

Post Falls

"Idaho's River City"



City of Post Falls, Idaho City Hall and Civic Center Planning Charrette - Executive Summary

May 24-25, 2005 | Facilitator: Ken Baker, **K energy**, Boise, Idaho

The City of Post Falls Charrette expenses were underwritten by Rebuild Idaho (State of Idaho Energy Office), Better Bricks, and the City of Post Falls.



Overview

Post Falls is located four miles east of the Washington-Idaho border along Interstate 90 in Kootenai County and is bounded by Coeur d'Alene, Idaho to the east, the State of Washington to the west, the Spokane River to the south and the Rathdrum prairie to the north. Post Falls is 20 miles east of Spokane, Washington and approximately 100 miles south of the Canadian border.

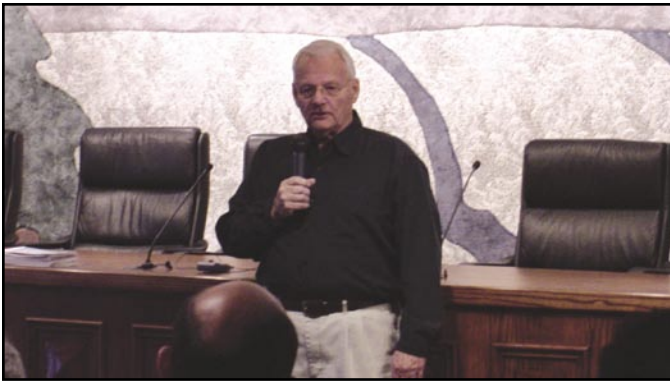
Population

Over the last 15 years the City of Post Falls has tripled its population from 7,350 residents in 1990 to an estimated 22,000 in 2004. The influx of new residents has resulted in a strong construction industry, with total building permit valuations in the City exceeding \$28,000,000 for the past five years. Residential and commercial construction activity has

leveled off somewhat, with a small spike in FY 01, but it should continue at a level similar to prior years.

Economic Conditions and Outlook

Due to the proximity of numerous lakes, rivers and mountains, Post Falls, Idaho is an inviting place to live and visit. This fact is reflected in the tourism and retail sectors of the economy, with an increasing number of retail, dining and entertainment businesses locating in the City. Additionally, Post Falls has become a favored retirement community. Kootenai County traditionally has had a timber-based economy. That is changing gradually, as the manufacturing base has become more diverse. Jobs Plus, Inc., the local economic development organization has recruited several small to medium sized firms to the County. Manufacturing jobs are found primarily in electronics, lumber and furniture at the present. Post Falls was the chosen location for Harpers, Inc., a major furniture manufacturer that relocated to North Idaho eight years ago and employs a workforce of 450. This was done with the help of Jobs Plus, Inc. and by creating an Urban Renewal District to help build infrastructure. This District closed out at the end of December 2001. Jobs Plus, Inc. has also just recently helped bring Center Partners, a call center business, to the City. They employ a workforce of 300. Last, Wal-Mart started building in FY 01 and opened its new store in January of 2002. They also employ a workforce of 300.



Mayor Clay Larkin opened the 2-day Charrette Workshop by welcoming and thanking the Charrette participants.

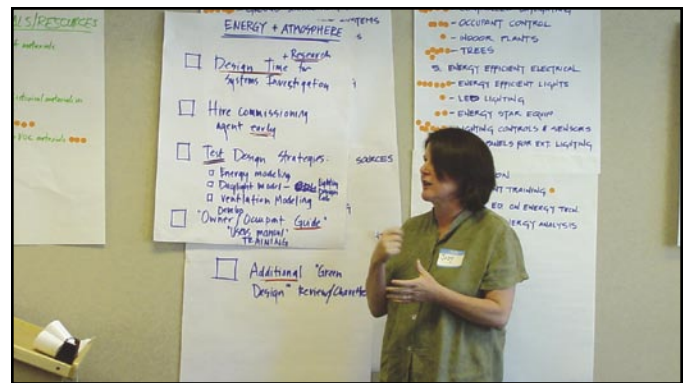
Founded in 1871, the City of Post Falls, Idaho has a long history of environmental stewardship and most recently a commitment to demonstrating the benefits of municipal green buildings. The City plans to construct a new 36,000 sq. ft. City Hall and Civic Center and will seek the U.S. Green Building Council’s Leadership in Energy and Environmental Design Gold Level Certification. In addition to offering expanded community services to the Post Falls employees, residents and visitors, the proposed City facilities will serve as case study for high performance municipal green building, environmental sensitivity and long-range stewardship.

