



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
Appeal/Amendment
Comprehensive Plan Map Change
De-Annexation
Ordinance Amendment
Rezone
Special Use Permit
Subdivision- Preliminary Plat
Subdivision- Final Plat
Subdivision- Short Plat
Time Extension
Variance
Other

RECEIVED JUN 06 2018

STAFF USE ONLY: File number(s): SUP-18-09
Project name: elevate academy Charter School
Date filed: 6/6/18 Date complete:
Related files:

Subject Property Information

Address: 0 W Chicago Street Parcel Number(s): R022870000 0
Subdivision: Golden Gate Sub Block: Lot: Acreage: 11 Zoning: C-4
Prior Use of the Property: Empty lot
Proposed Use of the Property: 55,000sf charter school

Applicant Information:

Applicant Name: Katrina Kulm Phone: 208.331.9031
Address: 310 North 5th Street City: Boise State: ID Zip: 83702
Email: kkulm@erstadarchitects.com Cell: n/a

Owner Name: Cynthia Nishitani Moseley Phone: n/a
Address: 11247 W Blueberry Ct City: Boise State: ID Zip: 83709
Email: cnmoseley@cableone.net Cell: n/a

Agent Name: (e.g., architect, engineer, developer, representative) erstad Architects
Address: 310 North 5th Street City: Boise State: ID Zip: 83702
Email: kkulm@erstadarchitects.com Cell: n/a

Authorization

Print applicant name: Katrina Kulm
Applicant Signature: [Signature] Date: 06.06.2018

M



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SPECIAL-USE PERMIT

Project Name: <b>Elevate Academy</b>	File #: <b>SUP-18-09</b>
Applicant/Agent: <b>erstad Architects, Katrina Kulm</b>	

Applicant (v)	Description	Staff (v)
X	Completed & signed Hearing Review Master Application	
X	Narrative fully describing the proposed use/request	
X	Recorded warranty deed for the subject property	
X	Signed Property Owner Acknowledgement (if applicable)	
X	Vicinity map, showing the location of the subject property	
X	Site Plan <b>The following are suggested items that may be shown on the site plan:</b>	
X	• Property boundaries of the site	
N/A	• Existing buildings on the site	
X	• Parking stalls and drive aisles	
X	• Sidewalks or pathways (proposed and existing)	
X	• Fencing (proposed and existing)	
X	Floor Plan	
X	Landscape Plan (if applicable)	
X	Neighborhood Meeting sign-in sheet	
X	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Fee	

<b>STAFF USE ONLY:</b>	
Date Application Received:	<u>6/6/18</u>
Received by:	<u>JW</u>
Proposed Hearing Date:	<u>7-10-18</u>
Hearing Body:	<u>HE</u>

AI



310 no. 5<sup>th</sup> street • boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email:info@erstadarchitects.com

June 6, 2018

City of Caldwell  
Planning and Zoning  
621 Cleveland Blvd.  
Caldwell, ID 83605

Project: Elevate Academy  
Re: Special Use Permit Application

Dear Planning Staff,

erstad ARCHITECTS is pleased to submit to the City of Caldwell the attached Special Use Permit Application for consideration. The property is located at 0 W Chicago Street on a 10.9 acre lot.

The project is a 55,000sf charter school for Elevate Academy. The school will be divided into two buildings: a 40,000sf two story Academy Building and a 15,000sf single story Technical Building.

Elevate Academy provides opportunities for both traditional and career-focused education. To emphasize this non-traditional school program the architecture will incorporate an industrial influence, leading to a more modern aesthetic. The buildings push toward Chicago Street in an effort to provide energy and frontage to the thoroughfare, while the addition of sidewalk and street foliage buffer noise from traffic and enhance the traditional role of an educational campus. Semi-transparent fencing surround student activity areas without obscuring the frontage of the buildings.

erstad ARCHITECTS believes that this project would be well served within a C-4 zone as it will enhance the street appearance of Chicago Street, bring life and activity to a currently empty site, and thrive as a mediator between the surrounding residential, commercial, and industrial zones which converge around the property.

We look forward to working with the City as this project moves through the development process.

