

BLOCK 22, LLC

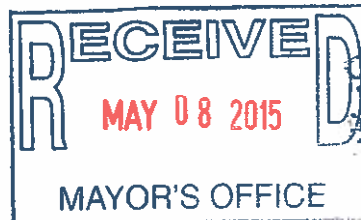
DBA Grove Hotel & CenturyLink Arena

245 S Capitol Blvd. - Boise, ID 83702
P.O. Box 1458 - Boise, ID 83701-1458
Phone: (208) 333-8000
Fax: (208) 472-2761



May 4, 2015

Mayor and City Council
City of Boise
150 N. Capitol Blvd.
Boise, Idaho 83702



Dear Mayor Bieter and City Council Members:

This letter strongly supports the expansion of St. Luke's which includes the vacation of Jefferson Street.

I am currently the Board Chairman of the Grove Hotel, CenturyLink Arena and Idaho Steelheads. St. Luke's is a major sponsor of the Steelheads Hockey program by providing medical procedures for the team. Hockey in Boise would not be possible without the many sponsors like St. Luke's that help support this program.

St. Luke's has repeatedly demonstrated they are a responsible citizen of our community. The expansion has been a collaborative effort over an extended period of time and mitigates concerns of the citizens it serves and impacts. This expansion will provide high paying jobs for many Boiseans which in turn supports a strong economy which will have an effect on education, resources, and thereby create a "better" community.

I realize there will be push-back from some in the neighborhood however, they have provided for better traffic flows, cycle paths, and expanded parking. Their mitigation will make it safer for all.

I urge you to approve this expansion as our citizens of this community deserve the benefits it will bring.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ray Kaufman'.

Ray Kaufman
Board Chairman



FAMILY MEDICINE RESIDENCY
OF IDAHO

May 12, 2015

St. Luke's Health System
David Pate, MD, JD, President and CEO
420 W. Idaho St.
Boise, ID 83702-6041

Re: Support for St. Luke's Expansion of the Boise Campus

Dear Dr. Pate,

I am pleased to write a strong letter of support for St. Luke's plan to expand the Boise Campus. My support is based on two factors. First, the Family Medicine Residency of Idaho (FMRI) has received ongoing support from St. Luke's for the past 40 years. St. Luke's was one of the founders of the FMRI and has continued to provide substantial financial and leadership support to the program over the years. St. Luke's also hosts our residents for training purposes and provides a quality environment and outstanding physician teachers which has resulted in FMRI producing exceptional physicians who in turn serve our state. In other words, we owe a great debt to St. Luke's for their ongoing commitment to helping FMRI produce highly trained family physicians.

My second reason for writing this letter of support is that the Family Medicine Residency of Idaho stands to directly benefit from an improved St. Luke's campus in the heart of Boise. St. Luke's currently provides us with our Fort Street clinic at no cost. We have been involved in the expansion plans from a very early stage. The FMRI Fort Street clinic will be demolished as part of the expansion; however, St. Luke's has guaranteed us improved, expanded space in their new office complex, once again at no cost. We have been invited to the table to help design that space. We feel it will greatly improve the patient experience. In addition, St. Luke's downtown is the primary location where our residents gain experience delivering babies to meet our training requirements. We are supportive of efforts to improve team based care and the overall patient experience.

In summary, I strongly support the St. Luke's downtown expansion both for patients using the new facilities and for our residents in training. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Ted Epperly, MD, FAAFP

President and Chief Executive Officer | Family Medicine Residency of Idaho, Boise, Idaho
Clinical Professor of Family Medicine | University of Washington School of Medicine

Alysha Prisbrey

From: sbhdracer <sbhdracer@gmail.com>
Sent: Monday, April 27, 2015 5:20 PM
To: CityCouncil
Subject: St. Luke's Downtown

To Members of Boise City Council-

I am writing to express my deep opposition to the intended expansion of St Luke's Boise. They have closed one main street of our east/west city corridor, that is enough. St Luke's must realize their hospital is in our city and they have expanded about as far as they can. I assumed the reason that the Meridian campus was developed was for expansion(s). There is plenty of room out there. I would like to see our City Council deny this request for expanding in our city.

Thank you for your time and all you do for our community!

Sincerely,
Susan Bistline

Alysha Prisbrey

From: Osborne, Kimberly <osbornek@slhs.org>
Sent: Tuesday, April 28, 2015 12:53 PM
To: CityCouncil
Subject: St. Luke's Downtown Campus Plan

Dear City Council Members of the City of Boise,

I am the Senior Manager of Boise Pre-Admission Testing and the Preoperative Holding Area at St. Luke's Health System. I have been an employee at St. Luke's Health System on the Boise campus for over 10 years. As you know, St. Luke's Health System is partnering with the city of Boise to expand our current downtown Boise campus. Our current Boise campus is aging, and is too small to meet the needs of our growing community. The St. Luke's Health System Boise campus needs to expand to the north closing 1 block of Jefferson to help meet the needs of our aging population and to continue providing our community members with excellent patient experiences and outcomes within our capital city limits without outsourcing patient care services to other states. The plan to close 1 block of Jefferson has been truly considered with the community in mind as St. Luke's Health System would like to add pedestrian walk ways and bike lanes to enhance the aesthetic appeal to the St. Luke's Boise campus as well as provide better safety to our community members who enjoy walking and biking as their modes of transportation.

On a daily basis, St. Luke's employees working on the Boise campus are faced with space constraints not allowing for timely care of patients as our patients are held in the recovery room and/or emergency room waiting for a bed to open up on our medical-surgical units. Routinely, our medical-surgical units are greater than 95% full by Wednesday morning prior to even beginning our surgical day. This puts a lot of pressure on staff to find bed placement as well as keep our patients satisfied. As our population continues to age and grow more sick, St. Luke's Health System needs to be able to have the capacity to care for all of our patients within our capital city limits without having to potentially turn patients away. Lastly, we are running out of storage space within our surgical services units to house patient care supplies. This proves to be extremely frustrating to staff when they do not have the resources they need to provide routine care for patients needing to be prepped for surgery, which in return, can cause a negative impact on patient care.

Thank you for listening to my voice on this matter. Please vote yes to the Boise downtown campus expansion project.

Respectfully,

Kimberly Osborne, BSN, RN, CAPA
Boise Sr Manger PreAdmission Testing / Preoperative Holding Area
208.381.7890
osbornek@slhs.org

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Alysha Prisbrey

From: MayorBieter
Sent: Tuesday, April 28, 2015 1:04 PM
To: Hal Simmons; Alysha Prisbrey
Subject: FW: St. Luke's Downtown Campus Plan

From: Osborne, Kimberly [<mailto:osbornek@slhs.org>]
Sent: Tuesday, April 28, 2015 12:08 PM
To: MayorBieter
Subject: St. Luke's Downtown Campus Plan

Mayor Bieter,

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Respectfully,

Kimberly Osborne, BSN, RN, CAPA
Boise Sr Manger PreAdmission Testing / Preoperative Holding Area
208.381.7890
osbornek@slhs.org

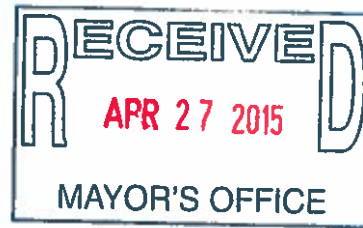
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or copying of this information is strictly prohibited. If you have received this message by error, please notify us immediately and destroy the related message."

