

## #109: Conditional Use Application

Case #: CUP14-00015

## Property Information

## Address

Street Number:	Prefix:	Street Name:	Unit #:			
1173	W	UNIVERSITY DR				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
SOUTH BOISE 1ST SUB	23	0	15	3	2	U
Parcel Number:	Additional Parcel Numbers:					
R8048012740						

## Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

## Applicant Information

First Name:	Last Name:		
Jennifer	Wheeler		
Company:			
Boise State University Alumni Association			
Address:	City:	State:	Zip:
1173 W. University Dr.	Boise	ID	83725
E-mail:	Phone Number:	Cell:	Fax:
jenniferwheeler@boisestate.edu	(208) 426-1911		

## Agent/Representative Information

Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

First Name:	Last Name:		
Steve	Simmons		
Company:			
LCA Architects, P.A.			
Address:	City:	State:	Zip:
1221 Shoreline Lane	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
ssimmons1@lcarch.com	(208) 345-6677	(208) 830-4122	(208) 344-9002

## Owner Information

Same as Applicant?: ☐ No ☒ Yes (If yes, leave this section blank)

First Name:	Last Name:		
Company:			
Address:	City:	State:	Zip:
		ID	
E-mail:	Phone Number:	Cell:	Fax:

## Project Information

Is this a Modification application?

☒ Yes☐ No

File number being modified:

CUP12-00046

## 1. Neighborhood Association:

Southeast Boise

## 2. Comprehensive Planning Area:

Southeast

## 3. This application is a request to construct, add or change the use of the property as follows:

Modification of the previous application with new building and site design. New Alumni Center building, plaza and parking lot.

## 4. Size of Property:

10560

☐ Acres☒ Square Feet

## 5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

1500

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:

3

Number of Proposed:

0

C. Is the building "sprinklered"?

☒ Yes☐ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

1500

gpm

## 6. Existing uses and structures on the property are as follows:

Existing office building and parking lot.

## 7. Is the project intended to be phased? Please explain:

No

## 8. Adjacent property information:

Building types and/or  
uses

Zone

North: Stadium

North: (U) University

South: Residential

South: (R-2) Combined Residential

East: Mixed

East: (C-2D) General Commercial w/Design f

West: Classroom/Lab

West: (U) University

**9. Proposed Structures:**

A. Number of Structures:

1

Use:

Office/Event

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

**Gross Square Feet**

1st Floor

11063

2nd Floor

8830

3rd Floor

9223

4th Floor

8914

B. Maximum proposed structure height(s):

80

C. Number of stories:

4

D. Number of seats (if restaurant, tavern or lounge):

0

E. Number of residential units (if applicable):

0

**10. Existing Structures:**

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

**Gross Square Feet**

1st Floor

8000

2nd Floor

3rd Floor

4th Floor

**11. Building Exterior:****Materials**

Roof:

Composite Shingles/Single Ply

Walls:

Brick/Precast Concrete

Windows/Doors:

Aluminum/Glass

Fascia, Trim, etc:

Metal

Other:

**Colors**

Grey/White

BSU standard red-brown/Sandstone look

Clear Anodized/Green

Beige

**12. Setbacks:**

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	North 0	73'	North 0	160'
Rear:	South 0	296'	South 0	45'
Side 1:	West 0	40'	West 0	44'
Side 2:	East 20	97'	East 20	47'

**13. Site Design:**

	Site Percentage Devoted to	Square Feet
Building Coverage:	11 %	11462
Landscaping:	16 %	16701
Paving:	69 %	72703
Other Uses:	4 %	4422
Describe Other Uses:	Plaza	

**14. Parking:**

	Required	Proposed
Accessible Spaces:	5	5
Parking Spaces:	127	128
Bicycle Spaces:	12	14
Proposed compact spaces:		0

Are you proposing off-site parking?

☐ Yes☒ NoIf yes, how many spaces? 

Are you requesting shared parking or a parking reduction?

☐ Yes☒ NoIf yes, how many spaces? 

Restricted parking?

☐ Yes☒ No**15. Landscaping:**

A. Are there any prominent trees or areas of vegetation on the property?

☒ Yes☐ No

B. Type:

C. Size:

D. General Location:

**16. Mechanical Units:**

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

## 14. Solid Waste

A. Type of trash receptacles:

- ☐ Individual Can/Residential  
☐ 3 Yd. Dumpster  
☐ 6 Yd. Dumpster  
☒ 8 Yd. Dumpster  
☐ Compactor

B. Number of trash receptacles:

2

C. Proposed screening method:

Masonry screen walls

D. Is the proposed location accessible for collection?  
(Contact Boise Public Works at 384-3901.)☒ Yes☐ No

E. Is recycling proposed?

☒ Yes☐ No

## 18. Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property?

☐ Yes☒ No

B. Location:

C. Size:

## 19. Fencing:

Proposed

Existing to Remain

Type:

NA

Height:

Location:

## 20. Loading Facilities (if proposed, for commercial uses only):

Number:

NA

Location:

Size:

Screening:

## 21. Drainage:

Proposed method of on-site retention:

Drainage swales and connecting to the campus system.

## 22. Floodways &amp; Hillsides:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

☐ Yes☒ No

B. Does any portion of this parcel have slopes in excess of 15%?

☐ Yes☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

## 23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No☐ Area A☐ Area B☐ Area B1☐ Area C

**Verification of Legal Lot or Parcel Status**

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Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

**Agent/Representative Signature:**

**Date:**