



District Review Committee

July 16, 2026 – 9:30 a.m.

Post Falls City Hall – Council Chambers

Ante-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. Rooted Project (Downtown URD) **ACTION**
5. District Updates
 - a. PF Technology
 - b. Pleasant View
 - c. Downtown
6. East Seltice Vicinity Update
7. 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.

Post Falls Urban Renewal Agency
Preliminary Submittal Review Notes – Executive Director
June 16, 2025; revised 7/8/2026

Project Name: Rooted Coffee House
Submitted by: Armando Hurtado armando@studiohdg.com
Project District: Downtown URD
Initial Submittal Date: May 15, 2025 (Questionnaire)
Cost/Plan Submittal Date: July 6, 2026
Submittal Method: .pdf Email Attachment
Document(s): 2023.01.16 - SD Interior Presentation-Condensed.pdf
Rooted – PFURA info.pdf (7/6/26)
Rooted – PFURA Markups (7/6/26)

County Information (as of 6/12/25; 7/8/26):

Owner Name: SINGH, KULDIP

AIN: 335897

LRSN: 554736

Parcel Number: PL1510010010

Acres: 0.60

Site Address: 310 N SPOKANE ST, POST FALLS

Legal Description: MOTOR VEHICLE ADD TO POST FALLS, LT 1 BLK 1 PF DOWNTOWN URD 2022 0350N05W

Gross Val: 513,109.00

Net Val: 513,109.00

Exempt Val: 0.00

Tax Code Area: 011036

- 7/8/2026 notes:
 - Estimated project costs –Cost information provided 7/6/26. Appears to include non-qualifying costs (parking lot trees, public facing landscape improvements beyond grassy swale area, bike rack). Water & sewer line costs/quantities limited to public side of meter. All subject to review by the Agency's consulting engineer in determining qualifying costs.
 - This project appears well suited for Minor Project Program participation.
- June 2025 notes:
 - 2023.01.16 - SD Interior Presentation-Condensed.pdf - 18 page .pdf document consisting of Cover Page (1), Site Plan (2), Main Level (3), Mezzanine Level (4), Exterior and Interior rendered views (5-18)
 - Project located on southeast corner of Spokane Street and Railroad Avenue intersection.
 - Bounded on south by active railroad grade, on east by KC Driver's Licensing Office.
 - City Center Downtown Parking Plan, Page R-1, no on-street parking spaces as depicted on the submitted site plan.
 - Downtown Urban Renewal District Plan project table contains one (1) listed district project for which this development project may qualify

- City Center Parking Plan – Street Completion Plan (Tier 1) described as:
 - “Multiple street revitalization projects consistent with the City Center Parking Plan – south of I-90. Locations TBD. See City Center Parking Plan.”
- This project may be better suited for consideration as a Minor Project. TBD determined by owner/representative.

Next step(s) – Revised 7/8/2026:

- Owner/Agent need to provide additional info. in Project Questionnaire as indicated.
- DR Committee has not previously met on this project due to the previous omission of cost information. DR Committee scheduled to meet July 16, 2026 to review the latest information and consider forwarding to full Commission for consideration of Downtown URD participation. Time is of the essence due to approaching project completion and retroactive participation not permitted.



COMMERCIAL INDUSTRIAL RESIDENTIAL

July 6, 2026

Joseph C. Johns
Executive Director
Post Falls Urban Renewal Agency
201 E 4th Avenue
Post Falls, ID 83854

RE: Rooted Social House - Minor Projects Program

Joe,

Thank you for the opportunity to provide additional information regarding the Rooted Social House development located at 310 N Spokane Street in downtown Post Falls.

This project is a new commercial development situated at the corner of Spokane Street and Railroad Avenue. As part of the project, significant public infrastructure, frontage, utility, and streetscape improvements were completed to support both the development and the surrounding public. The project team believes several of these improvements may align with the objectives of the Post Falls Urban Renewal Agency's Minor Projects Program and appreciates your consideration.

The following items break down the requested material to help better convey the extent of what was improved. I have also attached a few marked-up drawings that show where these items are located.

Project Status:

Construction is currently in its final stages, with the building exterior, site improvements, landscaping, and utility infrastructure substantially complete. The remaining work is largely just interior finishes. The anticipated completion date is around the end of August, 2026.