Bryan Wewers
1344 E. Regatta
Boise, Idaho 83706

April 24th, 2015

Mayor Bieter
City of Boise
P.O. Box 500
Boise, Idaho 83702



Subject: St. Luke's Boise Development Plan

Dear Mayor Bieter:

I am writing to you today in support of the St. Luke's Boise Development Plan. St Luke's has been an important partner in the Boise community for over 100 years and provides world class health care and prevention education, not only for our community, but for the region. St Luke's has received numerous unsolicited awards and recognition for their quality care and most recently the Truven Health Analytics "15 best health systems in the nation". This community is greatly blessed to have this hospital which includes a first class emergency room, Mountain States Tumor Institute, and the regions only Children's Hospital.

The continued success of this organization requires building infrastructure to meet the growing population and demands of our community and the region. The development plan has been well thought out and provides patients and doctors the connectivity within the hospital to ensure immediate and efficient care. In some medical cases seconds count and this plan aims to minimize time transporting patients from various departments and services. It does come at a cost to a few neighbors in the east end and St Luke's has worked with this group to minimize and accommodate their concerns. There is a small inconvenience compared to the thousands of patients that require the service of St Luke's. We all feel connectivity is important in our communities, but it is not a life or death condition like it is on the campus of St. Luke's.

I very much support the City of Boise's mission of becoming the "most livable city in the country" and in order to achieve this goal, we must have health care that meets the growing demands of the population. I respectfully ask you to support this development plan and continue your efforts to make this the most livable city in the country.

Regards,

Bryan J. Wewers

cc. City of Boise City Council

MAYOR'S HOTLINE
April 13 – 17, 2015

4/13/15
Richard Porter
5285 W. Battlement St.
Boise, ID 83703
425 670-3643
richardporter60@gmail.com
Supports St. Luke's expansion plan.
City Council/PDS

4/13/15
Vicki Fenioli
2304 E.Spring Dr.
Boise, ID 83706
859-2057
Supports St. Luke's expansion plan.
City Council/PDS

4/14/15
Lee Honsinger
410 Riverview Dr.
Boise, ID 83712
387-1729
lhonsinger@gmail.com
Opposes the closure of Jefferson St. and the removal of the Sequoia tree.
City Council/PDS

4/14/15
Joyce Bowman
1273 E. Holly St.
Boise, ID 83712
jycbowman@yahoo.com
Opposes the closure of Jefferson St.
City Council/PDS

4/15/15
Adelia Simplot
344-8056
Opposes the closure of Jefferson St.
City Council/PDS

4/15/15
Gale Higgins
9735 W. Bridgegate
Boise, ID 83709
297-7715

Thinks the congestion of fast-food restaurants and their electrical signs makes Boise look like a terrible mess; would like a moratorium put on them.

PDS

4/15/15

Penney Dodd

penneyleid@gmail.com

Supports St. Luke's expansion plan.

City Council/PDS

4/16/15

Beth Collette

2408 W. Irene St.

Boise, ID

388-8554

Thinks City should have a water conservation policy.

PW

4/17/15

Brian Snyder

841-7000 (after 2:00 p.m.)

Doesn't think the Ombudsman is doing a very good job.

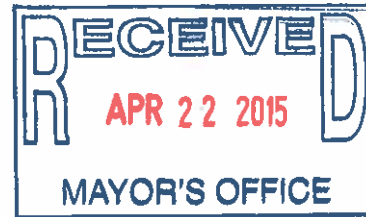
PD Internal Affairs



RECEIVED
APR 24 2015
DEVELOPMENT
SERVICES

04.15.15

Mayor and City Council
City of Boise
P.O. Box 500
Boise, Idaho 83701-0500



Dear Mayor Bieter and City Council Members,

As a member of the St. Luke's Children's Advisory Board, a Boise Business and West End Resident I am writing this letter in support of the St. Luke's Master Campus Plan for downtown Boise.

Being a member of the CAB I have watched the master plan evolve over the last five years in attempts to please everyone. Being in the Architectural, Engineering and Construction industry I have watched the growth of the downtown core and the St. Luke's Boise campus for twenty five years. This growth has benefited the entire city not only economically but also provides the city with healthcare beyond measure in a city of our size.

I understand the concerns of the east end neighborhood and if St. Luke's had not taken the proper amount of time, effort and expense to address these issues in a reasonable manner I would be more understanding of their concerns. Growth can be difficult but when that growth benefits the entire City and surrounding communities we have to ask ourselves if the additional time spent driving or bicycling a couple blocks is acceptable in return for improved and more efficient healthcare for our fellow citizens.

On a personal note, my grandson's wellbeing heavily depends on the St. Luke's Children's Hospital and children's specialty center. Without these resources my family would be making trips to Seattle, Portland or Salt Lake City. The surgery's he has to incur are painful enough without the added burden of driving anywhere from 5 to 10 hours in the back of SUV. I do not take my role as a member of the St. Luke's Children's Hospital Advisory Board lightly it is one of my greatest accomplishments as a business person and a member of this community and without the necessary expansion for pediatric specialist we as a community will suffer.

Please remember the Mayor and City Council represent the entire City of Boise.

Best Regards,

A handwritten signature in black ink, appearing to read "Dennis Mike Mahan".

Dennis Mike Mahan
General Manager
ARC Document Solutions

April 21, 2015

The Honorable David Bieter, Mayor of Boise and
Members of the Boise City Council
c/o Hal Simmons, Planning Director
P.O. Box 500
Boise, ID 83701-0500

Dear Mayor Bieter and Members of the City Council:

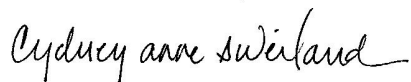
As an engaged community member, I am writing to request that a work session to explore and explain neighborhood and community interests be added to the St. Luke's Master Plan process. I do appreciate the City's decision to slow the process and to add extra work sessions to gather more detailed information. However, many of us are frustrated and concerned because, to date, St. Luke's has been allotted the additional time and opportunities to speak, while it is unclear when or how our voices might be heard. We have information and data of our own to present and would like a fair and equivalent forum for community input.

I understand that, because of the importance of the expansion plan to our City, unprecedented changes in the customary process have been warranted. Perhaps the previous example of Boise State University's expansion can provide guidance in terms of ensuring that community interests are also represented equitably in the process.

The work session I am requesting would be quite different than public testimony in that it would follow the template of work sessions offered to St. Luke's. More specifically, a limited number of prepared presentations would receive the full attention of the Mayor and City Council during a public City Council meeting, with opportunities for questions and answers between the Mayor and Council and the presenters.

I also want to express my appreciation to the City for providing live and archived webcasts of City Council meetings and work sessions, including the one on April 14. It's a great way to "expand the circle" of those interested and able to participate in City government!

Respectfully,

A handwritten signature in cursive script that reads "Cydney anne weiland".

