



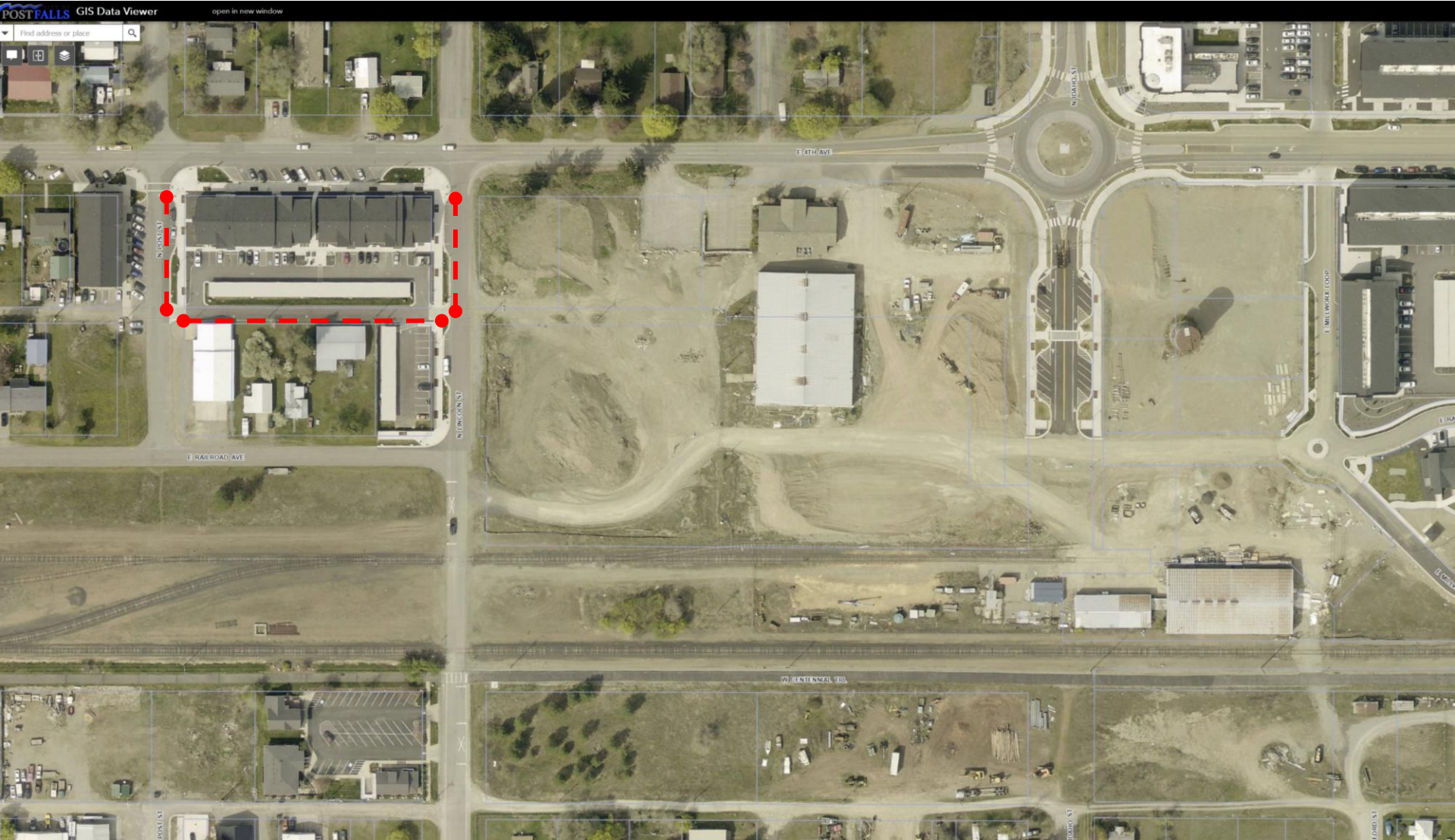
District Review Committee
March 19, 2026 – 8:00 a.m.
Chamber Conference Room
201 E 4th Avenue, Post Falls, ID

