



PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:
CUP23-00080

Conditional Use Permit Conditional Use

Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:
3635	W	ELDER	ST		

Subdivision Name:	Parcel Legal Description:	Zoning District:
3N 2E 28	PAR #2515 OF N2NW4 N'LY &, ADJ TO I-84, SEC 28 3N 2E, PARCEL C R/S 3936 EXC R/W, #212510-B	L-OD/DA

Parcel Number:	Additional Parcel Numbers:
S1028212515	

Applicant Information

First Name:	Last Name:	Type:
Brent	Reichard	Applicant

Company:
Cherry 40, LLC

Address:	City:	State:	Zip:
c/o Clark Wardle LLP, P.O. Box 639	Boise	ID	83702

Email:	Main Phone:	Cell Phone:
brent@rbeoffice.com	(805) 705-7472	

First Name: (Primary Contact)	Last Name:	Type:
Brent	Reichard	Applicant

Company:
CHERRY 40 LLC

Address:	City:	State:	Zip:
4300 VIA PRESADA	SANTA BARBARA	CA	93110

Email:	Main Phone:	Cell Phone:
brent@rbeoffice.com	(805) 705-7472	

Owner Information

Name:
CHERRY 40 LLC

Address:	City:	State:	Zip:
4300 VIA PRESADA	SANTA BARBARA	CA	93110

Email:	Phone:

Project Information

Project Name: (if applicable):

Elder Street Hotels

Project Proposal: Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

This project consists of three applications filed together (Subdivision, CUP with Height Exceptions, and D.A. Modification), and one application to be filed at a later date (Design Review). The three current applications include: A 4-lot subdivision application: one lot (lot 1, Block 1--3.13 acres) for NORTH HOTEL; one lot (lot 2, Block 2--3.16 acres) for SOUTH HOTEL; one lot (Lot 1, Block 2--0.33 acres) for overflow hotel parking; one lot (Lot 3, Block 2--1.68 acres) without a proposed use (TBD). A CUP application for a hotel use with up to two separate hotel buildings, with either one or two operators (if approved, the CUP approval will run with the ground and would be apportioned between the two buildings, as set forth in the CUP application): NORTH HOTEL--3.13 acres (Lot 1, Block 1); 4 floors; 155 rooms; 155 parking spaces (129 reg., 10 compact, 8 hdcp., & 8 on-street); 18 bike parking. SOUTH HOTEL-- 3.16 acres (Lot 2, Block 2); 4 floors; 176 rooms; 179 parking spaces (110 reg., 63 compact, & 6 hdcp. van accessible); 18 bike parking. The CUP application also includes a height exception request-the allowed height in the LO-D zoning district is 45', and we are requesting a 15' height exception for each of the two hotels, for a total maximum allowable height of 60' (4 stories) for each of the two hotels. The actual height of each of the two hotels is planned to be 57'3". A Rezone Application to modify an existing Development Agreement that restricts the quantity, size, form, and massing of structures on the subject property. The NORTH HOTEL is much further away from the adjacent single-family residential subdivision, and our project includes a significant dedication of new public right-of-way (the Elder Street extension), as well as connectivity to a public park. As a result, we propose to modify the existing Development Agreement to allow the two hotel structures as proposed: 4 stories each, at a height of just over 57'. A Design Review Application for each of the two hotels will be submitted at a later date.

Project Details

Representatives

Are you applying for this record on behalf of a client or group:	Yes
Please list the Party's name:	Brent Reichard (of Cherry 40, LLC)

General

Plans Submitted:	Electronic
Is this a modification?:	No
Case Number Being Modified:	
Review Authority:	Planning & Zoning Commission
Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:	No
Please Provide which Housing Bonus Incentive you will be applying for:	
Existing Use:	vacant
Phased Project:	No
Explain Any Project Phases:	

Property Information

Zoning District:	L-OD/DA
Property in Historic District:	NO
Property In Design Review Zone:	YES
Property In Hillside:	NO
Property In Floodplain:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	NO

WUI Name:	undefined
Airport Influence:	A
Size of Property:	8.83
Irrigation ditches or canals on or adjacent to property:	No
Overhead powerlines or utility lines on or adjacent to the property:	Yes
Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:	none known

Child Care

Does this project include Child Care:	No
Number of children:	
Indoor Child Care Area:	
Outdoor Child Care Area:	

Total Existing Structures

Building ID:	
Number of Existing Structures:	0
Gross Sq Ft:	
Number of Stories:	
Explain Existing Structures to Remain:	none
Height to Midline:	
Height to Eave:	
Height to Peak:	
Height to Parapet:	
Notes:	

Existing Square Feet - Provide the square footage of any existing buildings by floor.