Sincerely,  
**erstad ARCHITECTS**

---

Katrina Kulm, Project Manager

A2

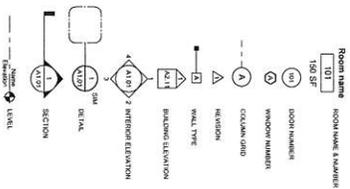
# elevate academy

chicago street  
caldwell, idaho

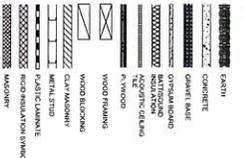
## abbreviations

1	1/4" = 1' SCALE	1/4" = 1' SCALE
2	1/8" = 1' SCALE	1/8" = 1' SCALE
3	1/16" = 1' SCALE	1/16" = 1' SCALE
4	1/32" = 1' SCALE	1/32" = 1' SCALE
5	1/64" = 1' SCALE	1/64" = 1' SCALE
6	1/128" = 1' SCALE	1/128" = 1' SCALE
7	1/256" = 1' SCALE	1/256" = 1' SCALE
8	1/512" = 1' SCALE	1/512" = 1' SCALE
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13	1/16384" = 1' SCALE	1/16384" = 1' SCALE
14	1/32768" = 1' SCALE	1/32768" = 1' SCALE
15	1/65536" = 1' SCALE	1/65536" = 1' SCALE
16	1/131072" = 1' SCALE	1/131072" = 1' SCALE
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## symbols



## graphics legend



## project overview

CONTRACTOR: NEW 2 STORY BUILDING FOR ELEVATE ACADEMY, A 612 SQ FT BUILDING WITH 100 CHAIRS AND 10 PERSONAL PROGRAMS HALL.  
 PROJECT NAME: ELEVATE ACADEMY  
 PROJECT ADDRESS: 9 W CHICAGO STREET  
 PROJECT NUMBER: 17203  
 TOWNSHIP/UNDERSECTION: TRACT 11, GOLDEN GATE SUBDIVISION  
 LAND USE ZONE: C-4  
 SITE AREA: 10.9 ACRES  
 PARKING REQUIRED: 55,000 / 200 = 183  
 PARKING PROVIDED: 183  
 ADA PARKING REQUIRED: 18 / 200 TOTAL SPACES = MINIMUM 4 ADA SPACES  
 BME REQUIRED: 1 PER 20 STUDENTS  
 BME PROVIDED: 15  
 CROSS REFERENCE FILES:

## general notes

1. GENERAL CONTRACTOR SHALL CONSULT WITH ARCHITECT TO RESOLVE ANY CONFLICTS OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. GENERAL CONTRACTOR SHALL COORDINATE AND MANAGE ALL TRADES AND SUBCONTRACTORS TO COMPLETE THE WORK. ALL TRADES AND SUBCONTRACTORS SHALL BE LICENSED AND QUALIFIED FOR THE WORK AND CONSTRUCTION AGREEMENT CONTRACT COMPLIANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES.
3. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
4. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
5. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
6. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILING, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BE DAMAGED DURING THE COURSE OF THE WORK.
7. GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AND DEBRIS FROM THE PROJECT SITE AND Haul off-site.
8. PREPARE TO BE SPOON CLEAN AND EMPTY OF ALL LOOSE PACKAGES.
9. DO NOT SCALE DRAWINGS.

## drawing schedule

00.01	cover sheet
01.11	site plan
01.10	50% plan
02.11	100% plan
02.13	100% floor plan
02.11	100% first floor plan
02.13	100% first floor plan

**eA**  
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 erstad ARCHITECTS  
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 420 main st. suite 202  
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 thadn@musgrovepa.com

project: 17203  
 date: 06.05.18  
 drawing: cm  
 use permit  
 cover sheet  
**a0.01**

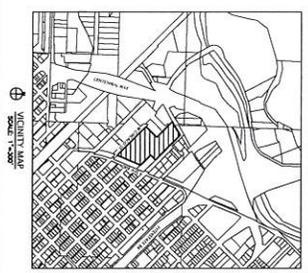
revision:  
 no. desc. date

**elevate academy**  
 chicago street  
 caldwell, idaho

NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERSTAD ARCHITECTS, PA. THIS DOCUMENT IS THE PROPERTY OF ERSTAD ARCHITECTS, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. © 2018







