

**From:** [Evaly Poole](#)  
**To:** [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [MayorBieter](#); [Derick O'Neill](#); [Hal Simmons](#); [jhansen@achdidaho.org](#); [sbaker@achdidaho.org](#); [pwoods@achdidaho.org](#); [tellus@achdidaho.org](#); [kgoldthorpe@achdidaho.org](#); [cquintana@achdidaho.org](#)  
**Subject:** Closure of Jefferson St.  
**Date:** Sunday, January 25, 2015 8:27:46 PM

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To Whom it May Concern:

We have lived in the Foothills East area neighborhood for almost 30 years. I work at St. Luke's downtown and have been glad to work there. Recently, however, St. Luke's bid to take over the world has started to cause more problems than solutions.

St. Luke's took over the lease for the strip mall on Broadway where I used to go to have my hair cut. They were forced to move out years ago so that St. Luke's could use the property. All the tenants moved out and it has become an eye sore and has been for years. Now St. Luke's has decided not to use that property after all. St. Luke's bid to take over the surrounding area is causing the neighborhoods surrounding the hospital to lose value. With the proposed closure of Jefferson, driving around the area will be that much more difficult. They already closed off Bannock St. which requires cars and pedestrians to have to go out of their way to get anywhere.

The City of Boise and the Ada County Highway District should tell St. Luke's that their bid to take over all the surrounding property and every physician practice in Boise is detrimental to the community's and neighborhood's health. Monopolizing health care providers and every street around the hospital is not in the best interest of the community.

St. Luke's administrators are convinced they know what's best for us - in healthcare and land use. It's time for those in authority to step up and tell them they don't know what's best. This truth has been evidenced by their recent loss to the Idaho Attorney General and the Federal Trade Commission. They have been told that they are in the wrong, but they refuse to believe it and are continuing to waste money to carry out an appeal. Obviously they don't make good choices in the best interest of the community - they are interested in doing what they want to do no matter the consequences.

Enough is enough, tell them No.

Evaly Poole

**From:** [Kelli Chavez](#)  
**To:** [Mayor Bieter](#)  
**Cc:** [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [T.J. Thomson](#); [Derick O'Neill](#); [Hal Simmons](#)  
**Subject:** Closure of Jefferson  
**Date:** Friday, January 30, 2015 2:54:33 PM

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Dear Mayor Bieter,

I am writing to express my concern with proposed closure of Jefferson Street as outlined in the St Luke's Master Plan dated Dec 17, 2014.

I am opposed to this closure for the following reasons:

I travel on Jefferson Daily by car and/or foot. The intersections at Warm Springs and Broadway as well as Broadway and Front have become so congested with traffic. The right turn lane on to Front Street backs up to Warm Springs at certain times of the day due to pedestrian traffic crossing at Front/Broadway and only one turn lane from Broadway to Front Street. In addition, State street is 1 lane each direction until you get to 8<sup>th</sup> Street, Making another very congested traffic area.

The development in the East end off Warm Springs also brings additional traffic through this area. Jefferson provides a safe route for pedestrians as well as Bicyclists from the East End to downtown and other key destinations.

The closure of Jefferson is inconsistent with the Mayor's goal of making Boise the most livable city in the nation, as well the vision and goals spelled out in Blueprint Boise, the city's comprehensive plan. While the St. Luke's Master Plan is connected to the comprehensive plan, it should not trump the needs and interests of taxpayers and neighborhoods. St. Luke's has already been permitted to close traffic on Bannock resulting in that traffic having to use Jefferson or other streets to maneuver around this "1 block closure" on already congested streets.

Thank you for your consideration of my concerns.

Sincerely,

Kelli Chavez

**From:** [Sheila Grisham](#)  
**To:** [Mayor and Council](#); [Hal Simmons](#); [tellus@achdidaho.org](mailto:tellus@achdidaho.org); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#)  
**Subject:** Closure of Jefferson  
**Date:** Wednesday, January 14, 2015 8:49:16 PM

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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

**From:** [Sheldon Bluestein](#)  
**To:** [Hal Simmons](#)  
**Subject:** Comment on final St Lukes Master Plan  
**Date:** Wednesday, January 28, 2015 11:01:32 AM  
**Attachments:** [Hal Simmons2.docx](#)

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Here are my comments on the Final.

**From:** [Cyd Weiland](#)  
**To:** [Hal Simmons](#)  
**Subject:** Comments on St. Luke's Master Plan  
**Date:** Thursday, January 29, 2015 6:51:06 PM  
**Attachments:** [20150129\\_Simmons.pdf](#)

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Please see enclosed. Thank you!

Cyd Weiland

**From:** [Pam Brewer](#)  
**To:** [Hal Simmons](#)  
**Subject:** CPA14-00004 St. Luke's Health System/ St. Luke's Master Plan  
**Date:** Friday, January 30, 2015 4:34:04 PM

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Mr. Hall Simmons  
City of Boise  
Planning & Zoning  
150 N Capitol Boulevard  
Boise, ID 83702

RE: CPA14-00004 St. Luke's Health System/ St. Luke's Master Plan

Mr. Simmons and Staff;

I am writing to encourage the City of Boise to approve the St. Luke's Master Plan. The City and it's citizens have the opportunity to add tremendous value to our fair city in many ways:

- Economic
- Attract highly skilled individuals
- Provide for the best health care available
- Smart and sensible growth
- Provide for further economic opportunities in the East side of downtown

St. Luke's is a valuable community partner. They provide medical service to many who cannot pay and support numerous community events.

St. Luke's has been thoughtful in their development of this plan. Many studies have been done. They have engaged their neighbors with community open houses and direct outreach. Yes, one may have to ride their bike a couple of blocks out of the way to get around the campus, but their neighborhoods will still remain quaint.

Mayor Bieter wants Boise to be one of the most *LIVEABLE* cities in the United States, having St. Luke's as part of our community certainly helps make it so.

Sincerely,

Pam Brewer  
3085 S Ladera  
Boise, ID 83705

509.979.2277



**From:** [MayorandCouncil](#)  
**To:** [Hal Simmons](#); [Derick O'Neill](#)  
**Subject:** FW: Letters of support for St. Luke's Master Plan  
**Date:** Tuesday, January 06, 2015 8:54:25 AM  
**Attachments:** [City of Boise Ltr.pdf](#)  
[ACHD Ltr.pdf](#)

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**From:** Barbara Wilson [mailto:barbarawilson2701@gmail.com]  
**Sent:** Friday, January 02, 2015 5:06 PM  
**To:** MayorandCouncil  
**Subject:** Letters of support for St. Luke's Master Plan



**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: Please keep Jefferson Street Open  
**Date:** Friday, January 30, 2015 12:33:33 PM

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**From:** Kim Gattiker [mailto:kcgattiker@cableone.net]  
**Sent:** Thursday, January 29, 2015 11:55 AM  
**To:** MayorBieter  
**Subject:** Please keep Jefferson Street Open

Dear Mayor Bieter:

As a mother of two teenagers who lives in the East End of Boise, I am very concerned about the proposed closing of Jefferson Street per St Luke's master plan.

It's in the best interest of our city's future to support and encourage a safe and healthy commute system that promotes exercise, clean air and less congestion. I find it imperative that Jefferson Street remain open behind St Luke's so that our students and workers can safely bike, walk or drive and access downtown, Boise High, North Junior High and other major attractions such as the YMCA. How else are we to raise healthy, independent and conservationally-minded citizens and support adults of Boise without the Jefferson corridor remaining open for safe and unencumbered passage?

