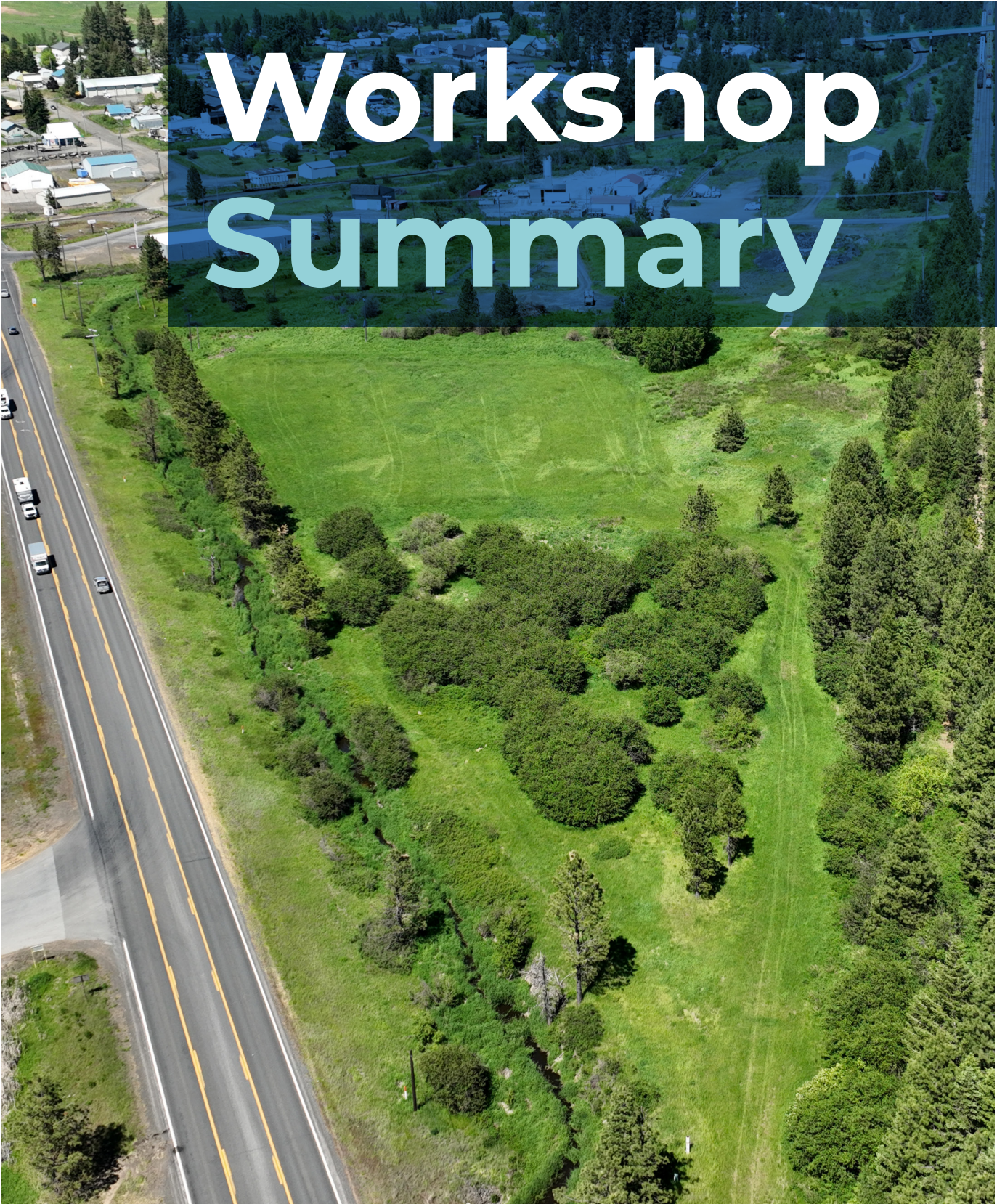


VISION to ACTION



Workshop Summary

**For the Poleyard Site
City of Plummer, Idaho
June 2024**

About The Workshop

In May 2024, the City of Plummer, Idaho and the Coeur d'Alene Tribe initiated a project with the U.S. Environmental Protection Agency and its Technical Assistance to Brownfields Communities (TAB) Program. Known as the Plummer Vision To Action (V2A) project. The effort includes a broad, collaborative team of state and federal agencies, nonprofits, and private consulting firms that are highlighted below. Each entity plays a major role in all facets of the work that is currently underway.