- LEGEND**
- PROPERTY BOUNDARY
  - EXISTING LOT LINES
  - PROPOSED LAND USE ZONE C-4 (PREMIER COMMERCIAL)
  - REAR SETBACK LINE
  - FRONT SETBACK LINE
  - REAR/FRONT SETBACK

**NOTES**

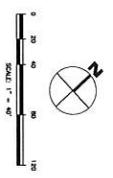
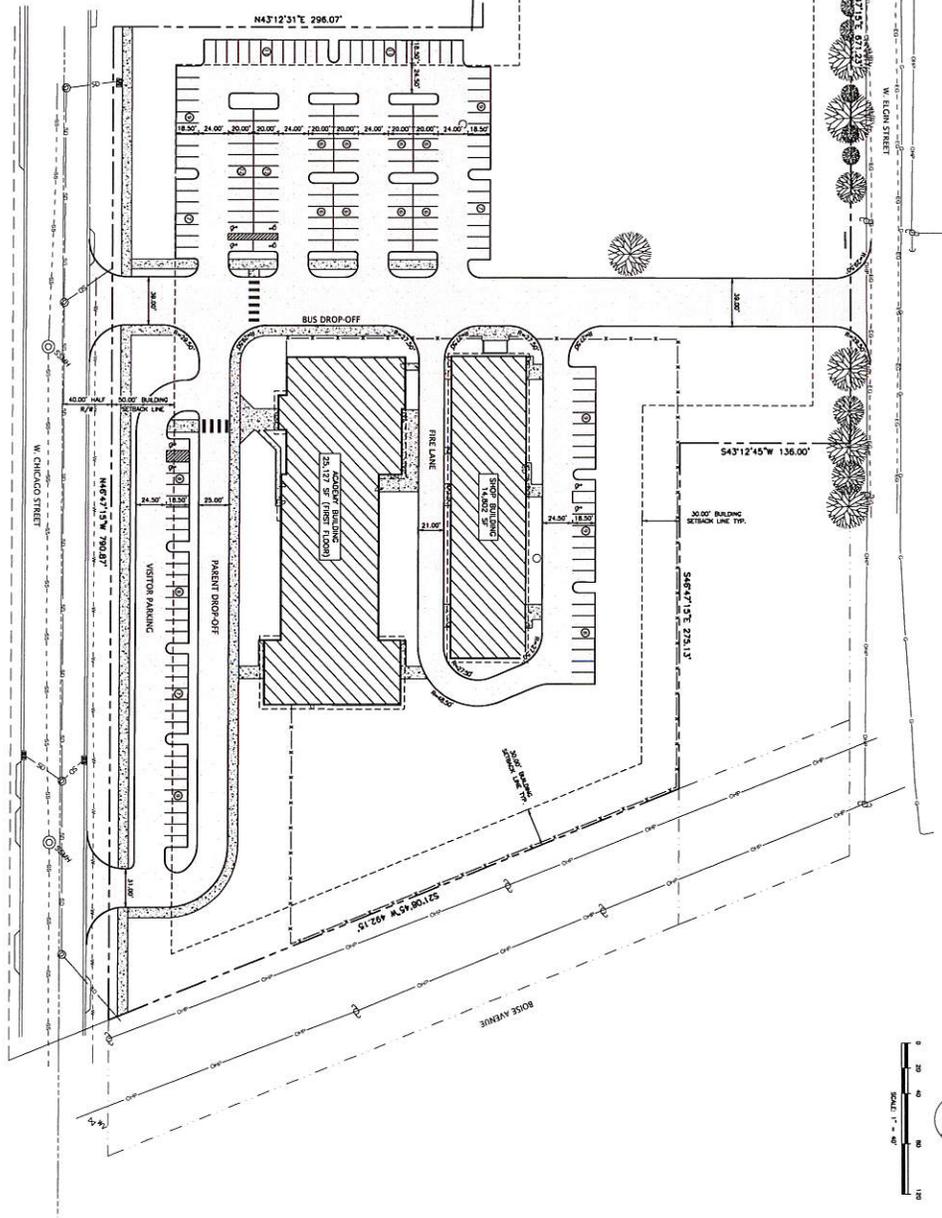
1. ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
2. TOTAL LOTTO LAPPING APPLICABLE THIS SITE IS LOCATED WITHIN A ZONE "X" AREA OF AVERAGE FLOOD HAZARD.