Please support a safer, cleaner and less congested city and keep Jefferson Street open.  
Thank you.  
Kim Gattiker

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: St Luke's Expansion  
**Date:** Friday, January 23, 2015 11:34:40 AM

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**From:** Bob Goyden [mailto:ccpnaf@gmail.com]  
**Sent:** Friday, January 23, 2015 9:54 AM  
**To:** MayorBieter  
**Subject:** St Luke's Expansion

I am against the proposed closure of Jefferson and 3rd for the benefit of St Luke's Expansion. They need to come up with something different .

**From:** [Derick O'Neill](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: St. Luke's Expansion  
**Date:** Thursday, January 22, 2015 11:13:50 AM

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Fyi..

**From:** Karen Hodge [mailto:karehodg@gmail.com]  
**Sent:** Thursday, January 22, 2015 7:53 AM  
**To:** Derick O'Neill  
**Subject:** St. Luke's Expansion

I am writing in protest of allowing St Luke's to close Jefferson St for their expansion. They have already closed Bannock and 1st streets which resulted in an increase in traffic on Fort, Main, and Jefferson. Now they want to permanently close one of the three remaining streets forcing even more traffic on Main and Fort streets.

Please, please do not allow them to further endanger the public safety of people traveling in this end of Boise. Closing Bannock may have improved their campus situation but it created many other problems for people who use these streets.

I am really tired of hearing their pat answer to everything they do - "We are looking out for the health and benefit of the Boise community." No, they are looking out for the benefit of St. Luke's and closing another street for their need for expansion should not be allowed.

**From:** [MayorandCouncil](#)  
**To:** [Hal Simmons](#); [Derick O'Neill](#)  
**Subject:** FW: Support for St. Luke's Master Plan Application  
**Date:** Monday, January 12, 2015 8:58:24 AM

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**From:** william stewart [mailto:1armwillie@gmail.com]  
**Sent:** Monday, January 12, 2015 6:40 AM  
**To:** tellus@achdidaho.org; MayorandCouncil  
**Subject:** Support for St. Luke's Master Plan Application

To the ACHD Commissioners, Boise City Mayor and City Council Members,

As a member of this community and representative of disabled athletes, I respectfully ask that you approve the St. Luke's Master Plan application. In addition to modernizing facilities and integrating the health care delivery system, St. Luke's Master Plan calls for enhancements that are beneficial to our community members represented in our employees, patients, family members and visitors.

The Plan does include the vacation of one block of East Jefferson Street. The street closure would occur once St. Luke's has constructed the roadway and sidewalk infrastructure that improve the safe mobility of pedestrians, cyclists and vehicles, taking into consideration needs of the able-bodied as well as disabled. The vacation of Jefferson creates an opportunity for a half block pocket park. The function of the park will include a community gathering space and place of respite for visitors, patients, and employees. As designed, it will provide access to healing qualities of the outdoors within a hospital setting.

Recently I joined the St. Luke's Treasure Valley Community Board because I believe in the importance of St. Luke's responsibility as a valuable community asset offering quality healthcare. The outstanding healthcare services provided in an urban setting and St. Luke's active engagement in supporting the quality of life of Boise attracted my family to Boise. I encourage you to support the Master Plan as submitted.

Sincerely,

Willie Stewart

**From:** [Chloe Ross](#)  
**To:** [Hal Simmons](#)  
**Subject:** Fwd: St. Lukes Complaint  
**Date:** Tuesday, January 27, 2015 9:47:06 AM  
**Attachments:** [image001.png](#)

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Good morning Hal,  
Who is the best person to call Mr. Quillin back?  
Thanks,  
Chloe

Sent from my iPhone

Begin forwarded message:

**From:** Jeffrey Janis <[jjanis@cityofboise.org](mailto:jjanis@cityofboise.org)>  
**Date:** January 27, 2015 at 9:45:35 AM MST  
**To:** Chloe Ross <[CRoss@cityofboise.org](mailto:CRoss@cityofboise.org)>  
**Subject:** **St. Lukes Complaint**

Tim Quillin (890-4751) called this morning wanting to talk to the Mayor to voice his opposition to St. Luke's taking over Jefferson St. He specifically wanted to talk about the building addition that St. Luke's is constructing which is cutting off bicyclists. He asked to be called back to talk to someone about this matter. Let me know if you need any more info or would like me to call him back.

-Jeff



Jeff Janis  
Administrative Specialist  
Office of the Mayor  
**CITY OF BOISE**  
Phone - 208/384-4422; Fax - 208/384-4420  
[jjanis@cityofboise.org](mailto:jjanis@cityofboise.org)

**From:** [Sheri Davis](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Steve Dresser](#)  
**Subject:** Jefferson St Closure  
**Date:** Wednesday, December 31, 2014 8:50:21 AM

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Good morning,

I want to express my concern over the possible closure of Jefferson St if the St Luke's expansion plan is approved. Jefferson St is a main artery to the East End. Closing any part of Jefferson would push more traffic onto Warm Springs which is already very busy and congested. Closing Jefferson also takes away some of the historic neighborhood feel of the East End.

I live on Warm Springs and appreciate you taking my comments into consideration.

Have a happy and safe New Year's Eve!

Sheri Davis  
208 794 8353  
1718 E Warm Springs Ave

**From:** [Winston Mitchell](#)  
**To:** [Hal Simmons](#)  
**Subject:** Jefferson St. Closure  
**Date:** Wednesday, December 31, 2014 11:23:22 AM

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Dear Mr. Simmons,

I am strongly opposed to this. The 2011 study is now worthless due to the Harris Ranch development. Another couple of years of this and Warm Springs Avenue will become useless as an East end exit to the West. It is already difficult. State St. has always been difficult and is becoming more so. Jefferson is now the best exit from Foothills East. Closing it will be like putting us in a jar.

Bridge Jefferson as was done with First St.

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Winston Mitchell  
Boise, Idaho

**From:** [annetterun@aol.com](mailto:annetterun@aol.com)  
**To:** [Derick O'Neill](#); [Hal Simmons](#)  
**Subject:** Jefferson Street  
**Date:** Monday, January 26, 2015 6:27:40 PM

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Dear Mr. O'Neill & Mr. Simmons

I live in the East End. I feel I do my part in keeping Boise livable by biking to work, to church. I own a car, but I am reducing pollution and traffic by biking.

Boise still needs work, however the city is a pretty bike-able community.

Please keep it that way by NOT closing down Jefferson Street near St. Luke's. Jefferson is a safe route for bicyclists and should remain open.

There are other alternatives for St. Luke's to expand their buildings and add more parking. Why not build where the open parking is now located?

When St. Luke's presents their plans, there should be more options than just closing a viable route that is safe for pedestrians & bicycles,

Thank you,  
Annette Hanson  
2061 E. Feldspar Ct.  
Boise, ID 83712



**From:** [Garland Draper](#)  
**To:** [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#); [jhansen@achdidaho.org](#); [sbaker@achdidaho.org](#); [pwoods@achdidaho.org](#); [tellus@achdidaho.org](#); [kgoldthorpe@achdidaho.org](#); [cquintana@achdidaho.org](#)  
**Cc:** [Garland - Outlook Draper](#)  
**Subject:** No on Jefferson Closure  
**Date:** Saturday, January 24, 2015 3:43:51 PM

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The purpose of this email is to voice my opposition of St Luke's proposed closure of Jefferson. I am opposed to this closure for the following reasons:

- It will reduce the number of safe routes for school students, bicyclists, and pedestrians.
- It will reduce the number of convenient alternate routes for drivers heading downtown from the East End, East Foothills, the Mesa, and Harris Ranch.
- It will significantly worsen the already bad intersection at Broadway, Front, Idaho, and Warm Springs, especially during sporting events and emergency vehicle situations.
- It is in direct conflict with the City of Boise's plan to preserve and sustain Boise as a walkable, bikeable community.
- It represents a sacrifice of some of Boise's most historic neighbors as well as a significant portion of Boise's most engaged voters and civic supporters to accommodate the unrestrained growth of a tax-exempt corporation.