Project Overview:

The City of Post Falls intends to develop an energy-efficient, environmentally-responsible 36,000 sq. ft. City Hall and Civic Center. The City selected Cory Trapp, G. D. Longwell Architects and Rich Murikami, Arai Jackson Ellison, Murakami Architects as the Project Architects.

In order to bring the architects’ vision into alignment with the City’s commitment to green buildings, the City of Post Falls hosted the project’s first Green Building Design Planning Charrette on May 24-25, 2005. Thirty-two (32) people attended this 2-day meeting that was intended to explore the project’s sustainable strategies and technologies. The actual Charrette working sessions were “sandwiched” between two public sessions, i.e. the Charrette

started and ended as a public forum in the City of Post Falls Council Chambers. The 2-day program was kicked off on the morning of May 24th by Post Falls Mayor Clay Larkin. Nathan Goode, a noted sustainable design architect and seminar leader followed the mayor’s welcoming remarks with a powerpoint discussion on the value of Building Green. Following Nathan’s presentation was Judy Thordorson from the Washington State University Lighting Lab with a discussion on daylighting and the technical services provided by the Lab. (See agenda page ___ to review the discussion topics.)



Judy Theodorson, an Engineer with the State of Washington Lighting Laboratory shares ideas regarding the project’s prospective daylighting and energy savings options.

Ken Baker, the Charrette facilitator closed the morning program by providing a list of features that describe a high performance building:

High performance is used to describe a building that:

1. Uses less energy (including embodied energy), and uses resources in a sustainable manner
2. Provides superior indoor environmental quality, enhances worker productivity and well-being
3. Improves the bottom lines of the developer, owner (community) and occupants.

In addition, a municipal green building must take into consideration the following:

1. Acoustic Comfort
2. Building Commissioning
3. Daylighting
4. Durability
5. Energy Analysis Tools
6. Energy-Efficient Shell
7. Environmentally Preferable Materials
8. Environmentally Responsive Site Planning
9. High Performance HVAC
10. High Performance Electric Lighting
11. Life Cycle Cost Analysis
12. Renewable Energy
13. Safety and Security
14. Superior Indoor Air Quality
15. Thermal Comfort
16. Visual Comfort
17. Water Efficiency

Post Falls Charrette: May 24-25, 2005

After the morning “overview” type presentations at the Post Falls City Council Chambers, the group moved to the Post Falls Library Conference Room to kick-off the Charrette program.

The intended purpose of the charrette was four-fold:

1. to develop and share the City of Post Falls vision and sustainability (green) goals for the design and development of the proposed new city facilities
2. to assess the available expertise and resources for the project
3. to discuss the project’s community and site issues
4. to determine appropriate strategies and technologies for the initial project

This was the first of several planned green design and technology Charrettes that will support an ongoing effort to bring together the City’s Green Team with prospective local, regional and national stakeholders. The broader goal of the Charrette was to discuss the City’s vision and commitment to sustainability, focusing on the larger issues of site, community and related strategies. The Charrette attendees represented the combined the talent of City of Post Falls elected officials, staff, technical and advisory consultants, DOE’s Rebuild Idaho, local utility representatives, and the project’s design and construction team. (The attendee list appears on page ____).

THE CHARRETTE PROCESS:

A presentation on LEED and Integrated Design by Carl Ramsey, Architectural & Environmental Associates, set a baseline for a dialogue on green strategies. The afternoon consisted of small working group sessions that were designed to elicit creative input on green building technologies and site strategies.



Rich Murakami, the Project Architect, shared information on the project’s prospective sustainable materials.

The many City of Post Falls’ employees who attended this meeting were asked to give charrette participants an indication of issues important to them. The following issues were raised and discussed by the group.

1. High traffic areas
2. Privacy
3. Very accessible to public
4. Public perception
5. Healthy environment
6. Bike racks/health center
7. Noise (phones) balancing
8. How do we create public access?