**SITE DATA**

SITE AREA = 210,811 SQUARE FEET	EXISTING LOT LINES
PROPOSED LAND USE ZONE C-4 (PREMIER COMMERCIAL)	REAR SETBACK LINE
BUILDING AREA = 35,829 SF	FRONT SETBACK LINE
IMPAVMENT AREA = 130,250 SF	REAR/FRONT SETBACK
LANDSCAPE AREA = 39,731 SF	FRONT SETBACK
	REAR/FRONT SETBACK

**ON-SITE PARKING ANALYSIS**

STANDARD PARKING	175 STALLS
ADA PARKING	8 STALLS
TOTAL PARKING	183 STALLS



revision no. desc. date

site plan

**c1.0**

conditional use permit

**elevate academy**  
 chicago street  
 caldwell, idaho



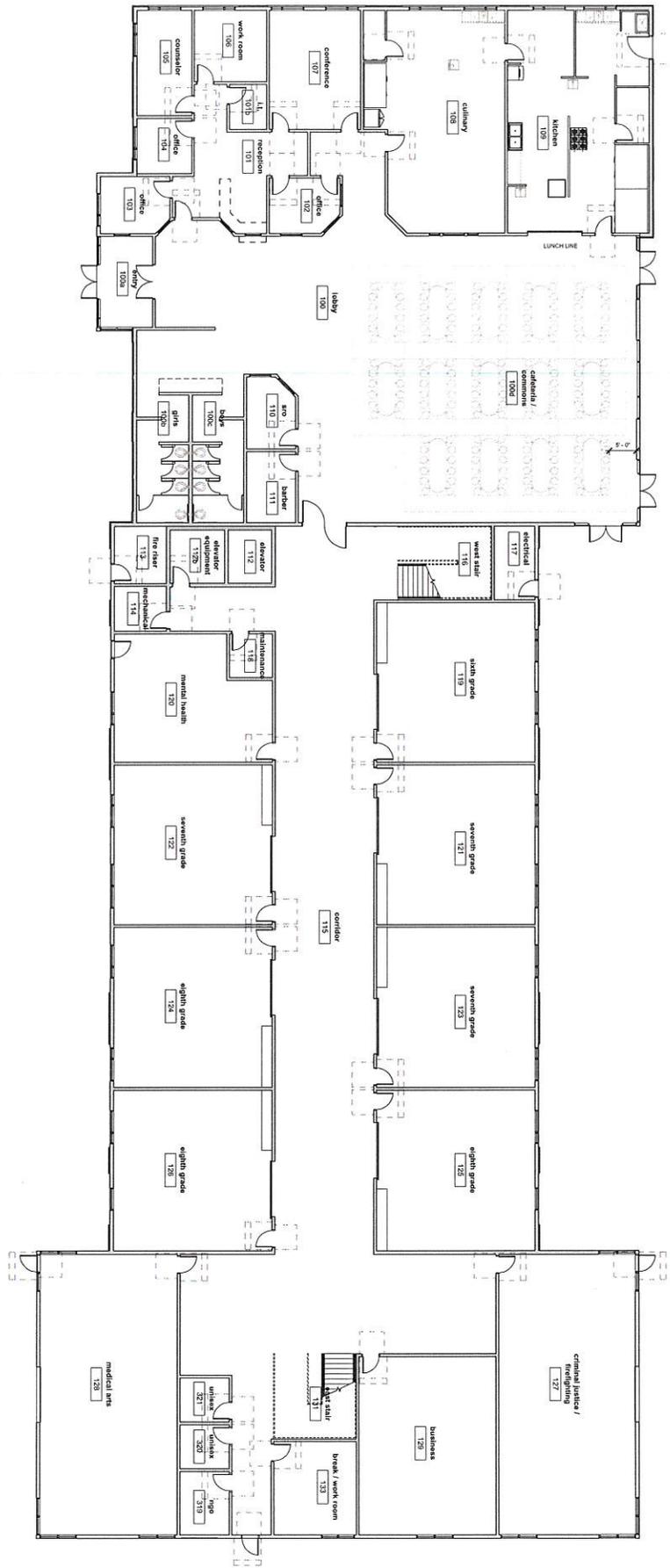
elevated ARCHITECTS, PA  
 310 N. 5th Street, Suite 400  
 Boise, ID 83725  
 phone: (208) 371-6071 fax: (208) 371-9022 www.elevatedarch.com