Pedestrian and Accessibility Improvements:

Construction of new pedestrian infrastructure and accessibility upgrades along the site frontage, including:

- New public-facing concrete sidewalks
- ADA-compliant accessible pedestrian routes
- Accessible curb ramps and pedestrian crossings
- Improved pedestrian connectivity between Spokane Street, Railroad Avenue, public parking areas, and adjacent businesses

Street and Frontage Improvements:

Frontage improvements include:

- New concrete curb and gutter
- New driveway approach improvements
- New drainage curb cuts
- Associated grading and pavement improvements
- Streetscape enhancements along Spokane Street and Railroad Avenue

Stormwater Infrastructure Improvements:

A significant portion of the site development effort focused on stormwater management and environmental improvements, including:

- Bio-infiltration swales
- Stormwater conveyance infrastructure
- Drainage curb cuts
- Drywells and stormwater infiltration systems
- Site grading designed to improve stormwater collection and treatment

Water System Improvements:

Utility improvements associated with the public water system include:

- Extension of an 8-inch public water main
- New domestic water service infrastructure
- New irrigation service infrastructure
- Installation of a new public fire hydrant
- Fire protection infrastructure improvements

Sanitary Sewer Improvements:

Utility work included installation and connection of new sanitary sewer infrastructure serving the development, including:

- New sanitary sewer service lines
- Connection to existing public sanitary sewer facilities
- Associated utility trenching and restoration work

Landscaping and Urban Design Enhancements:

The project incorporated extensive landscape improvements intended to enhance the public environment, including:

- Installation of new street trees
- Landscape planting beds and screening
- Irrigation systems
- Landscape swales
- Public-facing open space and patio areas
- Bicycle parking

Cost Breakdown:

Below is a detailed cost summary organized by the following categories:

Category	Improvement Description	Estimated Cost	
Sidewalks, Curbing, Approaches, ADA Ramps	New public and frontage sidewalks, curbs, curb & gutter, drainage curbs & approaches along Spokane Street and Railroad Avenue	\$22,500	✓
City ROW Utility Work	Bio-swales, infiltration swales, curb cuts, drywells, storm piping, drainage structures. New 8-inch public water main extension, fire hydrant, fire line infrastructure, vaults, related public infrastructure, <u>public sewer connection</u> and associated improvements. Asphalt, trench restoration, surface restoration in ROW.	\$80,000	?
Street Trees	Street and parking lot trees required by City	\$6,300	? OFF SITE
Landscaping & Irrigation	Public-facing landscape improvements, irrigation infrastructure supporting frontage and landscape improvements	\$4,750	
Bicycle Racks	Addition of bike racks	<u>\$2,000</u>	
Total		\$115,550	

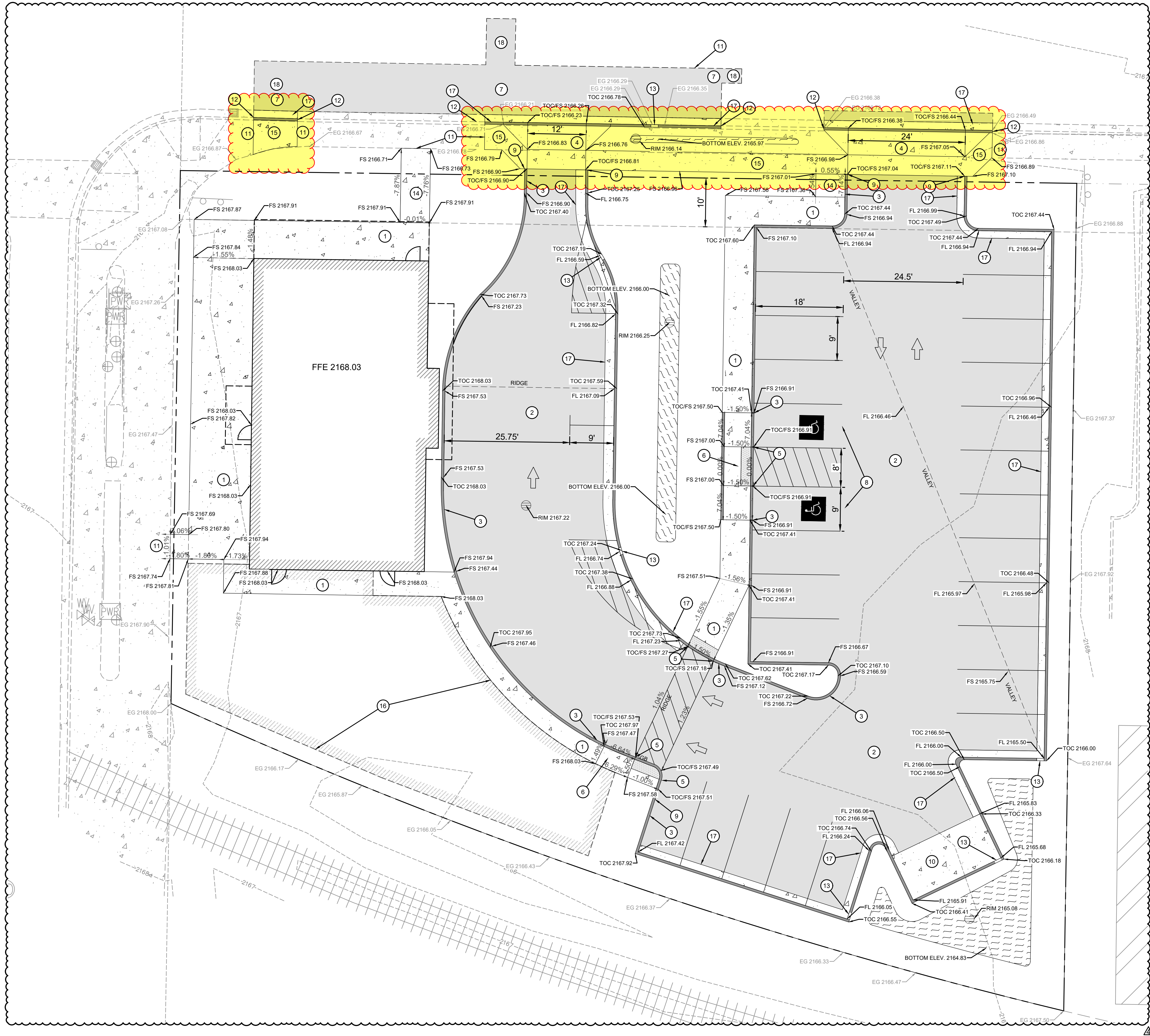
We appreciate your willingness to review the public improvements completed as part of this project.