The charrette process was designed to elicit group development of green goals, strategies and technologies by LEED category, and specific direction/actions for the design team. Categories from LEED NC were utilized as focus points for charrette participants. These five categories are: 1) Sustainable Sites; 2) Water Efficiency; 3) Energy and Atmosphere; 4) Materials and Resources; and, 5) Indoor Environmental Quality.

The charrette team worked to generate ideas, concepts, and key elements that would define umbrella green goals by LEED category. Breakout groups then took these documented ideas and developed goal statements by category. The breakout groups each presented to the whole team for feedback and revision of the goals.

Five teams were formed to work on strategies and technologies for the five categories. The teams reported outcomes to the larger group for input and direction. Strategies and technologies by category were posted and each participant was given five votes per category to indicate their personal priority.

The participants' votes in terms of suggested priorities on strategies and technologies by category are listed on the following pages. The charts included in each category indicate the charrette group high level or umbrella priorities by technology. The lists that follow the charts break down specific strategies and priorities under the larger umbrella priorities.

The strategy/technology with the highest vote (69) were those that: contribute to health and wellness of the building occupant. Second on the list was: healthy lighting at 38 votes. Third, with 32 votes was the use of passive strategies such as natural ventilation and daylighting. Appropriate use of materials and resources received 29 votes, the use of high efficiency mechanical equipment 27 votes, and water efficient landscaping received 23 votes.

The final chart in this series displays the group's priority by LEED category. Each category had the potential to receive 135 votes. Indoor Environmental Quality received the most votes overall at 128. Both Energy and Atmosphere and Sustainable Sites received 117 votes. The Materials and Resources category received 83 out of 135 possible votes and Water Efficiency received 79 votes.

GOAL STATEMENTS, STRATEGIES AND TECHNOLOGIES:

The charrette participants' identified the following sustainable strategies as they apply to the City Hall project: (A graph reflecting the participants' priorities are provided for each category.)



A "bird's eye" view of the Charrette during one of the break-out/group problem solving sessions. (Kit Hoffer is shown documenting the Charrette for future viewing on the City of Post Falls Public Access Television Channel).

Sustainable Sites

- To develop a site that continues the community's commitment to environmental stewardship by protecting, preserving and respecting the natural environment while creating a healthy, inviting and accessible site.
- To maximize the site's linkage to all existing and planned community resources.
- To encourage community participation in developing innovative solutions for minimizing public use of green space and recognition of the sites historical and cultural heritage, including the river.

Lighting

- High Efficiency 9
- Directional 5
- Sensored/Timed 2
- Solar Exterior 1
- Special (public emp. Area) 1
- Screening 0

Landscaping

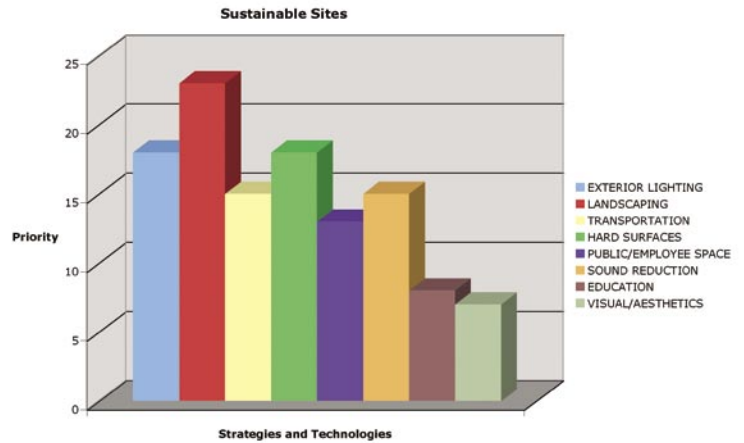
- Native plants 10
- Xeriscaping 7
- Diversification 2
- Low Maintenance 2
- Companion planting 1
- Tree Selection 1

Transportation

- Bike Racks/Lockers 7
- Connection – ped. paths 3
- Shared Parking 3
- Parking alternatives 1
- Min. Parking 1
- Preferred Parking 0
- Location to Bus Routes 0

Hard Surfaces

- Reduce heat island 10
- Shaded parking lot 4
- Porous pavement 2
- Green roof 2



