

**WINTON SCHOOL, WINTON PARK,
AND SORENSON MAGNET SCHOOL**

URBAN RENEWAL ELIGIBILITY REPORT

**PREPARED FOR THE
LAKE CITY DEVELOPMENT CORPORATION**

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BACKGROUND

This report will provide the technical support for the first step in preparing an amendment to the existing urban renewal plan for the Lake District in Coeur d'Alene. The area included in the plan is bounded generally by Blackwell Island to the west, 11th Street to the east, Lake Coeur d'Alene to the south, and Miller Avenue to the north. A portion of the original project area is shown on the attached map. The Lake District Urban Renewal Plan was approved by the City Council in December 1997, by Ordinance No. 2842 (the "Lake District Plan"). Two studies entitled "Competitive Disadvantages of Coeur d'Alene as a Border Community" and "Areas of Deterioration Study" are the technical support for the Lake District Plan. The second study concluded that a substantial number of deteriorated or deteriorating structures existed in the Lake District Plan area.

Idaho Code Section 50-2008(a) states:

An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

Hence, Step One in planning an amendment to an existing urban renewal project is a resolution by the Coeur d'Alene City Council making certain findings about the specific area(s) in the city being proposed as an addition to the renewal project. The findings made

by the City Council would authorize the Lake City Development Corporation (the urban renewal agency for the City of Coeur d'Alene, Idaho) to prepare an amendment to the urban renewal plan to include the additional areas. The two areas being considered for addition to the Lake District Urban Renewal Project are the Sorenson Magnet School property several blocks from the southeast project boundary and the Winton School and Winton Park property on LaCrosse above Northwest Boulevard immediately adjacent to the project boundary.

Step Two in the renewal planning process is action by the Agency to prepare an amended urban renewal plan and recommend its approval to the Coeur d'Alene City Council. The City Council initiates Step Three by referring the amended plan to the Planning and Zoning Commission and setting a public hearing on the plan. Step Three is completed by a Planning and Zoning Commission finding that the amended urban renewal plan conforms to the City's Comprehensive Plan. Step Four is the adoption of a City Council ordinance approving the amended plan, after a public hearing.

DISCUSSION

This report focuses on whether the Sorenson Magnet School and Winton School/Winton Park areas outlined on the attached map qualify as deteriorating areas pursuant to Idaho Code Section 50-2018(9) and as deteriorated areas pursuant to Section 50-2903(8)(b) under virtually identical definitions. A copy of this joint definition is attached. The first statutory reference is from the basic urban renewal statute, while the second comes from the revenue allocation law.

Finally, the report will discuss why the areas are appropriate for an urban renewal project to provide support for the second part of the required City Council finding and policy determination.

A. Present Conditions

The attached definition of deteriorating and deteriorated area [Idaho Code §§ 50-2018(9) and 50-2903(8)(b)] lists nine different conditions that may be present in such an area, with the tenth being the comprehensive “any combination of such factors.” The presence of these conditions was documented by a field trip on August 30, 2007, and by contacts with various city, agency, and school district officials. Then each subarea was evaluated, and the numbers and designations corresponding to the applicable characteristics were placed at the appropriate locations on the attached map.

B. Deteriorating/Deteriorated Area Characteristics

The following is a listing of conditions found in each area by their corresponding numbers in the definition and a brief explanation of that condition and how it was evaluated and identified:

1. (1) A substantial number of deteriorated or deteriorating structures. Given the age and condition of the three structures in the areas, they would all be evaluated in the deteriorating category. The number “1” was placed on all the building in these two areas to designate a substantial number of deteriorating structures. These structures would add to the total number of deteriorated or deteriorating structures in the Lake District project area.

2. (3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Typically this characteristic is associated with parcelization that prevents full and proper use of property for uses allowed by the applicable zoning. In the Sorenson School area, there is no off-street parking for staff and visitors. Therefore, this area has been designated with a “3.”

3. (4) Insanitary or unsafe conditions. Typical unsafe conditions are found with the street systems and are characterized by inadequate streets, sidewalks, signalization, street lights, and handicapped access. Insanitary conditions exist where the sewer system is nonexistent or inadequate. Neither school is ADA compliant, and the Sorenson School lacks proper exiting from the gymnasium that creates an unsafe condition. Therefore, the designation “4S” has been placed on both buildings to denote these unsafe conditions.

4. (5) Deterioration of site and other improvements. Site improvements include parking lots, fences, and landscaping areas, basically things other than structures that make up a developed property. The term “other improvements” designates the category into which public improvements such as streets, sidewalks, curbs, gutters, bridges, storm drains, water mains, sanitary sewers, and public facilities such as parks, parking lots, and public buildings are included. Utilities such as electric, telephone, fiber, and cable television are also included. When the number “5” appears on the map in a street right-of-way or at the edge of a street right-of-way, that denotes a deteriorated street or sidewalk. When the number “5” appears on real property, that denotes deteriorated site improvements, usually parking lots for already improved properties, including both publicly owned and privately owned parcels.

Contacts with the city officials, contacts with school district staff, and visual inspections confirmed the condition of streets, water mains, sanitary sewers, Winton Park, and the two schools. The sanitary sewer lines and water mains are described as adequate for condition and capacity where they exist, but see the discussion about fire protection under item (9) below. Winton Park is considered deteriorating because of the condition of the parking lot, fences, restroom, horseshoe courts, and pathways.