Kyle Wells
Project Manager
Ginno Construction Co.

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD
LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES,
UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS IF
CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE
CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

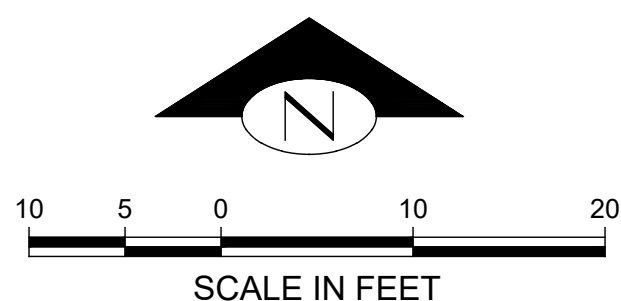
CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE
APPROX.)



KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	NEW ON-SITE CONCRETE SIDEWALK.	9/C8.00
2	NEW ONSITE ASPHALT PAVEMENT.	8/C8.00
3	NEW CONCRETE CURB PER CITY OF POST FALLS STANDARD DRAWING SD 2009.	1/C8.02
4	NEW TYPE A CONCRETE DRIVEWAY APPROACH PER CITY OF POST FALLS STANDARD DRAWING SD2014.	4/C8.02
5	NEW FLUSH CONCRETE CURB.	3/C8.00
6	NEW PEDESTRIAN RAMP PER CITY OF POST FALLS STANDARD DRAWING SD 2013.	3/C8.02
7	NEW ASPHALT ROADWAY PAVEMENT. ALL SURFACE RESTORATION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF POST FALLS STANDARD DRAWING SD 301.	6/C8.02
8	NEW ACCESSIBLE PARKING STALLS. SLOPES WITHIN THE DESIGNATED PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.	-
9	CONTRACTOR SHALL TAPER 6" CONCRETE CURB DOWN TO FLUSH WITH FINISHED SURFACE OVER LAST 2'.	7/C8.00
10	NEW TRASH ENCLOSURE. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	6/C8.00
11	CONTRACTOR SHALL MATCH EXISTING ELEVATION ALONG SAWCUT LINE, TYPICAL.	-
12	TIE PROPOSED TOP OF CURB INTO EXISTING TOP OF CURB ELEVATION.	-
13	NEW DRAINAGE CURB CUT PER CITY OF POST FALLS STANDARD DRAWING SD 603.	6/C8.01
14	NEW STRAIGHT PEDESTRIAN CURB RAMP.	2/C8.03
15	NEW OFF-SITE CONCRETE SIDEWALK PER CITY OF POST FALLS STANDARD DRAWING SD 2012.	2/C8.02
16	POTENTIAL FUTURE BUILDING FOOTPRINT SHOWN FOR REFERENCE ONLY	-
17	NEW CONCRETE CURB AND GUTTER PER CITY OF POST FALLS STANDARD DRAWING SD 2010	5/C8.02
18	ALL SURFACE RESTORATION FOR TRENCHING IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF POST FALLS STANDARD DRAWING SD 301.	6/C8.02

GENERAL NOTES:

- SEE UTILITY PLAN, SHEET C7.00, FOR ADDITIONAL INFORMATION.
- SEE STORMWATER PLAN, SHEET C6.00, FOR ADDITIONAL INFORMATION.
- ALL CLEARING, GRUBBING, SITE PREPARATION, OVER EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE DONE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY SURFACE STRUCTURES (LIDS, CLEANOUTS, VALVE BOXES/COVERS, GRATES, ETC.) TO MATCH PROPOSED FINISHED GRADES.
- ALL STREET DEMOLITION AND PATCHING WITHIN THE ROW SHALL BE DONE IN CONFORMANCE WITH CITY OF POST FALLS STANDARD PLANS AND SPECIFICATIONS.
- ALL SIGNAGE, STRIPING, AND TRAFFIC SIGNS LOCATED WITHIN THE ROW SHALL BE COMPLETED/ INSTALLED PER CITY OF POST FALLS STANDARD PLANS AND SPECIFICATIONS.