The V2A centers on two major workshops that are held with the community at-large. The first workshop occurred on June 13th in Plummer, Idaho at the Marimn Health and Wellness Center. At this workshop, the project team engaged the community in a series of facilitated discussions around the Poleyard Site, a 33-acre site once used for wood treating operations. Using a structured questionnaire and integrated presentation, the team collected participant concerns, preferences, ideas, and priorities.

The Plummerv Vision To Action Project Team includes the following agencies, nonprofits, and private firms.



Details and Results

Planning Parameters

As a visioning exercise, the workshop assumed a standard planning horizon (5+ years) and did not assume or apply any specific constraints on the site's potential. Instead, participants were encouraged to imagine the very best of what they would like to see while recognizing that these ideas might face significant challenges over such a long period of time. Participants naturally identified some of those constraints (e.g., lack of funding, site conditions) and workshop facilitators took note of the comments during the group discussion.

Likewise, while the discussion focused on a long-term view of the site's transformation, there were many immediate concerns that participants wanted to highlight for near-term action. Such ideas were also noted in both the group discussion and in the individual comments provided in the questionnaire.

Finally, the site itself was repeatedly introduced during the workshop so that everyone could remain oriented to each of its several existing uses. Specifically, the subject area includes an active concrete plant, a fire station, two empty metal buildings, a wetland, a creek, and the railyard. A map of the subject area is on the next page.

The workshop questionnaire is fully integrated into the facilitated discussion in order to help participants articulate their ideas in their own words while also providing key points that designers can utilize.



Visioning Workshop Questionnaire

Questions will be featured throughout the presentation.

Vision Statement

Fill in the blanks with the information that captures your vision best.

The most important thing to **maintain** at the site is:

The most important thing to **change** about the site is:

The **worst thing** that could happen to this site is:

The site should **protect** against these impacts:

To do so, the site should **provide** these things:

The **ideal vision** for this site over the next 10 years is:

Was this workshop worthwhile to you?

Yes, it was worth my time

No, it was not worth my time

Vision To Action
Workshop #1

If you have more comments to share, or would like to provide more information, contact CCLR at the following:

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The subject area is quite large and relatively flat. It can support multiple uses and thus is capable of serving multiple priorities.

Analysis

Overall, the community affirmed that it wishes to see reuse take shape with three key themes: **Trails and Open Space, Sports and Recreation, and Community Services**. Other themes receiving some additional favor included Energy and Agriculture and the Environment. The community also provided its preferences for the level and intensity of each theme according to their own individual sense of priorities.

For example, while all themes are considered palatable in some respect, the community maintains a sentiment that none of these reuse options should alter or impinge upon water quality, existing services, or current capacity of infrastructure.

This is particularly relevant to the Housing theme. While several surveys mention an openness towards new housing on the site, all responses place Housing under the condition that other priorities be met first. Also, while workforce development received notable favor among survey responses, it was consistently expressed as a secondary interest with the top three mentioned earlier. Thus, while most responses welcomed a mix of all themes, no one wanted to see these delivered in equal measure. The general sentiment suggests that environmental restoration, infrastructure (e.g., streets), and community amenities should come first and instill a set of uses that will be sensitive to the surroundings.

Interactive Mapping

MY VISION FOR THE POLEYARD

ADDRESS: POLEYARD SITE
H. ROAD, PLUMMER, IDAHO

LATITUDE: 47.33975
LONGITUDE: -116.88620

WORKSHOP #1 JUNE 13TH 2024

CONCEPT DESIGN
PROVIDED BY:

KEY QUESTIONS
A great site design will address these questions in a way that fits your priorities. All ideas welcome!