Public/Employee Space

- Multiple use 8
- Furniture 2
- Pervious surfaces 2
- Foot Traffic 1
- Garden area 0
- Exhibit Space 0

Sound Reduction

- Water features 7
- Sound Walls 4
- Trees/shrubs 0

Education

- Interpretive signage 4
- Kiosks 2
- Garden clubs/native plants 2
- Web site 0

Visual/Aesthetics

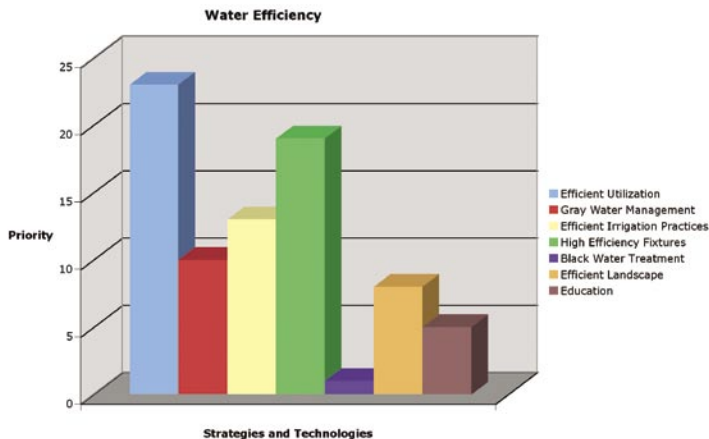
- Curb appeal 6
- Structures 1

Water Elements 4

Water Efficiency

Provide leadership in the stewardship of water resources with the following objectives:

- Reduce
- Reuse
- Educate



Water Utilization

- Collection & use of stormwater 10
- Pervious surfaces 9
- Vegetative Roof 2
- Stormwater planters 2
- Honor Water (education) 0
- Filtration 0

Gray Water Management

- Incorporate reclaimed water 6
- Capture Gray water 4
- Filtration 0

Irrigation

- High-efficiency irrigation 9
- Drip irrigation 2
- Temporary irrigation 1
- Sensor – Leak Detecting 1
- Catch Trays 0

High Efficiency Fixtures

- Auto flush valves 6
- Low flow 5
- Waterless Urinals 4

- Use of normal fixtures vs efficient 4

Black Water Treatment

- Natural waste 1
- Composting toilets 0

Construction Storm Management 1

Landscape Strategies

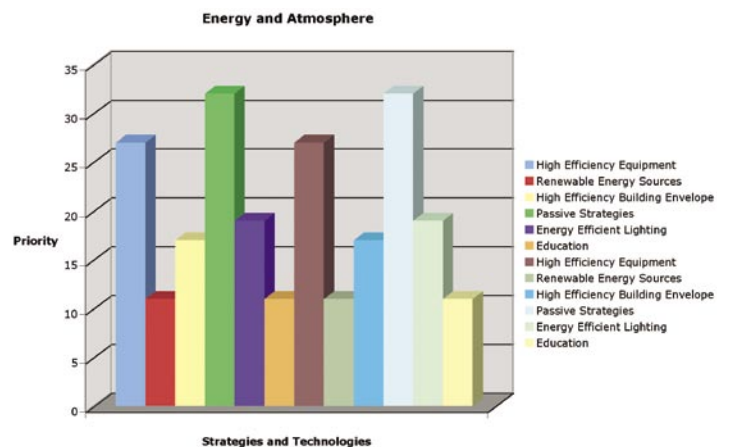
- Xeriscaping strategies 7
- Augment soils to retain moisture 1
- Vegetative roof 0

Education

- Aquifer/River 5
- Honor Water 0

Energy & Atmosphere

Design & construction of a building that is 50% more efficient than current energy code requirements through the use of state-of-the-art equipment and utilization of renewable resources.