St Luke's has already taken control of Bannock (by closing it) and Idaho (by installing hawk lights solely for their own employees). Now the St Luke's Master Plan proposes closing Jefferson immediately, with closures of Krall and 1<sup>st</sup> to follow. What's next – is the rest of the East End to be assimilated street by street?

The unrestrained, uncontrolled expansion of St Luke's is a huge disconnect. It disconnects the East End from BODO, and disconnects the City of Boise from the spirit and intent of the city's comprehensive plan to preserve and enhance the city's connectivity.

I would appreciate your strongest consideration of my concerns.

Sincerely,

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

**From:** [Kathy Stearns](#)  
**To:** [Hal Simmons](#)  
**Subject:** Oppose closing of Jefferson Street  
**Date:** Thursday, January 08, 2015 2:50:51 PM

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Mr. Simmons,

I would like to voice my opposition to the proposed closing of Jefferson Street at Broadway as part of the St. Luke's expansion plan. The accessibility of downtown Boise for bike riders and pedestrians is a key factor making Boise a very livable city. This livability declines as pedestrians and cyclists are forced to take longer routes on busier streets to get to their destination. Even if those busier streets have bike lanes or sidewalks, being on a busy street and having to go several blocks out of your way, as a pedestrian or cyclist, is a significant deterrent that will lead more people to driving their cars downtown. It will make traffic congestion and parking much worse. We live on East State Street and rarely drive downtown, preferring to walk or cycle. East Jefferson Street is the only relatively quiet street (slower and less traffic) for accessing downtown, and is by far the most direct route for the majority of people who live north of Warm Springs.

I understand St. Luke's' desire to expand. Even though they blocked off Bannock street to traffic it is still open to pedestrians and cyclists. However, there is no crosswalk or light for crossing Broadway, making this route unsafe. **I strongly encourage the city to require that St. Luke's provide a safe bike/pedestrian route through their new complex at or near Jefferson Street.**

Thanks for your consideration.

Kathy Stearns, CFP®  
Kstearns@arcadvisers.net  
WEB: <http://www.arcadvisers.net/>  
208-350-6557  
P.O. Box 488, Boise, ID 83701

Investment Advisor Representative  
First Affirmative Financial Network

First Affirmative Financial Network is an independent Registered Investment Advisor (SEC File #801-56587).  
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**From:** [Harry Hurt](#)  
**To:** [Hal Simmons](#)  
**Subject:** Opposition to Closing E. Jefferson  
**Date:** Friday, January 23, 2015 4:35:57 PM

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Dear Mr. Simmons -

I'm all for expanding St. Luke's, but not for closing Jefferson to through traffic. I live in Foothills East, and Jefferson is my main route into and out of downtown by both car and bike.

The additional traffic on Ave B and Fort St would put more pressure on the intersection at Fort and Reserve, which is already a difficult intersection for both vehicles and pedestrians.

Closing E. Jefferson will reduce the "livability" that we all appreciate about Boise.

Respectfully,

Harry Hurt  
2512 E. Roanoke Dr.  
Boise, ID 83712

**From:** [Ruth York](#)  
**To:** [Hal Simmons](#)  
**Subject:** Please do not allow Jefferson St. to close!!  
**Date:** Friday, January 23, 2015 10:08:18 AM

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The great things about Boise is it's accessibility - especially by bike and foot! As our cities grows, we are losing too much of that to congested streets that are dangerous for bikers and walkers and no fun for drivers. Please keep Jefferson Street open to allow for less congested driving and better biking and walking between east Boise and downtown. I am not even a resident of east Boise and I get how much this will affect this area of town which I pass through frequently. Please help preserve our downtown accessibility!

Thanks,

Ruth York  
426 W. Sherman St.  
Boise's North End

**From:** [Paul Remeis](#)  
**To:** [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#); [Mayor Bieter](#)  
**Subject:** Proposed Closure of Jefferson Street  
**Date:** Friday, January 30, 2015 10:03:55 AM

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Dear Mayor Bieter and City Council Members,

I am writing to express my concern over the proposed closure of Jefferson Street as detailed in the St. Luke's Master plan.

I am a long time Boise resident, and have lived with my family in the East End neighborhood since 1997. What attracted me and my wife to the East End was the general livability of the area, which includes the ease of pedestrian and bicycle access to friends, schools, and downtown.

My wife and I often walk downtown to share a coffee, a meal, visit shops or browse Saturday market. When the weather is nice, I often cycle downtown or ride to the YMCA.

For us, the access point to downtown is always by following E State Street to E Jefferson, and crossing Fort Street at Jefferson Street. This is without a doubt the safest and best way to access the downtown area from the east side. On weekends, we meet neighbors and friends on this route also heading to and from downtown.

I believe the master plan provides no accommodation for our neighborhood in providing safe and reasonable access to downtown. The alternatives of using either Warm Springs to Idaho or Fort to State are much busier with respect to traffic and require crossing turn and merge lanes. For pedestrians and cyclists, and most importantly for families with children, the route is much more hazardous and will undoubtedly deter the use of non-automobile transportation from our neighborhood to downtown.

I believe this is step in the wrong direction for our city. I am not against growth or the development of St. Luke's, but I think our city benefits from people using their own power to enjoy its resources. I oppose this plan because it shuts down a major access to downtown, and provides no alternative to existing routes that are clearly less desirable.

Thank you,  
Paul Remeis  
1302 E State Street

**From:** [Derick O'Neill](#)  
**To:** [Scott Erskine](#)  
**Cc:** [Hal Simmons](#)  
**Subject:** Re: St Luke's master plan Jefferson closure  
**Date:** Tuesday, January 27, 2015 1:57:16 PM

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Mr. Erskine,  
I appreciate your comments and they will be included in our report.  
Derick O'Neill

Sent from my iPad

On Jan 27, 2015, at 1:51 PM, "Scott Erskine" <[scott@scotterskine.com](mailto:scott@scotterskine.com)> wrote:

Previous expansions of St Luke's have already closed off Bannock to Avenue B/Broadway. Please require any St Luke's expansion to maintain Jefferson to thru traffic.

St Luke's plan outlines north, south, east, and west options. The initial decision by St Luke's engineers and architects is the north option. The plan then sets about to bullet point each expansion option in a frankly biased way, highlighting all the anticipated positives for the proposed north solution and the negatives for the other options. This is a great way to market a product but a poor solution for presenting unbiased options. For example, the south option makes a point: "All new traffic volume is concentrated at Warm Springs/Avenue B/Main/Idaho Street intersection, further congesting an already congested area", but the south solution does not include the Jefferson closure, so Jefferson is still available for traffic.

The preferred north solution closes off Jefferson at Ave B to the only downtown arterial to and from the east end, pushing more traffic onto Warm Springs/Main Street which would be the only downtown connector. I emphasize, the only direct downtown connector to and from the east end. I intentionally omit State Street since it does not connect to the east end and is already confounded with Fort, Washington and First street intersections. Pedestrians, cyclists, and east end auto traffic would retain their current connectivity to downtown if Jefferson remains open. Pushing them onto Fort street would require that they then cross another busy street to get back downtown.

