

From: [Steven Lanzet](#)
To: [Hal Simmons](#)
Subject: Closing of Jefferson Street
Date: Monday, December 08, 2014 11:46:14 PM

Dear Mr. Simmons,

I am sending to let you know that I agree with Mary's points below and see it as totally reasonable not to close Jefferson. The hospital can create other options. Jefferson is the best conduit for driving and riding bikes from the East End to points west. I use it to get to Rite Aid, Albertsons, YMCA, etc. Please don't let them reduce our access to downtown.

Thanks,

Steven

Steven I. Lanzet
975 Strawberry Lane
Boise, Idaho 83712

208.477.1011

~~~~~

Dear Mr. Simmons,

This email is to submit my objection to St Luke's Master Plan to close Jefferson Street. I have lived in Foothills East for 20 years and my husband and I have used Jefferson Street regularly to travel downtown and to points west of downtown. I prefer taking this route because it is not congested and, for this reason above all, it is a good and safe street for driving, riding my scooter and for bicycling.

I have reviewed the proposal, and believe that it is not in the best interests of the many people who reside in this area to make this change. It is true that there is less traffic on Jefferson than on neighboring streets, but I do not believe that this makes it a good idea for St Luke's to take it away from us. The end result will be more traffic on Avenue B, Fort Street and Idaho Street, and more congestion is less safe for bicyclists, motorcyclists, and pedestrians.

I have walked through the pedestrian mall on the southwest side of the hospital (formerly Bannock Street), and there are many people, including children, using these sidewalks. The access on the east side serves the hospital entrance and emergency room as well as parking lot, and there is traffic flow moving in and out of these points. This is not a safe situation for a bike route proposed as an alternative to

Jefferson Street.

If St. Luke's can afford this huge expansion, how about expanding OVER Jefferson Street, like what they did on 1st Street? This might be seen as a compromise, but would be a gesture of a good neighbor, and could give them the space they wish for their new facilities, without closing a street that serves the residents of northeast Boise.

Thank you,

Mary Hamerly  
680 Troutner Way

**From:** [marmandell@aol.com](mailto:marmandell@aol.com)  
**To:** [Hal Simmons](#)  
**Subject:** clsoing of Jefferson Street  
**Date:** Wednesday, November 26, 2014 12:57:39 PM

---

Dear Mr. Simmons,

I am a long time resident of Foothills East and I am very opposed to the closing of Jefferson Street by St. Luke's Hospital. I think it would be detrimental not only to the neighborhood around St. Luke's but also to the community. Neighborhoods are important to cities, and the beauty of that area is that it is a small living and walking community directly adjacent to downtown. This contributes to making Boise such a livable, lovely city.

My understanding is that St. Luke's has property on Broadway, which would be a much better spot...being that it is already designated "commercial", with busier flowing traffic and parking....to expand their facility.

Finally, from our neighborhood and beyond, Jefferson Street is a good thoroughfare. I believe closing off Jefferson Street will create more congestion in all directions around it.

Closing off Jefferson Street, once done, could not be undone. I believe strongly that it is not forward thinking in terms of the community at large. Rather it is a short term grab for the hospital to expand, when other options need to be considered and explored.

Sincerely,

Mary Mandell

**From:** [Greg Adams](#)  
**To:** [Hal Simmons](#)  
**Subject:** Comment On Saint Luke's Master Plan  
**Date:** Monday, November 24, 2014 7:11:55 PM

---

Mr. Simmons:

I am writing to provide my comments on the master plan submitted by St. Luke's Hospital to the City of Boise. I am a resident of the east end of Boise (660 North Haines Street), and a local business owner of a small law firm with offices located west of downtown. My comments are made on behalf of myself and no other organizations with which I am affiliated. I recently moved to the east end from another location in the City and I regularly ride through St. Luke's campus via Jefferson Street on my bicycle to work, and also regularly do so to reach Boise's downtown core. It is common to see other cyclists on this same exact route, especially during the commuting hours.

I am a supporter of the City's efforts to provide viable infrastructure for bicycle and pedestrian transportation to and from the City's downtown core. The City has made great strides in the past several years, and I therefore have serious concerns with the elements of St. Luke's proposal that would amount to a major step backwards in this regard.

Specifically, I strongly oppose St. Luke's proposal to vacate Jefferson Street between Avenue B and 1<sup>st</sup> street and thereby eliminate the main artery for non-motorized travel between the east end and downtown sections of Boise. The proposal to adopt the "north solution," discussed at page 19 of the master plan, should be rejected so that St. Luke's may adopt an alternative expansion plan, or so that St. Luke's may change the northern expansion in a manner that properly provides a viable replacement route for residents of the City to travel by non-motorized means from the east end of Boise to downtown and back. Any replacement route should be located in the same area as the Jefferson Street corridor, through a bridge, tunnel, or otherwise, and should not attempt to shift cyclists to Warm Springs Avenue which lacks adequate bike lanes, has heavier traffic, and has more lanes within which to navigate at the Warm Springs/Idaho Street intersection. Due to limitations and heavy traffic on the Warm Springs (east) side of the Warm Springs/Idaho Street intersection, that route downtown from the east end is simply never going to be a safe bike route that will be used by the average person. It appears that St. Luke's considered providing a bridge in the Jefferson Street corridor that would accommodate automobiles, cyclists and pedestrians, and concluded that was not viable. Even if St. Luke's analysis is correct, it is not clear that the option of providing a bridge or underpass that would only support cyclists and pedestrians was evaluated or ruled out as infeasible. It does not appear that St. Luke's truly considered all viable alternatives.

I would also like to comment on the analysis of bicycle routes provided on page 23, which in my opinion ignores reality with its apparent conclusion that there is limited bicycle use of Jefferson Street. I strongly disagree with the conclusion that Jefferson Street through the St. Luke's campus is not a "preferred route." I personally see many cyclists use the route every day, and closure of Jefferson Street will force them to use less safe, less direct, and heavier trafficked routes. The end result will be less people using bicycles to reach Boise's downtown core.

For all of these reasons, I ask that the City not allow St. Luke's to vacate Jefferson Street

without providing an adequate replacement artery for non-motorized transportation through the Jefferson Street corridor. Thank you for considering my comments.

Greg Adams  
Richardson Adams, PLLC  
515 N. 27th Street, 83702  
P.O. Box 7218, 83707  
Boise, Idaho  
Voice: 208.938.2236  
Facsimile: 208.938.7904

**From:** [Georgia Smith](#)  
**To:** [Hal Simmons](#)  
**Subject:** Comments - St. Luke's Master Plan Draft  
**Date:** Monday, November 24, 2014 11:49:54 PM

---

Dear Mr. Simmons,

Please accept this letter as a public response to the St. Luke's master plan, specifically surrounding the closure of Jefferson Street.

After reviewing the master plan, traffic impact and parking study, the only acceptable - and responsible option that the city should support is Option 4 - Expansion West Toward 3rd Street.

The hospital's preferred option - Expansion North - is unacceptable for the following reasons:

1. Jefferson Street is public land owned by the citizens of Boise and managed by Boise City on our behalf. To date the City has yet to discuss or disclose any details for how it and the citizens of Boise will be compensated financially and logistically for this loss of public land and reasonable access to the downtown area.

2. The report's conclusions that existing through-traffic on Jefferson is low are misguided and unfair. The traffic impact study asserts most of the traffic on Jefferson is hospital-origin related. While this may be true, it's the hospital-origin related traffic and poor planning that cause Jefferson to be an unpopular option and inaccessible for pedestrians and motorists. Perhaps if the hospital followed the law and met the legal intent of maintaining it as public access to the downtown core Jefferson Street might see greater use. As it is, it appears to be congested by design to benefit an expansion North. Examples include allowing staff and its suppliers to currently:

- Cross Jefferson Street whenever and wherever they want, without regard to through traffic.

- Use Jefferson Street as an authorized and unauthorized loading and unloading zone for deliveries.

- Position bike racks, shelters and signs in conflict with the Jefferson Street hospital entrance and the loading and unloading activity of the "Jefferson Street loading zone." This poorly designed and ridiculous set up not only makes the width too narrow for pedestrian traffic to pass through, it can't possibly be ADA compliant at all times.

3. The proposed options for re-routing traffic from east Jefferson to the downtown area under Expansion North are unacceptable. Neither the master plan nor the traffic study put forth any reasonable alternatives to mitigate St. Luke's proposed traffic related impacts. Specifically the report failed to address safety and air quality issues (especially during an inversion) of:

- Forcing pedestrians and cyclist to use the Broadway / Warm Springs intersection as an option for crossing Jefferson during peak driving and commuting times.
- Traffic potentially backed up all the way to Jefferson and Reserve during peak driving times due to traffic congestion at Broadway / Warm Springs.
- Positioning a round-about at Fort / Reserve Street intersection. Little to no visual line of site and a blind corner as you access the area off of Avenue B make this option misguided at best.
