

November 11, 2018

City of Boise  
Planning & Development Services  
150 N. Capitol Blvd.  
Boise, Idaho 83701-0500

RE: Design Review Modification DRH18-00524 for St. Luke's 27<sup>th</sup> Street Development Project

Dear Planning Staff,

St. Luke's Health System requests Approval of the modification to previously submitted and approved DRH17-00427 to capture changes to the proposed Parking Garage and Utility Yard. The 5 tier 536 stall parking garage occupies the south-east corner of the site aligned against the I-184 Connector and 25<sup>th</sup> Street. The Utility Yard is located at the terminus of 25<sup>th</sup> street to allow for ease of access while separating it from the main public traffic coming from 27<sup>th</sup> street. The Parking Garage location creates a road noise buffer between I-184 and the inpatient rooms, while its position still allows for a visual connection to the main entry for east bound downtown traffic.

Changes to the previously approved submittal include:

- The addition of brick at both stair towers to satisfy Site Specific Condition 'G. Integrate some of the red tones utilized on the medical office building within the materials palette for the parking structure.'
- The addition of brick at both vehicular entrances to satisfy Site Specific Condition 'G. Integrate some of the red tones utilized on the medical office building within the materials palette for the parking structure.'
- Removal of brow extrusion wrapping architectural metal mesh frame along south façade and northwest corner of the garage.
- Extension of column wraps above top level of garage.
- Reduction of Utility Yard extents and move of cooling tower location due to ITD easement along south edge of Utility Yard.
- Modification of screen material wrapping cooling tower to align with shorter cooling tower.

Sincerely,



Rob Beusan  
Project Manager, Hummel Architects