High Efficiency Mechanical Equipment

- Building commissioning 10
- Ground source heat pumps 6
- Efficient mechanical units 5
- Occupant control 2
- Energy management systems 2
- On-going energy analysis 1
- Radiant heat 1

Renewable Energy Sources

- Solar panels 7
- Passive solar 2
- Wind power 1
- Solar panels for ext. lighting 1
- Solar water heating 0

High Efficiency Building Envelope

- Building envelope 7
- Quality Control 5
- Cool roof 3
- Insulation 2
- Window glazing 0

Passive Strategies

- Natural ventilation 9
- Controlled daylighting 8
- Trees 6
- Building orientation 4
- Occupant controls 4
- Indoor plants 1

Energy Efficient Electrical

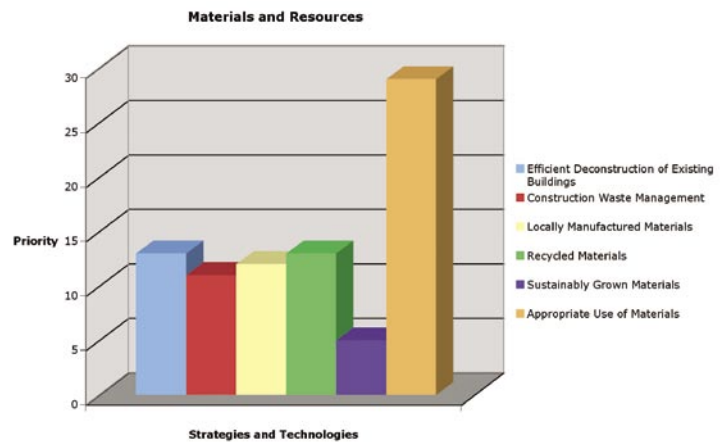
- Lighting Controls/Sensors 8
- Energy Efficient lights 6
- Energy star equipment 2
- Solar panels for exterior lighting 2
- LEED lighting 1

Education

- Occupant training 7
- On-going energy analysis 3
- Public education on energy tech 1

Materials/Resources

- Salvage, saving & reuse of current site materials.
- Use of local resources and materials
- Use of nontoxic and VOC materials
- Highlight historical tradition
- Perpetual reuse or biodegradable materials
- All materials will enhance human well-being



Deconstruction

- Recycle, reuse, resale of bldg. materials, paving & landscaping 13

Construction Waste Management 11

Locally Manufactured Materials 12

Recycled Materials

- Recycled content 7
- Use of refurbished furniture 3
- Salvaged materials 2
- Reuse existing furniture 1

Use of Sustainability Grown Materials 5

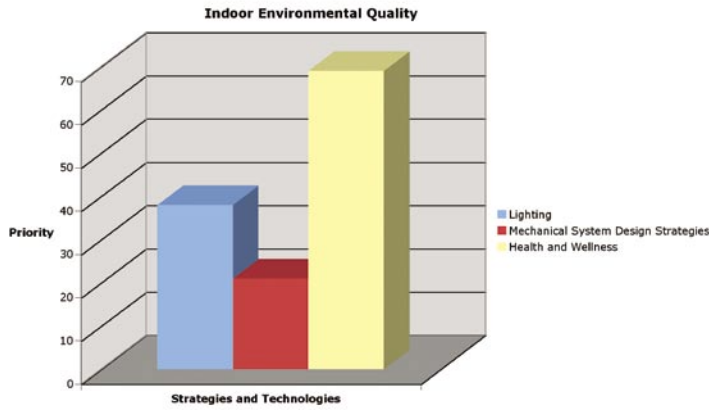
- Rapidly Renewable Materials 6
- Certified Wood 3
- Engineered Lumber 0

Appropriate Use of Materials

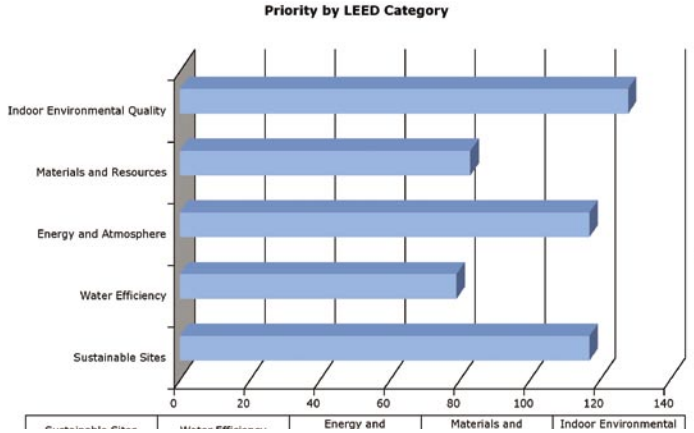
- Use traditional, historical materials in building exterior 13
- Durable Materials 8
- Lifecycle costs 6
- Value engineering 1
- Structure as finish 1

