



Skarphol / Frank
Associates

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Paul Skarphol, Architect • Gregory Frank, Architect

November 6, 2019

City of Boise Planning Department
Mr. Jeff Howe
Assistant Planning Director
150 N Capitol Blvd.
Boise, ID 83702

Re: CUP 15-00030, Request for Modification

Dear Mr. Howe,

This project consists of the conversion of an existing office space into a new campus for Unitek College, a Private Nursing School. In recent years there has been an increased demand for trained nursing staffs and Unitek is helping to provide qualified candidates to fill those much-needed positions. Unitek provides training for the ever-growing health industry field by focusing on nursing and offering an array of nursing courses such as Vocational Nursing which includes an associate's and bachelor's degree program, a RN to BSN (Bachelor of Science Nursing) Completion program and a RN Course for International Nurses.

Unitek classes are held on weekdays between 8am and 5pm, excluding holidays. The tenant space contains classrooms and skills/instructional labs that will be utilized by students on a daily basis. The Observation Labs, Active Learning Center, Collaboration and Student Lounge are accessory to the classrooms and skills/instructional labs. These accessory spaces are used for the fixed student count as the students are moved to these additional spaces for a change of instructional environments.

In addition to the instructional space there are also three office spaces for Admissions (enrollment and financial assistance), Career Services (career placement assistance) and Academics (academic and state licensing). These office spaces are provided as support to the instructional area but have the potential to be located offsite if needed.

Unitek would like to request a modification to the existing Conditional Use Permit at the Blackeagle Subdivision, CUP 15-00030 originally by College of Western Idaho (CWI). The proposed expansion would fall within the 20% increase requirement for a CUP Modification, please refer to the analysis on the provided floor plan. Unitek's enrollment for each session is fixed at 200 students maximum. The 200 students max. requires less parking which provides an additional surplus of 27 spaces to the current parking analysis. With the fixed student count the traffic impact to the area would also be reduced.

Thank you for your time.

Very truly yours,

Ross Sweet
Senior Project Manager