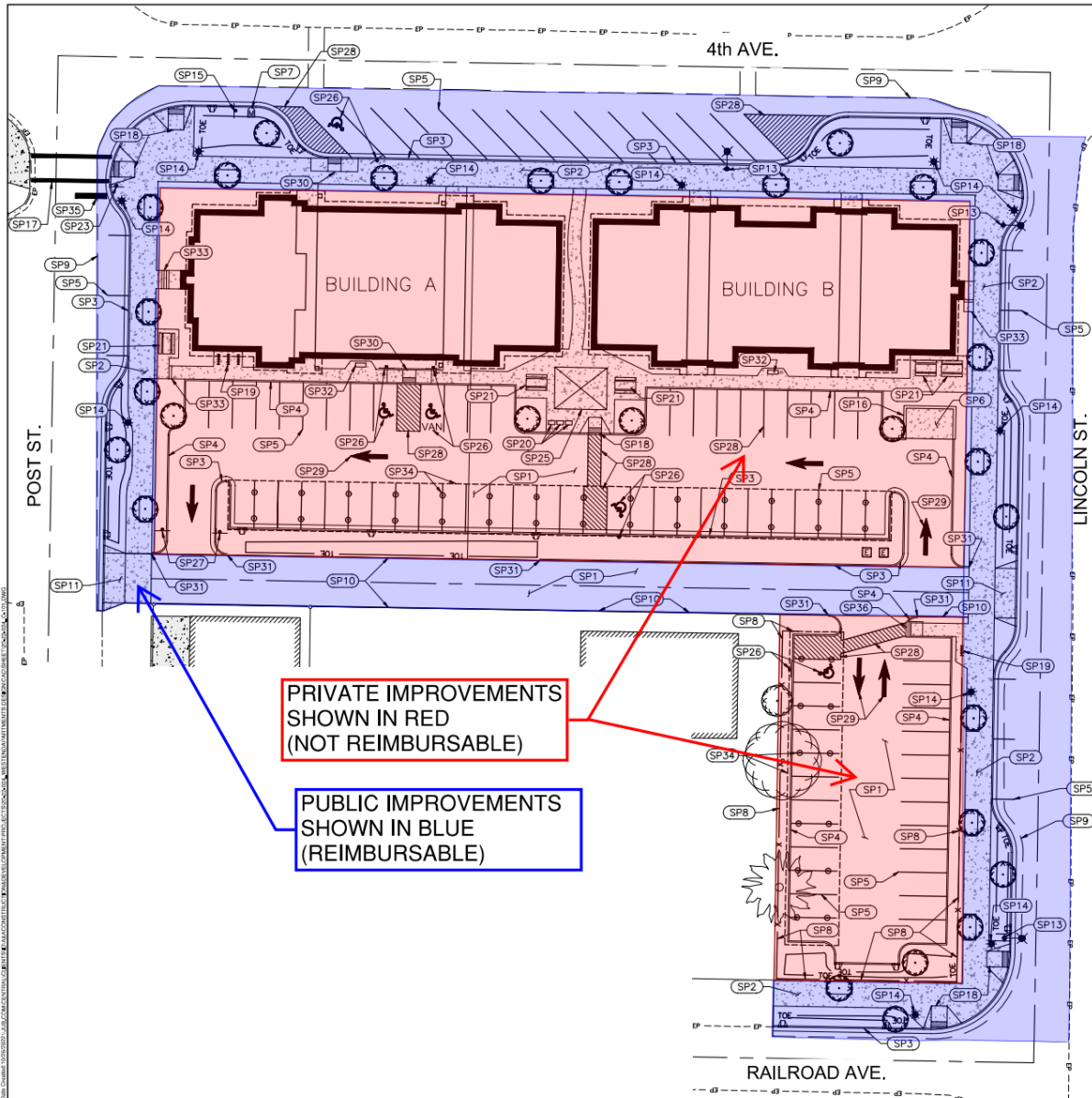
1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. Beyond Green Reimbursement Submittal Status (PF Tech URD)
5. A&A OPA Addendum & Reimbursement Submittal #2 Status (Downtown URD)
6. Prairie Medical Campus – Electrical infrastructure request (PF Tech URD) **Action**
7. St. Vincent DePaul – Proposed Project, Bruning Commons (Downtown URD) **Action**
8. New District - East Seltice Update
9. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