Cyd Weiland
124 N. Coston Street
Boise, ID 83712

MAYOR'S HOTLINE
April 6 – 10, 2015

4/6/15

Linda & Steven Muffley

376-1848

6446 W. Fairfield Ave.

Boise, ID 83709

Support St. Luke's downtown expansion plan.

City Council

4/6/15

Jennifer Swek

859-0821

8310 W. Wyndham Ln.

Boise, ID 83704

Supports St. Luke's downtown expansion plan.

City Council

4/6/15

Mary Ann Hedrich

4897 Wild Rye Dr.

Boise, ID 83703

336-0179 or cell: 721-1296

mahedrich@msn.com

Opposed to St. Luke's downtown expansion plan.

City Council

4/6/15

Peter Vanville

2116 N. 15th St.

890-5994

Opposes St. Luke's expansion due to threatening post card.

City Council

4/6/15

Bonnie Sharf

1553 Lens Lane

Boise, ID 83712

384-9791

Opposes St. Luke's closing of Jefferson St.

City Council

4/6/15

Michelle Terbert

1807 E. Roanoke Dr.

Boise, ID 83712

861-6261

Opposes St. Luke's closing of Jefferson St.

City Council

4/7/15

Ann Barton Schoenhardt

Resident of Boise, Idaho since 1964

338 McGuffin Ln.

345-6149

Opposes St. Luke's closing of Jefferson St.

City Council

4/7/15

Kathy Vawter

525 S. Pond St.

Boise, ID 83705

345-8629

Opposes St. Luke's closing of Jefferson St.

Council, PDS

4/7/15

Paul Peachin

3100 W. Stewart Ave.

607 435-0727

ppeachin@gmail.com

Wants the street he is on and the area he lives in defined as the West End not Veteran's Park.

PDS

4/7/15

Don May

4759 S. Chex Way

Boise, ID 83709

890-0270

don@donaldmay.com

Supports St. Luke's downtown plan expansion.

Council, PDS

4/7/15

Gregory Bonzer

310 874-1222

Starting a non-profit organization and would like to get comments/thoughts from the Mayor's Office & Council on racial equality, education & substance abuse prevention.

Mayor's Office

4/7/15

Nick Brizzi

12105 W. Beaumont St.

Boise, ID 83713

323-7260

Republic Services did not pick up the trash on the south side of Beaumont St. east of Cloverdale between Fairview & Ustick.

Public Works

4/8/15

Anonymous

Supports St. Luke's downtown expansion plan.

Council/PDS

4/9/15

Clancy Anderson

616 Americana Blvd.

Boise, ID 83702

870-4690

Clancy@flavorsonions.com

Reporting graffiti on their business.

Police

4/10/15

Walter Refpalski

4170 N. Zoe Ln.

Boise, ID

866-0539

Missed Republic Services' spring cleanup week due to lack of media coverage; need more reminders about it.

PW

4/10/15

Stevenson Youngerman

3120 Crane Creek Rd.

Boise, ID

345-6334

Supports St. Luke's downtown expansion plan.

Council/PDS

4/12/15

Dexter McBride

1025 W. ElGore Dr.

Boise, ID 83702

Dextter.mcbride@me.com

Opposes St. Luke's downtown expansion plan.

Council/PDS

4/15/2015

Ann Cusick

208-841-4336

Good Morning, my name is Ann Cusick, My number is 208-841-4336. You don't need to call me back. I'm calling about the St. Luke's proposed closure of Jefferson Street. Whenever the Albertsons marketplace was built, there was a large neighborhood outcry because several streets were closed. And in preparation of the building that marketplace, the streets were closed to see how traffic was affected. And so, I'm recommending that the Mayor and the council close off Jefferson Street for a period of time, maybe for 3 months just to see how people get used to it, and what kind of habit it causes for the other streets. That way you have data to support whatever decision is made. Thank you very much for your time.

Alysha Prisbrey

From: Mark Mering <mark.mering@gmail.com>
Sent: Thursday, April 16, 2015 3:22 PM
To: CityCouncil
Subject: St. Lukes expansion

Dear council members,

My family and I have lived on the East End of Boise for 18 years, close to Quarry View park. We have used Jefferson Street as the main route to get from where we live to Downtown, the North End, or other places West. We walk and ride bicycles a lot. My three children attended Boise High and generally rode their bikes on Jefferson. My oldest son took pride in that he never drove to Boise High the 3 years he went to school there. I have been following the discussion about this expansion and find it difficult to believe that St. Lukes sees no other option for their plan except to close Jefferson. I attended the meeting in front of Planning and Zoning where St. Lukes seemed ill prepared and not knowledgeable of the facts. They understated the amount of bicycle and pedestrian traffic on Jefferson by quite a bit and were corrected by P & Z who stated accurate traffic counts on various days. The architect tried to convince people that people's health and lives could be endangered if they had to alter their design. I am a physician and I challenged the architect and St. Lukes to provide data and research to show that this is actually true. They did not respond to that query.

I am not against St. Lukes expanding. One might question the feasibility of such a project in the space they currently have but I leave that analysis up to you and the Planning and Zoning committee and ACHD. Since it is in Blue Print Boise to keep Boise connected with the emphasis on transit, pedestrians, and bicycles it makes no sense to close a street that is used by many. They have already closed off Bannock. It states of the City of Boise's website that the goal is to make Boise "the most livable city in the country". This closing would not help achieve that goal.

This has been debated for several months now and unless St. Lukes is willing to look at other options or actually meet with the people who are most concerned (those on the East End) we should proceed. it seems the process is being stalled for what reason I do not know.

Sincerely yours,

Mark Mering, MD

I stated I am a physician and I do not work for or at either of the 2 large hospitals in Boise. My family has used St. Lukes for health care and I feel they are a valuable resource.

Alysha Prisbrey

From: Stright, Megan <strightm@slhs.org>
Sent: Thursday, April 16, 2015 12:37 PM
To: CityCouncil
Subject: St. Luke's Plan

Dear City Council Members,

I am writing to ask you to support the St. Luke's Boise Campus Development Master Plan. After living in several other major cities, I believe that Boise is one of the best cities in the US, with easy access to the beautiful outdoors, a great community, and great access to the services that my family needs to be healthy, including a healthcare system that rivals the best in the nation. I strongly feel our community deserves a world class healthcare facility that not only keeps up with the growing health demands of our aging population but also helps the surrounding neighborhoods and the downtown core thrive well into the future.

I write as a person that wears several hats: I'm a resident and homeowner in our beautiful downtown Boise, I'm a St. Luke's employee, and I'm a mom, wife, and daughter, and rely on St. Luke's to provide my family excellent healthcare. My husband and I moved here 8 years ago from Los Angeles, and we put a lot of thought into where we wanted to raise our family. We are blessed by easy access in Boise. Easy access to the outdoors, good school systems, safe neighborhoods, good jobs, and top notch healthcare. All of these items contributed to our decision to move to Boise, and they are all equally important.