Building ID:	
Floor:	
Gross Square Feet:	
Use:	
Number of Seats:	
Notes:	

Existing Bedrooms And Units

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	0
Number of Units:	
Notes:	

Total Proposed Structures

Number of Proposed Structures:	2
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Height to Midline:	
Height to Eave:	
Notes:	

Proposed Square Feet - Provide the square footage of any existing buildings by floor.

Number of Seats:	
Notes:	

Total Proposed Units

Total Number of Proposed Units:	
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Project Setbacks - Provide the required and proposed setbacks for Buildings and Parking on all sides of the property.

Required Building Setback:	
Required Parking Setback:	

Parking - If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

Does this project include shared parking?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Does this project include parking reduction?:	No
Number of spaces reduced from required:	
Required Spaces:	
Does this project include off-site parking?:	Yes
Number of off-site parking spaces:	26

Fire Prevention

Fire Flow:	70
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	1
Number of Proposed Hydrants:	5

Mechanical Units - Use this table to list the type and location of any mechanical units included in the project.

Height:	
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Public Works

On-Site Stormwater Retention Method:	Stormwater runoff from this site will be collected and conveyed in a drainage system that will meet the water quality and quantity design standards set by the City of Boise Stormwater Management Design Manual. Pending a geotechnical analysis, stormwater will be infiltrated underground through the use of seepage beds.
Number of Street Lights:	

Trash And Recycling Storage

How will trash and recycling containers be stored:	Standard Enclosure
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Proposed Structures

Row 1

Building ID:	North Hotel
Gross Sq Ft:	88795
Number of Stories:	4
Height to Peak:	57' 3"
Height to Parapet:	50' 0"

Row 2

Building ID:	South Hotel (TRU H2 BOISE)
Gross Sq Ft:	88795
Number of Stories:	4
Height to Peak:	57' 3"
Height to Parapet:	50' 0"

Proposed Square Feet - Provide the square footage of any existing buildings by floor.

Row 1

Building ID:	North Hotel
Floor:	1
Gross Square Feet:	24044
Use:	hotel

Row 2

Building ID:	North Hotel
Floor:	2
Gross Square Feet:	21590
Use:	hotel

Row 3

Building ID:	North Hotel
Floor:	3
Gross Square Feet:	21578
Use:	hotel

Row 4

Building ID:	North Hotel
Floor:	4
Gross Square Feet:	21583
Use:	hotel

Row 5

Building ID:	South Hotel (TRU H2 BOISE)
Floor:	1
Gross Square Feet:	24044
Use:	hotel

Row 6

Building ID:	South Hotel (TRU H2 BOISE)
Floor:	2
Gross Square Feet:	21590
Use:	hotel

Row 7

Building ID:	South Hotel (TRU H2 BOISE)
Floor:	3
Gross Square Feet:	21578
Use:	hotel

Row 8

Building ID:	South Hotel (TRU H2 BOISE)
Floor:	4
Gross Square Feet:	21583
Use:	hotel

Proposed Materials**Row 1**

Type:	Walls
Materials:	wood frame construction (Type 5A)
Colors:	n/a

Row 2

Type:	Fascia/Trim
Materials:	masonry
Colors:	see renderings

Row 3

Type:	Fascia/Trim
Materials:	EIFS
Colors:	see renderings
Notes:	primary exterior material

Proposed Bedrooms And Units**Row 1**

Number of Bedrooms:	Studio
Number of Units:	154
Notes:	NORTH HOTEL

Row 2

Number of Bedrooms:	Studio
Number of Units:	176
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Project Setbacks - Provide the required and proposed setbacks for Buildings and Parking on all sides of the property.

Row 1

Location:	Front
Proposed Building Setback:	37' 0"
Proposed Parking Setback:	25' 0"
Notes:	NORTH HOTEL

Row 2

Location:	Rear
Proposed Building Setback:	103' 0"
Proposed Parking Setback:	28' 6"
Notes:	NORTH HOTEL

Row 3

Location:	Side
Proposed Building Setback:	145' 0"
Proposed Parking Setback:	19' 6"
Notes:	NORTH HOTEL - east side setback

Row 4

Location:	Other
Proposed Building Setback:	37' 0"
Proposed Parking Setback:	10' 0"
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 5

Location:	Front
Proposed Building Setback:	185' 6"
Proposed Parking Setback:	5' 6"
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 6