The north option may well be the best solution for hospital operations. But we request that it be modified to keep Jefferson open, using the same pass thru technique that currently exists on First between Bannock and Main.

Thank you for your consideration

Scott Erskine and Kate O'Neill

323 W Jefferson #407

Boise, Idaho 83702

208 362 3168

[scott@scotterskine.com](mailto:scott@scotterskine.com)

[kate@scotterskine.com](mailto:kate@scotterskine.com)



**From:** [Andy Remeis](#)  
**To:** [MayorBieter](#)  
**Cc:** [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#)  
**Subject:** Save Jefferson!  
**Date:** Thursday, January 29, 2015 5:15:35 PM

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Dear Mayor Bieter,

I wanted to express my concern with the proposed closure of Jefferson Street as outlined in the St Luke's Master Plan dated December 17, 2014.

I appreciate all that St Luke's brings to our community and am thankful they are here. However, I am definitely opposed to this closure.

My husband and I moved to Boise in 1995. We rented for 18 months before we knew we were committed to staying in Boise. That gave us a lot of time to consider where we wanted to live. We have lived in our home in the East End since 1997. It is the only home in which our 16 year old daughter has lived.

We bought our home in the East End because we fell in love with this area. The East End has a unique and amazing convenience and closeness to our beautiful downtown.

We regularly walk, bike and drive on Jefferson. If we are going downtown on foot or by bike, we ALWAYS use Jefferson. We feel this is not only the most beautiful path, but our SAFEST way to travel downtown.

I cannot shake the feeling that the closing of Jefferson would be like putting up our own version of the Berlin Wall or the Great Wall of China. It will definitely isolate and keep out the "peasants" of the East End and cut us off from our beloved city. It will make Boise seem far away and much less attainable. It will irrevocably change the landscape of our whole city.

I am sure you have heard all of the talking points (and I support and second all of them); but the above paragraphs express my main objections to the closure of Jefferson. Thank you for your work and for listening to my concerns,  
Andy Remeis  
1302 E State Street



**From:** [Garland Draper](#)  
**To:** [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Jody Ochoa@ishs.idaho.gov](#); [Boise Airport](#); [dwatson@bcacha.org](#); [James.marsh@cshqa.com](#); [drudeen@rudeenarchitects.com](#); [thez@cableone.net](#); [trent@brsarchitects.com](#); [jsmith@erstadarchitects.com](#); [hsoltman@firstam.com](#); [jagular@dlevans.com](#); [dproctor@clearwire.net](#); [peterm@uidaho.edu](#); [jnafzger@cu-portland.edu](#); [Dee Oldham](#); [troark@boisestate.edu](#); [smolina@idahoconservation.org](#); [bdawson@group-one.com](#); [LizEdrich@aol.com](#); [beth@bethlassendesign.com](#); [stephaniepcarlson@gmail.com](#); [Danielle.weaver@cshqa.com](#); [ray@woodwindowsinc.com](#); [noah77@cableone.net](#); [blcfoundation@qwestoffice.net](#); [dggrouparch1@gmail.com](#); [dean@stmichaelscathedral.org](#); [cdanley@vitruvianplanning.com](#); [millers@uidaho.edu](#); [shelly.alder@simplot.com](#); [turpenb@slhs.org](#); [tchandler@hawleytroxell.com](#); [Stacie.Curry@BoiseSchools.org](#); [hln@buildpros.com](#); [Scott.Raeber@colliers.com](#); [scsmith42@gmail.com](#); [triciaw@globaltrav.com](#); [samgsmith96@gmail.com](#); [lkral@lhtac.org](#); [jgardner@boisestate.edu](#); [TJ Thomson](#); [Doug Strickling](#); [Rebecca Hupp](#); [Terri Schorzman](#); [Rob Luce](#); [Kevin Booe](#); [Dane Oldham](#); [Doug Holloway](#); [Derick O'Neill](#); [Jenifer Gilliland](#); [Hal Simmons](#); [Matt Brookshier](#); [AnaMarie Guiles](#); [Deanna Gutierrez](#); [William Bones](#); [Dennis Doan](#); [Neal Oldemeyer](#); [John Tensen](#); [jhansen@achdidaho.org](#); [sbaker@achdidaho.org](#); [pwoods@achdidaho.org](#); [tellus@achdidaho.org](#); [kgoldthorpe@achdidaho.org](#); [bwong@achdidaho.org](#); [tellus@achdidaho.org](#); [cquintana@achdidaho.org](#); [nlpneda@achdidaho.org](#); [cahrichs@achdidaho.org](#); [Nstern@achdidaho.org](#); [dlabbe@achdidaho.org](#); [tellus@achdidaho.org](#); [tellus@achdidaho.org](#); [Tellus@achdiaho.org](#); [Tellus@achdiaho.org](#); [Julianne.Bronner@boiseschools.org](#); [mark.jones@boiseschools.org](#); [teri.thaemert@boiseschools.org](#); [amy.kohlmeier@boiseschools.org](#)  
**Cc:** [Garland - Outlook Draper](#)  
**Subject:** St Luke's Master Plan - No on closure on Jefferson  
**Date:** Saturday, January 17, 2015 6:55:51 PM

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Good Evening.

I am writing to express my concern with proposed closure of Jefferson Street as outlined in the St Luke's Master Plan dated Dec 17, 2014.

I am opposed to this closure for the following reasons:

1. **Pedestrian and bicycle safety.** Jefferson is the safest route from East End to downtown. State Street and Warm Springs are way too busy with commuter traffic.
2. **Motor vehicle efficiency.** Jefferson provides the most convenient route to drive from the East End/Foothills to downtown. Closing Jefferson will divert a significant amount of traffic to Idaho and State, causing even further congestion in already highly congestion area.
3. **Emergency vehicle traffic and sporting events congestion.** The intersection at Broadway, Front, Idaho, and Warm Springs is bad enough on a normal basis. When emergency vehicles and /or sporting event traffic is factored in, it goes from bad to worse. Closing Jefferson will make this intersection an unmitigated disaster.
4. **Preserve and sustain the City of Boise's reputation as a walkable, bikeable community.** The closure of Jefferson is a direct contradiction of Mayor Bieter's goal of making Boise the most livable city in the nation.
5. **Improve the health of Boise residents.** This is a stated mission of St Luke's. Since the closure of Jefferson will discourage biking and walking from a neighborhood into downtown, the closure is in direct conflict with this mission.
6. **Connectivity.** Closing Jefferson will in essence create a wall between East End and downtown Boise. By making it more difficult to get downtown, East End residents will opt to

shop and dine elsewhere.

Thank you for your consideration of my concerns.

Sincerely,

*Garland Draper*

[garland.draper@outlook.com](mailto:garland.draper@outlook.com)

208-608-6170

**From:** [Judi Zuckert](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Lukes Master Plan  
**Date:** Saturday, January 10, 2015 7:15:56 PM

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Dear Mr. Simmons and other city officials,

We 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 or lease. We do not support their proposal to close a public road, Jefferson Street, and convert it to corporate use.

Traffic in the area surrounding St Luke's is heavy and grows heavier all the time. The traffic seems to be greater than the capacity for which the nearby 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 and Warm Springs Avenue in the hospital vicinity. If Jefferson Street is closed to through motor vehicle traffic, it will cause even more congestion on adjacent streets including Broadway, Avenue B, Fort Street, Idaho Street, Main Street, and Warm Springs Ave.

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 every 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 verify this - simply stand on Jefferson Street or First Street for a few minutes and watch the traffic as it moves through the area.

Jefferson Street recently changed 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 and disadvantage city residents.