HDG
Architecture

230 S. Washington St.
Spokane, WA 99201
509-321-5064
StudioHDG.com

REV

DATE

DESCRIPTION

9.13.24

CITY REVIEW COMMENTS #1

11.22.24

CITY REVIEW COMMENTS #2

3.28.25

SITE REVIEW COMMENTS #3

5.21.25

SITE REVIEW COMMENTS #4

6.26.25

SITE REVIEW COMMENTS #5

PIPE MATERIAL CLARIFICATION

Project:

2301.0294

Drawn By:

SS

Date:

2024.09.13

C5.00

Grading Plan

New Construction

21.30 - ROOTED

310 N SPOKANE ST

POST FALLS, ID 83854

6/26/2025

STATE OF IDAHO

JOHN N. CLEMENTS

UPDATED SET

2025.11.17

GENERAL NOTES:

- FOR PIPE MATERIALS AND ADDITIONAL UTILITY NOTES, SEE SHEET C2.00.
- TRENCH SECTION, BACKFILL, AND SURFACE REPLACEMENT SHALL BE IN ACCORDANCE WITH CITY OF POST FALLS STANDARD DRAWING SD-301.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALIGNMENTS AND INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY CIVIL ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
- CONTRACTOR SHALL COORDINATE WITH AVISTA UTILITIES FOR ELECTRICAL AND NATURAL GAS INFORMATION.
- CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS FOR POINT OF CONNECTION, IRRIGATION LOCATIONS, SLEEVING, ETC.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ELECTRICAL SITE APPURTENANCES

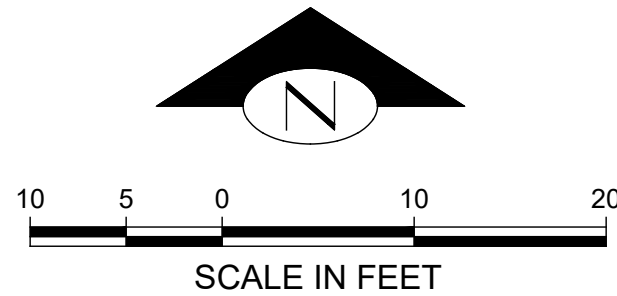
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CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	CONNECT TO EXISTING 21" CONC SANITARY SEWER MAIN WITH NEW 6" SANITARY SEWER SERVICE PER CITY OF POST FALLS STANDARD DRAWING SD 504. EX IE 2154.74± 6" IE 2155.24±	4/C8.01
2	NEW 6" PVC SANITARY SEWER PIPE. SLOPE AND LENGTH PER PLAN	-
3	6" SSCO RIM 2167.09± 6" IE 2161.00	1/C8.03
4	6" SSCO RIM 2167.34± 6" IE 2163.65	1/C8.03
5	6" SSCO RIM 2168.03 6" IE 2164.53	1/C8.03
6	APPROXIMATE SANITARY SEWER STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLANS FOR EXACT LOCATION.	-
7	NEW FIRE HYDRANT PER CITY OF POST FALLS STANDARD DRAWING SD 401.	1/C8.01
8	8" x 6" x 8" TEE WITH 8" BLIND FLANGE IN ACCORDANCE WITH CITY OF POST FALLS WATER STANDARDS. INSTALL VALVES ON SOUTH AND EAST LEGS OF TEE.	-
9	NEW 36" VAULT WITH 4" DOUBLE CHECK VALVE ASSEMBLY PER CITY OF POST FALLS WATER STANDARDS.	-
10	NEW 4" PVC C900 FIRE WATER SERVICE TO BUILDING.	-
11	NEW 2" HDPE DOMESTIC WATER SERVICE TO BUILDING.	2/C8.01
12	NEW 1" HDPE IRRIGATION SERVICE.	3/C8.01
13	1" HDPE IRRIGATION SERVICE POINT OF CONNECTION. COORDINATE EXACT POINT OF CONNECTION WITH LANDSCAPE PLANS.	-
14	NEW POST INDICATOR VALVE (PIV).	5/C8.00
15	NEW FIRE DEPARTMENT CONNECTION (FDC).	11/C8.00
16	APPROXIMATE FIRE WATER STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLANS FOR EXACT LOCATION.	-
17	APPROXIMATE DOMESTIC WATER STUB OUT LOCATION. FIRE PROTECTION CONTRACTOR SHALL FINALIZE FIRE WATER LINE SIZE AND STUB OUT LOCATION.	-
18	NEW ELECTRICAL SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH SHEET E1.01 FOR MORE INFORMATION.	-
19	NEW COMMUNICATION SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.	-
20	NEW NATURAL GAS SERVICE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH AVISTA AND MEP PLANS FOR ADDITIONAL INFORMATION AND FINAL SIZING.	-
21	NEW PAD MOUNTED TRANSFORMER SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLAN SHEET E1.01 FOR ADDITIONAL INFORMATION.	-
22	NEW SITE LIGHT SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL PLAN SHEET E1.01 FOR ADDITIONAL INFORMATION.	-
23	NEW BELOW-GRADE GREASE INTERCEPTOR TO BE INSTALLED INSIDE BUILDING. SEE PLUMBING PLANS FOR MORE INFORMATION.	-
24	NEW 8" PVC C900 PUBLIC WATER MAIN EXTENSION IN ACCORDANCE WITH CITY OF POST FALLS WATER STANDARDS.	6/C8.02 3/C8.03
25	CONNECT NEW 8" WATER MAIN TO EXISTING 8" WATER MAIN IN ACCORDANCE WITH CITY OF POST FALLS WATER STANDARDS. CONTRACTOR SHALL CONTACT CITY OF POST FALLS WATER DIVISION 5 DAYS PRIOR TO TAPPING TO SCHEDULE CONNECTION.	-
26	NEW 2" DOMESTIC WATER METER PER CITY OF POST FALLS STANDARD DRAWING SD 402.	2/C8.01
27	NEW 1" IRRIGATION WATER METER PER CITY OF POST FALLS STANDARD DRAWING SD 406.	3/C8.01
28	CONNECT NEW 2" DOMESTIC WATER SERVICE TO 8" PUBLIC WATER MAIN PER CITY STANDARDS.	-
29	CONNECT NEW 4" FIRE WATER SERVICE TO 8" PUBLIC WATER MAIN PER CITY STANDARDS.	-
30	EXISTING WATER MAIN ALIGNMENT IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY IN THE FIELD.	-
31	NEW 2" HDPE DOMESTIC WATER SERVICE STUB FOR POTENTIAL FUTURE BUILDING.	2/C8.01
32	6" SSCO RIM 2167.45 6" IE 2162.94	1/C8.03
33	6" SSCO RIM 2168.03 6" IE 2163.12	1/C8.03
34	NEW ELECTRICAL APPURTENANCES SHOWN SCHEMATICALLY AND FOR REFERENCE ONLY. SEE SHEET E1.01.	-
35	MECHANICALLY RESTRAINED CAP.	-

