



an idaho corporation

Dennis Lee Taggart, Architect

July 26, 2019

City of Boise  
Planning and Development Services

Re: 3100Lakeharbor Ln Ste 180  
CUP Application

**NARRATIVE IN SUPPORT OF CONDITIONAL USE PERMIT APPLICATION**

Greetings~

Sawtooth Development in regard to the existing Lake Harbor development, is proposing minor tenant improvements to facilitate the lease of Suite 180 to the Hall Academy for their educational program. Inasmuch as the property is located in R1-C zoning, a Conditional Use Permit is required. Please accept this as the required Letter of Explanation in support of that request.

The existing space is primarily vacant and previous use was Business "B". The new use is classified as "E" Educational, Private Commercial (Table 11-06.1 Table of allowed Uses-Boise City Zoning Ordinance)

The minor TI Improvements and Restrictions Include:

- New direct exit doors to the exterior, located in the existing window framing at the former offices to be now used as classrooms. No other exterior changes are proposed. (See attached plans)
- Four new practice rooms within the new tenant space(See attached plans) (See attached plans)
- A demising wall to separate the common area library and the dance area. (See attached plans)
- New Exit door from the common room to the rated interior corridor. (See attached plans)
- Occupancy shall be limited to a maximum of 49 students and staff in lieu of the occupancy allowed by the IBC. This reduced occupancy will be posted at the entry of the facility and maintained by the Tenant/Landlord. (See attached letter outlining the operation by the Hall Academy.)
- Signage will be by separate permit within the established guidelines for the Lake Harbor location.
- Additional upgrades to the fire protection system, includes rapid response sprinkler heads and an upgraded alarm system including panels, alarm and strobes by separated permit (FIR19-00522)

May I respectfully request that you consider the above and the attached Hall Academy Letter in your considerations of this request for Conditional Use Permit.

Very truly yours,

**e encompass inc.**

A handwritten signature in black ink, appearing to read 'Dennis Lee Taggart', is written over a faint circular stamp.

Dennis Lee Taggart, Architect  
President



1167 East Iron Eagle Drive  
Eagle, ID 83616  
208.957.7024  
[www.HallAcademy.org](http://www.HallAcademy.org)

### 2019-2020 Use of Space Projections

Hall International Academy is, as its mission, a small private high school aimed at filling an important niche in the community by providing a rigorous, in depth and highly personalized educational program. This type of educational experience is aimed at creative, engaged and motivated students looking to operate within a mentor/protégé relationship than that of a traditional teacher/student model. In order to ensure a high level of quality, we must control and cap enrollment every year as well as select students who fit a very specific temperament and atmosphere. With the current configuration, staffing and square footage, our maximum enrollment would not exceed 50 students, which is not projected until the 2021-2022 school year.

With a few exceptions, classes will not exceed 12 students per class at anytime. Our schedule is designed to provide all academic courses from 8am to noon. All art courses take place from 12:30-3:30pm. This allows spaces to be used twice a day for vastly different purposes and accommodate multiple needs. Based on our current schedule, we do not use every room every day. In order to create a comfortable, home-like environment for creative students, we wish to provide more than typical personal space, with quiet areas and room for students to spread out. This means that we are conscientious in planning our use of space to assure that we are not using all of our space at any one time.

To illustrate what this looks like in terms of use of space and capacity, here are our projected numbers for the 2019-2020 school year.

#### Total Anticipated Number of Students 30

- From 8:30 to 12:00: 24
- From 12:00 to 3:30: 28

#### Music Room

- No AM students
- From 12:30 to 3:30: 6-12 students depending on day
- *\*\*\*From 3:30 to 7:00pm: 5-15 students depending on the day*

#### Art/Science Room

- From 8:30 to 12:00: 12
- From 12:30 to 3:30: 3-10 students depending on the day

#### Humanities Room





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- From 8:30 to 12:00: 12
- From 12:30 to 3:30: 8 (only 3 afternoons per week)

#### Dance Room

- From 12:30 to 3:30: up to 5 students, two days per week.
  - This space is also used twice a week for theater practice with 5-10 students
- No students will use this space afterschool or in the AM session

#### Common Room/Library

- This room will also be used for math lab in the AM session, and photo editing and animation in the afternoon
  - From 8:00 to 12:00: 12 (Tuesday and Thursday only)
  - From 12:00 to 12:30: 5-10 for lunch
  - From 12:30-3:30: 2-10 depending the day
  - From 3:30 to 7:00: used periodically for recitals and choir practices.

There are no afternoon classes on Friday in order to accommodate student performances and practices for extracurricular events. On these days, staff and students are regularly out of the building by 1pm.

The school hours are 7:30am-4:30pm. Regular students should not be on premises before or after these hours.

*\*\*Afterschool program runs from 3:30pm (close of school) until late evening. This consists of private lessons (one on one) and small group lessons (up to 5 students) between two instructors. Most private students are gone from the premises by 5:30pm. Later appointments are reserved for adult music students and professional practice by our instructors.*