Indoor Environmental Quality

- A safe & environmentally stress free building people want to be in
- One that is naturally lighted and that provides excellent indoor air quality
- A building that provides a healthy work environment for all occupants



- Privacy 5
- Adequate Work Area 3
- User education 3
- Individual Controls 2
- Spatial layout 2
- Control Strategies 1



Lighting

- Maximize natural light 17
- No Glare - Elec lighting & daylighting 8
- Individual Control 5
- Control Strategies – automatic sensors 5
- Adequate light levels 2
- Building shading 1

Mechanical

- High Efficiency 7
- Natural ventilation 4
- Control Strategies 3
- IAQ Sensors 3
- Operable Windows 1
- Noise Controls 1
- Air filtration 1
- Building shading 1
- Individual Controls 0

Health & Wellness

- Views to outside 12
- Use of Nontoxic/No VOC materials 18
- Operable windows 9
- Bringing outside in 7
- Noise Control 7

DESIGN TEAM CHECKLIST:

One of the final actions of the charrette team was to create a checklist of activities/actions for the design team. They are listed by LEED category.

Sustainable Sites

1. Lighting
 - Photometric evaluation
 - Efficiency, coverage, dark sky evaluation, sensors
2. Landscaping
 - Incorporate native plants as integral element to planting scheme
3. Transportation
 - Covered bike racks/lockers
 - Reduced heat island
4. Curb appeal
 - Achieve “full project” integration for aesthetic appeal
5. Multi-Use Space
 - Explore opportunities for maximum multiuse of exterior

Water Efficiency

1. Water Reuse, Reduction
 - a. Rain Water Utilization
 - Analysis of volume (Tom Puttman – David Evans & Assoc.)
 - Roof runoff
 - Use in toilets/irrigation/planters
 - Rain barrels/cisterns
 - b. Stormwater Reuse
 - Evaluate options within ordinance compliance
 - Educational component
2. Install gray water system
3. Incorporate high efficiency irrigation & xeriscape
 - augment soils for planting areas
4. Low flow fixtures

Energy & Atmosphere

1. Design time & research for systems investigation
2. Hire commissioning agent early
3. Test design strategies:
 - energy modeling
 - daylight model – lighting design lab
 - ventilation modeling
4. Owner/Occupant Guide, users manual training
5. Additional Green Design review/charrettes

Materials/Resources

1. Proper specifications
 - construction waste plan
 - mandatory GC training
2. Understand impacts of decisions
 - quality
 - holistic look
 - coordination
 - potential schedule impacts/avail.
3. QA/QC during construction
4. Deconstruction cost benefits

Indoor Environmental Quality

1. Lighting
 - Computer & physical models of daylighting
 - Evaluate glazing & shading options
 - Automatic daylight responsive controls
2. Mechanical
 - Evaluate systems options
 - Energy life cycle analysis
 - Explore passive technologies
3. Wellness
 - Provide contact with outside
 - Maximize use of healthy materials
 - Explore methods of noise control
 - Occupant training
 - Post occupancy review



Rich Murakami, the Project Architect as he shares information on the project's indoor environmental quality issues and challenges.



Gary Young, Director of the City of Post Falls Office of Community Development presented a project overview and the City's commitment to environmental stewardship

NEXT STEPS:

- R.E.B.A.R. will develop Contractor Training. All contractors desiring to bid on the Post Falls project will be required to attend training designed to present the green technologies that will be included in the project.
- Design Team to Continue Integrated Design Process – 2 mos.
- Submit News Releases on an Ongoing Basis to the Local and Regional Newspapers
- Staff to Prepare a Report and a Presentation to the City Council
- An Article about the Project will be Submitted to the City Newsletter
- The City will Develop an Educational Green Building Kiosk in City Hall
- The City will produce a “Post Falls Goes Green” Documentary/Video about the City Hall Green Building Project
- The City will host the next Charrette in September
- The Design Team will Prepare a Preliminary LEED Score List

Conclusion

This was a very well attended charrette. The attendees included the project’s green team: a group of highly dedicated and knowledgeable individuals. Each of the team members gave their full efforts over the 2-day process and have earned the full gratitude and sincere thanks from the City of Post Falls and the charrette design team.