Healthcare is a major cross roads, nationally and here at home. Our staff have all felt the crunch and the stretch, particularly over this last year. We are serving more patients than ever before, and our patients are sicker than ever before. As major healthcare research points to, these are trends that will only continue. I feel blessed to be part of an amazing organization, and lead our teams towards our goal of more successfully providing healthcare to our community as our Director of Population Health. Our executives, leaders and physicians are constantly trying to innovate and stretch to allow us to provide better care, and more care, to our community. Without the physical infrastructure to do so, all of those innovate and leading edge ideas to transform healthcare won't reach the patients it needs to. To me personally and professionally, closing the block of Jefferson is well worth the sacrifice to be able to open our doors to more patients, and provide nationally recognized care to our friends, family and neighbors.

My office is located on block of Jefferson at hand. I walk and drive there every day. The Crossing from E. Fort St. from Jefferson is very dangerous; cars often speed around that bend unaware that there is a stoplight or a pedestrian crossing. The visibility at that intersection is especially poor in the peak of summer when the shadows from the hospital hide pedestrians.. The new campus plan presents many improvements for pedestrian and biker safety, which I support as both a pedestrian and a motorist.

I want to see Downtown Boise continue to be the beacon for innovation and forward-thinking, future-focused growth in the Treasure Valley. I want to see Downtown Boise become a region nationally recognized as a leader in healthcare.

When the benefits are so great to the community, it makes good sense to support the St. Luke's Boise Campus Plan, and I strongly urge your support of this plan.

Thank you so much for your help and consideration.

Sincerely,
Megan Stright, LMSW

208 (315) 0304

Megan Stright, LMSW

Director

Population Health

Phone: 208-381-1507 | Fax: 208-381-3307

190 East Bannock Street | Boise, Idaho 83712



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Alysha Prisbrey

From: Charlie & Lee Honsinger <lchonsinger@gmail.com>
Sent: Wednesday, April 15, 2015 7:03 PM
To: Maryanne Jordan; Elaine Clegg; Lauren McLean; Scot Ludwig; TJ Thomson; Hal Simmons; MayorBieter; CityCouncil
Subject: St. Luke's Proposal to Amend Boise's Master Plan

Dear Mayor Bieter and Council Members:

I would ask that you please review my e-mail of April 9, 2015 in which I discussed my concerns with the process by which the City Council would "hear" St. Luke's application to amend Boise's Master Plan to incorporate its proposal for building in the downtown area, including the closure of Jefferson Street. I attended the entirety of the City Council's meeting last night, Tuesday, April 14. Exactly as I discussed in my earlier e-mail, St. Luke's was able to discuss its proposal and advocate for the same without any opportunity whatsoever for those opposed to the closure of Jefferson to respond.

Of particular concern was St. Luke's CEO Chris Roth's extreme reluctance to engage the East End Neighborhood Association and East End neighbors in a process by which alternatives to the closure of Jefferson, while still permitting the expansion of the hospital could go forward. This is exactly the attitude that St. Luke's has had while engaging with its neighbors throughout the process in which it asserts that it has held "at least 100 public events." The attitude is very simple: St. Luke's has decided what is best for itself and for the East End, and while it will listen to the complaints and concerns of East End residents and others, it will not undertake any attempt at serious engagement as to the issues. In fact, last night was the first time in my experience with this issue that St. Luke's has undertaken any type of a detailed explanation of the reasoning behind its decision to build to the north and close Jefferson - their attempt to finally do so is appreciated, though extremely late in the game. Despite Mr. Roth's assertions, neither his explanation last night, nor St. Luke's previous "listening events" in any way constitute the type of collaboration that should have been present from the beginning with regard to this very important matter that will have such an enormous impact on our neighborhood and on the city generally.

The council members who discussed the lack of trust present between St. Luke's and those opposed to its plan were very perceptive. St. Luke's conduct through this process has been dismissive of its neighbors' concerns, going so far as to explain that neighbors "just don't understand" hospital planning in its radio interview on Radio Boise earlier yesterday. If St. Luke's really is a "community owned non-profit organization" (also as asserted in the Radio Boise interview), then it is essential to include the community that "owns" this organization (and is most impacted by it) in the planning exercises from the very beginning. To that end, I again urge you to amend this process such that St. Luke's and representatives of the impacted areas, along with City personnel can sit down together and decide through the process of information sharing and deliberative discussion over a period of time whether the closure of Jefferson is necessary and appropriate or not. Without such a process (that again should have been engaged in at the very beginning by St. Luke's), I fear that many east end residents - again, those who will be most impacted by this project - will continue to be unhappy and distrustful of both the process and its results. I remind you that St. Luke's proposal is to amend Boise's comprehensive plan, and that as such all citizens should have an opportunity for true engagement on such a precedential decision. Thank you for your consideration

Sincerely,

Charles L. Honsinger

Alysha Prisbrey

From: Mebane, Mary <mebanem@slhs.org>
Sent: Wednesday, April 15, 2015 4:11 PM
To: CityCouncil
Subject: St. Luke's Master Plan

Dear City Council- Please support the proposed Master Plan for St. Luke's. Having a premier hospital downtown Boise, makes Boise a better place to live and visit.

I cannot see any down side to the proposed plan. Yes, I do work for St. Luke's, but I would support the plan if I did not work for ST. Luke's.

Boise is growing, which increases the need for a state of the art facility, as proposed by St. Luke's.

Please support St. Luke's Master Plan.

Thank you, Mary Mebane

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Alysha Prisbrey

From: MayorBieter
Sent: Wednesday, April 15, 2015 1:53 PM
To: Alysha Prisbrey; Hal Simmons
Subject: FW: St. Lukes'plan Confidential

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

From: Nancy Kirk [<mailto:idahokirks@frontiernet.net>]
Sent: Wednesday, April 15, 2015 1:50 PM
To: MayorBieter
Subject: St. Lukes'plan Confidential

Dear Mayor Bieter, I am responding to a letter I received from St. Lukes. I wish to say that I am against this plan of expansion and taking a city street away from us to have more property. I worked for St. Lukes for 20 years and repeatedly heard from patients how upset they were at how big St. Lukes has grown and was ruining their neighborhood. The North End is unique and should be kept that way. St. Lukes has plenty of property to develop which will be many times in the future years. I have seen from experience that if they don't get their way they make threats, try to put others out of business and do everything possible to achieve what they want. They have even given false information at meetings I have attended. They say to speak up for health care in Boise but it's more like speak up for our power. The rest of us in the North End follow the rules to keep the historic atmosphere alive. They should too. Sincerely, Nancy

Alysha Prisbrey

From: Kent Reetz <kreetz@spro.net>
Sent: Wednesday, April 15, 2015 12:56 PM
To: CityCouncil
Subject: Fw: Public comment in support of St. Lukes expansion and Jefferson closure

From: [Kent Reetz](#)
Sent: Wednesday, April 15, 2015 12:46 PM
To: mjordan@cityofboise.org ; eclegg@cityofboise.org ; Lmclean@cityofboise.org ; Bquintana@cityofboise.org ; deberle@cityofboise.org ; tjthomson@cityofboise.org ; DONeill@cityofboise.org ; HSimmons@cityofboise.org
Subject: Public comment in support of St. Lukes expansion and Jefferson closure

Boise Mayor, City Council and City Planners,

As a resident of Boise's East End, I was initially skeptical of any idea involving a road closure associated with St. Luke's proposed expansion. It is easy to be influenced by well intended friends and neighbors who strongly oppose this project, and it should be recognized that they have brought forth legitimate concerns about neighborhood quality and connectivity. After taking time to thoughtfully review and evaluate the options, I believe it would in the best interest of our community to approve St. Luke's request for expansion, including the closure of Jefferson St.