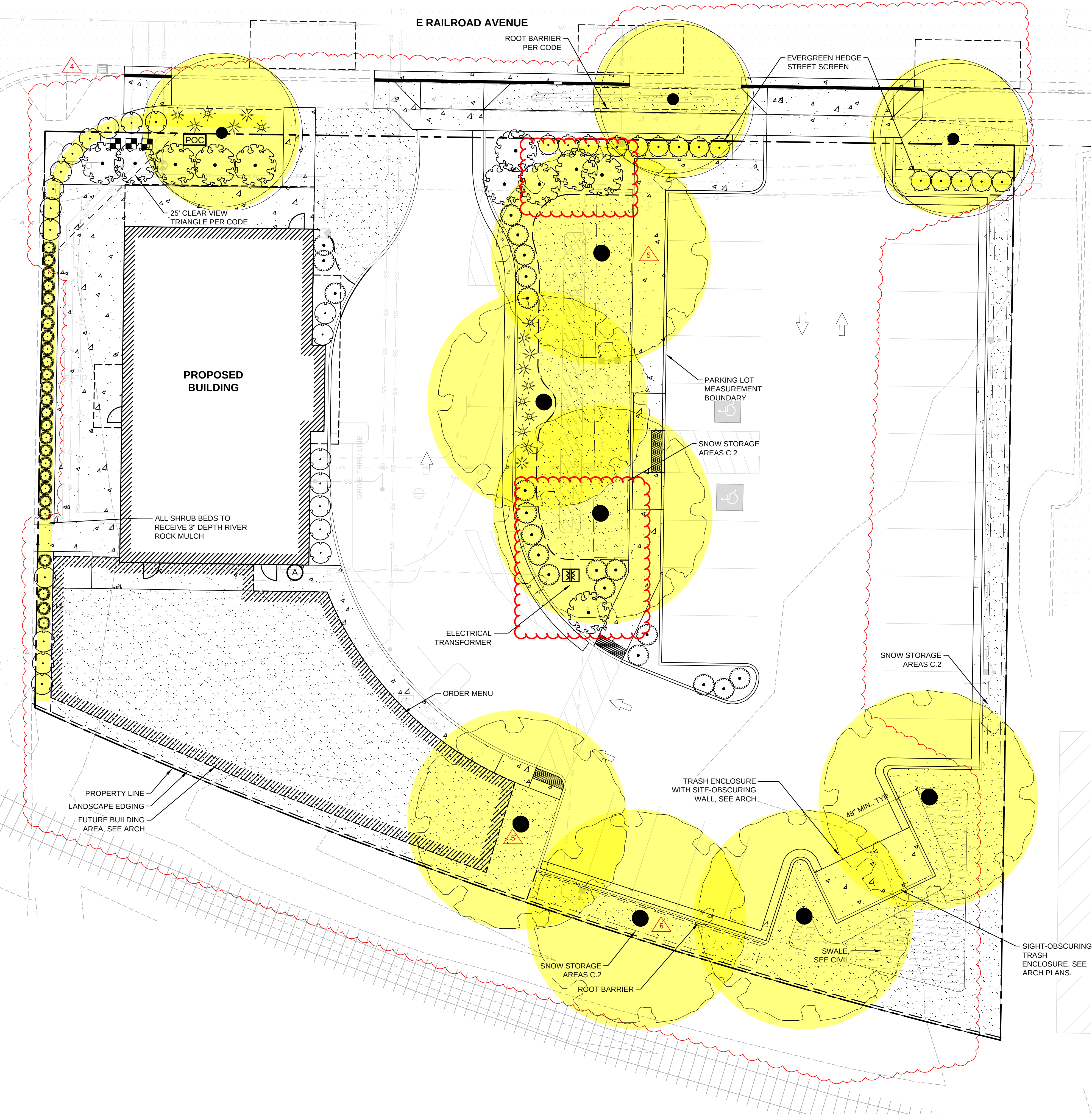
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9.13.24	9.13.24	CITY REVIEW COMMENTS #1
11.22.24	11.22.24	CITY REVIEW COMMENTS #2
3.28.25	3.28.25	SITE REVIEW COMMENTS #3
5.21.25	5.21.25	SITE REVIEW COMMENTS #4
6.26.25	6.26.25	SITE REVIEW COMMENTS #5
6.26.25	6.26.25	PIPE MATERIAL CLARIFICATION