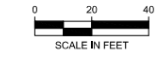
■ Costs submitted (Req.#2) but OPA Amendment needed





**PRIVATE IMPROVEMENTS
SHOWN IN RED
(NOT REIMBURSABLE)**

**PUBLIC IMPROVEMENTS
SHOWN IN BLUE
(REIMBURSABLE)**



KEYED NOTES:

- SITE PLAN**
- SP1 STANDARD DUTY ASPHALT PAVEMENT (1)
 - SP2 CONCRETE SIDEWALK PER CITY STD DWG SD 2012, TYP.
 - SP3 CONCRETE CURB AND GUTTER PER CITY STANDARD DETAIL SD 2010
 - SP4 STANDARD STRAIGHT CURB PER CITY STANDARD DETAIL SD 2009
 - SP5 4" WHITE SOLID PAINT STRIPE, TYP.
 - SP6 CONCRETE SLAB ON GRADE FOR TRASH ENCLOSURE (2)
 - SP7 MAILBOXES FOR ADJACENT PROPERTIES TO THE NORTH, SPECIFIC MAILBOX TYPE AND MOUNTING STRUCTURE TO BE APPROVED BY THE POST MASTER PRIOR TO INSTALLATION.
 - SP8 6-FT TALL FENCING - SEE ARCHITECTURAL PLANS FOR DETAILS
 - SP9 SAWCUT AND MATCH EXISTING PAVEMENT
 - SP10 EDGE OF PAVEMENT, TYP.
 - SP11 19'W DRIVEWAY APPROACH TYPE B PER CITY STD DWG SD 2015
 - SP12 4" WHITE SOLID PAINT STRIP AT 22' O.C. TYP.
 - SP13 COBRA HEAD STYLE STREET LIGHT (100W EQUIVALENT LED) ON STEEL POLE PER CITY OF POST FALLS AND AVISTA STANDARDS. TYP. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND AVISTA DESIGNS. 300' MAX. SPACING
 - SP14 ANTIQUE DECORATIVE PEDESTRIAN LIGHT WITH HANOVER PENDANT FIXTURE (LITHONIA EHL16 RT 49LED 525MA 4K GCF MVOLT R3 DBUQ), ARM (LITHONIA EAH4WB/BO), AND CONCRETE POLE (AMERON 5B119SPL), TYP. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND AVISTA DESIGNS. 100' SPACING, TYP.
 - SP15 POST MOUNTED SPEED LIMIT SIGN R2-1; 30" (35 MPH) FACING WEST PER CITY STD DWG SD 2017, SALVAGE EXISTING FOR REINSTALLATION. INSTALLATION PER CITY STD DWG SD 2016.
 - SP16 TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DETAILS
 - SP17 STANDARD PEDESTRIAN CROSSING AND PED CROSSING SIGNS PER CITY STD DWG SD 2021.
 - SP18 PEDESTRIAN RAMP, TYPE A, PER CITY STD DWG SD 2013, TYP.
 - SP19 BIKE RACKS - SEE ARCHITECTURAL PLANS FOR DETAILS
 - SP20 MAILBOXES - SEE ARCHITECTURAL PLANS FOR DETAILS
 - SP21 PICNIC TABLE AND BENCHES - SEE ARCHITECTURAL PLANS FOR DETAILS.
 - SP22 NOT USED
 - SP23 POST MOUNTED STOP SIGN (R1-1) WITH "N. POST ST" STREET SIGN WITH GREEN BASE AND "4TH AVE" STREET SIGN WITH GREEN BASE PER CITY STD DWGS SD 2017 AND SD 2018. INSTALLATION PER CITY STD DWG SD 2016.
 - SP24 NOT USED
 - SP25 GAZEBO - SEE ARCHITECTURAL PLANS FOR DETAILS
 - SP26 ACCESSIBLE PARKING SIGN, TYP. SIGN BASE AND ACCESSIBLE (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36)
 - SP27 POST MOUNTED "DO NOT ENTER" (30" R5-1) SIGN (2)
 - SP28 4" WIDE SOLID WHITE PAINT STRIPING, 2-FT O.C. @ 45' ANGLE AND PERIMETER
 - SP29 PAINTED WHITE DIRECTIONAL ARROWS, TYP. (1)
 - SP30 MID-BLOCK PED RAMP PER ISPWG STD DWG SD-712G
 - SP31 CONCRETE CURB TERMINATION (2)
 - SP32 BENCHES - SEE ARCHITECTURAL PLANS FOR DETAILS
 - SP33 CONCRETE STAIRS
 - SP34 COVERED PARKING STRUCTURE, ROOF OUTLINE AND SUPPORT POSTS SHOWN, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - SP35 PAINTED WHITE STOP BAR (2)
 - SP36 PEDESTRIAN RAMP WITH TRUNCATED DOMES