My support for this project is based on the following points, each evaluated to the standard of "What best serves the public interest"?

1. Opponents cite as their primary concern, community fragmentation and the permanent loss of walking/biking connectivity to downtown.

Creating a network of designated, segregated bicycle and walking paths around the hospital campus would provide safer routes and better quality routes to downtown, for cyclists, pedestrians and motorists (motorists are stakeholders too).

As a motorist, I feel it is very dangerous to "share the road" with bicycles in traffic, because of unanticipated hazards associated with street parking, oncoming traffic, the proximity, unpredictability and speed differential between cyclists and automobiles. Please don't take this statement out of context, I fully support "sharing the road", but in certain situations the consequences of any misjudgment by the driver *or the cyclist* are nothing short of disastrous for everyone. The fact that there is no margin for error is undisputable. The current situation along Ave B and Fort St., is so extremely dangerous, that intelligent cyclists rightfully opt for the sidewalk. As far as Jefferson Street as bicycle corridor, it's not heavily used, and still narrow and dangerous with parked cars. Carefully implemented bike corridors would create a win/win situation for all, most significantly for cyclists and residents in the East End. This proposal would make Boise safer and *more* bicycle friendly, which would benefit the entire community, including the many thousands of motorist stakeholders on Ave B, and Fort St., who should be concerned about the safety of cyclists in the road. This is an opportunity to set a precedent for creating better bike corridors throughout Boise.

2. Allowing St. Luke's to expand their existing campus would benefit residents in the East End and Boise at large, by retaining major economic infrastructure, high quality jobs, and access to excellent and centrally located healthcare. These benefits are of tremendous and far reaching value, especially when compared to the relatively insignificant benefit provided by Jefferson St. as a thoroughfare to downtown, *when similar and safer access will still exist*. This expansion and growth should be viewed as desirable and will contribute significantly toward the quality of life and livability of our community. A vibrant St. Luke's creates connectivity within our community far beyond that provided by an underutilized Jefferson St. corridor. Growth is inevitable, lets manage it well, planning carefully and looking to future needs. The old run down buildings owned by St. Luke's along Fort. St? Fixed with new construction. The extremely dangerous stop sign on Reserve St., where it's almost impossible to turn left onto Ave B safely, during traffic hours? Fixed with new traffic management. A win for Ft. Boise Park and and East Foothills traffic.

Who benefits from the St. Luke's plan and healthcare infrastructure? The public interest. Not just the East End, but the entirety of Boise, from the North End to Harris Ranch and Surprise Valley, to BSU and the neighborhoods of Park Center and Southeast Boise. Oh, and the East End will benefit too, probably more so than anyone else. It might be difficult to visualize this, knowing Jefferson will be closed, but this is a win/win situation for everyone. Lets plan for, and embrace this growth, rather than just resist change, and allow our community quality to atrophy because we weren't proactive when we had the opportunity.

The closure of Jefferson St. is a difficult emotional issue for some East End residents, however from a Community Planning perspective, it should be viewed as a decision which will improve the quality of life in the East End, and the greater City of Boise.
This is what best serves the public interest.

Respectfully yours,

Kent Reetz
208-890-5007
1202 Shaw Mountain Road
Boise, ID 83712

April 11, 2015

David Pate, MD, JD
President and CEO
St. Luke's Health System
815 East Park Boulevard
Boise, ID 83712

The Honorable David Bieter
Mayor City of Boise
150 N. Capitol Boulevard
Boise, ID 83702

Dear Dr. Pate and Mayor Bieter:

I appreciate Dr. Pate's response to my letter of April 4. Your apology is accepted. And, I do understand your reasoning.

Many years ago, I practiced with an attorney who shared a lot of homespun wisdom. One of his bits of wisdom was passed to him from his grandfather who was the mayor of a tiny town in Oregon. It is this: always have five alternatives in your pocket in case your first plan doesn't work out.

After I received Dr. Pate's letter, I started thinking about alternatives for this situation that could be implemented by the hospital and the city together that would meet to at least some acceptable level everyone's needs. I hope that by offering them here I do not offend.

The first alternative comes courtesy of my husband and is based upon the excellent job St. Luke's did in putting the parking garage underground. Jefferson could go underground also. Since major construction will be going on anyway, perhaps the road be put into a tunnel for the length of the hospital campus without too much extra expense for either hospital or city.

The second alternative is based on Seattle's Freeway Park, the Netherlands' Hovenring, and Norway's Tjensvollkrysset. In essence, the idea is to build the bike lanes, pedestrian walkways, and park-like open area or even buildings above the existing roadway.

The third alternative is based on 8th Street between Main and Bannock in Boise. Keep the street intact, but narrow it to one lane in one direction, and use the remaining lane and sidewalk area for pedestrian and bike ways. This will not eliminate traffic, but will reduce it substantially, at very little cost. Overtime, traffic patterns will evolve so that very few people rely on Jefferson and eventually the road can be closed without causing upset to the

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APR 14 2015
MAYOR'S OFFICE

neighborhood or commute patterns.

The fourth alternative is based on what Santa Clara University did when the California mission trail it was built on grew over 150 years into a major highway bisecting the campus. It worked with the city and the neighbors to re-route the highway - so that it now sweeps around, rather than through, the campus. Jefferson could be moved onto St. Luke's property at the edge of the campus rather than where it currently is.

The fifth alternative is to keep St. Luke's Boise campus as it is. The hospital can still serve children and people with cancer in the facilities now here. Expansion can be made in other places, like Meridian or Mountain Home, as needed. While the hospital will not have its biggest and best here, it can still be a Boise presence and provide quality care here. This will keep the St. Luke's footprint here. A small MSTI and small Children's Hospital will serve many, if not all, of the local needs. People who have transportation and monetary means can go to Meridian for higher level services and those who are poorer in resources can rely on the Boise facility. Then, as time passes and needs grow beyond what can be accommodated on the Boise St. Luke's campus, those needs can be met by a growing St. Alphonsus. Right now, there is open area around its hospital that St. Al's could likely grow into. This will leave residents of Boise with some alternative short of having to drive to Meridian for chemotherapy, cancer radiation treatments, cancer consultations or children's hospital care, and leave St. Luke's hospital to grow as it desires in Meridian. As time passes, the nature of the East End and eastern Downtown Boise may change and traffic patterns may shift, perhaps through the growth of alternatives to individual cars as the main transport into Downtown, and then St. Luke's can reconsider expanding here in Boise.