UPDATED SET
2025.11.17



N SPOKANE STREET

E RAILROAD AVENUE



LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN CITY OF POST FALLS ZONING CODE CHAPTER 18.24.080 LANDSCAPING, TITLE 18A SMARTCODE ZONING REGULATIONS ORDINANCE #1200 AND THE POST FALLS TREE STANDARDS MANUAL.

ZONING DISTRICT: SC5 (SMARTCODE)
LAND USE: COMMERCIAL
SURROUNDING USES: COMMERCIAL
BUFFERS REQUIRED: NO

STREETSCAPE LANDSCAPE REQUIREMENTS:

*NOTE: STREET FRONTAGE TO PROVIDE REGULARLY-SPACED SHADE TREES THAT CLEAR AT LEAST ONE STORY AT MATURITY. SEE SMARTCODE GUIDELINES FOR MORE REGULATIONS.

PARKING LOT REQUIREMENTS:

PARKING LOT AREA PROVIDED: ~9,000 SF

INTERIOR PLANTING: 3 LARGE (CLASS 3) @ 3,000 SF EA = 9,000 SF

TOTAL= *9,000 SF

*NOTE: PARKING LOT TREE REDUCTION DUE TO LOCATION OF UNDERGROUND UTILITIES AND LIGHTS.

Parking Area Shade Calculations

Total parking area: 11,500 SF
Exceptions to the parking area shade requirement: 500 SF (for pavement shaded by building)
Resulting parking area shade requirement: 11,000 SF

Trees installed to meet the requirement:
One class II tree (Nyssa sylvatica) @ perimeter placement provides for 1,000 SF of pavement
Four class III trees (Acer x freemanii) @ perimeter placement provides for 6,000 SF of pavement
Two class III trees (Acer x freemanii) @ interior placement provides for 6,000 SF of pavement

Total parking area meeting requirement: 13,000 SF

PLANT SCHEDULE

SYMBOL CODE BOTANICAL NAME

TREES

	AF	ACER X FREEMANII
	NS	NYSSA SYLVATICA

SYMBOL CODE BOTANICAL NAME

SHRUBS

	BB	BOUTELLOUA GRACILIS 'BLONDE AMBITION'
	CK2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	CK	CORNUS STOLONIFERA 'ARCTIC FIRE'
	IC	ILEX GLABRA 'CHAMZIN'
	MR2	MAHONIA REPENS
	RG	RHUS AROMATICA 'GRO-LOW'

GROUND COVERS

	TR	TURF SOD SOD
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SEE SHEET L1.02 FOR COMPLETE PLANTING SCHEDULE

SYMBOL LEGEND

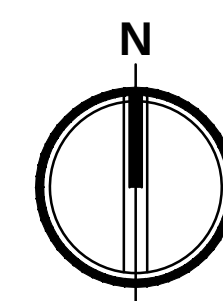
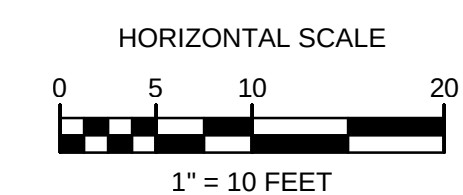
SYMBOL DESCRIPTION