Location:	Rear
Proposed Building Setback:	75' 0"
Proposed Parking Setback:	11' 0"
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 7

Location:	Side
Proposed Building Setback:	208' 6"
Proposed Parking Setback:	6' 0"
Notes:	SOUTH HOTEL (TRU H2 BOISE) - west side setback

Row 8

Location:	Side
Proposed Building Setback:	16' 6"
Proposed Parking Setback:	11' 0"
Notes:	SOUTH HOTEL (TRU H2 BOISE) - east side setback

Row 9

Location:	Side
Proposed Building Setback:	257' 0"
Proposed Parking Setback:	15' 0"
Notes:	NORTH HOTEL - west side setbacks

Parking - Provide the number of required and proposed ADA Accessible, Bicycle, Compact and Standard Vehicle parking spaces.

Row 1

Type:	Vehicle
Proposed Spaces:	129
Notes:	NORTH HOTEL---146 total vehicle parking spaces

Row 2

Type:	Compact
Proposed Spaces:	9
Notes:	NORTH HOTEL

Row 3

Type:	Accessible
Proposed Spaces:	8
Notes:	NORTH HOTEL

Row 4

Type:	Bike
Proposed Spaces:	18
Notes:	NORTH HOTEL

Row 5

Type:	Vehicle
Proposed Spaces:	110
Notes:	SOUTH HOTEL (TRU H2 BOISE)---179 total vehicle parking spaces

Row 6

Type:	Compact
Proposed Spaces:	63
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 7

Type:	Accessible
Proposed Spaces:	6
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 8

Type:	Bike
Proposed Spaces:	18
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Fence - Indicate where any proposed or existing fences are on the property.

Row 1

Existing or Proposed:	Existing
Location:	Side
Type:	chainlink/wood
Height:	6' 0"
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 2

Existing or Proposed:	Existing
Location:	Rear
Type:	stone wall (I-84)
Height:	15' 0"
Notes:	SOUTH HOTEL (TRU H2 BOISE)

Row 3

Existing or Proposed:	Existing
Location:	Rear
Type:	chain link / barbed wire
Height:	6' 0"
Notes:	NORTH HOTEL

Mechanical Units - Use this table to list the type and location of any mechanical units included in the project.

Row 1

Unit Location:	At Grade
Type:	Air Conditioner
Number of Units:	184
Proposed Screen Method:	landscaping for at-grade units
Notes:	(The number above is total units for each of the two hotel buildings.)

Row 2

Unit Location:	Interior to Building
Type:	Air Conditioner
Number of Units:	184
Notes:	(The number above is total units for each of the two hotel buildings.)

Row 3

Unit Location:	Rooftop
Type:	Air Conditioner
Number of Units:	184
Proposed Screen Method:	architectural screens for rooftop units
Notes:	(The number above is total units for each of the two hotel buildings.)

Row 4

Unit Location:	Interior to Building
Type:	Meter Panel
Number of Units:	1

Row 5

Unit Location:	At Grade
Type:	Other
Proposed Screen Method:	landscaping for at-grade unit
Notes:	service transformer

Enclosures - Please list each standard Trash enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

Row 1

Enclosure ID:	"Trash" (NORTH HOTEL)
Interior Enclosure Width:	24' 0"
Interior Enclosure Depth:	12' 0"

Row 2

Enclosure ID:	Keynote 219 on C2.0- Trash (SOUTH hotel - TRU H2 BOISE))
Interior Enclosure Width:	24' 0"
Interior Enclosure Depth:	12' 0"

Trash And Recycling Containers - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

Row 1

Service Type:	Trash
Receptacle Type:	8 yd Dumpster
Max. Number of Trash Receptacles:	2
In Standard Enclosure:	Yes
Enclosure ID:	Keynote 219 on C2.0 - Trash (SOUTH HOTEL - TRU H2 BOISE)

Row 2

Service Type:	Recycling
Receptacle Type:	8 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	Keynote 219 on C2.0 - Trash (SOUTH HOTEL - TRU H2 BOISE)

Row 3

Service Type:	Trash
Receptacle Type:	8 yd Dumpster
Max. Number of Trash Receptacles:	2
In Standard Enclosure:	Yes
Enclosure ID:	"Trash" (NORTH HOTEL)

Row 4

Service Type:	Recycling
Receptacle Type:	8 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes
Enclosure ID:	"Trash" (NORTH HOTEL)

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Conditional Use Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 11/30/2023, by Joshua Leonard