- A safe approach to Avenue B off of East Jefferson. Motorists and cyclists coming off East Jefferson will still have to cross Avenue B to access the recommended routes and continue downtown. Neither the master plan or the traffic study spell out how traffic will be routed so this happens in a safe manner under Expansion North.

Expansion East appears to involve the closure of East Jefferson. Under this option, it doesn't appear that the city, the expansion planners or the engineering consultants have given any consideration to how area residents are supposed to leave their neighborhoods.

Expansion South would allow the public to continue to use public streets and public-owned property to access downtown, but it may not get far due to historic concerns of the Warm Springs residents.

And finally, I would like to know why the option of an alternative access for ambulance traffic and a "covered street option" hasn't been considered for Jefferson and Avenue B - similar to what is currently employed at First and Idaho.

I could go on, but I will save my additional comments for another opportunity.

In the meantime, I respectfully request that City officials, planning and zoning committee members and staff and St. Luke's executives, architects

and consultants stand at the Broadway / Warm Springs and Fort / Reserve intersections for an hour or so on a weekday morning at 8 a.m., in the winter, during an inversion.

Thank you,

Georgia Smith  
808 E. State Street  
Boise, ID 83712



**From:** [Matthew Kohn](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Steele Heather](#)  
**Subject:** Comments on St Luke's expansion  
**Date:** Sunday, November 30, 2014 6:00:58 PM

---

Dr Director Simmons,

I am writing in opposition to St Luke's plan to close off Jefferson St. in their proposed expansion of their Boise complex. I live on the 500 block of Jefferson and wrote to the city about this last summer. The following comments summarize and expand on that communication.

- a) Expanding a complex in the middle of a city seems amazingly shortsighted. Among other issues, the area expects increasingly bad traffic. I recognize that St Luke's has a plan for improving traffic flow. But increasing the number of employees and patients by c. 50% can only make traffic problems worse.
- b) I \*really\* don't want to see Jefferson St. closed west of Broadway/Ave B. It's my main biking route to downtown, and it's the only small street that directly crosses Broadway/Ave B in the area. After being hit by a car on Fort and seeing numerous near misses, I stick to smaller roads. I do not want this major bike route closed. I want to emphasize that I don't mind closing the street to car traffic, even on my side of Ave B. That's not the issue. In that respect, St Luke hasn't really addressed the question of whether a bike and pedestrian thoroughway could be maintained on Jefferson, they seem stuck on whether the entire road can remain open.
- c) We have a serious parking problem in the neighborhood because St Luke's employees won't park in their own parking garages, they prefer to park on my street. Expansion will make that problem worse. I should be able to park in front of my own house.
- d) Has St Luke's really investigated all options? It seems like the huge footprint parking structure on the corner of Ave B and Idaho could be used for the expansion, allowing Jefferson to remain open.

I also have several unanswered questions:

- a) How will the expansion affect helicopter overflights? We get a lot of late night noise from St Luke's already, and their plan says nothing about how that might change.
- b) What are the projections for longer-term expansion? St Luke's has said they do not intend to step across Ave. B (although they've already done that). I don't want them creeping further into my neighborhood.
- c) Where is the sequoia going? St Luke's said they would move it, but at a recent meeting said the deal was shaky.
- d) How will St Luke's plans for bicycles integrate with ACHD? I give St Luke's credit for trying to work out a long-term bicycle solution, although I don't think it's a great one. Regardless, it expects a lot from ACHD, which will have to follow through with additional improvements for bicycle access to make St Luke's proposal useful. ACHD hasn't been very supportive of bikes in the past, and I'm concerned that we'll end up with great bicycle access on the perimeter of the St Luke's complex but no safe way to get there or go somewhere else.

Thanks for your consideration of my views,

Matthew J. Kohn  
520 E Jefferson St.  
Boise

**From:** [Sheldon Bluestein](#)  
**To:** [Hal Simmons](#)  
**Subject:** comments on St Lukes master plan  
**Date:** Sunday, November 30, 2014 10:26:17 AM  
**Attachments:** [Hal Simmons.docx](#)

---

Hello, I would like to comment on the St Lukes master plan.

My comments are in a nicely formatted Word document, which is attached and which you can print out. I am also copying and pasting them into this document, if you must view them here.

Thank you,  
Sheldon Bluestein  
680 Troutner Way  
Boise ID 83712  
208-386-9300

Hal Simmons  
Boise City Planning Dept  
Dear Sir,

I wish to comment on the St Lukes Master Plan for expansion in east Boise. Of course, I support the hospital and am glad that it chooses to stay in the heart of town. However, I am opposed to the proposed total closure of Jefferson Street between Avenue B and 1st Street. I hope the below points can be incorporated in a revised plan.

### **Bicycle Access Problems**

I am opposed to closing Jefferson Street because of safety concerns with bicycle routes. If Jefferson Street is closed, there seem to be three alternative routes. The Bannock Street (Shared Space) route: The first, heading from the East End into town, goes south on a 10' sidewalk or a bike lane along Avenue B, and then west on the former Bannock Street (through a Shared Space). This route would overall have the least traffic, but would have several serious problems: 1) the Shared Space is not safe for bikes or pedestrians. I recently walked this, and I can't imagine making it a compatible to both bikes, pedestrians, and cars accessing the parking lots; plus, bicycles would have to share the 10' sidewalk with pedestrians, and as Figures 32 and 33 show, ten feet are not wide enough for

What changes would be made to the Shared Space in the former Bannock Street?

both.

2) heading from the East End to downtown, the bicycle stacking area at the Jefferson/Avenue B intersection (preparing to turn south on Avenue B, Figure 35) is positively scary. There surely is not enough width on Jefferson at present (especially with parking which is essential to my hair stylist's business), and I don't see anywhere in the plan where Jefferson would be widened; and

3) heading from town to the East End via the Shared Space, the route seems to hit Avenue B and then follow the 10' sidewalk to the northeast (or go the wrong way on the bike lane). It's very dangerous to dodge pedestrians on a sidewalk.

The Fort Street route: Although there is a proposed 10 foot sidewalk and a bike lane on the northeast side of Fort Street/Avenue B, and the same(?) on Fort Street, there is a two-lane traffic circle where this route would cross Reserve Street (and I assume, a very large traffic circle to accommodate fire trucks coming off Reserve Street). This seems extremely dangerous for bicyclists, whether they are in the bike lane or sidewalks/pedestrian crossing.

The Warm Springs/Idaho/Main route: All of these are very busy and relatively narrow roads. I can't ever remember seeing a bicycle on these roads in the vicinity of the Broadway/Avenue B intersection (obviously, for this reason).

Would Jefferson be **widened** at the intersection with Avenue B to allow space for bicycles?

Are there standards for the width of shared bicycle/pedestrian sidewalks?

Is it standard procedure for bike lanes to go around traffic circles? Are there safety issues for pedestrians at traffic circles?

Will there be significant widening of these roads to accommodate a safe bicycle lane?

### **Automobile Access Problems**

I am opposed to the closure of Jefferson Street because it impedes access between the East End and downtown. This has long been my preferred route to downtown, and to the Bench area. Alternatives to Jefferson Street are all crowded: 1) State Street is congested; 2) Idaho Street has a congested right turn off Avenue B; and 3) the Connector is hopeless, and will remain so, even when (somehow) an additional right turn option is given

How many times per day do emergency vehicles trigger the

on Broadway/Front.

I am concerned that your traffic flow studies may not include the impact of emergency vehicles at the Jefferson/Avenue B intersection (and indeed, along the whole corridor from Myrtle Street to Jefferson). It is extremely frustrating to get stuck at Avenue B as an ambulance or fire truck gains priority on Avenue B, and cars pile up on Jefferson.

signal overrides at the Jefferson/Avenue B intersection?

Was this issue included in the traffic study?

### **Motorcycle Access Problems**

I am opposed to the closure of Jefferson Street because it makes for more hazardous scooter or motorcycle travel between downtown and the East End. For 15 years, I have been riding a scooter for at least nine months of the year, for commutes in the Valley—as far as Eagle Road. I also ride a motorcycle, though usually on the way in or out of town.

Jefferson Street is my preferred access from the East End to downtown and the Bench, for similar reasons to “Automobile Access Problems”, above.

However, the return from downtown to the East End via the Bannock/1<sup>st</sup>/Jefferson is more than a preferred route—it is an essential route. I regard it as the very safest motorcycle route from downtown to the East End.

### **Conclusion**

I feel that the best solution is for Boise to: keep Jefferson Street open, as a “No Trucks” route accessible to cars and motorcycles and bicycles; and have St Lukes make a short, not very steep (and well lighted!) underpass for those less-tall vehicles, to preserve access to/from downtown. It seems that, with most of the existing (southwest side) hospital’s main floor already elevated some 8(?) feet from the Jefferson Street road grade, they could do a mild underpass for a Jefferson street that remains open to bicycles and personal vehicles.

Thank You,

sheldon

Sheldon Bluestein  
680 Troutner Way  
Boise ID 83712

[Sheldon.bluestein@gmail.com](mailto:Sheldon.bluestein@gmail.com)

208-386-9300

**From:** [Nathan Rowland](#)  
**To:** [Hal Simmons](#)  
**Subject:** Comments on St Luke's master plan  
**Date:** Sunday, November 23, 2014 4:37:52 PM

---