CONCEPT DESIGN
Sketch your ideas for how the site should be reused using the map below.

NOTES, IDEAS
What are the most important part of your vision?

COLOR GUIDE
Markers are provided with colors for each feature listed below.

- Water
- Streets, Sidewalks
- Open Space/Parks
- Buildings, Features

The Full Range of Participation

After the survey and open discussion period, participants worked together in small groups of 4-6 people to complete a guided design exercise for the subject area. This was an opportunity for each person to convey their ideas in a visual medium in order to strengthen or augment the ideas shared through oral and written mediums from the other portions of the workshop.

Workshop #1 Summary Report

5

Preference Survey Highlights

The preference survey included 8 multiple choice questions for each key theme. Response options ranged from zero preference (e.g., "I do not want housing") to maximum preference (e.g., "I want as much housing as possible."). Each survey also provided an "n/a" option for those who elected to not respond. Total responses are tallied below.

Housing: 37

Tourism: 35

Workforce Development: 38

Open Space, Trails: 36

Sports, Recreation: 37

Community Services: 49

Energy: 40

Agriculture and Environment: 46



A photo of the workshop hosted at the Plummer Wellness Center conference room.

Question 1 - What Goes Into A Great Vision?

1A ~~Community Services~~ Nature
 1B Roads
 1C Jump start a remodeling of the town like the roads, if the handicapped can get around town.

Please check the box that corresponds to your answer.

	A	B	C	D	N/A
Q2 - Housing	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Q3 - Tourism	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Q4 - Workforce Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Q5 - Open Space and Trails	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Q6 - Sports and Recreation	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Q7 - Community Services	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Q8 - Energy	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Q9 - Agriculture and Environment	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Question 10 - What Are The Right Themes?
 Agriculture and Environment and Sports and Recreation

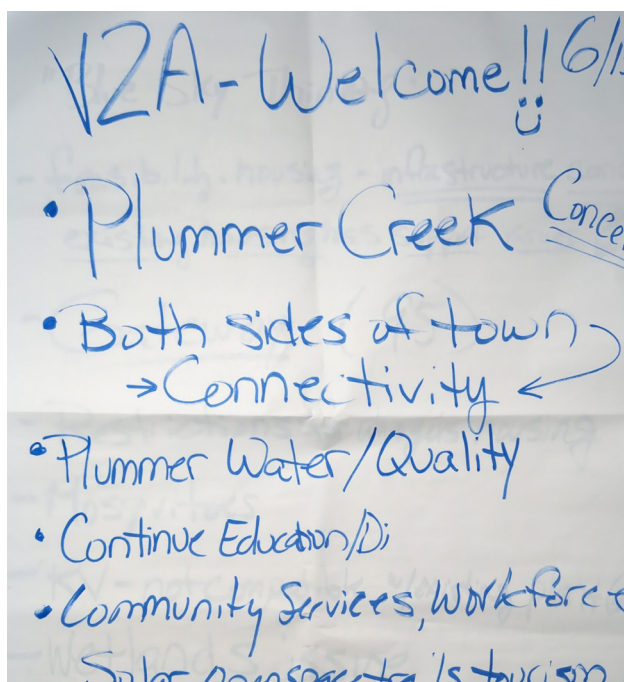
10A ~~Plummer Creek~~ ~~Water~~ ~~Quality~~ ~~Water~~ ~~Quality~~
 10B ~~Water~~ ~~Quality~~ ~~Water~~ ~~Quality~~ ~~Water~~ ~~Quality~~
 10C ~~Water~~ ~~Quality~~ ~~Water~~ ~~Quality~~ ~~Water~~ ~~Quality~~

Some things that would make Plummer unique from other towns.