5. (9) The existence of conditions which endanger life or property by fire and other causes. This characteristic can cover a broad range of conditions. Typically, if an area lacks fire hydrants and an adequate water main system, it can be cited as a fire danger. The water main in Coeur d'Alene Avenue between 7th and 8th is undersized at 4 inches, so that section of the street received a "9F" designation.

6. (10) Any combination of such factors. This number is placed on the two subareas to indicate that two or more of the other characteristics are present.

C. Effects of Present Conditions

1. (a) Results in economic underdevelopment of the area. While major sections of the Lake District have been redeveloped, economic underdevelopment of the area has not been eliminated.

2. (b) Substantially impairs or arrests the sound growth of a municipality. While substantial new commercial and residential growth has occurred in the Lake District, improvement of the schools and the park is still lagging. Such uneven growth and

improvement from the public side adversely affects the sound growth of the City because it discourages improvement of existing residential neighborhoods.

3. (c) Retards the provision of housing accommodations or (d) constitutes an economic or social liability. Often older commercial and residential areas suffer from an inadequate public infrastructure, including public buildings and facilities. When such areas do not generate their full, potential tax revenue, they tend to become an economic liability for the City.

4. (e) And is a menace to the public health, safety, morals, or welfare in its present condition or use. This area still has some economic underdevelopment; therefore, it remains a modest economic liability for the City. Accordingly, such conditions represent a menace or threat to the public welfare or prosperity of the community.

D. Appropriateness of the Area for an Urban Renewal Project

The second part of the City Council's determination is the policy decision of whether the two areas are appropriate for an urban renewal project. Clearly, all public facilities in an urban renewal area should be considered for improvement to keep pace with the new and upgraded private development. Since revenue allocation funds cannot be used for public facilities outside the revenue allocation area, the logical solution to the problem is to expand the urban renewal project to include the public facilities.

This report has provided evidence that the Winton School/Winton Park and Sorenson Magnet School areas are deteriorating areas because of the presence of various conditions.

Therefore, there is no barrier to adding these areas by amending the revenue allocation and project area boundaries of the Lake District Urban Renewal Plan.

CONCLUSION

This report concludes that the Winton School/Winton Park and Sorenson Magnet School areas are deteriorating and deteriorated areas and are appropriate for an urban renewal project, in this instance, as additions to the existing Lake District project.

Attachments

DEFINITION OF DETERIORATING AREA, IDAHO CODE § 50-2018(9)
AND DETERIORATED AREA, IDAHO CODE § 50-2903(8)(b)

A deteriorating or deteriorated area is any area which by reason of the presence of (1) a substantial number of deteriorated or deteriorating structures; (2) predominance of defective or inadequate street layout; (3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (4) insanitary or unsafe conditions; (5) deterioration of site or other improvements; (6) diversity of ownership; (7) tax or special assessment delinquency exceeding the fair value of the land; (8) defective or unusual conditions of title; (9) the existence of conditions which endanger life or property by fire and other causes; or (10) any combination of such factors, (a) (results in economic underdevelopment of the area);¹ (b) substantially impairs or arrests the sound growth of a municipality; (c) retards the provision of housing accommodations; or (d) constitutes an economic or social liability; and (e) is a menace to the public health, safety, morals, or welfare in its present condition or use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in Idaho Code Section 50-2008(d) shall apply.² Provided, however, this definition shall not apply to any agricultural operation, as defined in Section 22-4502(1), Idaho Code, absent the consent of the owner of the agricultural operation, except for an agricultural operation that has not been used for three (3) consecutive years.³

¹This appears only in the revenue allocation statute.

²This appears only in the urban renewal statute.

³This provision was added to the urban renewal statute in 2006 by House Bill 735, as amended.

DEFINITION OF URBAN RENEWAL PROJECT, IDAHO CODE § 50-2018(10)

“Urban renewal project” may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (b) demolition and removal of buildings and improvements;
- (c) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this act in accordance with the urban renewal plan;
- (d) disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the agency itself) at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (e) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of building or other improvements in accordance with the urban renewal plan;
- (f) acquisition of real property in the urban renewal area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- (h) lending or investing federal funds; and
- (i) construction of foundations, platforms and other like structural forms.

**LCDC LAKE DISTRICT
PROPOSED BOUNDARY MODIFICATIONS**

Winton School

Winton Park

1, 4S; 5

5; 10

**PINK LINE = EXISTING LAKE DIST. BOUNDARY
WHITE LINE = PROPOSED BOUNDARY MODIFICATION**

Sorenson Magnet School

9F

1, 3, 4S;
5, 10

DETERIORATING AREA CHARACTERISTICS

- 1 = Substantial # of deteriorating/deteriorated structures
- 3 = Faulty lot layout
- 4S = Unsafe conditions - buildings
- 5 = Deterioration of site and other improv. - park and school bldgs.
- 9F = Life/property endangering conditions - inadequate water main
- 10 = Any combination of such factors

* See the October 11, 2007 Eligibility Reprint text for a detailed explanation of each characteristic.

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