Dear Mr Simmons

I would prefer E. Jefferson street remain open as St. Luke's expands.

Any significant expansion of St Luke's should be predicated on improvements of the Broadway/Main/Idaho/Warm Springs/Ave B and State/Fort/Ave B intersections at St Luke's expense in order to mitigate increased traffic. I would like to roundabouts installed at both intersections.

Impacts from Increased helicopter traffic should be considered in terms of noise and safety before decisions are made.

Thanks for the opportunity to comment.

Sincerely  
Nathan Rowland  
1122 E. Jefferson St.  
Boise 83712

Sent from my iPad

**From:** [Josh Johnson](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: Comment on Intersection Alternatives - St Lukes Master Plan  
**Date:** Thursday, December 04, 2014 9:53:41 AM

---

---

**From:** John Bush [mailto:[jabush@comstockbush.com](mailto:jabush@comstockbush.com)]  
**Sent:** Wednesday, December 03, 2014 11:05 AM  
**To:** Josh Johnson  
**Subject:** Comment on Intersection Alternatives - St Lukes Master Plan

Mr. Johnson

My name is John Bush. I am President of the Board of Directors of the Boise Seminoles Baseball program. Our home is Jack Acree Field at Fort Boise. I have looked at the St Luke's master plan and the traffic projections/intersection alternatives. I am concerned about roundabouts and the relative location to our outfield fence line. I believe it has a negative impact aesthetically and it brings both vehicular and pedestrian traffic in close proximity to our fence and what will soon be a newly constructed batters eye. Based on our experience, we have higher incidents of damage, vandalism and trash in higher traffic areas close to the fence lines. To the extent public comment is still being taken, please note that our baseball program would prefer Option 3 and the installation of a new traffic signal. Thank you.

John Bush

**From:** [Amanda Brown](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: Jefferson Street expansion comments  
**Date:** Friday, October 03, 2014 9:39:59 AM

---

---

**From:** David Eberle  
**Sent:** Friday, October 03, 2014 9:39 AM  
**To:** Amanda Brown  
**Subject:** Fwd: Jefferson Street expansion comments

Sent from my iPad

Begin forwarded message:

**From:** sara rodgers <[manifesting\\_health@yahoo.com](mailto:manifesting_health@yahoo.com)>  
**Date:** October 2, 2014 at 12:47:46 PM MDT  
**To:** "[campusplan@slhs.org](mailto:campusplan@slhs.org)" <[campusplan@slhs.org](mailto:campusplan@slhs.org)>  
**Cc:** "[eclegg@cityofboise.org](mailto:eclegg@cityofboise.org)" <[eclegg@cityofboise.org](mailto:eclegg@cityofboise.org)>, "[deberle@cityofboise.org](mailto:deberle@cityofboise.org)" <[deberle@cityofboise.org](mailto:deberle@cityofboise.org)>, "[mjordan@cityofboise.org](mailto:mjordan@cityofboise.org)" <[mjordan@cityofboise.org](mailto:mjordan@cityofboise.org)>, "[tjthomson@cityofboise.org](mailto:tjthomson@cityofboise.org)" <[tjthomson@cityofboise.org](mailto:tjthomson@cityofboise.org)>, "[Lmclean@cityofboise.org](mailto:Lmclean@cityofboise.org)" <[Lmclean@cityofboise.org](mailto:Lmclean@cityofboise.org)>, "[Bquintana@cityofboise.org](mailto:Bquintana@cityofboise.org)" <[Bquintana@cityofboise.org](mailto:Bquintana@cityofboise.org)>, "[dwallace@achdidaho.org](mailto:dwallace@achdidaho.org)" <[dwallace@achdidaho.org](mailto:dwallace@achdidaho.org)>  
**Subject:** Jefferson Street expansion comments  
**Reply-To:** sara rodgers <[manifesting\\_health@yahoo.com](mailto:manifesting_health@yahoo.com)>

To: Theresa McLeod, Director of Community Relations. St. Luke's Hospital

I have reviewed plans for the St. Luke's Jefferson Street expansion process. As a community member, a cyclist, and past neighbor to St. Luke's, I disagree with the plans as now published on the St. Luke's website. I suggest that Jefferson Street remain open to bicycle commuters.

The closing of Jefferson Street to bicycle commuters increases bicycle/auto collisions by directing bicycle traffic into a already congested area. I do not see concomitant plans to build bicycle commuting lanes on Fort Street and B Avenue at the same time.

Additionally, by deflecting West bound riders onto Avenue B and Fort Street, the plan adds complexity, stress, and risk to bicycle commuters. There will be a need to change lanes in heavy traffic to get from Avenue B to State Street. Although Fort Street is available, it is also a dangerous bicycle commuter corridor and deflects commuters away from Downtown.

Not only are there more interaction with automobiles, getting from Avenue B to Downtown now means more bicycles on State Street. State Street is a poor commuting choice due to the narrow street width North of the Idaho Capitol. State Street is not a designated



bicycle corridor, nor should it be.

Bicycling enhances the health of commuters. St. Luke's could be seen as a true leader in promoting healthy communities if they help consider bicycle commuting in their expansion plan.

If Boise is going to grow as a Bicycle Friendly city, all community members need to participate. I hope St. Luke's decides to change their current plans and incorporate cyclists.

Please keep Jefferson Street open to bicycle commuters.

I am also concerned about the fate of the historic giant sequoia that currently resides between Avenue B and Jefferson Street. Can you comment about the fate of this tree?

Thank-you for returning a response to this email.

Sara Rodgers  
Boise resident and bicycle commuter  
3021 Grover, Boise ID 83705

**From:** [MayorandCouncil](#)  
**To:** [Derick O'Neill](#); [Hal Simmons](#)  
**Subject:** FW: St. Luke's and Jefferson St.  
**Date:** Tuesday, December 02, 2014 9:00:18 AM

---

-----Original Message-----

From: Mary Glen [<mailto:mary@maryglen.com>]  
Sent: Tuesday, November 25, 2014 9:24 PM  
To: MayorandCouncil  
Subject: St. Luke's and Jefferson St.

I am against the closing of any part of Jefferson. I drive or bike almost daily on the section St. Luke's wishes to close. The hospital has grown and changed the neighborhood enough. It does not need to negatively impact Jefferson, especially as they have blocked Bannock already.

Thank you.

Mary A. Glen, B.M.Ed, M.Ed.  
76 Horizon Dr.  
Boise, ID 83702

**From:** [Astrid Shadle](#)  
**To:** [Hal Simmons](#)  
**Subject:** Jefferson St. Closure  
**Date:** Monday, November 24, 2014 5:31:22 PM

---

I am writing to advise you that closing Jefferson St. in order to expand St. Lukes, would be tremendously frustrating, as I am an avid cyclist and am an "East Ender." This is our only route from home to downtown, and riding on Broadway or Fort is MUCH more dangerous. I sincerely hope this closure is not approved. Thank you for taking the time to read this comment.

Sincerely,

Astrid O. Shadle

**From:** [Paul Grisham \(pgrisham\)](#)  
**To:** [Hal Simmons](#)  
**Subject:** Jefferson St. Closure  
**Date:** Monday, December 01, 2014 2:06:40 PM

---

Mr. Simmons,

I would like to express my opposition to St. Luke's plan to close Jefferson Street on the north side of their current facility. As a resident of the East End, I have found that Jefferson St. is the best and safest way to reach downtown, both as a pedestrian and as a cyclist. With Jefferson Street to the east of the hospital serving as the primary residential collector street for traffic coming from both the East End neighborhood and the neighborhoods in the eastern Foothills, this street is regularly utilized by pedestrians and cyclists to access downtown, as well as by motorists. If this access were to be cut off, it would leave those of us who live in the East End without a bike-safe or pedestrian-safe route to the downtown area. This access is one of the many reasons people like my family choose to live in this part of the city, and we would certainly not be happy losing it. We would like to see the city retain its "walk-able" character; a closure such as this one will only serve to make it less walk-able or bike-able, decreasing its appeal to its residents.

Thank you for your time and consideration.

Regards,

Paul Grisham

**From:** [McLeod, Theresa](#)  
**To:** [Hal Simmons](#)  
**Subject:** Letters of Support/Opposition  
**Date:** Monday, December 01, 2014 9:33:44 PM  
**Attachments:** [DBA St Luke's Development Plan.pdf](#)

---

Hi Hal,

Attached please find the DBA's letter of support for our project. I thought a copy had been submitted to the City but since your review only contains letters of opposition, I wanted to make sure you had this.

Thanks,  
Theresa

Theresa E. McLeod  
Director Community Relations  
St. Luke's Health System  
o. 208-381-1864



---

"This message is intended for the use of the person or entity to which it is addressed and may contain information that is confidential or privileged, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited. If you have received this message by error, please notify us immediately and destroy the related message."

**From:** [James Stead](#)  
**To:** [Hal Simmons](#)  
**Subject:** NO to Closure of Jefferson  
**Date:** Saturday, November 22, 2014 3:13:42 PM

---

Hal,

I am a resident of the East End, a customer of St. Lukes, and I oppose the closure of Jefferson St. I believe St. Lukes needs to find a way to keep the street open to the public for several reasons, all of which are related to quality of life in my neighborhood.

1. St. Lukes traffic survey was done during one of the coldest weeks of the year in 2013, and one of our first cold spells. I do not believe their count accurately reflects usage of that street.
2. Jefferson is the ONLY safe route to downtown for families on bikes. Bike-ability is the reason I chose to live in this neighborhood. The closure of Jefferson would mean no more farmer's markets, brunches, or shopping trips downtown for my family. This is our favorite summertime activity and the loss of this will forever erode our quality of life.
3. Warm Springs, Park St, Avenue B, and Reserve St are all terrible traffic situations. Jefferson is currently the only way to move out of the neighborhood in a timely fashion by car. Closing this downtown connection will exacerbate traffic throughout the neighborhood, creating delays, additional vehicular pollution, and possible safety concerns in the event of an emergency.

I am in support of St. Lukes expansion. I like the jobs this will bring to our downtown core. I believe they can achieve the same result without the negative impact on my quality of life, and my property value. If they need ideas, send them my way.

Thank you,