Vision To Action
 Workshop #1

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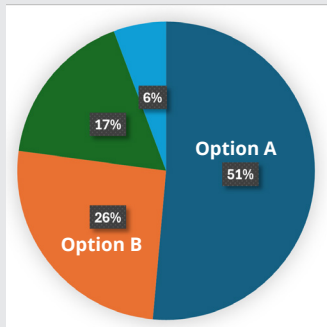
Sample survey from a participant at the workshop. Participants were allowed to enter multiple answers per line.



Sample facilitation notes from the broader discussion with the community.

Preference Survey Highlights

Housing



Option A - 51%

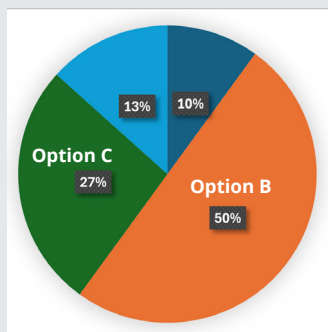
Option A: "I do not want housing to be a focus of this vision."

Option B - 26%

Option B: "I want a small portion of housing for 5-10 people but mixed with other uses."

Most participants prefer to not see housing in this vision. If housing is considered, the majority view is that it be limited to a small portion of the site.

Tourism



Option B - 50%

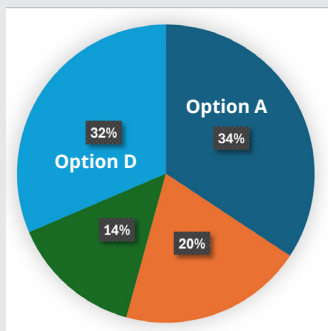
Option B: "I want visitors to stop by on a brief stop"

Option C - 27%

Option C: "I want visitors to get an immersive experience of the area for several hours."

Tourism is generally viewed as a secondary use for the site with attractions that can entertain visitors for a portion of their day.

Workforce Development



Option A - 34%

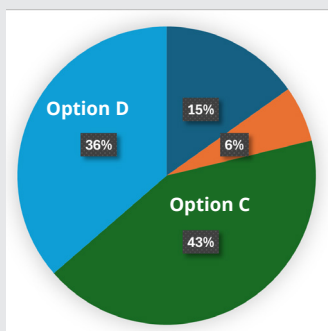
Option A: "I do not want workforce development to be a focus for this vision."

Option D - 32%

Option D: "I want job training AND a co-working space for artisans and small businesses."

Workforce Development garnered a wide range of responses. A third of participants do not want it to be part of the vision. Another third wish to see a broad range of offerings.

Open Space and Trails



Option C - 43%

Option C: "Around the edges, I want some trails and some quiet nature areas."

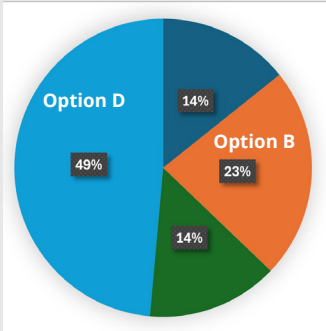
Option D - 36%

Option D: "I want several trails and lots of open space."

Open Space and Trails has a clear set of preferences as a dominant use type for the site's future.

Preference Survey Highlights

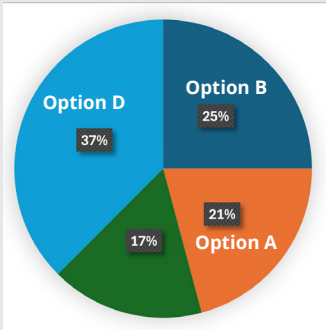
Sports and Recreation



Option D – 49%
 Option D: "I want athletic courts and fields for outdoor sports AND a playground for the kids mixed with other uses."
Option B – 23%
 Option B: "I want a playground for the kids mixed with other uses."

Most participants prefer to see Sports and Recreation be a predominant theme. The most intensive scenario, with all possible amenities, was the most popular option.