The immediate objective is for the design team to utilize the directive from this report and move forward with the design incorporating as many of the strategies and technologies as can be incorporated in an integrated manner. The full team will meet again in mid summer to assess the design team progress and to provide the next sequence of feedback.

Facilitator Bio

Ken Baker, Owner, K energy, Boise, Idaho

After receiving a B.A. in Psychology and Ethnology from the University of Alaska in 1977, Ken began attending federal appropriate technology classes on solar and wind energies. Two years of architecture at a community college in Nebraska helped set a goal that led to a 1982 Master of Architecture degree from the University of Idaho. Ken’s thesis focused on energy and resource efficient construction techniques, low embodied-energy materials, and the use of Idaho-based materials to create a vernacular or homegrown architecture. For 15 years he worked as an energy specialist for the Idaho Department of Water Resources Energy Division, developing and implementing energy efficiency programs for Idaho communities, schools, business and industry. He is an experienced educator, facilitator, and mediator. Ken is currently the principal of his energy consulting company, K energy. In this capacity he serves as a customer service representative for the national Rebuild America program, consulting staff to the Association of Idaho Cities, International Energy Conservation Energy Code coordinator and trainer in Idaho, Montana and Nevada, and a member of the Northwest Energy Efficiency Alliance’s Better Bricks high performance building education team.

Ken Baker

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Appendix to the Charrette Report:

I. CHARRETTE INVITATION

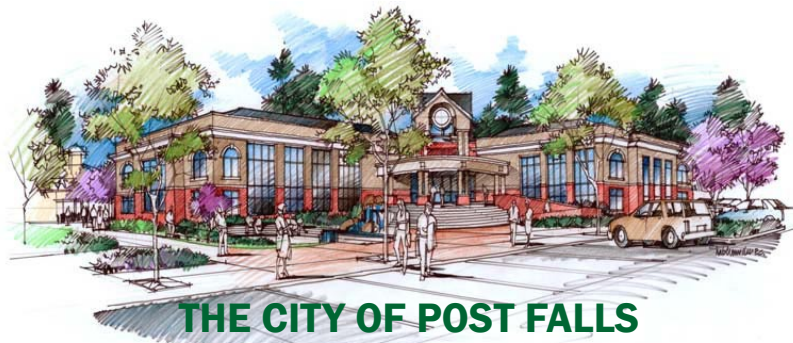


RSVP Contact:
Joan Thornton
City of Post Falls
Community
Development

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Fax:- 208-773-2505

Email:
joant@postfallsidaho.org

408 N. Spokane Street
Post Falls, ID 83854
www.postfallsidaho.org



**THE CITY OF POST FALLS
CORDIALLY INVITES YOU TO PARTICIPATE
IN THE FIRST DESIGN CHARRETTE FOR THE
“GREENING OF POST FALLS”**