JUB ENGINEERS, INC.
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www.jub.com

PROFESSIONAL ENGINEER
REG. NO. 11227
STATE OF IDAHO
PAVE. DIVISION

DATE: 11/20/2023
SCALE: AS SHOWN
SHEET: C-101

WEST END APARTMENTS
POST FALLS, IDAHO

SITE PLAN

FILE: 23010101_CADD
JOB: PROJECT 23010101
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 11/20/23
AT FULL SCALE & NOT ONE
INCH SCALE UNLESS NOTED
LAST UPDATED: 11/20/2023

SHEET NUMBER:
C-101

THESE APPROVED PLANS MUST BE ON-SITE FOR INSPECTION

811
Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

From: Brad E. Marshall <bmarshall@jub.com>

Sent: Friday, March 6, 2026 8:39 AM

To: postfallsura@gmail.com; Ben McGrann <ben@actusprojects.com>; Cole Henderson <chenderson@jub.com>

Subject: FW: Prairie Medical Campus - PFURA Reimbursement Question

Joe,

Hope you are doing well and can help us out with a question regarding reimbursement for costs associated with Holiday Lighting on Prosper Avenue and Zorro's Road adjacent to the Medical Campus? North Idaho Health Care Holdings LLC (NIHH) would like to install electrical infrastructure in the City's right of way of Prosper , and Zorros and in the intersecting Roundabout to support Kootenai Health's placement of Holiday Lights in the fall and winter months. The Holiday lighting would be similar to the lighting on the street trees along Ironwood Drive at the main Kootenai Health Campus and further identify the Medical Campus. The Lights in the street and roundabout will be attractive, festive, and provide a calming nature to those traveling to and from the Hospital. To some the lights would be a form of Public Art which we understand is reimbursable. In review of original Owners Participation Agreement (OPA) and the cost estimate there are some general costs for electrical infrastructure. The actual "lights" would be purchased, installed, and maintained by NIHH. We can provide more details if needed but wanted to bring this up to start the conversation. Can you please review our Light request with the Commission and get back to us with your direction.

Thank You,

Brad Marshall, Senior Planner
Land Development Group Lead

J-U-B ENGINEERS, Inc.