NOT FOR CONSTRUCTION



BLDG A - first floor plan  
1/8" = 1'-0"



Project: 171203  
date: 08.05.18  
checked: CM  
BLDG A  
first floor  
plan  
a2.11

revision: no. desc. date

**elevate academy**  
chicago street  
caldwell, idaho

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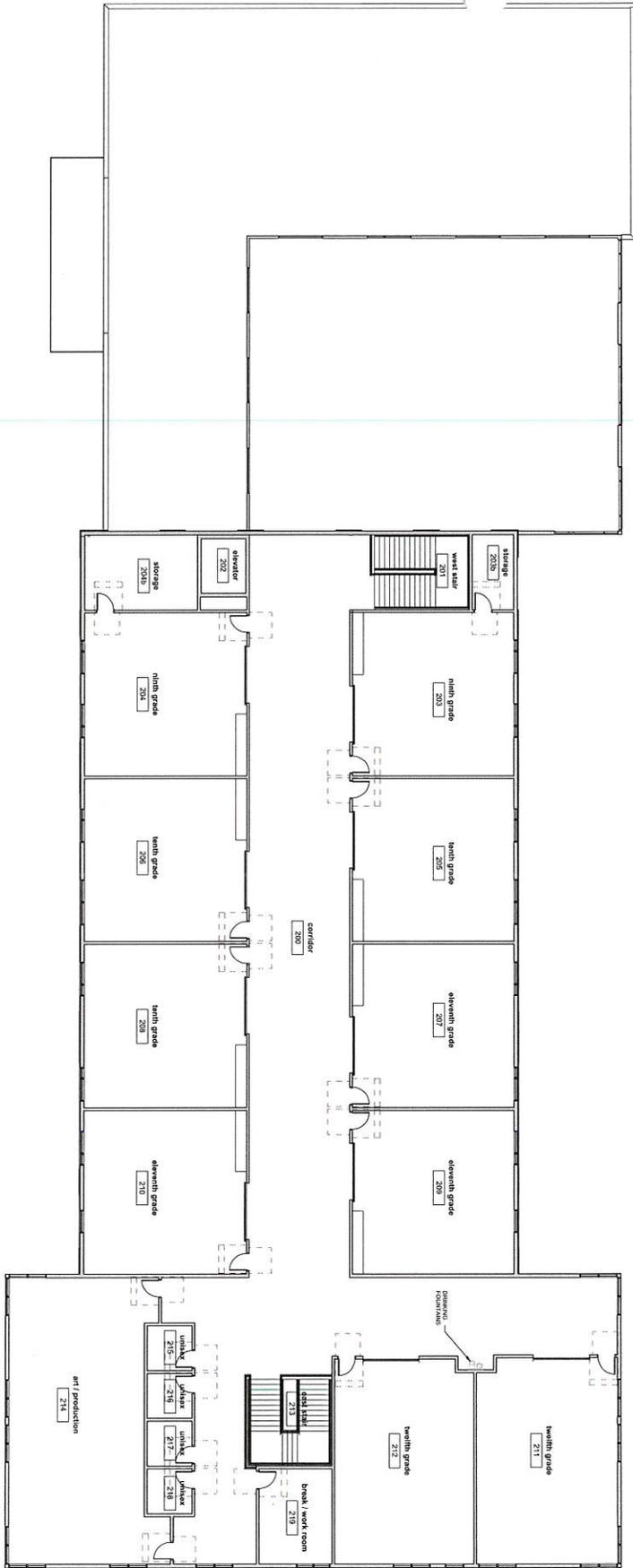
NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA  
315 n 50 street, boise idaho 83702  
phone: (208) 337-1631 fax: (208) 337-9222 www.erstadarch.com





