



June 27, 2017

City of Boise
Planning and Development Services
150 N Capitol Blvd
Boise, ID 83702

RE: Proposed Saint Alphonsus Neighborhood Hospital
350 East Myrtle Street, Boise, ID
Detailed Letter of Explanation

Dear Staff,

Saint Alphonsus Health System and Emerus are proposing a Saint Alphonsus Neighborhood Hospital located at 350 East Myrtle Street within the Boise Park West Development, in Boise, Idaho. The proposed Neighborhood Hospital will be constructed directly south of the existing Whole Foods Market on a 1.3-acre parcel (R6907250080).

The Neighborhood Hospital will include a two-story, 18,215 square foot building, with associated parking, service and landscape areas. The Neighborhood Hospital will include eight (8) exam treatment rooms, an imaging department containing X-Ray and CT Services, and eight (8) inpatient beds.

The existing site is zoned R-ODD Residential Office. A Conditional Use Permit (CUP) is required for the "Hospital" use and is being applied for as part of this submission.

With exception to the existing parking area contiguous with the Whole Foods Market (east of the proposed Neighborhood Hospital), all the parking, service areas, lighting, drive(s) and landscaping on the undeveloped pad will be newly constructed per the attached site plan and landscape plan. Similarly, the Neighborhood Hospital building will be of new construction with a mix of materials as identified on the building elevations, materials board and rendering. At the request of the Design Review Staff, detailed design drawings for the building are included with this submission to provide a better understanding of the proposed materials and methods of construction.

A Pre-Application Meeting was held with Planning & Design Review Staff on May 31, 2017, where a preliminary site plan was presented to staff. Staff suggested the building be placed closer to Myrtle Street by removing the proposed parking along Myrtle Street, and the displaced parking move adjacent to the Whole Foods Market. Similarly, staff suggested improvements to the circulation near the emergency drop-off. The design team carefully evaluated several options and believe the proposed site plan provides for improved circulation without impacting the safety of its visitors and the operation of the facility and the Boise Park West Development.

A neighborhood meeting was held during the evening of June 20, 2017. One neighbor attended the meeting, and was in support of the project.

Please don't hesitate to contact me if you have any questions. I can be reached at 385-212-3180 and/or brandon.mcdougald@kimley-horn.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. McDougald', followed by a long horizontal line.

Brandon McDougald, PE
Kimley-Horn & Associates, Inc.