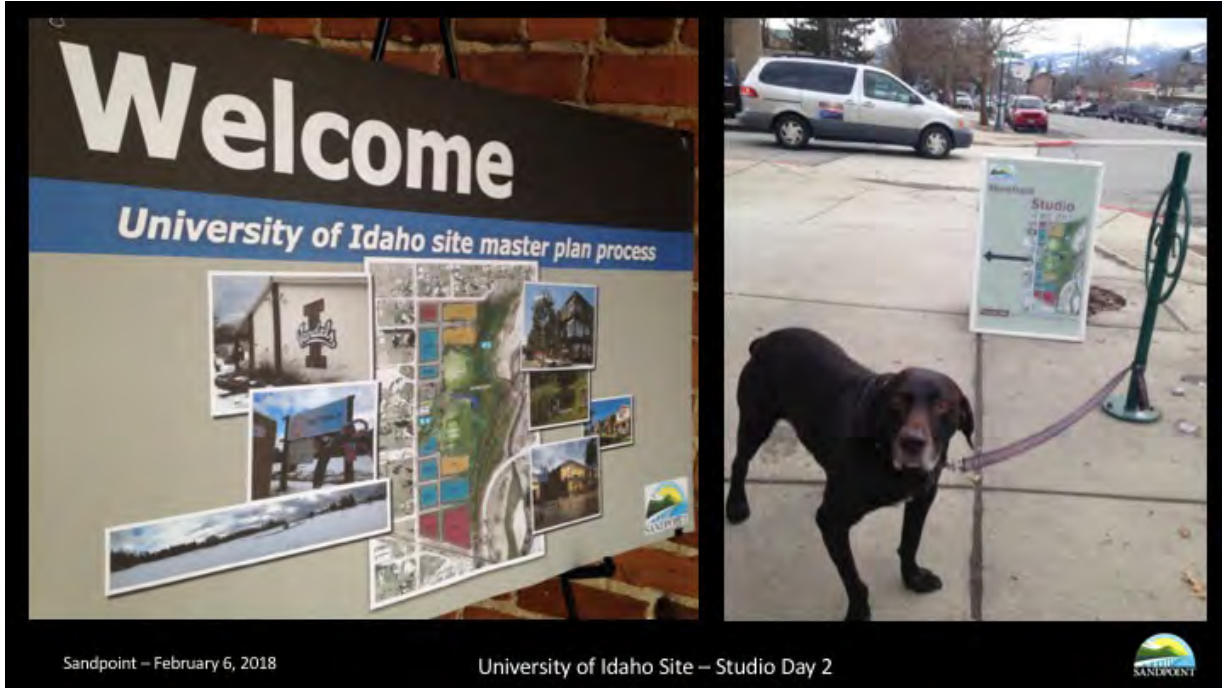
In your view, how would the site's recreational assets be managed and maintained?

What specific recommendations would you make regarding project design? Are there good models in Sandpoint we should reference?

- Hickory Street Cottage
- Sand Creek Baywing Trail
- Pioneer Neighborhood



This scenario responds to community comments by preserving and enhancing trail systems on site, improving trailhead and parking facilities there, incorporating a community center and integrating small-scale mixed uses near the northern and southern extremes of the site. Land development is concentrated along the Boyer Avenue corridor, with decreasing intensity toward the site's interior. The southern portion of the site includes room for a potential community center and live-work units to complement the "makers space" south of the tracks.



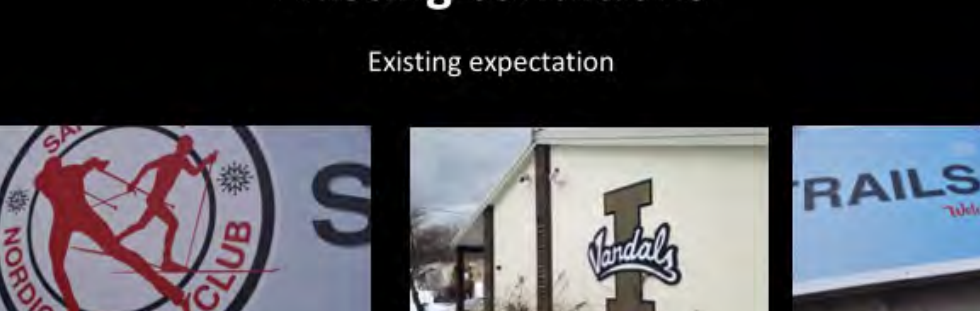
Existing conditions

Existing expectation




Existing conditions

Existing expectation





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Work to-date

Workshops. Comp Plan.