SITE IMPROVEMENTS

	PROPERTY LINE
	SNOW STORAGE AREA EXTENTS

IRRIGATION

	IRRIGATION CONTROLLER, WALL MOUNT ON SOUTH SIDE OF BUILDING. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
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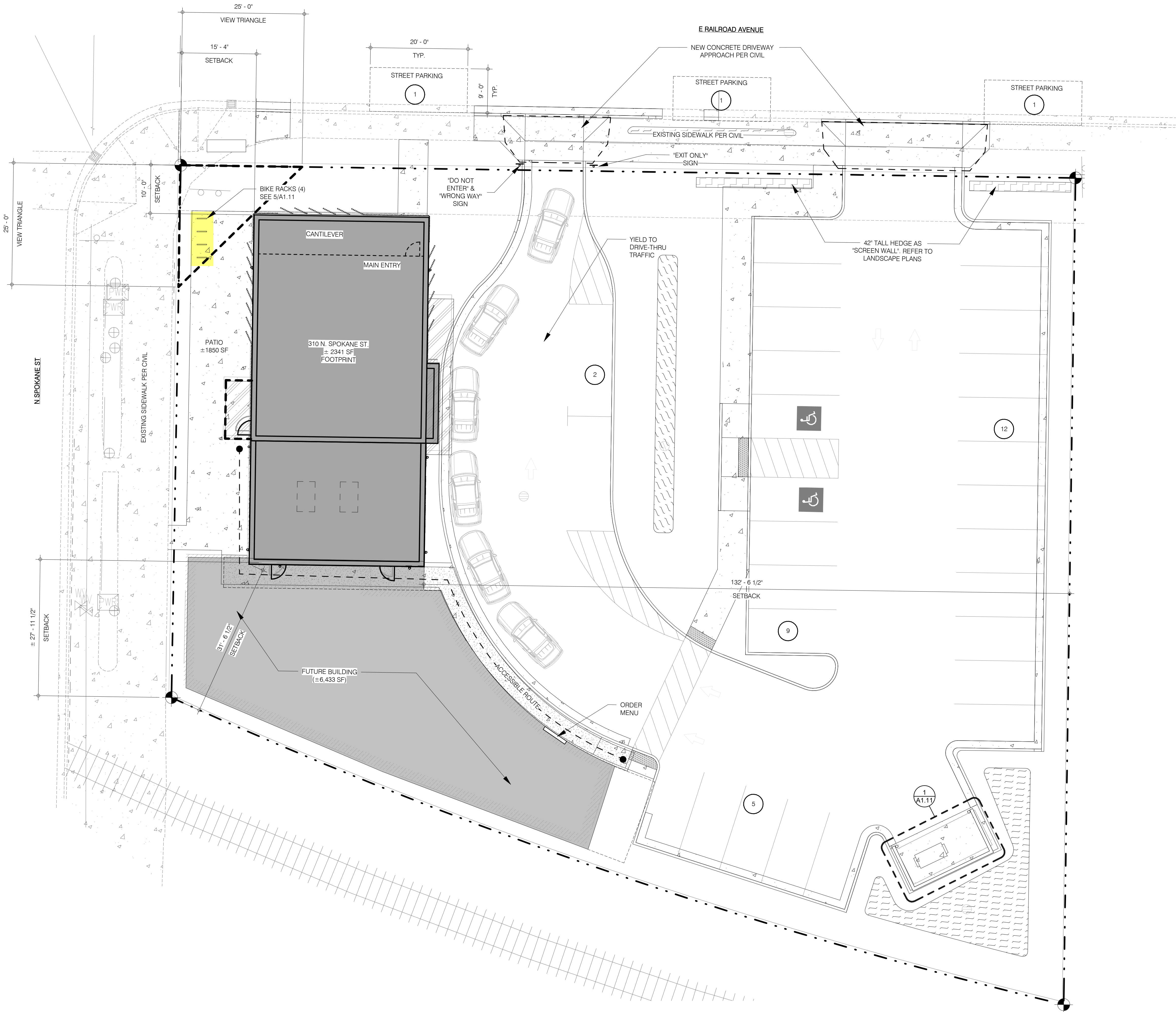




1

SITE PLAN TRUE NORTH

SCALE: 1" = 10'-0"



PROJECT INFORMATION

OWNERS:

KARN VIRK
1609 E WARM SPRINGS AVE
POST FALLS, ID 83854

ZONING:

ADDRESS: 310 N SPOKANE ST, POST FALLS, ID 83854

PARCEL(S): 335897

ZONING: SC5 (POST FALLS SMARTCODE)

LOT AREA: 26,136 SF / .6 ACRES

MAX LOT COVERAGE: 80% (POST FALLS SMARTCODE)

BUILDING/ROOF - 2,807 SF
IMPERVIOUS AREA - 14,720 SF
TOTAL AREA - 17,527 SF (67.1%)

DENSITY: 18 UNITS PER ACRE / 1 UNIT EQUALS 1,000 SF OF COMMERCIAL SPACE
18 X .6 ACRES = 10.8 UNITS
10.8 X 1000 = 10,800 SF MIN. REQUIRED
COFFEE SHOP - 4,389 SF
FUTURE BUILDING - 6,433 SF
TOTAL - 10,822 SF