I expect St. Luke's has spent much time and money on its current plans and has executed studies to determine ongoing community needs. And, I don't mean to imply that other alternatives have not been considered. But, I do hope that there really are Plans B-E. I know that in my own law practice and life, once I started thinking there was only Plan A, I went on to make mistakes that I later regretted. There must be some solution short of closing MSTI and the Children's Hospital if Jefferson is not closed. And, there must be ways that the city is considering that would save some sort of acceptable traffic pattern while giving the hospital its building spaces, bike, pedestrian, open space and other campus needs.

I look forward to seeing positive solutions from both the city and the hospital. We need you both working for us together. Our quality of life and even in some cases probably the length of our lives depend upon it. We have our trust in both of you.

Sincerely,



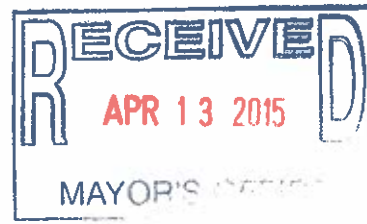
Deborah Whipple
1943 N. Stoneview Place
Boise, ID 83702



April 6, 2015

Deborah Whipple
1943 N. Stoneview Place
Boise, ID 83702

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Dear Ms. Whipple:

Thank you for your letter of April 3. I apologize for the offense created in our materials concerning the Boise campus expansion plans.

It was not our intent to threaten or bully anyone, especially not our friends and neighbors and our patients and their families. However, there are people who are convinced that St. Luke's has alternative options available at the Boise campus should the city deny the limited closure of Jefferson St. and that if the city would simply deny our request, Jefferson St. will be preserved and St. Luke's will find another way to expand its services here in Boise. We felt it important to dispel that misinformation and make clear that there is no "plan B" for Boise if the plans we are submitting to the city are denied.

In my role of having to make many very important decisions, and I suspect the same is true for the Mayor, I have always asked that people present me with the potential consequences of my decisions so that I can weigh those unintended consequences in my decision making. If we were not clear about the consequences of a "no" vote, I would expect that the community would rightly fault us for not letting them know ahead of time that this was the case, in the event our plans were denied and we began moving some services to our Meridian campus. We did feel that was important to our values of Integrity and Accountability to be fully honest with all concerned.

It is challenging to balance being forthright and honest without being perceived to be threatening, and I do apologize that we were not more successful. However, I hope that you will accept that it was our intent to be honest and mitigate misinformation that was out there.

Sincerely,


David C. Pate, M.D., J.D.
President and Chief Executive Officer

cc: Mayor Bieter

St. Luke's Health System
David C. Pate, MD, JD
President and CEO
815 East Park Boulevard
Boise, Idaho 83712
P (208) 381-1831

stlukesonline.org

April 8, 2015

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To: Honorable Mayor David Bieter
City of Boise Council Members

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APR 13 2015
MAYOR'S OFFICE

Re: Support for St. Luke's Expansion

I am writing to ask for your support of St. Luke's in their expansion efforts at their main campus near downtown Boise.

The community continues to grow, develop and change. Sometimes change can be difficult, particularly to those entrenched in their personal history to their neighborhoods and unyielding to new opportunity and foresight. While new development certainly comes with particular challenges, unless we adapt and grow, we die, or at the very least, stagnate; not much difference in the long run. You have a particular opportunity before you to not only support one of the best medical facilities in the Northwest, but also allow for a solid plan moving forward, well thought out and appropriately programmed.

It appears that St. Luke's has made a serious and successful effort to mitigate any negative challenges that may impact those living close to the expansion project, and solving existing problems with traffic flow.

If we are to continue to see a thriving downtown and City core, there must be an opportunity to encourage smart growth that will provide a solid foundation for the future. The St. Luke's expansion will:

- Redesign a currently convoluted area providing better accessibility and improved traffic, pedestrian and bicycle routing through the area;
- Mitigate current traffic congestion and confusing street patterns in the area;
- Encourage highly trained professionals and support staff to find housing closer to downtown, providing an impetus for infill projects of retail and other commercial development;
- Encourage greater participation and partnership by Boise State students studying medically related fields due to proximity to campus;
- Prevent the relocation of much needed medical facilities to other areas in the Treasure Valley; and
- Sustain the positive growth currently being seen in the downtown area.

Please encourage the expansion of St. Luke's and continue the momentum for a positive Boise future.

Thank you for your wisdom and foresight.

Sincerely,



Patrick D. Rice
Boise Resident and Employed Downtown



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APR 15 2015

April 13, 2015

Dear Mayor Bieter:

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I realize that you have recused yourself for conflict of interest reasons from discussion or voting on St. Luke's request for approval of their master plan. However I would like to offer this packet of information about some major problems and concerns over that plan.

This letter is submitted to express a strong 'NO' on the closing of Jefferson Street. The overly ambitious expansion of St. Luke's hospital is not just about the closure of a street. This expansion represents a series of complications and economic burdens I believe residents of Boise can no longer afford.

Please take a moment to look over the following sections of this letter.

STREET CLOSURE AFFECTS TRAFFIC PATTERNS

(See Map, Appendix 1, red = St. Luke's holdings, blue=privately owned)

There have been two prior street closures in this part of the city totaling four blocks. Avenue A between Jefferson and Idaho was closed in the 1980s and, of course, Bannock has been closed between 1st and Avenue B.

Pedestrians who use the Bannock St. closure do NOT welcome bicycle traffic through "their" concourse. Closure of Bannock St. resulted in the loss of approximately 60 street parking spaces, creating the need for more parking structures built on land purchased from private owners, subsequently taking that land off the tax rolls.

Closure of Jefferson will result in the loss of 30-60 parking spaces, bicycle access, sidewalks for pedestrians, urban street trees, and emergency vehicle access to the surrounding neighborhoods.

With the closure of Bannock St., East End residents were left with only two west-bound streets, Warm Springs/Idaho and Jefferson as ways to access downtown businesses, schools, and churches. Boise's east end is a rapidly growing area. If Jefferson is closed, residents will be forced to use Warm Springs as their main thoroughfare. ACHD has indicated that Warm Springs has already exceeded its daily quota of traffic.

Closing Bannock St. was a dangerous precedent to set. Now, with the potential closure of Jefferson St., even more traffic will be diverted to Idaho Street, the only remaining west-bound arterial, and Main Street, the only east-bound arterial.

All of the streets I have mentioned in this plan are two-lane. Expanding them to four-lane streets would be costly (to tax payers) and logistically difficult, requiring input from ACHD.

Boise was laid out with a well-organized grid of parallel streets for a reason. Parallel streets help reduce the traffic congestion on any one street.

Please do not approve of the closure of Jefferson St. These streets belong to the citizens of Boise, their maintenance has been paid for by tax dollars and should not be

given away to St. Luke's. Before any more streets are closed, St. Luke's needs to be more transparent about their future expansion plans, plans which may include the real estate they now hold between Main Street and Front St.

TAXES ON PRIVATE PROPERTY COMPARED TO ST. LUKE'S HOLDINGS

(See List of Properties, Appendix 2)

As we are all aware, 501.c.3 non-profit organizations can hold properties and pay no taxes on them. St. Luke's is purchasing expensive east end property, removing existing residential structures they do not want to maintain, and keeping property off the City's tax rolls for decades. How do you think St. Luke's will recoup money expended for such expensive property? By increasing health care costs?