**A 36,000 sq.ft. Sustainable Design and
Construction Project**

Public Meeting Tuesday, May 24, 2005

Post Falls City Hall 8:30 AM—12:00 Noon

Green Team Charrette Workshop Tuesday, May 24, 2005

Post Falls Library 1:30 PM—4:30 PM

Green Team Charrette Workshop Wednesday, May 25, 2005

Post Falls Library 8:30 AM—12:00 Noon

Public Meeting Wednesday May 25, 2005

Post Falls Library 1:30 PM—3:15 PM

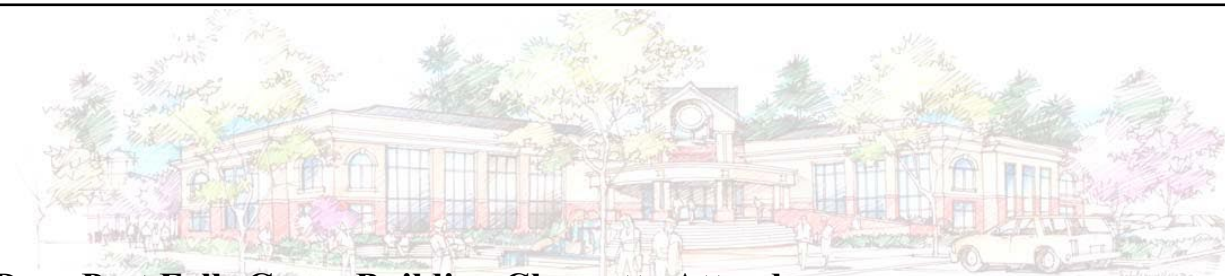
Please RSVP by Friday, May 20, 2005

**Directions, and parking will be included in
your confirmation letter**

Post Falls respects its past, enjoys its present, and is planning its future to ensure that the feeling of community is preserved, its growth beneficial, its environment is clean, and its economic stability assured while maintaining a small town atmosphere and quality of life.



II. CHARRETTE AGENDA



Dear Post Falls Green Building Charrette Attendees:

This letter serves to confirm your participation at the City of Post Falls Green Building Charrette.

May 24, 2005	City of Post Falls City Hall Council Chambers 408 N. Spokane Street	Public Meeting	8:30am to 12:00pm
May 24, 2005	City of Post Falls Library 821 N. Spokane Street	Design Charrette	1:30pm to 4:30pm
May 25, 2005	City of Post Falls Library	Design Charrette	8:30am to 12:00pm
May 25, 2005	City of Post Falls Library	Public Meeting	1:30pm to 3:30pm

Parking in the City Hall parking lot is limited; there is additional parking to the east of City Hall.

There is ample parking available at the City of Post Falls Library.

**Refreshments will be available during the morning and afternoon sessions on May 24th.
Lunch is on your own, there are a number of very good restaurants a short distance from City Hall.**

**Refreshments will be available during the morning and afternoon sessions on May 25th.
Lunch will be served at the Library. Vegetarian sandwiches will be available.**

Background:

For those of you not familiar with the Charrette process, you need only to prepare yourself for a day of brainstorming and teamwork. The Green Building Charrette will be a day of creative thinking and lively discussion to develop the energy and environmental design aspects of our new building.

The City of Post Falls intends to design and construct a 36,000 sf City Hall and Civic Center. The building will be designed to meet extremely high performance standards as developed by the U.S. Green Building Council's, Leadership in Energy and Environmental Design (LEED) rating system. In addition to offering expanded and exemplary community services to Post Falls citizens and visitors, the proposed new building will be designed to meet extremely high performance standards with regard to the conservation of energy and water and the use of renewable energy technologies. In effect, this municipal building will function as a community showcase and educational "living laboratory" for demonstrating sustainable building materials, energy efficiency and renewable resources.

We anticipate bringing together approximately 30 participants to address the following agenda in a group discussion format and small breakout groups during the event:

Appendix to the Charrette Report:

III. GREEN BUILDING CHARRETTE PARTICIPANT LIST:

(This attendee list does not include the participants from the public sessions.)

**Peter Anderson**

Kootenai Electric Co-Op
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Ken Baker

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Barbara Barker

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Teresa Blankenship

Post Falls Business Owner
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Gary Childe

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Annette Duerock

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Dave Fair

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Steve George

R.E.B.A.R. Council
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Kim Golden

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Nathan Good, Architect

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Allison Gray

WA Department of Ecology
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Dell Hatch

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Kit Hoffer

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Bill Irving

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Sharon Koser

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Willie Lampe

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Clay Larkin

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Mike Littrel

Avista Utilities
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Nancy Mabile

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Bill Melvin

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Jon Mueller

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Rich Murakami

Arai Jackson Ellison Murakami
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Bill Rafferty

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Carl Ramsey

Architectural & Environmental Associates
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Tim Schwab

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Judy Theodorson

Washington State University Daylighting Lab
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Joan Thornton

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Cory Trapp

Gordon Longwell Architects
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Chris Wentz

Northwest Society and Technology Magazine
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Gary Young,

Designated Project Champion, Director,
City of Post Falls Community Development
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Appendix to the Charrette Report:



IV. EXECUTIVE GREEN TEAM & COMMUNITY STAKEHOLDERS POST FALLS CITY HALL AND CIVIC CENTER PROJECT

**Indicates a member of the project design team.*

Gary Young* - Project Champion
Community Development Director, City of Post Falls
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Bruce Ellison*, LEED A.P.
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