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Planning & Development Services

March 3, 2015

Jeff Hull
St. Luke's Health System
190 E. Bannock St.
Boise, ID 83712
hullj@slhs.org
(sent via email)

Re: CPA14-00004 / 190 E. Bannock St.

Dear Mr. Hull:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request to adopt an update to the St. Luke's Master Plan and reference the new Master Plan in the Comprehensive Plan.

The Boise City Planning and Zoning Commission, at their meeting of **February 9, 2015**, **denied** your request based on the attached reasons for the decision that were formally adopted by the Planning and Zoning Commission on **March 2, 2015**.

This application will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

If you have any questions, please contact me at (208) 384-3853.

Sincerely,

Hal Simmons
Planning Director
Boise City Planning and Development Services

HS/wm
cc:

Gary Sorensen / Hummel Architects, PLLC / gsorensen@hummelarch.com (sent via email)
East End Neighborhood Association / Attn: Bob Bennett / boisecook@yahoo.com (sent via email)
North End Neighborhood Association / Attn: Derek Hurd / dhurd@gravitaslc.com (sent via email)
Downtown Boise Neighborhood Association / Attn: Tami Chafin / tamichafin@gmail.com (sent via email)

Reason for the Decision

The Planning and Zoning Commission recommended denial of the Comprehensive Plan Amendment and Master Plan to the City Council. Their denial was based on the determination that the plan placed an undue burden on transportation facilities, particularly bicycle and pedestrian, and did not demonstrate consistency with Comprehensive Plan goals and policies related to street connectivity, protection of the downtown grid and provision of bicycle/pedestrian facilities. They found that the requested vacation of Jefferson Street was not adequately mitigated by the bike lane and roadway improvements that were proposed in the plan. They also found that the alternatives analysis was not sufficient to prove that there were no other feasible alternatives to closure of Jefferson, and thus, the Commission concluded that the analysis provided did not factually demonstrate that the Amendment was required for public convenience or necessity, or for the general welfare of the community. They stated that the City should not have to choose between either the hospital expansion or maintaining the connectivity of Jefferson Street, and that other expansion options to attain both goals should be presented and their relative costs and benefits considered in light of the impact on public convenience, necessity and burden on transportation, and compliance with connectivity goals in the Comprehensive Plan.

A handwritten signature in dark ink, appearing to read "M. Smith", is located in the lower right quadrant of the page. The signature is written in a cursive, flowing style.