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Future

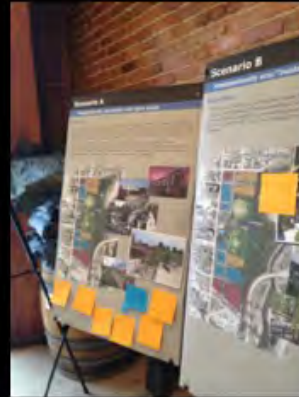
Public engagement. Community design.



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Principles

Recreation. Economic development. Housing. Habitat.



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Perspectives

Recreation. Sustainability. Place.



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Exploration

Public engagement. Community design.



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Outcomes

Participation. Character. Access.



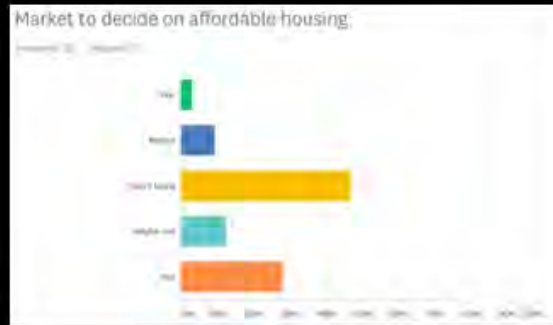
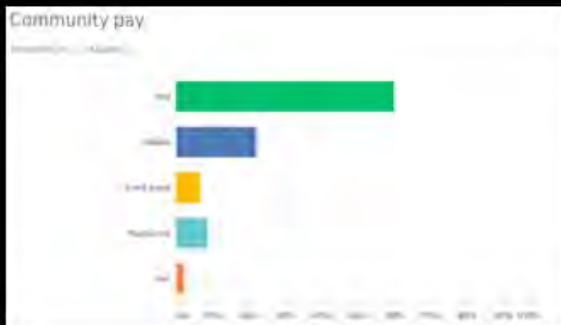
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Outcomes

Participation. Character. Access.



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Outcomes

Participation. Character. Access.



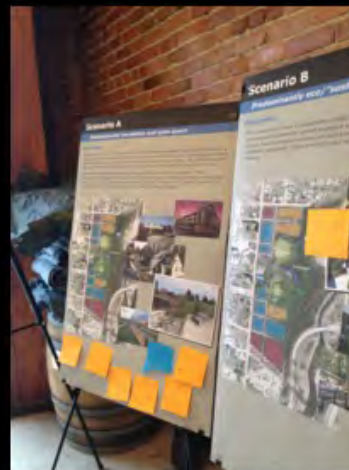
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Preliminary Concept

Conservation. Variety. Activity. Balance.



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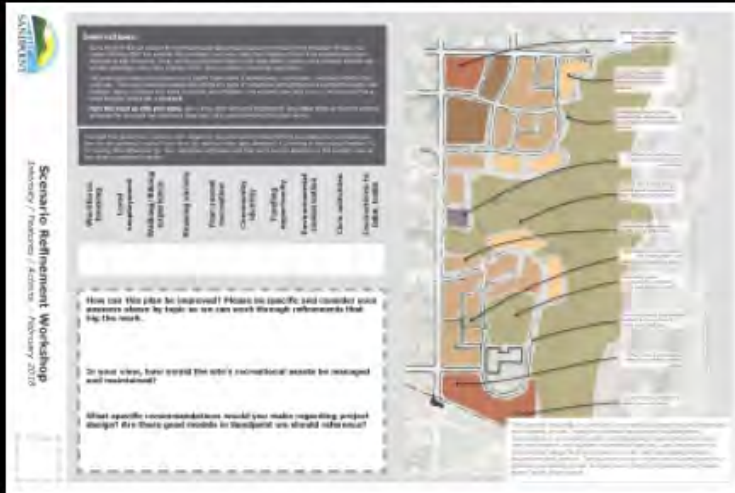


Sandpoint, Idaho

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Suggestions

Review. Discuss. Evaluate. Improve.



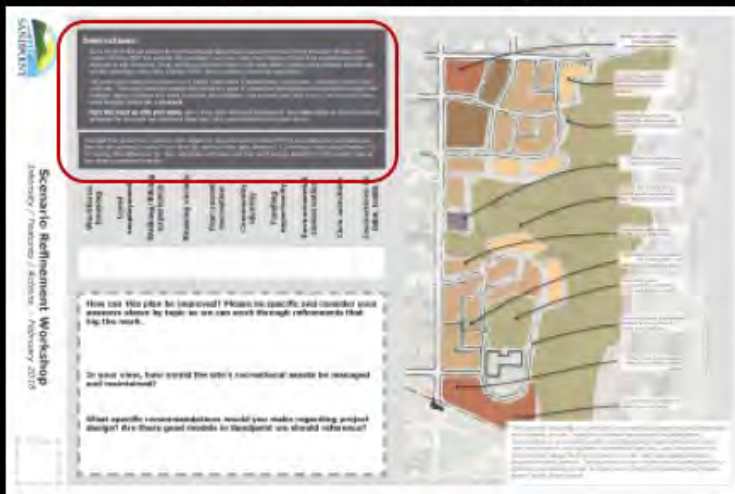
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Suggestions

Review. Discuss. Evaluate. Improve.