SETBACKS: (POST FALLS SMARTCODE TABLE 15C)
FRONT (SPOKANE ST): 0'-0" MIN - 16'-0" MAX
FRONT (RAILROAD AVE): 0'-0" MIN - 16'-0" MAX
SIDE: 0'-0" MIN - 24'-0" MAX
REAR: 3'-0" MIN

PARKING:

PARKING REQUIRED: PER POST FALLS SMARTCODE CHAPTER 6 TABLE 10:
SC5 RETAIL (COFFEE SHOP/CAFE) - 3 SPACES / 1000 SF

COFFEE SHOP - 13 SPACES = (4,389 SF / 1000 SF) X 3 SPACES
FUTURE BUILDING: = 19 SPACES (6,433 SF / 1000 SF) X 3
TOTAL = 32 SPACES

PARKING PROVIDED:

28 STALLS (INCLUDING 2 HANDICAP) - ON SITE
3 STALLS ON STREET
1 STALL TO BE PAID FOR WITH A FEE IN LIEU OF ON SITE
32 TOTAL STALLS

STALL WIDTH MIN: 9' X 18'

2-WAY DRIVE WIDTH: 24' MIN 2-WAY

BICYCLE PARKING REQUIRED:

MIN : 4 RACKS = 32 PARKING SPACES / 10
PER CITY OF POST FALLS MUNICIPAL CODE 18A.20.100 E.5:
A MINIMUM OF ONE BICYCLE RACK PLACE SHALL BE
PROVIDED WITHIN THE PUBLIC OR PRIVATE FRONTAGE FOR
EVERY TEN (10) VEHICULAR PARKING SPACES. (ORD. 1200,
2010)

BICYCLE PARKING PROVIDED:

4 RACKS

ACCESSIBLE ROUTE REQUIRES HANDRAIL PER 2010 ADA STANDARDS
SECTION 405.

A1.01

SITE PLAN

Project: 21.30

Drawn By: JLLJ

Date: 2023.03.16

New Construction

21.30 - ROOTED

310 N SPOKANE ST

POST FALLS, ID 83854

DESCRIPTION

REV

DATE

#2

#3

#4

UPDATED SET
2025.11.17

HDG

Architecture

230 S. Washington St.
Spokane, WA 99201

509-321-5064
StudioHDG.com

LICENSED
ARCHITECT
AR-985669

ARMANDO S. MARTINO
STATE OF IDAHO

FOR PERMIT
THESE DRAWINGS ARE SUBMITTED COMPLETE FOR SUBMISSION TO THE JURISDICTION
OF THE CITY OF POST FALLS. THE CITY OF POST FALLS IS NOT RESPONSIBLE FOR
FOR CONSTRUCTION UNTIL THE CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN
CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY.

POST FALLS URBAN RENEWAL AGENCY

Project Questionnaire and Evaluation

Applicant:

Name of Project: Rooted Coffee House

Name of Applicant: Client Rep: Armando Hurtado (HDG Architecture)

Address: 230 S. Washington St Phone: 509-321-5064
Spokane Wa, 99201

Ownership Capacity:

- ☐ Recorded property owners as of unknown (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:

310 N. Spokane Street
Post Falls, ID 83854

General description of business:

Cafe serving coffee, wine, beer and pre-made pastries and lunch items

Total number of jobs to be created:	<u>8.0</u>
Number of jobs created in first year:	<u>8.0</u>
Number of jobs created in second to fourth year:	<u>12.0</u>
Number of jobs created in fourth year forward:	<u> </u>
Estimated average value of wages and benefits for jobs created:	<u>\$ 99,000</u>

General description of site improvements:

Vacant land - new ground up two story, coffee house with adjacent parking area

Assistance:

Are you requesting assistance through the Minor Project Program (maximum \$250,000 reimbursement) or standard increment tax funding? ☒ Minor Project ☐ Standard

Describe the assistance for public improvements being requested:

Project is still under bid. Assistance will be determined at time of bid

Estimated total value (cost) of improvements: \$ 3,200,000

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

Why?

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 ☐ No

PROJECT EVALUATION

Ownership:

The primary business operation in the proposed district is
Coffee shop

Project Location:

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

Within a defined economically disadvantaged border community area: ☐ Yes ☐ No ☒

Not within any already defined area: ☐ Yes ☐ No

Type of Business:

- | | |
|---|---|
| ☐ Skilled manufacturing & research | ☐ Multi-family housing |
| ☐ Professional office | ☒ Retail commercial |
| ☐ Semi-skilled manufacturing | ☐ Recreational |
| ☐ Other: _____ | |

Jobs Created:

Percentages of minimum wage by wage bracket: _____

New Buildings and Personal Property Value: 5,200,000

Bracketed taxable value per employee: _____

Improvements Requested:

Undetermined at this time

Water and/or sewer and/or street infrastructure needed:

Undetermined at this time

Other public infrastructure needed:

Undetermined at this time