James Stead  
208.995.4716.

**From:** [Dana Lucas](#)  
**To:** [Hal Simmons](#)  
**Subject:** Opposed to Closing Jefferson St  
**Date:** Friday, November 21, 2014 5:20:35 PM

---

Dear Mr Simmons,

As an East End resident, I would like to comment on St Luke's expansion plan.

I am adamantly OPPOSED to SLRMC's plan to close a portion of Avenue B/Broadway.

Myself and my neighbors frequently use this street to access State, Fort, and Reserve streets, and because it is part of an established and historic neighborhood, I argue that no commercial or nonprofit business should be allowed to encroach on and reshape the neighborhood at the expense of it's residents.

St Luke's is free to expand to the north, south and west as commercial properties become available.

The inconvenience to the East End residential district, and the increased traffic hazards imposed on two major access streets (Broadway and Warm Springs) by the proposed expansion to the east are insupportable consequences for the East End neighborhood.

Again - I am absolutely opposed to the proposed expansion.

- Dana Lucas  
1202 E Bannock Street  
Boise, ID 83712  
[lucasdana@hotmail.com](mailto:lucasdana@hotmail.com)

**From:** [Kohn Matthew](#)  
**To:** [MayorandCouncil](#); [Hal Simmons](#); [campusplan@slhs.org](mailto:campusplan@slhs.org); [toalb@slhs.org](mailto:toalb@slhs.org); [opinion@idahostatesman.com](mailto:opinion@idahostatesman.com); [contact@eastendboise.com](mailto:contact@eastendboise.com)  
**Cc:** [Steele Heather](#)  
**Subject:** Opposed to St Luke's expansion  
**Date:** Monday, June 23, 2014 8:32:53 AM

---

Hello,

I live 2 1/2 blocks east of St Luke's and have generally felt pretty good about having them in the neighborhood. But I am opposed to their planned expansion. Here are some reasons why:

- a) Jefferson St. west of Broadway is my main biking route to downtown. It's the only small street that directly crosses Broadway in the area. After being hit by a car on a major road nearby (and treated almost immediately at St Luke's - thanks, StL!), I stick to smaller roads. I do not want this major bike route closed.
- b) After helicopters woke me again this morning (twice) between 3 and 4 AM, I am reminded that expansion will increase the number of helicopter overflights. I can deal with the occasional lost night's sleep. But it's not something I want to see increased. Noise pollution here is already bad enough.
- c) I'm very concerned about congestion. Increasing the number of people trying to get into this area by a couple thousand every day is a big burden on us. Likewise, I don't want years of construction fouling up traffic patterns in the area.
- d) I'm worried about long-term expansion issues. St Luke's argues that it's easier to build on and expand from a newer building site. Which means that having encroached on our neighborhood with the current expansion, it will make sense to do it again in the future. And again. I don't mind living near a hospital, but I don't want to live next to a hospital industrial complex.

In general, I can't help thinking how short-sighted the planners must have been. If you had to design a location for a regional hospital complex, why would you choose the middle of a city, where it's logistically most difficult? Wouldn't it make more sense to build in an outlying area with easier access? Expanding in an area with difficult access already doesn't make sense.

I do think St Luke's could be more proactive about the needs and interests of our neighborhood. For example, they could propose closing Jefferson to cars, but leaving it open to bikes and pedestrians. And, a group of us have long wanted geothermal here, but live too far off the lines. If St Luke's could leverage geothermal, it would help offset all the negatives.

Thanks for your consideration of my views,

Matthew J. Kohn  
520 E Jefferson St.  
Boise



**From:** [Heather N Steele](#)  
**To:** [Hal Simmons](#)  
**Subject:** Opposed to St. Luke's Plan  
**Date:** Sunday, November 30, 2014 10:38:45 PM

---

Dear Mr. Simmons,

I oppose St. Luke's expansion plans for the following reasons:

First and foremost, I am upset with the plan to close Jefferson Street. Our family uses Jefferson as a safe and pleasant walking and biking route to downtown. Forcing us onto Avenue B/Idaho or Fort/State will negatively impact our safety; and no matter the landscaping or sidewalk modifications, these routes will never be quiet nor pleasant. We bought our house in this neighborhood because of the great connectivity to downtown and all it has to offer; we never imagined this valuable corridor could just be taken away. I strongly request maintaining a bike/pedestrian route along the present Jefferson Street, whether at ground-level or tunneled beneath the new construction.

I am concerned about added congestion and parking impacts. The intersections with Avenue B at Reserve and E Jefferson are extremely busy at commute times. It seems that closing Jefferson will force additional traffic on already impacted roads. The street in front of our house on E Jefferson (between Ave. D and Ave. E) already is regularly used as a parking lot by hospital employees. Adjacent side streets are signed for residential, limited-time parking use, but for some reason we on Jefferson are not afforded the same consideration. It is frustrating to come home with a load of groceries and have to park somewhere down the block because a St. Luke's employee finds our location convenient to their work. With plans to build a children's facility on our side of Avenue B, I fear the parking pressure will just become closer and more intense.

Finally, I wonder what impact the expansion will have on helicopter fly-overs. We are frequently awakened at random hours of the night by helicopter noise. If I'm lucky, I can get back to sleep; if not, I often lose 1, 2, or more hours of precious sleep thanks to the air traffic. If St. Luke's takes on a greater role regionally, how much more sleep will it cost us?

Thank you for considering my comments; I look forward to learning how they will be incorporated in this project.

Sincerely,

Heather Steele  
520 E Jefferson St.  
Boise 83712

**From:** [Leslie Davidson](#)  
**To:** [Hal Simmons](#)  
**Subject:** Proposed closure of Jefferson St  
**Date:** Saturday, November 29, 2014 9:10:38 AM

---

Mr. Simmons,

I object to St. Luke's proposed closure of Jefferson Street. As residents of North East Boise, my husband and I regularly drive, walk or bicycle along Jefferson Street to access downtown Boise. Traffic on alternate routes is already over crowded. We are concerned that closure of Jefferson will create dangerous conditions for those using alternate routes.

Perhaps St. Luke's could build over Jefferson Street as was done over First Street, providing a good compromise.

I strongly urge you to voice a strong objection from the many North East End residents who oppose this proposal.

Regards,  
Leslie Davidson Voris  
E. Washington Street

**From:** [judyrust@rustmt.com](mailto:judyrust@rustmt.com)  
**To:** [Hal Simmons](#)  
**Subject:** Proposed closure of Jefferson Street  
**Date:** Thursday, November 20, 2014 4:00:46 PM

---

Dear Mr. Simmons,

I am writing to you in regards to St. Luke's expansion and the proposed permanent closure of Jefferson Street between Avenue B and 1st Street. I am opposed to this closure as I feel it would greatly impair the flow of traffic in that part of town. I frequently use that section of Jefferson street as it is one of the few streets left that will take me from my neighborhood directly through that area of downtown. I am asking that this request for permanent closure of this section of Jefferson be denied.

Thank you for your consideration in this matter.

Respectfully,

Judy Rust  
2277 E. Parkside Drive, Boise, ID 83712  
(208) 789-2278

**From:** [Lois Lenzi](#)  
**To:** [Hal Simmons](#)  
**Subject:** Re: The current draft for the St. Luke's downtown expansion.  
**Date:** Monday, November 24, 2014 1:05:10 PM

---

NO NO

I vote "a no build"

St Luke's can expand out in Meridian It is more centrally located with acres to expand.

I spent a good hour rereading all the papers presented.  
It is a nightmare for a foot and traffic flow.  
It is worse with more stopping of St. Luke's employees crossing to the old Elk's Hospital...I know employees need exercise but the vehicular and bike traffic need to get around too and we pay taxes.

I want St. Luke's to move even the central supply building to Meridian's corn/wheat fields. There are acres out there waiting to have new structures...

Personal encounters:

Foot traffic stops traffic on Main Street to get to the big south parking garage. Idaho's foot traffic again can immediately stop the traffic for those employees wanting to enter the SLMRC grounds. On Broadway the traffic flow from 3-6 is awful with employees exiting onto Broadway to get to Park Center Blvd or to the Connector. Now let's deal with Ave B: one gets stopped at the Jefferson traffic light for foot traffic from the Heart and Internal Medicine building and of course ambulances. We now have increased foot traffic since St. Luke's took over the Elk's Hospital.

I object to all the planned parking garages that will be built to accommodate the tremendous increase in employees. And I also object to the encroachment on Ave C next to the Pioneer Cemetery where my husband is buried and I will be some day...

I also object to all the residences that have been bought by St. Luke's for their master expansion.  
We are losing a significant tax base to have non-profit organization that has become a monster in the East End.

Lois Lenzi  
203 Jantoni Dr.  
Boise, Id 38712  
[lois.lenzi@gmail.com](mailto:lois.lenzi@gmail.com)

I have lived here since 1976

Lived here 1956-61

I love the East End and will protect it from this kind of undue expansion!

**From:** [Georgia Smith](#)  
**To:** [Georgia Smith](#)  
**Cc:** [Hal Simmons](#)  
**Subject:** Resubmission: Original Comments - St. Luke's Master Plan Draft  
**Date:** Sunday, December 07, 2014 11:10:10 AM

---

Dear Mr. Simmons,

I am hoping you will be willing to replace my original comments with the following. There are some errors in my original letter about who manages the streets - I keep forgetting it's ACHD - and it was written late in the evening. I really wanted my comments to be constructive and should have waited until the next day to send them in.

Thank you for considering my request,

Georgia S. Smith  
808 E. State Street

Dear Mr. Simmons,