745 W. Hanley Avenue Suite 301, Coeur d'Alene, ID 83815

e bmarshall@jub.com w www.jub.com

p 208-762-8787

POST FALLS URBAN RENEWAL AGENCY

Project Questionnaire and Evaluation

Applicant:

Name of Project: John Bruning Commons

Name of applicant: St. Vincent de Paul North Idaho (SVDP)

Address: 210 W Seltice Way, Post Falls, ID 83854

Phone Number: 208-676-1095

Ownership Capacity:

- Recorded property owners as of July, 1993 (date)
 Purchasing as of _____ (date) under contract with no contingencies
 Purchasing as of _____ (date) under contract contingent upon approval by agency of request for assistance for public improvements
 Authorized agent of the foregoing, duly authorized in writing (written authorization must be attached)

Project:

Location (or legal description) of project: On the south side of W Seltice Way, between N Compton Street and N Catherine Street in Post Falls, ID.

General description of business: It will be a redevelopment of some multifamily buildings and other vacated buildings, 7 in total.

Total number of jobs to be created:	<u>5</u>
Number of jobs created in first year:	<u>5</u>
Number of jobs created in second to fourth year:	<u>6</u>
Number of jobs created in fourth year forward:	<u>7</u>
Estimated average value of wages and benefits for jobs created:	<u>\$ 36,700</u>

General description of improvements: SVDP and The Housing Company (THC) will partner on redeveloping this site. We will demise all the buildings currently on the property and build a 10K SF retail space on the ground floor with 2 stories consisting of 32 residential units above.

Assistance:

Describe the assistance for public improvements being requested: We would like to ask that monies for sidewalk improvements, exterior landscaping, utility hook ups and other improvements allowed by the URD for this project.

Estimated total value (cost) of improvements: \$500,000

If the Urban Renewal Agency is unable to provide the assistance identified above, would your business otherwise be able to locate (relocate) in Post Falls?

Yes _____ No X

Why? The development is a tax credit, workforce housing project that needs multiple sources of financing. If we are unable to secure funding, it places the project out of reach.

If the Agency was required to incur debt to construct the improvements, would you or your business be able to provide an independent financial guarantee to repay the debt incurred by the Agency?

Yes X No _____

PROJECT EVALUATION

Ownership:

The primary business operation in the proposed district is Multifamily and retail.

Project Location:

Within tax increment portion of an existing plan area: Yes X No _____

Within a defined economically disadvantaged border community area: Yes _____ No X

Not within any already defined area: Yes X No _____

Type of Business:

Skilled manufacturing & research: Yes _____ No X

Professional office: Yes _____ No X

Semi-skilled manufacturing: Yes _____ No X

Recreational: Yes _____ No X

Multi-family housing: Yes X No _____

Retail commercial: Yes X No _____

Other:

Jobs Created:

Percentages of minimum wage by wage bracket: 100% above minimum: \$12.50 - \$17.00