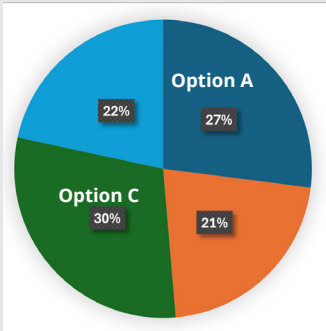
Community Services



Option D – 37%
 Option D: I want solutions for improving water quality."
Option A – 25%
 Option A: "I do not want community services to be a focus for this vision."
Option B – 21%
 Option B: "I want a convenient recycling area."

Community Services received a broad range of responses, including a majority response that prefers a focus on water quality solutions.

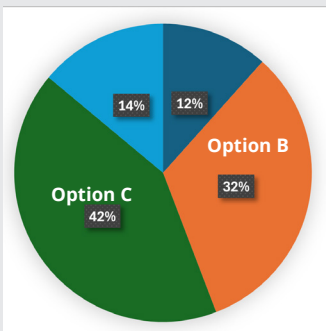
Energy



Option C – 49%
 Option C: "I want a small, dedicated area for renewable energy."
Option A – 23%
 Option A: "I do not want energy to be a focus for this vision"

Energy nearly received an equal distribution across the options. Overall, the sentiment favored it as a secondary or tertiary use.

Agriculture and Environment



Option C – 42%
 Option C: "I want environmental restoration in sensitive areas."
Option B – 32%
 Option B: "I want some community agriculture mixed with other uses"

Agriculture and Environment were viewed as separate items to many participants. Overall, the preference was for restoration of sensitive areas regardless of any reuse. Meanwhile, a third of participants favored community agricultural uses, too.

Participant Comments

Common Threads

Open-ended questions can be difficult for any survey participant. However, these are the best opportunities for individuals to express their thoughts in their own unique way. Not all participants completed the vision statement portion of the survey, which is entirely built of open-ended questions, but those that did provided much-needed insight. Even with a broad range of possible responses, there were two common threads among all participant vision statements. These are found in the first two sections regarding what to **maintain** and what to define as the **ideal vision**.

Half of all participant responses stated, in so many words, that the **“environmental integrity”** of the subject area should be **maintained**. This specifically included the **“trees”** and the **“water”** of the creek.

Likewise, over half of all participant responses stated that the area should be reused for the sake of **“the community”** when considering the **ideal vision**. This specifically included the **“trails”, “recreation”, “lighting”, “paved roads”,** and **“powwow grounds”** as common examples of community uses.

The questionnaire culminates in a structured vision statement that each participant can write in their own words. This leads to a broad range of responses but a few key themes emerge.

The screenshot shows a questionnaire titled "Visioning Workshop Questionnaire" with the CCLR logo. The form includes a "Vision Statement" section with several prompts and handwritten answers:

- The most important thing to maintain at the site is:** *the integrity of the Land*
- The most important thing to change about the site is:** *to Create a space for the community to come together*
- The worst thing that could happen to this site is:** *A large retail store or renewable energy or housing*
- The site should protect against these impacts:** *Plummer Creek*
- To do so, the site should provide these things:** *open trail, parks for older kids + teens, exercise equipment*
- The ideal vision for this site over the next 10 years is:** *To bring the community together*

At the bottom, there is a feedback question: "Was this workshop worthwhile to you?" with radio buttons for "Yes, it was worth my time" (selected) and "No, it was not worth my time".

Footer information includes: "Vision To Action Workshop #1", contact details for CCLR (P: (510) 918-3374, E: info@cclr.com, W: www.cclr.org), and a note: "If you have more comments to share, or would like to provide more information, contact CCLR at the following:".

Next Steps

With the workshop complete, the project team has begun its design process. Two concept plans will be developed for the Poleyard site. Both will be measured against the preferences and priorities of the community. These concept plans will then be introduced to the community at a second workshop scheduled for July 31, 2024.

At the second workshop, the community will review the concept plans and determine its preferred alternative. This may include a combination features from both designs. This will lead to the final concept plan that will form the vision for the Poleyard site. With the vision complete, an action plan will be developed in order to set a roadmap for the City and the Tribe's future implementation efforts.