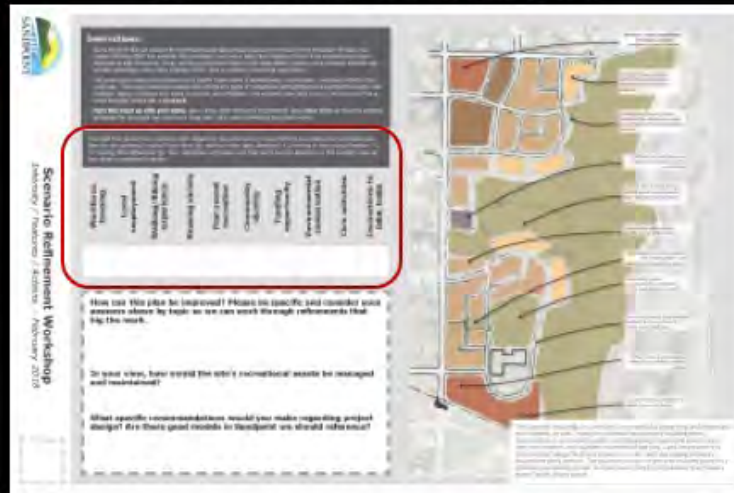
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Suggestions

Review. Discuss. Evaluate. Improve.



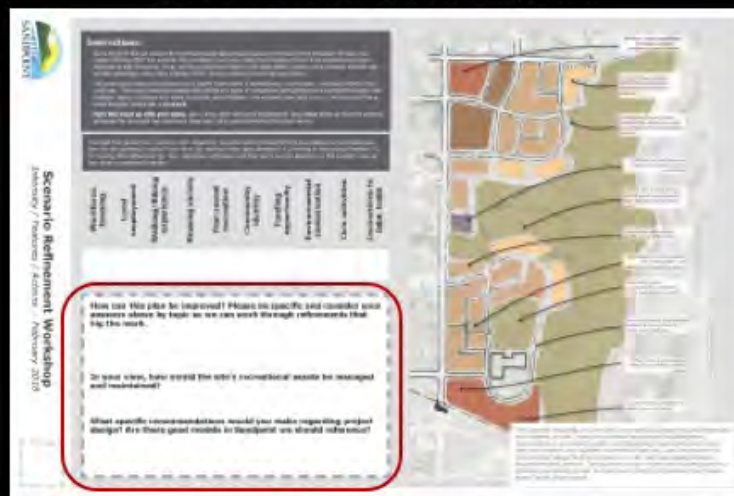
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Suggestions

Review. Discuss. Evaluate. Improve.



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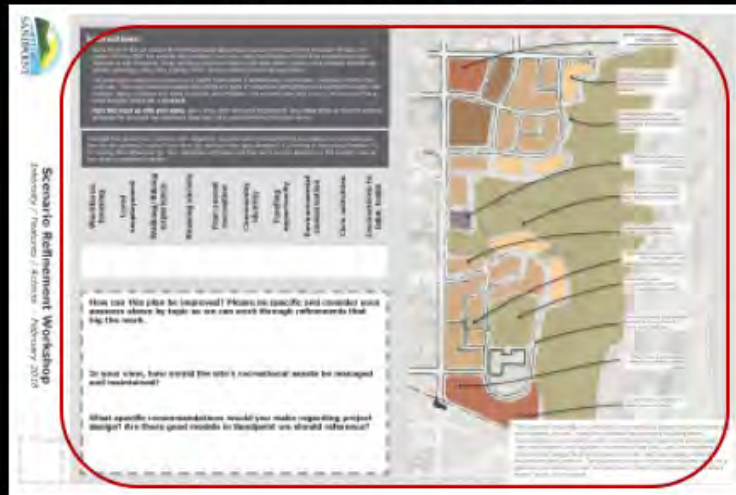


Sandpoint, Idaho

A•W

Suggestions

Review. Discuss. Evaluate. Improve.



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Questions?

Process. Character. Access.

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Next steps

- Online questionnaire
- Workshop (Planning Commission)
 - Refine plan
- City Council resolution
 - Funding request

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Thank you!