BLDG A - second floor plan



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 phone: (814) 837-9021 fax: (814) 837-9022 www.ernstarchitects.com



**elevate academy**  
 chicago street  
 caldwell, idaho

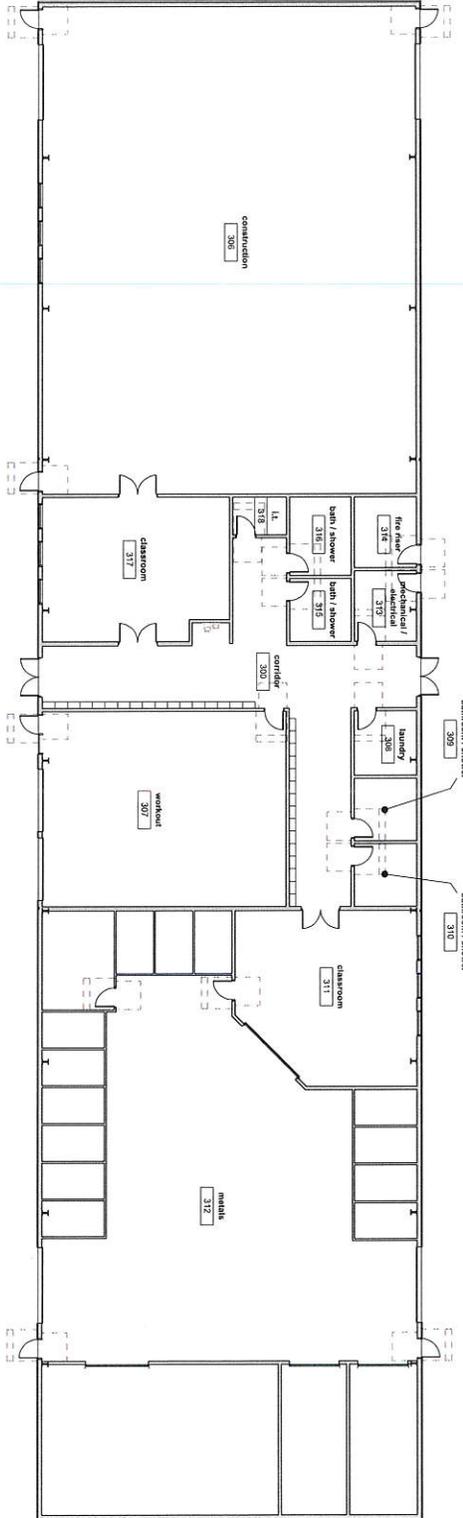
revision	date	by	check	date

Project: 171203  
 date: 06.05.18  
 format: CM  
 discipline: A  
 conditional use permit

BLDG A  
 second floor plan  
**a2.12**



BLDG B - first floor plan



Project: 171203  
 date: 06.05.18  
 Project: a2.13  
 Designer: Chris  
 conditional use permit

no.	desc.	date

**elevate academy**  
 chicago street  
 caldwell, idaho

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 312 S. 50th Street, Boise, Idaho 83702  
 phone: (208) 371-9077 fax: (208) 371-9022 www.ericadarch.com



BLDG B  
 first floor  
 plan  
**a2.13**

A3



# Elevate Academy

0 W Chicago Street

**NEIGHBORHOOD MEETING FORM**  
City of Caldwell Planning and Zoning Department  
621 E. Cleveland Blvd., Caldwell, ID 83605  
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6 PM

End Time of Neighborhood Meeting: 7 PM

**Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."**

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	Cynthia N. Moseley	11247 W. Blueberry Ct Boise
2.	KATRINA KULM	310 N. 5th St Boise
3.	COURTNEY MARRANGIA	310 N 5th ST BOISE
4.	MATTHEW S. SPROG	1103 W. Ash St. CALDWELL, ID.
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- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

**Neighborhood Meeting Certification:**

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: 55,000 sq. ft. U-12 technical public charter

Date of Round Table meeting: 4.12.18

Notice sent to neighbors on: 5.23.18

Date & time of the neighborhood meeting: 6.5.18 6pm

Location of the neighborhood meeting: Treasure Valley Community college

**Developer/Applicant:**

Name: Erstad ARCHITECTS

Address, City, State, Zip: 310 N. 5<sup>th</sup> St. Boise ID

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE [Signature] DATE 6.5.18

AS





Skinner, Earl &  
Associates, Inc.