Please accept this letter as a public response to the St. Luke's master plan, specifically surrounding the closure of Jefferson Street.

After reviewing the master plan, traffic impact and parking study, my opinion is the best option is Option 4 - Expansion West Toward 3rd Street.

The hospital's preferred option - Expansion North - is of great concern for the following reasons:

1. Jefferson Street is public land owned by the citizens of Boise and managed by ACHD on our behalf. To date I have not heard anything from ACHD about how it or the citizens of Ada County will be compensated financially and logistically for this loss of the public land and reasonable access to the downtown area.
2. We need a more thorough analysis of the report's conclusions that existing through-traffic on Jefferson is low. The traffic impact study asserts most of the traffic on Jefferson is hospital-origin related. While this may be true, it's the hospital-origin related traffic and planning that cause Jefferson to be an unpopular and inaccessible for pedestrians and motorists. Perhaps if the street was not used as a freight loading and

unloading zone, public access to the downtown core Jefferson Street might see greater use. Examples include how:

- Pedestrian traffic in the area cross Jefferson Street without regard to through traffic.
- Jefferson Street is used as an authorized and unauthorized loading and unloading zone for deliveries.
- Bike racks, shelters and signs are positioned to be in conflict with the Jefferson Street hospital entrance and the loading and unloading activity of the "Jefferson Street loading zone." This set up not only makes the width of too narrow for pedestrian traffic to pass through, it can't possibly be ADA compliant at all times.

3. The proposed options for re-routing traffic from east Jefferson to the downtown area under Expansion North are questionable. Neither the master plan nor the traffic study put forth any reasonable alternatives to mitigate St. Luke's proposed traffic related impacts. Specifically the report seems to not address safety and air quality issues (especially during an inversion) of:

- Forcing pedestrians and cyclist to use the Broadway / Warm Springs intersection as an option for crossing Jefferson during peak driving and commuting times. It might help if someone representing the decision makers on this project would stand or try to cross the Broadway / Warm Springs and Fort / Reserve intersections for an hour or so on a weekday morning at 8 a.m., in the winter, during an inversion.
- Traffic potentially backed up all the way to Jefferson and Reserve during peak driving times due to traffic congestion at Broadway / Warm Springs.
- Positioning a roundabout at Fort / Reserve Street intersection. Little to no visual line of site and a blind corner as you access the area off of Avenue B make this option a safety concern.
- A safe approach to Avenue B off of East Jefferson. Motorists and cyclists coming off East Jefferson will still have to cross Avenue B to access the recommended routes and continue downtown. Neither the master plan or the traffic study spell out how traffic will be routed so this happens in a safe manner under Expansion North.

Expansion East appears to involve the closure of East Jefferson. Under this option, it doesn't appear that any consideration has been given to how area residents are to leave their neighborhoods.

Expansion South would allow the public to continue to use public streets

and public-owned property to access downtown, but it may run into historic concerns of the Warm Springs residents.

And finally, I respectfully suggest St. Luke's look into the option of an alternative access for ambulance traffic and a "covered street option" for Jefferson and Avenue B - similar to what is currently employed at First and Idaho.

Thank you,

Georgia Smith  
808 E. State Street  
Boise, ID 83712

Please strike the following:

On Nov 24, 2014, at 11:49 PM, Georgia Smith wrote:

Dear Mr. Simmons,

Please accept this letter as a public response to the St. Luke's master plan, specifically surrounding the closure of Jefferson Street.

After reviewing the master plan, traffic impact and parking study, the only acceptable - and responsible option that the city should support is Option 4 - Expansion West Toward 3rd Street.

The hospital's preferred option - Expansion North - is unacceptable for the following reasons:

1. Jefferson Street is public land owned by the citizens of Boise and managed by Boise City on our behalf. To date the City has yet to discuss or disclose any details for how it and the citizens of Boise will be compensated financially and logistically for this loss of public land and reasonable access to the downtown area.
2. The report's conclusions that existing through-traffic on Jefferson is low are misguided and unfair. The traffic impact study asserts most of the traffic on Jefferson is hospital-origin related. While this may be true, it's the hospital-origin related

traffic and poor planning that cause Jefferson to be an unpopular option and inaccessible for pedestrians and motorists. Perhaps if the hospital followed the law and met the legal intent of maintaining it as public access to the downtown core Jefferson Street might see greater use. As it is, it appears to be congested by design to benefit an expansion North. Examples include allowing staff and its suppliers to currently:

- Cross Jefferson Street whenever and wherever they want, without regard to through traffic.
- Use Jefferson Street as an authorized and unauthorized loading and unloading zone for deliveries.
- Position bike racks, shelters and signs in conflict with the Jefferson Street hospital entrance and the loading and unloading activity of the "Jefferson Street loading zone." This poorly designed and ridiculous set up not only makes the width too narrow for pedestrian traffic to pass through, it can't possibly be ADA compliant at all times.

3. The proposed options for re-routing traffic from east Jefferson to the downtown area under Expansion North are unacceptable. Neither the master plan nor the traffic study put forth any reasonable alternatives to mitigate St. Luke's proposed traffic related impacts. Specifically the report failed to address safety and air quality issues (especially during an inversion) of:

- Forcing pedestrians and cyclist to use the Broadway / Warm Springs intersection as an option for crossing Jefferson during peak driving and commuting times.
- Traffic potentially backed up all the way to Jefferson and Reserve during peak driving times due to traffic congestion at Broadway / Warm Springs.
- Positioning a round-about at Fort / Reserve Street intersection. Little to no visual line of sight and a blind corner as you access the area off of Avenue B make this option misguided at best.
- A safe approach to Avenue B off of East Jefferson. Motorists and cyclists coming off East Jefferson will still have to cross Avenue B to access the recommended routes and continue downtown. Neither the master plan or the traffic study spell out how traffic will be routed so this happens in a safe manner under Expansion North.



Expansion East appears to involve the closure of East Jefferson. Under this option, it doesn't appear that the city, the expansion planners or the engineering consultants have given any consideration to how area residents are supposed to leave their neighborhoods.

Expansion South would allow the public to continue to use public streets and public-owned property to access downtown, but it may not get far due to historic concerns of the Warm Springs residents.

And finally, I would like to know why the option of an alternative access for ambulance traffic and a "covered street option" hasn't been considered for Jefferson and Avenue B - similar to what is currently employed at First and Idaho.

I could go on, but I will save my additional comments for another opportunity.

In the meantime, I respectfully request that City officials, planning and zoning committee members and staff and St. Luke's executives, architects and consultants stand at the Broadway / Warm Springs and Fort / Reserve intersections for an hour or so on a weekday morning at 8 a.m., in the winter, during an inversion.

Thank you,

Georgia Smith  
808 E. State Street  
Boise, ID 83712

**From:** [Garland Draper](#)  
**To:** [gSorensen@HummelArch.com](mailto:gSorensen@HummelArch.com)  
**Cc:** [Garland - Outlook Draper](#); [jJohnson@cityofbois.org](mailto:jJohnson@cityofbois.org); [Hal Simmons](#)  
**Subject:** St Luke's expansion - Jefferson  
**Date:** Monday, November 17, 2014 3:52:55 PM

---

To: Gary Sorensen, City of Boise Planning & Development Services 343-7523

Hello Gary,

Josh Johnson from the City of Boise PDS gave me your name as a good resource for the St Luke's expansion.

I am specifically interested in the proposed closure of Jefferson. I was having dinner with some friends the other night and the Jefferson closure came up. We were all looking at a schematic of the expansion and noticed that the parking garage adjacent to MSTI is built over First street between Bannock and Idaho. In other words, instead of closing First Street, St Luke's just converted it to a "tunnel" through the parking garage. We were all wondering why the same solution couldn't be applied to Jefferson. This solution would mean the proposed Diagnostic & Treatment building would have a Jefferson tunnel running through the ground floor and continuing above ground through the plaza/park area to First.

Your input on this would be much appreciated.

Sincerely,

*Garland Draper*  
[garland.draper@outlook.com](mailto:garland.draper@outlook.com)  
208-608-6170

**From:** [Erik Kingston](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Luke's Expansion - public comment  
**Date:** Monday, December 01, 2014 9:50:47 AM

---

Dear Mr. Simmons:

Boise is known as one of America's most livable cities. We enjoy a rich cultural landscape, access to recreation of all kinds, and a city that has been focused on what local government calls 'core connectivity.' This means residents from neighborhoods surrounding the downtown core can get in and out easily—whether driving, walking, driving or even using a wheelchair—without unacceptable barriers or risk.

Like many in the East End Neighborhood Association, I believe St. Luke's proposed expansion is inconsistent with the City's stated goals for a livable, connected city. This expansion jeopardizes the qualities that make Boise special in many ways.