On privately owned properties facing E. Idaho St., comparing privately owned land on .6 acres of land, the total property tax collected in 2014 was \$22,408.98. Comparable property on same block owned by St. Luke's, still being used for commercial purposes, paid \$687.00 in taxes.

St. Luke's exemption from paying taxes on property has placed a burden on residential and business property owners. For example, a single family residence on a 50x300 foot lot on Warm Springs pays almost \$7000.00 in property taxes per year. Business and home owners are subsidizing St. Luke's ownership of property, by having their taxes increase each year.

Why are so many Boise residents moving out of the city? Increased property tax, destruction of urban residential areas, creation of unsightly parking lots, and pockets of land undeveloped for decades, may very well be factors contributing to this migration of our population to Meridian and Eagle.

Before any more land/streets are conceded to St. Luke's, I urge every member of City Council as well as Mayor Bieter to consult with a forensic accountant, who will be able to break down the tax revenue generated per address and give a more accurate picture of tax revenue lost to the city.

Take a look at the difference between St. Luke's expansion plan and that of St. Alphonsus Regional Medical Center. St. Al's had the insight and economic common-sense to relocate its campus to the present location at Curtis Road. It sits on the former site of a drive-in movie theater and a farm on agricultural land, neither of which were high value real estate.

In contrast, St. Luke's decided to stay at its original location and is now trying to copy St. Al's campus design. Residents of Boise are being forced to subsidize St. Luke's scheme by having our taxes raised and the quality of life in the city compromised.

St. Luke's is not content with expansion in Boise. Recently, they attempted to expand in Nampa with the purchase of Saltzer Medical Group. The Federal Trade Commission, the Attorney General, and St. Al's sued. It was determined that St. Luke's had violated an antitrust law by attempting to create a health care monopoly. It cost St. Luke's nine million dollars to divest themselves from Saltzer. St. Luke's appeal is still pending.

INSENSITIVE DESTRUCTION OF RESIDENTIAL AND HISTORIC PROPERTIES

Remember the Bishop's House? In the 1970's, when St. Luke's expansion began, the Bishop Rhea House was moved at great expense by the Idaho Historical Society to its present location at the Old Penitentiary. Its original site, located at the NE corner of Idaho and 2nd is now an open air parking lot.

St. Luke's recently bought a small 'strip' mall facing Broadway and holds vacant lots on the south side of Main St. If they plan on expanding to the south side of Main, they will impact the two remaining main traffic arterials (Idaho and Main) and threaten several historic properties, of similar historical value to the Bishops' House. 100 Main, 110 Main, and 140 Main are all privately owned at this time. 141 Main, the Eoff House, located on the south side of Main, is also privately owned at this time.

One reason historic homes and buildings are important to any city, is that they encourage tourism, which brings significant money into any city. St. Luke's expansion plan has destroyed a section of our city which would have enhanced our tourism industry.

UNCHECKED EXPANSION REDUCES QUALITY OF LIFE FOR RESIDENTS

We have lost enough of our quality urban environment to St. Luke's aggressive, uncompromising expansion plans.

It is an outrage to require the closure of several public thoroughfares when St. Luke's refuses to build on its own parking garage located at the corner of Avenue B. and Idaho.

In addition to the main facility which covers the area between Ave. B and 1st St., St. Luke's holds the following properties:

- 1) The Elks Rehab. Center, located on the north side of Fort St.
- 2) Property on the east side of Avenue B.
- 3) Property on the south side of Idaho, excluding 107 East Idaho, a Florist shop in a two-story wooden home, which is privately owned.
- 4) Significant amounts of property on the south side of Main Street.

St. Luke's real estate purchases have created a waste-land of parking lots surrounding the hospital's footprint, and have the potential to cause the value of residential real estate to drop. This is what inevitably happens when a city allows a non-profit corporation to expand in a residential area. Reduced value of property means that Boise City is losing valuable tax revenue. The barren land St. Luke's is creating is not generating as much tax revenue as residential properties generate. And since their \$400 million dollar expansion plan is going to take some time to complete, Boise is stuck with the problem for a long time.

St. Luke's closed-campus design does NOT work for Boise's combined urban-residential environment. A few bicycle paths on Jefferson St. is not enough in exchange for the vast amounts of property destruction, real estate depreciation and barren land eyesores created by St. Luke's three-decade old plan.

ST. LUKE'S THREATENS TO MOVE MAJOR SERVICES TO MERIDIAN

St. Luke's advertising campaign is currently threatening the city with removal of three of their major services to Meridian if their demands are not met: 1) main cancer center (MSTI); 2) major heart facilities; 3) Idaho's "only" Children's hospital. Since I live in the East End, I benefit from having quality, affordable health care services close to home and would not like to see them moved; however these services would still be available to me within the Boise City Limits.

1) Alternative Cancer treatment center. St. Alphonsus Regional Medical Center, located at Curtis Road, has state-of-the-art advanced technology cancer treatments available to patients. So if St. Luke's thinks it's economically smart to move their cancer center to Meridian, the citizens of Boise still have a local hospital to take care of cancer treatment. And with St. Luke's no longer in the vicinity, it might compel St. Al's to invest even more money into their cancer care program, since they do not have to expend finances acquiring land.

2) Alternative Heart facilities. St. Alphonsus Regional Medical Center, has a total of 17 doctors specializing in cardiology. So if St. Luke's thinks it's economically smart to move their heart facilities to Meridian, the citizens of Boise still have a local hospital to take care of cardiopulmonary health issues.

3) Alternative to Idaho's "only" Children's Hospital. St. Alphonsus has 9 health care professionals on its full-time staff who specialize in children's medicine. So if St. Luke's moves its Children's hospital to Meridian, the citizens of Boise still have a local hospital to take care of acute and chronic care of children.

Much of St. Luke's expansion plan duplicates services already offered by St. Al's. So with St. Alphonsus providing the same type of, if not superior, health care, St. Luke's threat to move is a hollow one, at best.

CONCLUSION

What has Boise actually gained from St. Luke's expansion?

1) Public street closures; 2) destruction of residences; 3) insensitivity of Boise's historic heritage; 3) significant reduction of tax revenues; 4) unsightly, undeveloped land present for decades; 5) increased health care costs to pay for St. Luke's land acquisitions; 6) increased traffic congestion on remaining streets; 7) reduced arterial access for police and other emergency vehicles; 8) the creation of a land-holding monopoly; 9) the migration of residents from around the hospital to elsewhere; 10) negative impact on