314 Badiola Street  
Caldwell, ID 83605  
(208) 454-0933

Greg L. Skinner PLS  
Gerald L. Earl PLS  
Brent A. Claiborn PE

November 24, 1993

Description for  
Kaley Uyematsu

Parcel 1

This parcel is a portion of the SW1/4SW1/4 of Section 15 and of the NW1/4NW1/4 of Section 22, Township 4 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

BEGINNING at the southwest corner of said SW1/4SW1/4;

Thence North 0°57'10" East along the west boundary of said SW1/4SW1/4 a distance of 420.22 feet to a point on the right-of-way for I-84, Project No. I-80N-1(67)27 Highway Survey;

Thence North 64°52'11" East (Record North 64°53'33" East 78.99 feet) along said right-of-way as shown on the Official Plans thereof, a distance of 79.22 feet to an existing right-of-way monument;

Thence South 46°09'40" East continuing along said right-of-way a distance of 458.42 feet to a point on the northwesterly right-of-way for the Riverside Canal as described in the parcel of land filed as Inst. No. 128843, Records of Canyon County, Idaho;

Thence South 60°57'42" West along said right-of-way a distance of 227.30 feet to an existing 5/8" rebar as shown on the Record of Survey filed as Inst. No. 8821489;

Thence South 57°27'19" West along the right-of-way shown on said survey a distance of 251.09 feet to an existing 5/8" rebar;

Thence North 0°32'07" East a distance of 109.12 feet to the POINT OF BEGINNING.

This parcel contains 2.824 acres.



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Uyematsu description  
Parcel 2, Page 2 of 2

Thence North 30°12'53" West continuing along said right-of-way a  
distance of 399.74 feet to the TRUE POINT OF BEGINNING.  
This parcel contains 1.343 acres.



EXHIBIT A

EXHIBIT "A" - GEOFFREY M. NISHITANI PROPERTY - Page 4 of 15

Uyematsu description  
Parcel 3, Page 2 of 2

Thence North 45°40'50" West along said easterly boundary a distance  
of 485.23 feet to the TRUE POINT OF BEGINNING.  
This parcel contains 1.089 acres.



EXHIBIT A

EXHIBIT "A" - GEOFFREY M. NISHITANI - Page 6 of 15

AG





Skinner, Earl &  
Associates, Inc.

403 Blaine • Caldwell, ID 83605  
(208) 454-0933

Greg L. Skinner PLS  
Gerald L. Earl PLS  
Brent A. Claiborn PE

December 7, 1994

Description for  
Kaley Uyematsu

Parcel 1B .

This parcel is a portion of Tract 11 of GOLDEN GATE SUBDIVISION as shown on the Official Plat thereof on file in Book 3 at Page 26, Records of Canyon County, Idaho, lying in the W1/2NW1/4 of Section 22, Township 4 North, Range 3 West of the Boise Meridian and more particularly described as follows:

COMMENCING at the intersection of the centerlines of Chicago Street and Third Avenue as shown on the Record of Survey filed as Inst. No. 983704, Records of Canyon County, Idaho;

Thence North 46°47'15" West along the said centerline of Chicago Street a distance of 570.88 feet to a point on the westerly right-of-way of the Interurban Railroad;

Thence continuing North 46°47'15" West along said centerline a distance of 189.30 feet to a point on the southeasterly boundary of said Tract 11;

Thence South 43°12'31" West parallel with the centerline of said Third Avenue a distance of 40.00 feet to a point on the southwesterly right-of-way boundary for said Chicago Street;

thence continuing South 43° 12' 31" West a distance of 128.01 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 43°12'31" West a distance of 128.02 feet to a point on the northeasterly right-of-way for Belmont Street;

Thence North 46°47'15" West along said right-of-way a distance of 88.19 feet;

Thence North 43°12'31" East a distance of 128.02 feet;

Thence South 46°47'15" East a distance of 88.19 feet to the TRUE POINT OF BEGINNING.