Those traveling to and from the East End, Foothills East and Warm Springs Mesa neighborhoods already face growing delays at choke point intersections along Front and Broadway. This is made worse during sporting events involving Don Larsen Park and/or Fort Boise, as well as activities at Outlaw Field and the Botanical Garden. The five-way intersection where Broadway, Warm Springs, Idaho and Main converge routinely sees traffic backed up for several blocks during peak hours.

This congestion poses additional risks when emergency vehicle traffic is involved, either from St. Luke's or the Reserve Street Fire Station.

St Luke's effectively controls three major routes between these neighborhoods and Boise's downtown core: Bannock (currently closed to public traffic) and both Idaho and Main (controlled by the pedestrian signal installed to primarily benefit St. Luke's employees moving to and from their parking structure to the south). Closing Jefferson would mean St. Luke's exerting control over all major direct routes between neighborhoods to the east of Broadway and Boise's downtown business district.

This is not only a barrier to resident mobility; it becomes a barrier to commerce as delays increase. Former downtown business patrons will inevitably find alternatives.

I strongly oppose public space being converted to private use. I am in full agreement with the EENA Board's position below on the closure of Jefferson Street, as specified in their letter dated 4/25/14 to St. Luke's CEO Chris Roth:

*"The East End Neighborhood Association, Inc. opposes vacating East Jefferson Street between Avenue B and 1st Street."*

In its competition with St. Al's for market share, St. Luke's is proposing a suburban-scale development in a historic urban setting. I and others recognize several key problems with this proposal:

- Their expansion requires a sacrifice and subsidy on the part of Boise residents and taxpayers who will be forced to endure longer commute times, more traffic congestion, and adverse impacts on community and economic sustainability and livability.
- Their plan relies on the taking of a well-used public road connecting Boise's downtown to high-income, well-established residential neighborhoods to the east, which would become isolated from Boise's downtown core and other neighborhoods.
- Despite an established presence in Meridian with direct freeway access, St. Luke's has chosen an area of dense population and historic residential assets that is already heavily traffic burdened.
- A cursory review of the area immediately surrounding St Al's indicates the potential impacts on the character of the residential neighborhoods and parks and recreation resources. Should St. Luke's follow in St. Al's footsteps, the area around their East End location will suffer the same fate.
- St. Luke's is technically a nonprofit, tax-exempt entity, but Boise residents accessing treatment and services through their clinics and facilities pay property taxes that support public infrastructure and services; we also pay a high cost for their services—whether out-of-pocket, via insurance premiums, or through public support of indigent care.
- While many of us appreciate St. Luke's and the health care professionals who work there, we are protective of our public space, neighborhoods and quality of life. Put another way, I'm not anti St. Luke's just pro neighborhood and pro connectivity.

I stress the above points in my capacity as a long-time resident and taxpayer in Boise's East End and also as a professional community and economic developer with 15 years' experience in working with Idaho communities on connectivity, development, land-use and public involvement. I recently had the honor of serving as one of eight facilitators during the Idaho Community Mobility Institute, sponsored by New Mobility West. This event focused on local government and its approach to connectivity, human-scale development and preserving public spaces. All of these experiences tell me that what St. Luke's proposes is counter to best practices, neighborhood connectivity and community mobility.

I've had the pleasure of working with city staff and the current Mayor and Council on many projects; I appreciate all you do for Boise and for your openness to public participation in making Boise a better place to live. I like and respect you guys.

As a former communications coordinator with sensitivity to organizational risk analysis and public perceptions, however, I must add the following observations for your consideration:

St. Luke's hired former Boise Mayor's Assistant Theresa McLeod to serve as their [Director of Public Relations](#). While I respect all parties involved and do not question their integrity, this is an example of the all-too-common 'revolving-door policy' between the public and private corporate sector that often creates the appearance of a conflict.

Without question, Ms. McLeod is exceptionally talented and professional; because of her previous role as Mayor's Assistant, she also likely has greater understanding of and access to the principal decision makers in City government, making her hire a particularly strategic investment prior to St. Luke's expansion efforts. The residents of Boise cannot hope to compete with the level of knowledge and access to local government St. Luke's currently enjoys.

I would also note the recently released documents involving St. Luke's anti-trust trial, featured in the Statesman on 11/6/14. The trial points to St. Luke's aggressive competition with St. Al's and raises concerns for me, at least, about the means they will pursue to achieve the ends they desire.

[\*Revealed: St. Luke's hospital antitrust trial documents now made public\*](#)

While not directly related to the East End expansion, issues such as this raise more questions than they answer about St. Luke's business practices and intentions.

In the end, I would encourage the City of Boise, ACHD and other local government entities to keep the public's interest and perceptions in mind as you evaluate their proposal to heavily impact our unique city. Please don't throw residents and taxpayers under the bus for the convenience and interest of St. Luke's. We are counting on you all to protect Boise's integrity and connectivity.

Respectfully yours,

Erik Kingston

1010 E. Jefferson

Boise, ID 83712

--

[www.rampupidaho.org](http://www.rampupidaho.org)  
[www.reservestreetarmory.com](http://www.reservestreetarmory.com)  
[www.fairhousingforum.org](http://www.fairhousingforum.org)

Believe nothing, no matter where you read it, or who said it, no matter if I have said it, unless it agrees with your own reason and your own common sense.

--Buddha

**From:** [MARY SCHOFIELD](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Lukes Expansion Plans  
**Date:** Monday, November 24, 2014 5:32:42 PM

---

My comments on the St Lukes' Preferred Expansion are as follows:

\* The projected 300,000 people in a few decades that they say are driving the planned expansion are probably going to happen, but not in the east part of the valley. St Lukes' expansion, if it needs to happen, would be better placed in their many properties further west.

\* Jefferson Street absolutely should not be closed just so they can have their easiest and preferred solution. Bannock already was closed off at the hospital, leaving one less option for East End access. Forcing all traffic coming out of the East End to go north to State or south to Idaho or further is not a reasonable solution for either cars or bicycles. Besides the additional traffic on already congested roads, sending even more traffic north to state would make it virtually impossible for cars coming off of Reserve to enter Fort/Avenue B. St. Lukes has a number of options if they go forward with a questionably-needed expansion. But car and bicycle drivers have none.

Thank you,  
Mary Schofield  
1404 Rimrock Ct.  
Boise, ID 83712

**From:** [Charlie & Lee Honsinger](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Lukes expansion  
**Date:** Tuesday, November 25, 2014 10:56:50 AM

---

Hi Hal

I am all for St Luke's expansion. That being said, I am totally opposed to the proposed closure of Jefferson St.

I commute to work, either by bike or walking, Monday - Friday from mid August through May, along Jefferson St. Jefferson is the safest route downtown from the East end, right now. State St is way too busy with commuter traffic, as is Warm Springs to Idaho. I always see at least 3 other bikers during my commute, which means there are probably many others. There are many people who commute in the evenings and on the weekends via Jefferson St also. Closing Jefferson without a pass through of any kind seems like an infringement on public property (aren't streets public thorough fares?) and also cuts off safe access to downtown.

I would like to see Jefferson remain open, for the safety of pedestrians and bikers. If that is not going to be an option, then put in a crosswalk at Bannock St for us, though that will not solve connectivity for cars. Pedestrian & cyclist safety and connectivity to downtown, really should be a bigger concern here. It seems like it is being swept under the rug.

Thank you

Lee Honsinger



**From:** [Jimmy Hallyburton](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Luke's Master Plan / Jefferson Closure  
**Date:** Tuesday, November 25, 2014 9:30:17 AM

---

Hey Hal, Hope all is well and you made it through a couple of weeks of pretty tough commuting.

Last week, BBP's Board of Directors discussed the St Luke's Master Plan and the closure of Jefferson St. On behalf of BBP, our staff, and our Board of Directors I would like to strongly urge the City to do whatever possible to keep Jefferson St open through Broadway. As you probably know this is a heavily used bicycle route that connects Downtown Boise to the East End neighborhoods. It is so important to provide connectivity in our city and neighborhoods, and it is even more important to make sure safe routes are available for our residents, students, and workers. Eliminating this route creates not only a connectivity problem, but a safety problem that would force pedestrians and cyclists to use busier more dangerous intersections.

Thanks for your time Hal, if there is anything I can do to help with the effort to keep Jefferson open, please let me know. This is a huge concern for the bicycling community and we are doing our best to spread the news.

Jimmy Hallyburton  
Executive Director  
Boise Bicycle Project  
(208)-429-6520  
1027 Lusk St Boise, ID 83706  
[www.boisebicycleproject.org](http://www.boisebicycleproject.org)

.....\_0  
.....>,  
~~~~~( . ) / ( . )