Closing Jefferson will also isolate the East End of Boise from downtown and make Boise a less livable community. It would make it difficult for pedestrians, bicyclists and motor vehicle users from the East end neighborhoods to reach downtown. St Lukes proposal to mitigate some of the hardship, by adding a bike lane through the busy hospital plaza (where it was formerly Bannock St) is not practical and would be hazardous both to bikers and pedestrians.

We are confident St. Lukes can come up with an appropriate medical center design without taking another street away from the citizens of Boise.

Sincerely

Judi Zuckert and Frank Jenks  
Boise, Idaho

**From:** [David Thomas](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Luke's Master Plan  
**Date:** Tuesday, January 27, 2015 10:39:08 PM  
**Attachments:** [image001.png](#)  
[Boise PZ ltr-SLRMC Master Plan.pdf](#)

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Hal,  
Please accept the attached letter as my testimony in regards to St. Luke's Master Plan.

Thanks,



David Thomas, AIA, NCARB  
Director of Operations  
208-573-6913 Direct  
503-699-1103 Main Office  
503-699-1106 Fax  
[davidthomas@cfauscorp.com](mailto:davidthomas@cfauscorp.com)  
[www.cfauscorp.com](http://www.cfauscorp.com)

**From:** [Sheldon Bluestein](#)  
**To:** [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#)  
**Subject:** St Luke's Master Plan: proposed closure of Jefferson Street  
**Date:** Thursday, January 29, 2015 5:12:05 PM

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I am writing to express my concerns about St Luke's proposed closure of Jefferson Street in their Master Plan of December 17, 2014. I support St Luke's plan to expand their hospital facility and services, and I really appreciate having such a fine hospital in Boise. But, I have lived and worked in the east end of Boise for over 20 years, and I and many people I know use Jefferson Street numerous times every week. I oppose this closure because:

1. Jefferson provides a convenient alternative for travel from the residential areas in the east end of Boise to downtown, the north end and areas west. It is not crowded and is a safe route for bicyclists, scooters and pedestrians. Many students as well travel from the east end to North Junior High and to Boise High, and the plan would have them ride or walk on Warm Springs, Idaho, Main, State or Fort Streets, all of which are very busy routes and therefore more dangerous. We are all painfully aware of bicycle accidents that have resulted in fatalities in Boise in the last couple of years.
2. Closing Jefferson will divert a significant amount of traffic to already highly congested intersections and routes. The intersections at Broadway, Idaho and Warm Springs and at Front Street are very crowded during rush hours. Without Jefferson Street to take some of the pressure off, and with traffic related to events (at the Botanic Garden, Dona Larsen Park, and BSU for example), not to mention emergency vehicle traffic (from the fire station on Reserve Street or from St Lukes), these intersections will only become worse and more dangerous for cyclists and pedestrians, not to mention motorists.
3. Boise is known as a walkable and bikeable community. Closure of Jefferson is the opposite of Mayor Bieter's goal of making Boise the most liveable city in America.
4. Our taxpayers support roads, schools and infrastructure. The integrity of our neighborhoods and our transportation grid should not be given up for the benefit of a huge tax-exempt corporation. Once its gone, its gone!
5. Jefferson street connects the East End with downtown, and closing it will make it more difficult to get downtown. Residents will more frequently shop and dine elsewhere.

Thank you for your time and consideration of these issues.

Sincerely,

Mary Hamerly  
680 Troutner Way  
Boise

**From:** [Christa Stumpf](#)  
**To:** [Hal Simmons](#)  
**Subject:** St Lukes Plan  
**Date:** Friday, January 02, 2015 4:40:53 PM

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It would be beneficial to see how St Lukes and their consultants addressed and incorporated public comments. Is there a document that summarizes the comments that were received on the draft and how they were addressed in this final version?

Thank you,  
Christa Stumpf

**From:** [Steve Lord](#)  
**To:** [Hal Simmons](#)  
**Cc:** [dehtsmith@cableone.net](mailto:dehtsmith@cableone.net); [Jane Suggs](#); [Andy Brunelle](#); [Jeanette Bennett](#); [Renee Quick](#); [Steve Lord](#)  
**Subject:** St Lukes proposed closure of Jefferson  
**Date:** Friday, January 30, 2015 6:14:12 PM

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Hal -- I have read and endorse Jane Suggs' letter opposing the closure.

I obviously wrote the letter for EENA several months before the application was filed, and continue to adhere to that position, as does EENA.

I add the following:

***COMPLETION OF STREET GRID:***

***Where gaps exist in the street grid, work with property owners and developers to establish missing street segments when property is proposed for development or redevelopment consistent with the Downtown Boise Mobility Study.***

Source:

Chapter 4.4: [http://pds.cityofboise.org/media/151...eprint\\_4.4.pdf](http://pds.cityofboise.org/media/151...eprint_4.4.pdf)

There may not be a lot of people who use this space on Jefferson daily. However, for those (like me) who do, it's an important "neighborhood" street -- it links the eastern and foothills parts of the East End with the Western part that extends to 5th street. It's quiet enough to be a neighborhood street, as opposed to a community viaduct. In short, it's the walkable alternative to the arterials. and it's the only practical one. I use it daily to walk or bike between my home near Municipal park and my office on West Jefferson. I also prefer it, as do many of my neighbors, for walking or biking to points on the north side of Downtown -- the Co-op, the Statehouse, and other businesses nearer Jefferson than Idaho.

The other routes are major arterials -- Main, Idaho, State, Fort. None of those are friendly to pedestrians or cyclists, and rights of way appear to be inadequate to make them so.

St Lukes has offered no realistic substitute for Jefferson's pedestrian and bike-friendly ambiance.

Overall, the plan also lacks a cohesive vision for what St Lukes intends to integrate itself into its neighborhood.

It fails to adequately address what will happen after the proposed hospital construction with the property it owns on the southwest corner of Broadway and Warm Springs.

The master plan fails to integrate itself into its neighborhood by failing to offer neighborhood scaled property uses within the master plan - no public coffee shop tenants, no public restaurant tenants, no art and culture tenants, no specialty retail tenants - all of which could be patronized by both neighbors and hospital employees.

but worst of all it fails to show its willingness to be a good neighbor by building taller, not wider, and therefore depriving its smaller - less wealthy - neighbors of a truly walkable route from one side of their neighborhood to another.

Stephen J. Lord  
Attorney at Law  
409 West Jefferson Street  
Boise, Idaho 83702  
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June 24, 2014

Theresa McLeod  
St. Luke's Health System  
190 E. Bannock Street  
Boise, Idaho 83712

Dear Theresa,

On behalf of the Downtown Boise Association I would like to express our support for the expansion plans of St. Luke's in Downtown Boise.

We are also encouraged by the additional planning efforts being taken by St. Luke's in cooperation with stakeholders, to enhance the surrounding land uses to compliment the expansion of facilities. Preserving the historic presence of St. Luke's also stabilizes an important urban interface.

St. Luke's is an important employer anchor which provides economic stability to the city and provides health care services close to home. St. Luke's recognizes the importance of innovative and modern healthcare delivery standards which will continue to attract talented workforce to our community.

And we appreciate St. Luke's commitment to improving the communities where it operates including supporting community events through sponsorships like the Kids' Ride at the Twilight Criterium.