This parcel contains 0.259 acres more or less and includes use of the following described driveway easement:

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EXHIBIT "A" - GEOFFREY M. NISHITANI PROPERTY - Page 10 of 15

2-1B

At

Greg L. Skinner PLS  
Gerald L. Earl PLS  
Brent A. Claiborn PE



Skinner, Earl &  
Associates, Inc.

403 Blaine • Caldwell, ID 83605  
(208) 454-0933

December 7, 1993

Description for  
Kaley Uyematsu

Parcel 2

This parcel is a portion of Tracts 11 and 16 of GOLDEN GATE SUBDIVISION as shown on the Official Plat thereof on file in Book 3 at Page 26, Records of Canyon County, Idaho, lying in the W1/2NW1/4 of Section 22, and in the NE1/4NE1/4 of Section 21, Township 4 North, Range 3 West of the Boise Meridian and more particularly described as follows:

COMMENCING at the intersection of the centerlines of Chicago Street and Third Avenue as shown on the Record of Survey filed as Inst. No. 983704, Records of Canyon County, Idaho;

Thence North 46°47'15" West along the said centerline of Chicago Street a distance of 570.88 feet to a point on the westerly right-of-way of the Interurban Railroad;

Thence continuing North 46°47'15" West along said centerline a distance of 189.30 feet to a point on the southeasterly boundary of said Tract 11;

Thence South 43°12'31" West parallel with the centerline of said Third Avenue a distance of 40.00 feet to a point on the southwesterly right-of-way boundary for said Chicago Street;

Thence North 46°47'15" West along said right-of-way boundary a distance of 88.19 feet to the TRUE POINT OF BEGINNING;

Thence South 43°12'31" West parallel with said Third Avenue centerline a distance of 256.03 feet to a point on the northeasterly right-of-way for Belmont Street;

Thence North 46°47'15" West along said right-of-way a distance of 459.63 feet to a point which lies on a line 92.00 feet northwesterly from and parallel with the boundary between said Tract 11 and said Tract 16;

Thence North 43°12'31" East along said parallel line a distance of 256.03 feet to a point on the aforementioned right-of-way for Chicago Street;

Thence South 46°47'15" East along said right-of-way a distance of 459.63 feet to the TRUE POINT OF BEGINNING.

This parcel contains 2.702 acres.

GEORGE M. NISHITANI PROPERTY - Page 12 of 15

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Parcel 3, Page 2 of 2

Thence South  $46^{\circ}47'15''$  East continuing along said boundary a distance of 275.13 feet to a point on the westerly boundary of said Interurban Railroad right-of-way;

Thence South  $21^{\circ}08'45''$  West along said right-of-way a distance of 492.15 feet to the TRUE POINT OF BEGINNING.

This parcel contains 10.908 acres.

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EXHIBIT "A" - GEOFFREY M. NISHITANI PROPERTY - Page 14 of 15

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO }  
COUNTY OF CANYON }

Cynthia Nishitani Moseley 11247 W Blueberry Ct.  
\_\_\_\_\_  
(name) (address)

Boise Idaho 83709  
\_\_\_\_\_  
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

erstad Architects 310 N. 5th St., Boise ID 83702  
\_\_\_\_\_  
(name) (address)

to submit the accompanying application(s) pertaining to that property.

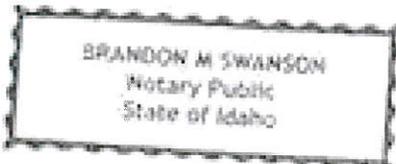
- 2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 5th day of June, 2018

*Cynthia Nishitani Moseley*  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

*Brandon M Swanson*  
(Notary Public for Idaho)



Residing at: Boise, ID

My Commission Expires: January 17, 2024