Join the Boise Bicycle Project's Free Spirit Newsletter list by going to
<http://www.boisebicycleproject.org/newsletter1/>

From: [Sheldon Bluestein](#)
To: [Hal Simmons](#)
Subject: St Luke's Master Plan comment
Date: Thursday, November 27, 2014 6:17:32 PM

Dear Mr. Simmons,

This email is to submit my objection to St Luke's Master Plan to close Jefferson Street. I have lived in Foothills East for 20 years and my husband and I have used Jefferson Street regularly to travel downtown and to points west of downtown. I prefer taking this route because it is not congested and, for this reason above all, it is a good and safe street for driving, riding my scooter and for bicycling.

I have reviewed St Luke's plan, and believe that it is not in the best interests of the many people who reside in this area to make this change. It is true that there is less traffic on Jefferson than on neighboring streets, but I do not believe that this makes it a good idea for St Luke's to take it away from us. The end result will be more traffic on Avenue B, Fort Street and Idaho Street, and more congestion is less safe for bicyclists, motorcyclists, and pedestrians.

I have walked through the pedestrian mall on the southwest side of the hospital (formerly Bannock Street), and there are many people, including children, using these sidewalks. The access on the east side serves the hospital entrance and emergency room as well as parking lot, and there is traffic flow moving in and out of these points. This is not a safe situation for a bike route proposed as an alternative to Jefferson Street.

If St. Luke's can afford this huge expansion, how about expanding OVER Jefferson Street, like what they did on 1st Street? This might be seen as a compromise, but would be a gesture of a good neighbor, and could give them the space they wish for their new facilities, without closing a street that serves the residents of northeast Boise.

Thank you,

Mary Hamerly
680 Troutner Way

From: [Christopher Wendrowski](#)
To: [Hal Simmons](#)
Subject: St Lukes master plan comments
Date: Thursday, December 11, 2014 1:54:30 PM
Attachments: [MP comments to P&Z.PDF](#)

Hal
Here they are as we discussed.
Thanks for your help.
Chris
Chris Wendrowski
Administrator
Facilities & Operations



400 W. Fort Street
Boise, ID 83702
Office: (208) 854-6740
Fax: (208) 854-6741

From: [Judi Zuckert](#)
To: [Hal Simmons](#)
Subject: St Luke's Master Plan comments
Date: Thursday, November 20, 2014 3:06:47 PM

Dear Mr. Simmons and other city officials,

I support St Luke's proposal to expand the medical services that they provide in our neighborhood, as long as they complete the expansion using land that they own. I do not support their proposal to close a block of Jefferson Street.

Traffic in the area surrounding St Luke's is heavy. The traffic seems to be heavier than the capacity for which the arterial streets were designed. During peak times, traffic backs up along Broadway/Avenue B all the way from Front Street to Jefferson Street. Traffic also backs up for long distances along Fort Street in the hospital vicinity. If Jefferson Street is closed to through motor vehicle traffic, it will cause even more congestion on Broadway/Avenue B, Fort Street, and Idaho Street.

St. Luke's transportation analysis (6.1) in the draft Master Plan states that Jefferson Street and First Street in the vicinity of the medical center "mostly serves medical center employees, patrons and patients". I think this is an incorrect and highly self-serving statement. I use those roads approximately four times per day to travel between east Boise and downtown. The majority of the traffic around me is also very clearly using those streets to travel through the area, and is not stopping in the St Luke's area. It is quite easy to stand on Jefferson Street or First Street for a few minutes and watch the traffic moving through.

Jefferson Street will soon change from a one way to a two way street. That will enable people to more easily travel eastbound on Jefferson to leave the downtown area, as long as the road remains a road. This will continue to help move vehicle traffic and prevent more traffic jams on the other streets in the area.

St Luke's already was allowed to close Bannock Street. They should not be allowed to close any more streets in our neighborhood to benefit their business. I'm confident they can come up with an appropriate medical center design without taking more streets away.

Sincerely

Judi Zuckert
Boise, Idaho

November 20, 2014

From: [Garland Draper](#)
To: [Hal Simmons](#)
Subject: St Luke's proposed closure of Jefferson
Date: Friday, November 28, 2014 10:26:02 AM

Dear Mr. Simmons,

This email is to submit my objection to St Luke's Master Plan to close Jefferson Street. We prefer taking this route because it is not congested and, for this reason above all, it is a good and safe street for driving, riding my scooter and for bicycling.

I have reviewed the proposal, and believe that it is not in the best interests of the many people who reside in this area to make this change. It is true that there is less traffic on Jefferson than on neighboring streets, but I do not believe that this makes it a good idea for St Luke's to take it away from us. The end result will be more traffic on Avenue B, Fort Street and Idaho Street, and more congestion is less safe for bicyclists, motorcyclists, and pedestrians.

I have walked through the pedestrian mall on the southwest side of the hospital (formerly Bannock Street), and there are many people, including children, using these sidewalks. The access on the east side serves the hospital entrance and emergency room as well as parking lot, and there is traffic flow moving in and out of these points. This is not a safe situation for a bike route proposed as an alternative to Jefferson Street.

If St. Luke's can afford this huge expansion, how about expanding OVER Jefferson Street, like what they did on 1st Street? This might be seen as a compromise, but would be a gesture of a good neighbor, and could give them the space they wish for their new facilities, without closing a street that serves the residents of northeast Boise.

Thank you,

From: [TonyT](#)
To: [Hal Simmons](#)
Subject: st. lukes campus plan
Date: Monday, November 24, 2014 1:27:51 PM

Dear Mr Simmons,

I thumbed through the Master Plan and it appears (if I am reading it correctly) that keeping Jefferson open is the preferred alternative which would be fantastic. These comments are similar to ones I submitted to St. Lukes when they were requesting comments as to why keeping Jefferson open (particularly now that it will be two-ways) is the better idea:

I have lived at 501 N. Avenue I since 2003. During that time I have walked or biked daily/year-round to and from work downtown (four times a day as I also go home for lunch). I wasn't part of the bike/pedestrian discussions but I believe I bring a unique perspective to the discussion as I have traveled that route so often for so many years. I will try to be brief as I am sure similar points have come up during the discussions with the bike/ped groups.

- Ave B west of Jefferson is BY FAR the preferred route to and from downtown as it takes you directly to the heart of downtown. A huge frustration of mine (and I think what could be contributing to low counts along that route) is how difficult it is crossing Ave B/Fort corridor. The light there during the week takes for-ever. I typically concede defeat and end up having to go right on Fort, a much busier street and more conduit for the North End, not downtown.
- The East End is essentially cut off from downtown by exceptionally long waits to cross Ave B and Fort . Closing B west will further exacerbate this problem if a direct or slightly southern route through campus isn't addressed and wait times to cross there aren't addressed.

Thanks for your consideration in this matter.

Sincerely,

Tony Tenne

From: [Justin Maines](#)
To: [Hal Simmons](#)
Subject: St. Luke's Expansion Plan
Date: Monday, November 24, 2014 9:20:30 PM

Mr. Simmons,

We think that the impact study made it clear that closing East Jefferson, East of Avenue B as part of St. Luke's expansion is not an option. We want speak up as residents of the East End who use that road daily, to reiterate that option should not be considered.

Sincerely,
Justin & Michele Maines

From: [Jane Suggs](#)
To: [Hal Simmons](#)
Subject: St. Luke's expansion
Date: Sunday, November 30, 2014 11:50:51 PM

Hi Hal,

I am writing to express my concerns with the expansion of the St. Luke's downtown campus.

First, I am adamantly opposed to closing Jefferson Street and transferring the right-of-way to St. Luke's. Jefferson Street is an important link between the East End neighborhood and downtown Boise. It is my understanding that Jefferson Street is scheduled to be converted from one-way to two-way from 1st to 4th Streets. Certainly any traffic studies will need to capture the changes to traffic patterns and volume when that conversion occurs. I have not reviewed the submitted traffic study and look forward to hearing from the City analysis of the study.

Speaking of traffic, I formally request that the City require St. Luke's to provide detailed data on employee origination/destination routes. The majority of the traffic to/from St. Luke's is caused by employees, not patients or visitors. I suspect St. Luke's has this information readily available since they are a major employer in the valley and participant in Valley Regional Transportation programs. I am expecting we will find that many (maybe even a majority) of employees come to St. Luke's from the west side of Boise/the Valley. How disappointing it must be, as an employee, to drive past the Meridian St. Luke's with all the surrounding property, only to enter into the east Boise traffic gridlock at the Broadway and Warm Springs/Idaho Street area. BTW, I asked St. Luke's directly to provide this information at one of their open houses, but the idea was dismissed.

How often have we talked about looking at economic development as a region, not as a city vs. city fight for the next big thing. This expansion is one of those important development projects that could/should, and hopefully will, find a home at a location that is more centrally located in our growing valley.....on Eagle Road and I-84! BTW, I have not found a clear analysis of the economic impact of this project, will the City request one?

I am also concerned with the actual arrangement of the buildings that are being proposed. Even as I oppose this large expansion, I am disappointed to see that the proposed plan is not an appropriate design for an urban setting. The proposed plan is growing out, not up. Any upgrades to the existing campus should be of an urban design.

One of my issues is difficult to put into words but I think you can envision my concern. The expansion as currently proposed, especially in closing Jefferson to vehicular traffic, creates a "wall" between the East End neighborhood and downtown Boise. Of course this is not a true wall, but it certainly will be a perceived (and possible real) blockage to the easy and enjoyable flow of cars, bikes and pedestrians to and from downtown (and yes, I do walk, bike and drive from my home on Louisa Street to downtown Boise). I would compare this "wall" to the impact Front and Myrtle Streets have had on the expansion of downtown to the south. Sure, you can cross the street, but for many years and still even now, those connector streets block the easy movement of shoppers and residents in downtown. I think of the East End neighborhood as semi-downtown living and I

know downtown merchants certainly depend on this close-in neighborhood and its residents as dependable customers. I don't think the downtown businesses will be pleased when East End residents opt to shop and dine elsewhere due to the St. Luke's "wall".

I am not opposed to the current St. Luke's campus in our urban core and understand upgrades may be needed within the existing structures, but I think the City must look carefully at the scale and design of the proposed expansion plans to determine if they are appropriate for downtown Boise. The City must carefully consider how this expansion will impact existing valuable residential neighborhoods, already overburdened streets, and the safety of all citizens.

