



North Idaho College

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October 14, 2015

Urban Renewal Study Committee
The Honorable Dan G. Johnson, Co-Chairman
The Honorable Rick D. Youngblood, Co-Chairman
Idaho House of Representatives Ways & Means Committee
Boise, ID 83720

Dear Chairmen Johnson and Youngblood and Committee Members:

The Education Corridor project along the Spokane River is a planned unit development of 17 acres that was previously the abandoned DeArmond Mill site. The Education Corridor has created an area in the center of Coeur d'Alene that is dedicated to making higher education accessible to local residents and has provided a front-door to the community, highlighting the presence of North Idaho College, Lewis-Clark State College and the University of Idaho in Coeur d'Alene. It has provided additional campus parking, as well as expansion and growth opportunity, for decades to come, for the partner colleges and North Idaho College, in particular. The corridor will be home to a new Collaborative Education Facility for the three institutions that is scheduled to open in fall 2018.

The development of the Education Corridor would not have been possible but for the partnership with the Coeur d'Alene Urban Renewal Agency and tax increment participation. The urban renewal agency invested \$2,863,278 in support of the North Idaho College portion of the Education Corridor, all of which was infrastructure investment from roadway improvements to expansion of sewer, water and fiber optic service.

The development of this site will pay dividends to the community for years to come. The Education Corridor has given North Idaho College, Lewis-Clark State College and the University of Idaho the opportunity to expand in response to the needs of the North Idaho region. The corridor created a dedicated space for up to 12 future structures and space for athletic fields. With the acquisition of the mill site and the development of the Education Corridor, the public gained waterfront access to approximately 700 feet of shoreline along the Spokane River. In addition, the college provided dedicated space for the development of the North Idaho Centennial Trail to continue along the Spokane River and connect the trail to the existing trail along the shores of Lake Coeur d'Alene.

Urban Renewal Study Committee

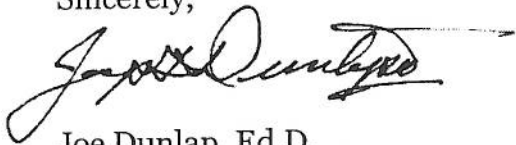
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With the current \$6,000,000 committed investment in the North Idaho Collaborative Education Facility which will be located in the Education Corridor, the ratio of investment in the Education Corridor, not including land acquisition, is \$2.09 for each \$1.00 invested by the urban renewal agency. With the inclusion of land acquisition costs, the ratio is \$5.58 for each \$1.00 invested by the urban renewal agency. Enclosed please find several photographs that highlight the dynamic transformation of the site made possible due to the investment by the Coeur d'Alene Urban Renewal Agency.

Thank you for allowing us the opportunity to present this information.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Dunlap", with a long horizontal flourish extending to the right.

Joe Dunlap, Ed.D.
President

cc: Mike Nugent, Legislative Services Office

Education Corridor Before and After

Prior to Development Partnership with Urban Renewal Agency:



After Development Partnership with Urban Renewal Agency:



Entrance to Education Corridor



Walking Trails along Spokane River