Sincerely,

Kâren Sander  
Executive Director, Downtown Boise Association

**Downtown Boise Association**  
**720 W. Idaho Street • Boise, Idaho 83702**  
**(208) 385-7300 • Fax (208) 385-7301**  
[www.downtownboise.org](http://www.downtownboise.org)

**From:** [McLeod, Theresa](#)  
**To:** [Hal Simmons](#); [MayorandCouncil](#); [tellus@achdidaho.org](mailto:tellus@achdidaho.org)  
**Cc:** [judyvorbobsecrist@msn.com](mailto:judyvorbobsecrist@msn.com)  
**Subject:** St. Luke's Downtown Master Plan - Community Open House Input  
**Date:** Tuesday, January 27, 2015 8:50:02 AM  
**Attachments:** [Secrist\\_01262015.pdf](#)

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Good Morning,

Attached please find a note from Judy Secrist. Judy attended last evening's Community Open House and provided the attached comments.

Judy is copied on this message in the event you have any questions.

Thank you,  
Theresa

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



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**From:** [Cynthia Gibson](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's expansion comment  
**Date:** Friday, January 30, 2015 4:35:30 PM

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Dear Mr. Simmons,

Regarding the expansion of St. Luke's and the proposed closure of Jefferson Street: We are not against expansion, especially when a health care facility is trying to meet the demands of a growing community. As a walking and biking advocacy group, we are however very concerned about the potentially diminished connectivity between downtown and the neighborhoods to the east.

While we realize that blocking a street causes local residents to "only" go around one additional block, it also is a barrier to some who may use Jefferson St. to walk or bike from their neighborhood to downtown. By throwing up a hurdle, you encourage more people to drive which increases obesity, air pollution and chronic lung disease. And Fort Street becomes a sea of traffic which bisects all the wonderful services that downtown offers to a beautiful, walkable, historic neighborhood.

What is shocking is that St. Luke's expresses concern for obesity and chronic conditions in their plan, yet by blocking a street, they are creating a barrier for neighborhood residents to get the simplest yet most effective form of exercise as they travel downtown - walking. Walking is the gateway to a healthy lifestyle and Boise should always consider opportunities to increase walkability rather than reduce it.

St. Luke's should set an example by always including excellent biking and walking facilities into their expansion whenever possible. Is there an opportunity to include a ten foot wide pathway? It seems that the simplest solution may not be the best, so we hope St. Luke's, and the City of Boise, will keep the interests of all road users - walkers, bikers and motorists in mind when making this long-term decision.

Thank you for the opportunity to comment on this important project.

Cynthia Gibson  
Executive Director  
Idaho Walk Bike Alliance  
PO Box 1594 Boise, ID 83701  
208-345-1105

[cynthia@idahowalkbike.org](mailto:cynthia@idahowalkbike.org)



Walking. Biking. Going Places.

**From:** [Nancy Giddens](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's Expansion Plan  
**Date:** Friday, January 30, 2015 12:49:02 PM

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As an East End resident, I use Jefferson Street every day for getting downtown. I want to add my voice as opposed to closing any currently public throughway.

Nancy Giddens  
1133 E. Washington St.

**From:** [Ron Miller](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Lukes expansion questions  
**Date:** Monday, January 12, 2015 9:17:31 AM

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Hi

Here is an essay/list of questions that I have regarding the St. Luke's expansion and road closure:

St. Luke's is planning a major downtown expansion. With this project we will see major changes to the area around the hospital. I understand progress and change are a necessary part of life, but I have concerns that this project will permanently alter the character of the East End neighborhood and affect all of the neighborhoods in adjoining areas. St. Luke's has an opportunity to enhance or degrade the local community with this project. I would like to point out several areas that, if addressed correctly, will result in a beneficial outcome for the hospital and the community surrounding it. If these items can not be addressed I will not support the project in any way.

- 1) Increased traffic throughout the local and intersecting roads. I understand that the forecast sees increasing usage in the future, but the acceleration of volume associated with employees and visitors to the hospital will most likely strain any alterations in the current roadways. It will be very difficult travel to and from the East End in an efficient manner. I have seen the traffic studies calling for increased loads with or without the expansion. I challenge the hospital and ACHD to come up with a plan that moves traffic better than it moves now.
- 2) One major component of the expansion will be the closure of Jefferson Street at the hospital. This closure will cause increased traffic load on Warm Springs. Harris Ranch continues to grow and a large number of the residents use Warm Springs for access to Boise. This trend will only continue. With the closure of Jefferson we will see longer and longer lines of traffic forming on west bound Warm Springs. How will the inflow of traffic to downtown be improved when traveling from the East End, Shenandoah area or Harris Ranch.
- 3) Parking in the neighborhood. We see many St. Luke's employees park in the neighborhood on a regular basis. Even with a parking deck built on the west side of the new hospital, I cannot see a change in parking habits. Resident parking enforcement on neighborhood streets is mandatory (even now).
- 4) Increased helicopter traffic. We have many flights over our houses at all hours of the day and night. With the addition of expanded ER services we will have more flights, more noise and more exhaust pollution in our area. Despite St. Luke's official's comments to the contrary, these neighborhood overflights occur both with the wind and against the wind. Why are the flight paths over the neighborhood? Why don't they fly over the Ft. Boise

fields? What about the alternative location next to the interstate at Eagle Rd.?

5) Blocked pedestrian and cyclist flow on Jefferson St. The recent use studies were performed in October. Those studies do not reflect actual use. Studies need to be performed in the summer, on Saturday mornings when the farmers markets are open and in mid-May during prime bike commuting season. Closure of this road and access to downtown will change the character of the East End Neighborhood. It will eliminate a popular and scenic walking route to town. It has been stated that people can travel on the Bannock right of way through the hospital campus, but that is not the esthetic or convenience people want.

6) Why downtown? St. Luke's has a large swath of land at Eagle Road and I-84. This is much closer to the center of population of people 0-18 years. Is that not the population that will be served by a pediatric centric hospital?

How does the East End change with this project? This neighborhood has grown and prospered due to its location and easy access to downtown. The neighborhood is quiet and has relatively few cars transiting across it. This project will alter the much coveted walkability, create much more neighborhood car traffic and increase the overall noise in the area. Where is the logic? Don't split Boise.

**Ron Miller**

**From:** [Veronica and Collin](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's Expansion  
**Date:** Wednesday, January 28, 2015 5:04:37 PM

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Dear Mr. Simmons,

First, let me explain a little about myself. I have traveled the world and have lived more than 12 years overseas in both developed and developing countries and spent at least a week to even months in a total of 28 countries. My family and I upon return to the US traveled across the lower 48 in search of place we could call home and start settling roots. We chose Boise.

For the last five years I've been travelling by foot or bike every work day to and from my home in the East End and downtown Boise. I always cross at Jefferson Street (at Ave B/Fort) and continue down Jefferson. Aside from the long wait at that light (Ave B traffic light will turn red and then green twice before the light on Jefferson turns green once) it's by far the best (and only livable) way to go. It's the safest and therefore the most pleasing street to use. Actually, the only two streets out of the East End are Jefferson or Warm Springs. When my family and I (and other families I know) travel into town via bike we enter via Jefferson. To a large extent taking this safe and comfortable route makes living in Boise East end a wonderful place to live. It's the "icing on the cake." It's for reasons like this that we live there. If that changes, then there will no longer be a route into the city by foot or bike (or vehicle) that is family friendly. Boise East End and North End will no longer be connected. This fact is beginning to affect the moral of many who live in that area.

Over the years I can't tell you how many people I've met that take this route. My guess is they take it for the same reasons I do. I know you are aware that without a doubt allowing St. Luke's to take over this public land will reduce the "livability" of the East and North End areas. But for the record, I had to state it. Also, many of the people I've spoken with said passing through the hospital campus on foot or bike, a privately owned business, gives one the feeling they are trespassing. Getting to the North End will also become much more difficult as the only way to get there is via Broadway--> Fort --> etc... , not to mention the significant increase in traffic once the expansion begins.