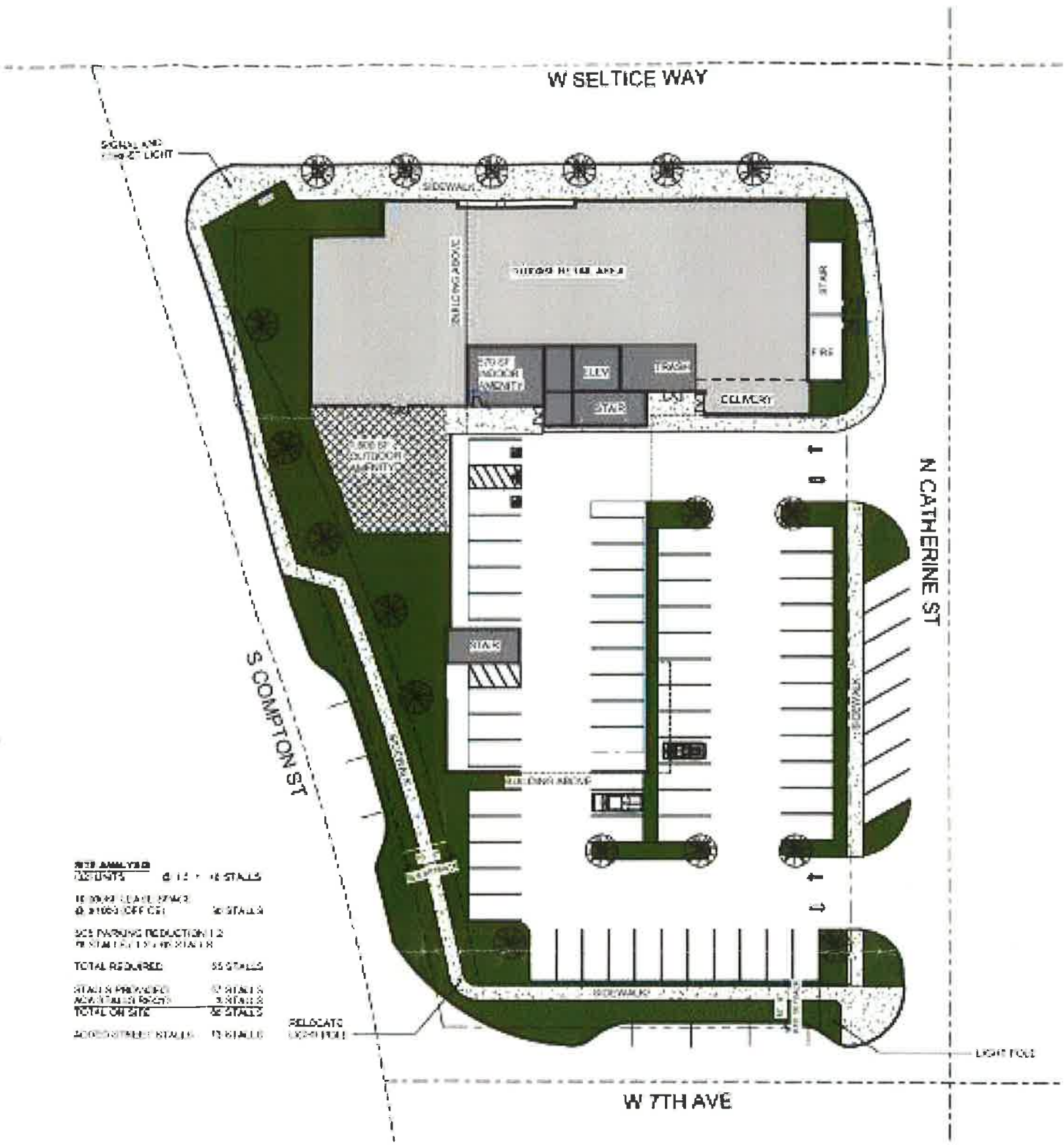
New Buildings and Personal Property Value: _____

Bracketed taxable value per employee: _____

Improvements Requested: Sidewalks, water/sewer, power, landscaping.

Water and/or sewer and/or street infrastructure needed: Yes, connecting water and sewer to our building and units.

Other public infrastructure needed: Power connection and sidewalks.