I am not convinced that this expansion, as currently planned, makes Boise the most livable city in the nation. In fact, closing public right-of-way and blocking neighborhood access to downtown does just the opposite.

Thank-you for your consideration of my concerns and I hope you will pass these comments along to the City Council members.

Jane

Jane B. Suggs
Suggs Community Solutions, LLC
208-342-6941 office
208-602-6941 mobile
jbsuggs@cableone.net



From: [Mark Mering](#)
To: [Hal Simmons](#)
Subject: St. Lukes- Jefferson
Date: Tuesday, November 25, 2014 1:02:24 PM

I live on the East end of Boise and do travel downtown often by bicycle. jefferson is the street I use most often. I am hoping St. Lukes will make it easy for cyclists and pedestrians to continue to use Jefferson or at least they should provide some other improvements to down town corridors.

Sincerely,

Mark Mering

From: [Christa Stumpf](#)
To: [Hal Simmons](#)
Cc: stumpfc@gmail.com
Subject: St. Luke's Master Plan Comments
Date: Monday, December 01, 2014 2:47:52 PM

Mr. Simmons – I would like to provide comments for the record on the Draft Master Plan for St. Luke's Health System's Boise, Idaho Facility (October 2014).

I understand that the review comment period closes today (1 December).

First, I request that the comment period be extended. It is not clear from the information on the website how comments will be accepted or to whom to submit comments.

I would also like to submit the following for consideration:

Meridian Opportunity. St Luke's should reconsider a facility expansion at their Meridian location in place of this expansion. I believe that not enough time, research or effort was made considering the benefits of an expansion there.

Residential/Historic Conflicts. The proposal "over-develops" a small area adjacent to residential uses – furthermore, the plan impacts both commercial and residential historic locations.

Transportation. The transportation impacts are too great. While consideration was given to pedestrian and bicycle traffic and alternatives were presented, additional study should be given to the matter. I believe St. Luke's rational presented repeatedly in their meetings to date that, "because the intersections that would be impacted by road closure already have received low grades or ratings, so our impacts don't matter" is faulty. Furthermore, the plan refers to buffered bike lanes on Idaho and Main street that I thought were removed and decided against by ACHD?

Please include these comments for the record.

Regards,
Christa Stumpf
East End Resident

From: [Charles Honsinger](#)
To: [Hal Simmons](#)
Subject: St. Luke's Master Plan
Date: Monday, November 24, 2014 4:53:02 PM

Dear Mr. Simmons:

I am writing to register my concern with St. Luke's Master Plan, and specifically with its plan to vacate Jefferson Street on the west side of Avenue B. Many Boise residents use Jefferson Street to access back and forth between downtown and the East End. Jefferson is the safest and most convenient route downtown for pedestrians and cyclists, and provides a convenient and helpful motorists' connection as an alternative to the increasingly congested intersection at Main/Idaho/Warm Springs and Broadway. Closing Jefferson will result in additional congestion at that intersection, along with the intersection at Reserve and Fort, and will decrease the connectivity between East End and downtown Boise.

I urge you to require St. Luke's to reevaluate its options in a manner so as to preserve this essential connection between downtown and the East End.

Sincerely,

Charles L. Honsinger

--

Charles L. Honsinger
Honsinger Law, PLLC
P.O. Box 517
Boise, ID 83701
Phone: (208)863-6106
Fax: (208)908-6085
honsingerlaw@gmail.com

From: [Chris Murphy](#)
To: [Hal Simmons](#)
Subject: St. Luke's Master Plan
Date: Monday, December 01, 2014 9:00:14 PM

Hello,

I am a resident of the East End neighborhood, and wish to comment on the St. Luke's master plan. Overall, I believe the scale of the project overwhelms the space and infrastructure available at this location. I am especially opposed to closing Jefferson St.

Closing Jefferson St. would prohibitively reduce access to and egress from the East End neighborhood, reduce the quality of life for residents, and is not necessary for St. Luke's to expand and modernize. I examined the traffic remediation plan, and I believe it to be seriously flawed.

Although I understand St. Luke's wishes to grow, I do not believe the vision of growth expressed in this plan is compatible with the residential nature of the East End neighborhood or with the infrastructure capacity of the area.

I am against approval of the current St. Luke's master plan

Sincerely,

Christopher F. Murphy
1417 E Bannock St.
Boise ID 83712

From: [Victoria Osborn](#)
To: [Hal Simmons](#)
Subject: St. Luke's Proposed Expansion - public comment
Date: Monday, December 01, 2014 6:12:39 PM

Dear Mr. Simmons,

The plan for doubling the infrastructure of St. Luke's Hospital in Boise's East End community, clearly ignores the character and quality of the surrounding neighborhoods. The size of the proposed expansion is itself out of place for the East End, but the request to close part of a public roadway to accommodate the build-out is simply wrong.

The St. Luke's leadership seems to care little for the impact their business plans will have on one of Boise's most livable and connected neighborhoods.

I'm an East End resident, a mother, an employee, and taxpayer who lives in the East End because of its proximity to downtown, foothills and community resources. Like many of my neighbors I access the local area by bike, car and on foot.

There are three obvious reasons St. Luke's traffic plan is wrong:

1 – Traffic Congestion

The 5-way intersection of Broadway, Warm Springs, Idaho and Main streets is already one of the busiest in Boise. Everyday traffic from several neighborhoods converges on this intersection already creating congestion. It is also the thru street for cross-city traffic, which is additionally impacted by events at BSU, Dona Larsen fields, and other venues.

If Jefferson Street is closed to accommodate St. Luke's proposed designs, the traffic using this street will be pushed into already heavily used roads, creating more congestion at key intersections along Broadway.

2 – Biking & Pedestrian Safety

Jefferson Street is an important alternative route for drivers, bicyclists and pedestrians. This reduces traffic at the Broadway – Warm Springs intersection, but more importantly, Jefferson provides a safer travel route for both cars and bicycles. This is true for students biking to Boise High and North Junior High, for people commuting to work, patrons accessing businesses downtown, and more. Plus, if Jefferson Street is closed, bicyclists would not only be pushed onto roads that are already busy, but which would be even busier with additional traffic currently using Jefferson Street.

St. Luke leadership may not believe bicyclists' safety is important, compared to their business plans. But this is a biking neighborhood and community. Losing Jefferson Street would be a severe blow to our safety on the roads we use every day.

3 - Connection

St. Luke's already controls 2 of the 3 roads currently accessing downtown Boise for residents living east of Broadway. If their wish to control (close) the third path to downtown is successful, it severs the East ends connection with Boise's downtown core. One of the reasons the East End is a thriving neighborhood, is its access to Boise's downtown and businesses.

One of St. Luke's justifications is that closing the road enables it to meet modern day patient care practices (aka - not having to use elevators to deliver services.) I'm not sure how this convenience has greater value than the daily needs of thousands of Boise residents living east of Broadway.

I hope the City of Boise and ACHD will protect the public's needs and safety as you evaluate St. Luke's proposal to expand, especially their desire to close Jefferson St.

We all know there are many ways to design and build. St. Luke's plan is just a plan, even though they present it as a must have. St. Luke's idea of what they want suits their needs, but it doesn't accommodate the needs and concerns of the surrounding community and residents.

Please protect Boise's connectivity, the integrity of Boise's established neighborhoods and safe travel of its residents.

Thank you,

Vicky Osborn

From: [Scott Woodbury](#)
To: [Hal Simmons](#)
Subject: St. Luke"s proposed expansion plans
Date: Tuesday, December 02, 2014 2:55:55 PM

We oppose the closure of Jefferson St. It is a main ingress/egress for the East-End neighborhoods and should be preserved. No acceptable alternatives have been proposed.

--

Scott Woodbury
Michele Tae
1802 Ridgecrest Drive
Boise, Id. 83712
(208) 383-9616

From: [Sheila Grisham](#)
To: [Hal Simmons](#)
Subject: The Closure of Jefferson
Date: Sunday, November 30, 2014 4:23:04 PM

Dear Mr. Simmons,

I am writing because I am opposed to the closure of Jefferson. My family and I use Jefferson almost every day either by car, biking, or walking and no matter what form of transportation we are using, Jefferson is the easiest, safest, and most direct way for us to get downtown. Closing Jefferson, in my opinion, is going to create more traffic on Broadway, State, and Fort Streets, none of these streets can handle more traffic especially during high traffic hours.

I am opposed to St Lukes expansion plan; I don't feel the expansion is good for our neighborhood in the least. I feel the expansion is enormous and will not blend in well with the neighborhood, if St Lukes closes Jefferson and builds the 1,900 space parking garage St Lukes will create more traffic than our streets can handle, and I feel by the time you are done doing all the expansion that St Lukes feels is necessary, Boise will have grown even more, so St Lukes will want to expand even more.

We have a wonderful neighborhood, we are close to schools, close to downtown, close to skiing, we can walk or ride our bikes to so many places, it's quiet, and friendly. I even appreciate the fact that St Lukes is right there, in its current state. We are also lucky to live in an historic part of Boise and I don't want to see that change. The reasons I listed above are all the reasons we wanted to live in this wonderful neighborhood.

I feel much of the expansion St Lukes wants to do would be much better suited at their Meridian location. They have the room, they can build their own roads as needed without closing one that is already in use, they would have the room to build a larger parking garage without creating more traffic on roads that can't handle more, and they won't be taking down historic houses to do so.

Sincerely,

Sheila Grisham
1204 East State Street