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Table 1.02 - Tabulated Storefront Studio participant comments

Comments	
Scenario A	
The Property with its tree stands and open non-golf-course-grass look is beautiful. No retail. Drink coffee and get your haircut downtown. Outdoor Recreation!	I ran a summer nature connection camp on this property in 2017 for 75 local youth. It was/is (until the Pine St. woods opens) the only local location for public outdoor education in a natural environment. Please limit the development to a recreation center. Thank you.
No retail, no housing – open space, and recreation only.	Mixed type housing including low income 30%. Community farm=5 acre. Preserved woods 25%. Trails, open community recreation and meeting center, open use land, small shops, etc. occupy the balance.
Please keep land with as much wilderness as possible.	Cross country ski and cyclocross need to remain. Small recreation center possibly but no housing.
Scenario A provides the best use of property for accessible trails and skiing	The x country trails are getting a ton of use. They need to be part of the final plan.
As much greenspace as possible!	Community recreation center – open trails – outside classrooms-preservation of wildland/habitats. Mix of housing and retail is interesting.
This is a rare opportunity to create a living, lasting legacy. Rec-centric approach makes a statement on who we are	The parcel is getting a lot of recreation use and I'd like to see that continue. Open Space is one of those things they don't make anymore. Once it's gone, it's gone.
I would like to see as much open land preserved as possible – in particular areas important for wildlife.	Need bike/ped paths to connect north and south parts of town and Ponderay (via popsicle bridge)
No more low income housing. Nicer homes okay. Development will be displacing wildlife.	Trails should be looped for xc skiing/hiking/biking
Some kind of multi-generational center for recreation, education, social and community events, older adults and younger generations including early child education.	Combine open space with sustainability. Minimal commercial residential on top to support recreation center.
Once we pave, cut-down and develop this property we can never go back. Nature is worth far more to the present and future inhabitants of this city than another mixed-use development	Keep it GREEN and open – there are already established trees (the Oaks) and so many other flora that's been growing for so long – destroying it for housing/buildings is a shame.
I'd like as much open space as possible. Also like the idea of rec. center. I'd like to see smaller areas of all of the housing and commercial.	Definitely want to see recreation center the main development priority with trails and open space protected.
Recreation center, hockey rink, summer pool.	Stay a park. No retail. No YMCA. No Housing. Protect wildlife.
Enough open space as possible! We have enough playing fields. Re: Affordable housing-where will they work? Nordic, hike, dog park should be priorities.	Yes! And have cottage housing – affordable – not retail though. Maybe a coffee shop in community center.
Recreation center, trails, garden, keep most wild.	
Scenario B	
Poplar longevity?	Would like to see a family-friendly recreation center. An aquatic center/natatorium would be awesome.
Native Plant Demonstration and experimental gardens	Mix of housing types: <5,000 sq. ft. single family – 30%, Cottage style – 30%, Condo & Apt. Shared wall < 30% by land area. Kendall Yards.
Not Mansion on hill-smaller development	Restore wetland function and habitat
No Commercial	Unique homes ok, nothing over 2 stories high. Impact of additional traffic on Boyer?? Leave abundant land for wildlife.



Table 1.02 - Tabulated Storefront Studio participant comments (continued)

Comments	
Scenario C	
Educational element	Pretty but I'm all about open space and natured preservation.
With any higher density population past the 2 sets of railroad tracks, what is city plan for traffic and emergency vehicles getting to these areas?	Because of the need for affordable housing, which will increase in demand – Option C makes most sense to me.
As few roads and 'developed' areas as possible – maximizing recreation & wildlife areas.	Downtown Sandpoint has all the retail and cute or interesting shops we need – no more retail needed out of town on Boyer!
Like this scenario – develop a destination community. Mix of single family/tiny homes and retail	Depending on density of urban development, will need better road access more than just Boyer Ave. tracks are frequently occupied by trains. Will need more reliable access for emergency vehicles. A road via Popsicle Bridge to 95 is an option or to 5th Ave. over or under tracks.
This scenario but very high priority to indoor recreation facility, if adequate support. Ensure adequate parking and maintain outdoor recreation shown. Thanks.	Retiree housing
Rather than retail and restaurant/café use here – good trail access to walk and cycle into town.	Land should be used mostly for recreation and wildlife. Limit any commercial buildings to nothing over 2 stories high!
Flipchart	



Open Town Hall

The City of Sandpoint subscribes to Open Town Hall, a web-based public engagement tool encouraging resident participation in issues of civic importance. The City posted a questionnaire seeking input on the plan, kicking it off the weekend before the Storefront Studio and closing it on February 16.

Results from the questionnaire are included [here](#).





Sandpoint, Idaho

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