During my daily commute to and from work I speak with residents in the area to hear the opinion of others about this extension. All of them are against it. I'm sure this is not new news to you. But what bothers me the most is how all of them appear to feel powerless against it. They say things like "big money will win out in the end" even though the expansion appears to be wrong. Many feel that the "special place" that Boise is is disappearing. Also, two of them told me that they and all the others present at the town hall meeting felt degraded by the St. Luke's representative. That he "talked down to" them. One of them, an elderly man said that he and his wife don't talk about the expansion anymore because of the anxiety it causes in the household. Listening and observing many of them I could tell their morale was down due to the possible expansion of St. Luke's .

I've also asked many individuals, including epidemiologist and physicians at the government and private sector (including St. Luke's staff) to explain why St. Luke's needs to expand. No one has seen or even heard of any assessment. I have seen the large

page document put out by St. Luke's about the expansion plan, but it's not clear how, why and what will be expanded. St. Luke's claims it's needed to support the growing population in Boise. Based on the population data the largest growth is in the west. Furthermore, based on state government health statistics the zip codes with the highest morbidity and mortality rates are located in west Boise.

So, is the expansion of St. Luke's worth ruining the livability and connectivity of this special city?



**From:** [Skip Means](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's Master Plan / Opposed to Vacation of East Jefferson Street  
**Date:** Thursday, January 22, 2015 1:49:33 PM

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Dear Director Simmons,

After reviewing St. Luke's expansion master plan, I strongly oppose the closure of the east end of Jefferson Street between Avenue B and N. First Street. My family resides in the east end of Boise and chose to do so because of the safe and easy access to our wonderful city center. As a family of outdoor enthusiasts, it is important to our health and happiness to be able to safely bike/walk from our home to the downtown area to attend the numerous community events and/or to meet friends for dinner/socializing in our many fine restaurants/bistro's.

St. Luke's is a superb medical facility (I'm a MSTI cancer survivor) and I support their need for expansion. However, the closure of another public street used by so many East End / Foothills residents to commute safely downtown will negatively impact our neighborhood. Most residents living in the East End / Foothills neighborhoods know that Jefferson Street is the preferred alternative route to downtown. Closing Jefferson will reroute a significant amount of traffic to already highly congested intersections and routes. Plus, it will effectively put a wall between the East End / Foothills neighborhoods.

Again, we support St. Luke's need to renovate and enhance their health services downtown, but public right of ways should not be sacrificed. They own a substantial amount of property to the west and south west of their downtown campus and I'd like them to better utilize these locations in their expansion plan.

In closing, the proposed vacation of Jefferson Street is inconsistent with our communities goal of making Boise the most livable city in the nation. Please do not support this approach. Ask St. Luke's planners to provide growth alternatives that do not require the closure of any more downtown streets.

Sincerely,

Otis Means

**From:** [Erik Kingston](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke"s Master Plan Public Comment period  
**Date:** Friday, January 30, 2015 4:56:01 PM  
**Attachments:** [SLMP comments for PandZ\\_kingston.docx](#)

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Hal:

Thanks for all your work on this, and for your professionalism.

Attached are my comments for the P&Z meeting.

Cheers,

Erik Kingston

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[www.rampupidaho.org](http://www.rampupidaho.org)  
[www.keepboiseconnected.com](http://www.keepboiseconnected.com)  
[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:** [Chris Murphy](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's Master Plan  
**Date:** Thursday, January 29, 2015 9:28:31 PM

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Mr. Simmons,

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 for motorists, bicyclists, and pedestrians. I often use Jefferson St. to access downtown. Closing Jefferson St. would reduce the quality of life for East End residents and would negatively affect property values. I examined the traffic remediation plan, and I believe it to be seriously flawed.

I understand St. Luke's wishes to grow and modernize; however, 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, especially the closure of Jefferson St.

Sincerely,

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

**From:** [Nancy Murphy](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's Master Plan  
**Date:** Friday, January 30, 2015 7:34:06 AM

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Mr. Simmons,

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 for motorists, bicyclists, and pedestrians. I often use Jefferson St. to access downtown. Closing Jefferson St. would reduce the quality of life for East End residents and would negatively affect property values. I examined the traffic remediation plan, and I believe it to be seriously flawed.

I understand St. Luke's wishes to grow and modernize; however, 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, especially the closure of Jefferson St.

Sincerely,

Nancy Murphy  
1417 East Bannock  
Boise, Idaho 83712

**From:** [FritzB](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Lukes Master Plan  
**Date:** Wednesday, January 28, 2015 3:10:03 PM

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This plan has been reviewed. It is quite long and accurate summaries lacking any discussion of alternate considerations to what has been presented. The meagre evening(s) "hearing" allowed was inadequate for full public consideration. This St.L's proposal already appears as a fait accompli, with both all city "fathers" and those non East Enders expected to wave approval. Damage to East End traffic becomes mere collateral damage to a hospital expansion. However, not only are the East End Boisians affected but also those frequently traveling out of the south to and from Boise center due to increased traffic flow into which they will be forced to navigate. The proposed blocking off of Jefferson for the several blocks noted will cut many of the East End off from their easier access and egress with downtown Boise. Warm Springs already is a traffic nightmare both mornings and evenings. Long traffic light waiting lines only will further contribute to our already near toxic air pollution and yellow alerts. Both more time and alternate proposals are needed prior to a move forward on this plan.  
F.W. Bauer, MD

**From:** [ksander@downtownboise.org](mailto:ksander@downtownboise.org)  
**To:** [Hal Simmons](#)  
**Cc:** [Joey Perry \(jperry@watrust.com\)](mailto:jperry@watrust.com) ([jperry@watrust.com](mailto:jperry@watrust.com))  
**Subject:** St. Luke's Master Plan  
**Date:** Monday, January 05, 2015 11:15:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[St. Luke's Development Plan.pdf](#)

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Hal,

Attached is a letter of support on behalf of the DBA board for St. Luke's Development Plan.

Sincerely,

Kâren Sander  
Executive Director  
Downtown Boise Association  
720 W Idaho St.  
Boise ID 83702  
208-472-5250 W  
208-850-7300 C  
[www.downtownboise.org](http://www.downtownboise.org)



CPA14-00004 Comprehensive Plan Amendment-St. Luke's Master Plan transmittal

You are receiving this because you have been identified as a stakeholder for the St. Luke's Master Plan. Attached is information regarding St. Luke's application to the City of Boise. Please review and forward any questions or comments directly to Hal Simmons at [hsimmons@cityofboise.org](mailto:hsimmons@cityofboise.org) or Cody Riddle at [criddle@cityofboise.org](mailto:criddle@cityofboise.org).

Kathleen Collins  
PDS Noticing/ GIS Analyst  
Planning & Development Services  
CITY OF BOISE  
Phone # - 208/344-3948  
E-Mail - [kcollins@cityofboise.org](mailto:kcollins@cityofboise.org)

**From:** [Steve](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Luke's plan / Jefferson St  
**Date:** Monday, January 19, 2015 11:03:08 PM

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I would like to register my objection to any development plan that closes off a portion of East Jefferson. This section of street is a valuable route in a part of town that sees heavy traffic, including traffic to the hospital.

St. Luke's has known forever that this is a public street, and should submit a plan that acknowledges the fact, rather than claiming a priority interest.

Thank you for the oppty to comment.

-- Steve Rinehart  
1709 W. Irene St, Boise.