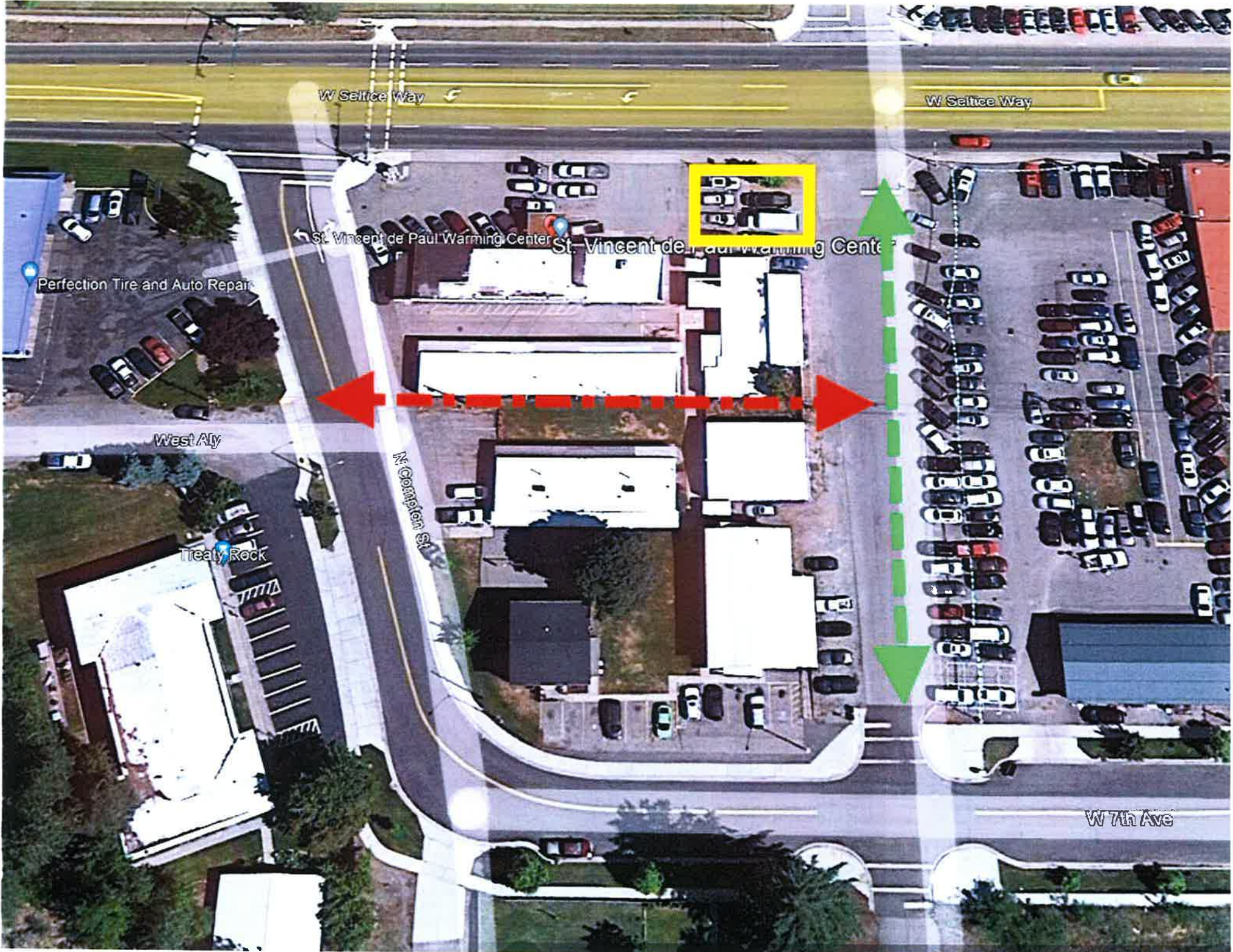


NET ANALYSIS

EXISTING	0 STALLS
TO BE LEAVE SPACE	30 STALLS
SEE PARKING REDUCTION 1 & 2	12 STALLS
TOTAL REQUIRED	55 STALLS
STALLS PROVIDED	52 STALLS
NEW STALLS REQUIRED	3 STALLS
TOTAL ON SITE	52 STALLS
ADDED STREET STALLS	13 STALLS

RELOCATE EXISTING TREE

LIGHT POLE



W Seltice Way

W Seltice Way

St. Vincent de Paul Warming Center

St. Vincent de Paul Warming Center

Perfection Tire and Auto Repair

West Aly

Treaty Rock

N Compton St

W 7th Ave



John Bruning Commons



Powerline (Avista) - looking eastward to project site (1)



Powerline (Avista) - looking eastward to project site (2)



Looking northward from corner of Compton & 7th



Looking northeasterly from corner of Compton & 7th