



March 24, 2014

TO: Neighborhood Residents and Property Owners

RE: BSU Alumni & Friends Center (Revised)

Dear Residents and Property Owners:

Boise City Code required an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. This letter is such notice of an opportunity to review and discuss the project.

In cooperation with Boise State University, the BSU Alumni Association and Foundation are asking for a conditional use permit to construct a new office and events center located at 1173 W. University between Denver and Grant Streets. The facility will be approximately 45,000 square feet in size, with the office portion being 4-story and the events center 2-story. The exterior will utilize campus compatible materials of brick and stone. This is a meeting to review the revised concept for the building.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Boise City Code neighborhood meeting requirements, please contact the Planning Division of the Planning & Development Services Department at 384-3830.

**Purpose:**

To review and provide comments regarding the proposed development revisions.

**When:**

Wednesday, April 23, 2014 at 6:00 p.m.

**Where:**

BSU Alumni Center, 1173 W. University Dr., Boise, ID

If you have questions about the meeting or proposed development project, please contact Steve Simmons of LCA Architects at 345-6677.

OWNER	ADDRESS	CITY	STATE	ZIP
BOISE STATE UNIVERSITY	1910 UNIVERSITY DR	BOISE	ID	83725
IDAHO STATE BOARD OF	1885 W UNIVERSITY DR	BOISE	ID	83725
STATE BOARD OF EDUCATION	1910 UNIVERSITY DR MS 1000	BOISE	ID	83725
BOISE CHURCH CHRIST	2000 ELDORADO ST	BOISE	ID	83704-7409
SOUTHEAST NEIGHBORHOOD ASSOC				
C/O FRED FRITCHMAN	1321 DENVER AVE	BOISE	ID	83706
OCCUPANT	1015 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1011 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1025 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1007 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1133 W BELMONT ST	BOISE	ID	83706
OCCUPANT	1173 W UNIVERSITY	BOISE	ID	83706
OCCUPANT	1076 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1000 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1020 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1022 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1100 W BELMONT ST	BOISE	ID	83706
OCCUPANT	1027 S DENVER AVE	BOISE	ID	83706
OCCUPANT	1012 S EUCLID AVE	BOISE	ID	83706
OCCUPANT	1014 S EUCLID AVE	BOISE	ID	83706
OCCUPANT	1024 S EUCLID AVE	BOISE	ID	83706
OCCUPANT	1214 W BELMONT ST	BOISE	ID	83706
OCCUPANT	1202 W BELMONT ST	BOISE	ID	83706
OCCUPANT	1023 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1021 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1015 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1007 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1249 W UNIVERSITY DR	BOISE	ID	83706
OCCUPANT	1103 S GRANT AVE	BOISE	ID	83706
OCCUPANT	1215 W UNIVERSITY DR	BOISE	ID	83706
OCCUPANT	1010 S EUCLID AVE	BOISE	ID	83706
OCCUPANT	1910 W UNIVERSITY DR	BOISE	ID	83706

<b>Meeting Date:</b>	April 23, 2014	<b>Time:</b>	6:00 p.m.	<b>Location:</b>	Alumni Center
<b>Type of Meeting:</b>	Neighborhood Meeting				
<b>Project Name:</b>	BSU Alumni & Friends Center	<b>Project #:</b>	14008.01	<b>File Code:</b>	4d

[illegible]

# Pre-Application Conference Form

Per Ordinance #5525 (Zoning Ordinance Section 11-03-02), applicants must attend a pre-application conference with Planning staff, and provide a meeting with neighbors within 300 feet of the subject property. **This form must be included when an application is submitted.**

**Applicant:** Steve Simmons 345-6677 **Date:** 7-5-12

**Site Address:** 1173 University Drive **Parcel #:** \_\_\_\_\_

**Planning Staff Present (Initials)**

☒ SS ☒ DM ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ ACHD ☐ COMPASS

**Proposal Description** (to construct, change or add): CUP for alumni center  
adjacent to edge of BSU campus to variance for parking  
against campus boundary.

**Issues Discussed:** Neighborhood meeting requirements, campus boundary  
setbacks to parking. Possible Fire Requirements for aerial apparatus  
access

**Type of Application**

☐ Annexation/Rezone ☐ Special Exception  
☒ Conditional Use ☒ Variance  
☐ Modification ☐ Parking Reduction  
☐ Height Exception ☐ Planned Development

**Other Requirements**

Site Plan Presented: ☒ Yes ☐ No  
 Comprehensive Planning Area: Downtown  
 Neighborhood Meeting Required: ☒ Yes ☐ No  
 Neighborhood Association: Southwest  
 Neighborhood Contact: Fred Fritzman  
1321 Denver Ave 83706 336-7627

David Moser  
 Staff Representative (Print)

[Signature]  
 Staff Representative Signature

**Concurrent Reviews**

Building Permit Required: ☐ Yes ☐ No  
 Floodways (FPR) ☐ FW ☐ FF ☐ ASF  
☐ Boise River System Permit  
 Hillside (Categories) ☐ I ☐ II ☐ III  
 Subdivision Plat ☐ Yes ☐ No  
 Density/Far \_\_\_\_\_ Compatibility \_\_\_\_\_  
 Others \_\_\_\_\_

**Zoning District:** U

**Overlay District** ☐ D ☐ HD ☐ DD  
☐ P1 ☐ P2 ☐ P3 ☐ CD ☐ DA  
**Airport Overlay** ☐ A ☐ B ☐ B-1 ☐ C

Steve Simmons  
 Applicant Representative (Print)

[Signature]  
 Applicant Representative Signature

[www.cityofboise.org/pds](http://www.cityofboise.org/pds)



**City of Boise Planning & Development Services**

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