Sent from my iPad

**From:** [Alan Shealy](#)  
**To:** [David Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Ben Quintana](#); [Lauren McLean](#); [TJ Thomson](#)  
**Subject:** St. Lukes  
**Date:** Friday, January 16, 2015 11:33:38 AM

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Dear Mayor and City Council Members,

I am writing to strenuously oppose the proposed closure of Jefferson St. by St. Luke's Hospital. Not only is this a convenient and purposeful corridor for accessing downtown Boise for those coming from and to Southeast Boise, I believe a closure would contravene the spirit, if not the letter, of Blueprint Boise.

Among other principles, the Blueprint stresses access, convenience to amenities, liveable neighborhoods, and environs that are friendly to pedestrians and bicyclists. The closure of Jefferson St. would forever and negatively influence those principles and set a horrible precedent for other projects that may come before your and future administrations. Having already blocked off Bannock St., I view the intent to block Jefferson St. as being sheer arrogance on the part of hospital authorities.

I have no problem with the idea of a "campus", but would suggest an underground walkway connecting the north and south sides of Jefferson instead of a closure (a raised walkway would be obscene). The present value cost of such a structure would be minimal compared to overall project costs and would have no impact upon convenience.

Please reject this proposal.

Yours respectfully,

Alan

Alan Shealy, Principal  
Claremont Partners, L.P.  
2153 E Solitude Ct  
Boise, ID 83712-7575  
208-433-9247 ph  
208-433-9256 fax



**From:** [Jeane Gadd](#)  
**To:** [MayorBieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#); [jhansen@achdidaho.org](#); [sbaker@achdidaho.org](#); [pwoods@achdidaho.org](#); [tellus@achdidaho.org](#); [kgoldthorpe@achdidaho.org](#); [cquintana@achdidaho.org](#)  
**Subject:** Voicing Opposition to aspects of the St. Luke's Master Plan  
**Date:** Saturday, January 24, 2015 1:55:03 PM

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Maryanne Jordan, Council President	<a href="mailto:mjordan@cityofboise.org">mjordan@cityofboise.org</a>
Elaine Clegg, Council Member	<a href="mailto:eclegg@cityofboise.org">eclegg@cityofboise.org</a>
Lauren McLean, Council Member	<a href="mailto:Lmclean@cityofboise.org">Lmclean@cityofboise.org</a>
Ben Quintana, Council Member	<a href="mailto:Bquintana@cityofboise.org">Bquintana@cityofboise.org</a>
David Eberle, Council Pro-Tem	<a href="mailto:deberle@cityofboise.org">deberle@cityofboise.org</a>
TJ Thomson, Council Member	<a href="mailto:tjthomson@cityofboise.org">tjthomson@cityofboise.org</a>

#### City of Boise - Staff

Derick O'Neill, Planning & Dev Services Director	<a href="mailto:DONeill@cityofboise.org">DONeill@cityofboise.org</a>
Hal Simmons, Planning Director	<a href="mailto:HSimmons@cityofboise.org">HSimmons@cityofboise.org</a>

#### Ada County Highway District - Commissioners

Jim Hansen, President	<a href="mailto:jhansen@achdidaho.org">jhansen@achdidaho.org</a>
Sara M. Baker, Vice President	<a href="mailto:sbaker@achdidaho.org">sbaker@achdidaho.org</a>
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Rebecca W. Arnold	<a href="mailto:tellus@achdidaho.org">tellus@achdidaho.org</a>
Kent Goldthorpe	<a href="mailto:kgoldthorpe@achdidaho.org">kgoldthorpe@achdidaho.org</a>

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Bruce Mills, Deputy Dir Engineering	<a href="mailto:tellus@achdidaho.org">tellus@achdidaho.org</a>
Timothy Morgan, Deputy Dir Maintenance	<a href="mailto:Tellus@achdiaho.org">Tellus@achdiaho.org</a>
David Walker, Deputy Dir Planning & Projects	<a href="mailto:Tellus@achdiaho.org">Tellus@achdiaho.org</a>

#### Letters To The Editor

<a href="http://www.idahostatesman.com/submit">www.idahostatesman.com/submit</a>	Submit online - limit 200 words
<a href="mailto:editor@boiseweekly.com">editor@boiseweekly.com</a>	Submit online - limit 300 words

#### School Principals Whose School Will be Affected by Jefferson Closure

Juli Bronner, Roosevelt	<a href="mailto:Julianne.Bronner@boiseschools.org">Julianne.Bronner@boiseschools.org</a>
Mark Jones, Adams	<a href="mailto:mark.jones@boiseschools.org">mark.jones@boiseschools.org</a>
Dr. Teri Thaemert, North JH	<a href="mailto:teri.thaemert@boiseschools.org">teri.thaemert@boiseschools.org</a>
Amy Kohlmeier, Boise HS	<a href="mailto:amy.kohlmeier@boiseschools.org">amy.kohlmeier@boiseschools.org</a>

Dear Sir/Madame:

I am writing to you to voice my opposition to the proposed St Luke's Master Plan,

specifically regarding the closure of Jefferson and other local public rights-of-way. The sheer scale of the expansion—and the impacts on traffic congestion and surrounding neighborhoods—imposes a high cost on our community. Many of us who live in the East End/Foothills—including the EENA board—oppose street closures for a number of reasons, some of which are included in the following:

- 1. Safe Routes to Schools/Pedestrian and bicycle safety.** Jefferson provides a safe and straightforward route from the East End to downtown and other key destinations. The loss of East Jr. High means that many students from the East End now attend North Jr. High along with Boise High. Those kids and their parents need safe routes.
- 2. Commuter choice.** Jefferson provides a convenient alternative route to drive from the East End/Foothills to downtown. Closing Jefferson (and other area streets) will divert a significant amount of traffic to already highly congested intersections and routes.
- 3. Emergency vehicle traffic and events congestion.** The intersection at Broadway, Front, Idaho, and Warm Springs is bad enough on a normal basis. Sporting event traffic routinely results in bumper-to-bumper traffic. The same applies to Fort/Avenue B and Reserve Street (and its Fire Station). Closing Jefferson will worsen, not improve this situation.
- 4. Preserve and sustain Boise's reputation as a walkable, bikeable community.** The closure of Jefferson is inconsistent with the Mayor's goal of making Boise the most livable city in the nation, as well the vision and goals spelled out in Blueprint Boise, the city's comprehensive plan. While the St. Luke's Master Plan is connected to the comprehensive plan, it should not trump the needs and interests of taxpayers and neighborhoods.
- 5. Respect taxpayers and preserve neighborhood integrity.** Boise taxpayers support roads, schools, and infrastructure. Adjacent neighborhoods are home to historic homes and some of Boise's most engaged voters and civic boosters. These neighborhoods shouldn't be considered sacrifice zones to accommodate the unrestrained growth of a tax-exempt corporation.
- 6. Connectivity.** Closing Jefferson will in essence create a wall between the East End and downtown Boise. By making it more difficult to get downtown, East End residents may opt to shop and dine elsewhere.
- 7. Development costs.** St. Luke's pursuit of regional market share has led to its significant acquisition and development of regional real estate along with independent clinics and practices throughout the Treasure Valley and beyond. These holdings do not generate property tax revenue for local government, so expansion and development costs will inevitably be subsidized by local taxpayers and passed on to patients and insurance providers.

I would appreciate it if you would strongly consider my opinion, as well as the opinion of many others in the community who would be adversely affected by the closure of Jefferson Street and other local public rights of way as outlined by St. Luke's Master Plan. Please don't allow a corporate entity to negatively impact our community.

Thank you.

Jeane Gadd