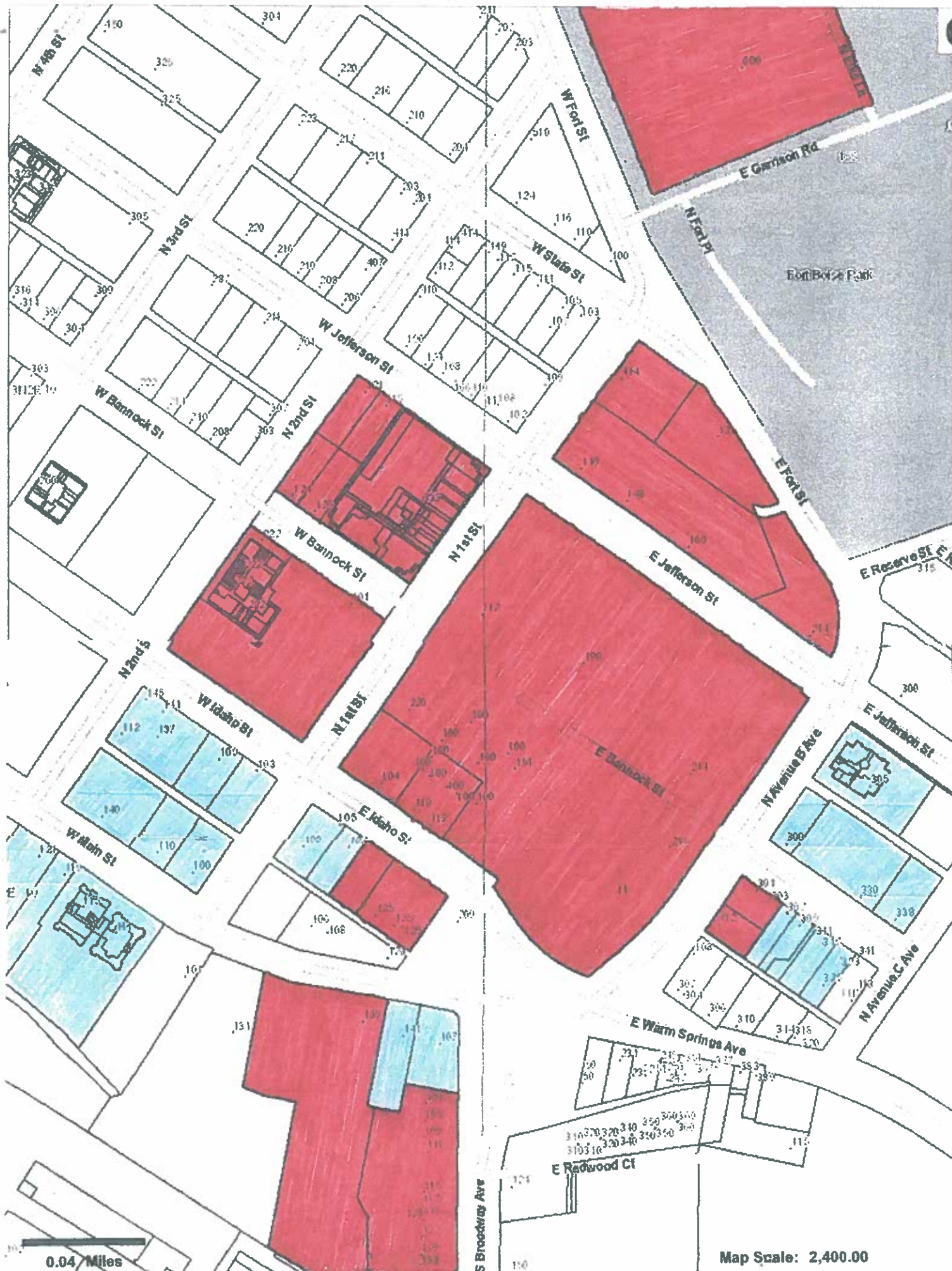
downtown businesses; 11) the huge scale of the hospital's expansion based on the aggressive competition between St. Luke's and St. Al's; 12) St. Luke's closed-campus design which is incompatible with the scale of Boise's urban environment.

I believe the economic burden outweighs the benefits of this over-zealous hospital expansion. The list does go on, but I hope the above mentioned points offer compelling reasons to vote 'NO' on closing Jefferson Street. This will give residents and officials time to obtain a clearer picture of St. Luke's ultimate expansion plans.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kay L. Dougall". The signature is written in dark ink and is positioned above the printed name.

Kay L. Dougall
1503 Warm Springs Ave.
Boise, ID 83712
433-0737
kavik15@msn.com



0.04 Miles

Map Scale: 2,400.00

APPENDIX 2

PROPERTIES, ASSESSED VALUATION, SIZE, AND CURRENT TAXES SURROUNDING THE CURRENT ST. LUKE'S CAMPUS

W. MAIN STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
140 W. Main	Calico LLC	\$496,700	.42	\$7,090.74
115 W. Main	Victorian Office LLC	\$746,600	1.135	\$12,825.00
110 W. Main	Robert Bushnell, Jr.	\$606,800	.209	\$9,220.99
111 W. Main	111 W. Main LLC	\$294,800		\$5,064.06
100 W. Main	Don L. Wilcox	\$367,700	.211	\$6,484.36
119 W. Main	McAssey Family Trust	\$323,800	.28	\$5,562.26
121 W. Main	McAssey Family Trust	\$638,700	.52	\$9,530.00
203 W. Main	TDF Real Estate	\$1,024,600	.66	\$17,600.00

WARM SPRINGS

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
101 Warm Springs	Children's Family Center	\$0	.72	\$0
107 Warm Springs				
139 Warm Springs	St. Luke's	\$0	2.60	\$0
141 Warm Springs	Blake Mayes	\$571,500	.28	\$10,078.40

IDAHO STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
125 E. Idaho	St. Luke's	\$40,000	.17	\$687.00
(125 E Idaho before purchase by St. Luke's:		<u>2009 value</u>		<u>2009 taxes</u>
		\$152,900		\$2,253.00)
107 E. Idaho	Rebecca Ann Copple	\$354,800	.14	\$6,094.78
105 E. Idaho	Copple BI Trust	\$757,200	.2	\$13,007.20
100 E. Idaho	Copple BI Trust	\$192,500	.26	\$3,307.00
103 W. Idaho	Idaho 103 DPL LLC	\$695,000	.21	\$11,938.72
109 W. Idaho	Newburn Donald Craig	\$489,400	.21	\$8,406.94
145 W. Idaho	Helb Family Trust	\$664,800	.42	\$11,419.96

BANNOCK STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
124 W. Bannock	St. Luke's	\$359,400	.15	\$6,173.76
300 E. Bannock	Bateman-Eck LLC	\$421,200	.138	\$7,235.00
303 E. Bannock	St. Luke's	\$187,600	.128	\$3,222.60
330 E. Bannock	Bannock Arms LLC	\$1,991,300	.51	\$34,206.60
338 E. Bannock	Anesthesia AssocInvestGp	\$404,100	.15	\$6,941.68

N 1ST. AVENUE

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
333 N. 1st	St. Luke's	\$368,400		\$6,328.40

JEFFERSON STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
115 Jefferson	St. Luke's	\$0		\$0
121 Jefferson	St. Luke's	\$0	.15	\$0
214 Jefferson	St. Luke's	\$0	.512	\$0

FORT STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
121 E. Fort	St. Luke's	\$0	.529	\$0

N. AVENUE B

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
112 N. Ave. B	St. Luke's	\$0	.128	\$0

<u>2006 value</u>	<u>2006 taxes</u>
\$0	\$0
<u>2005 value</u>	<u>2005 taxes</u>
\$164,000	\$2,906.34

NO TO THIS PLAN!

Site Map

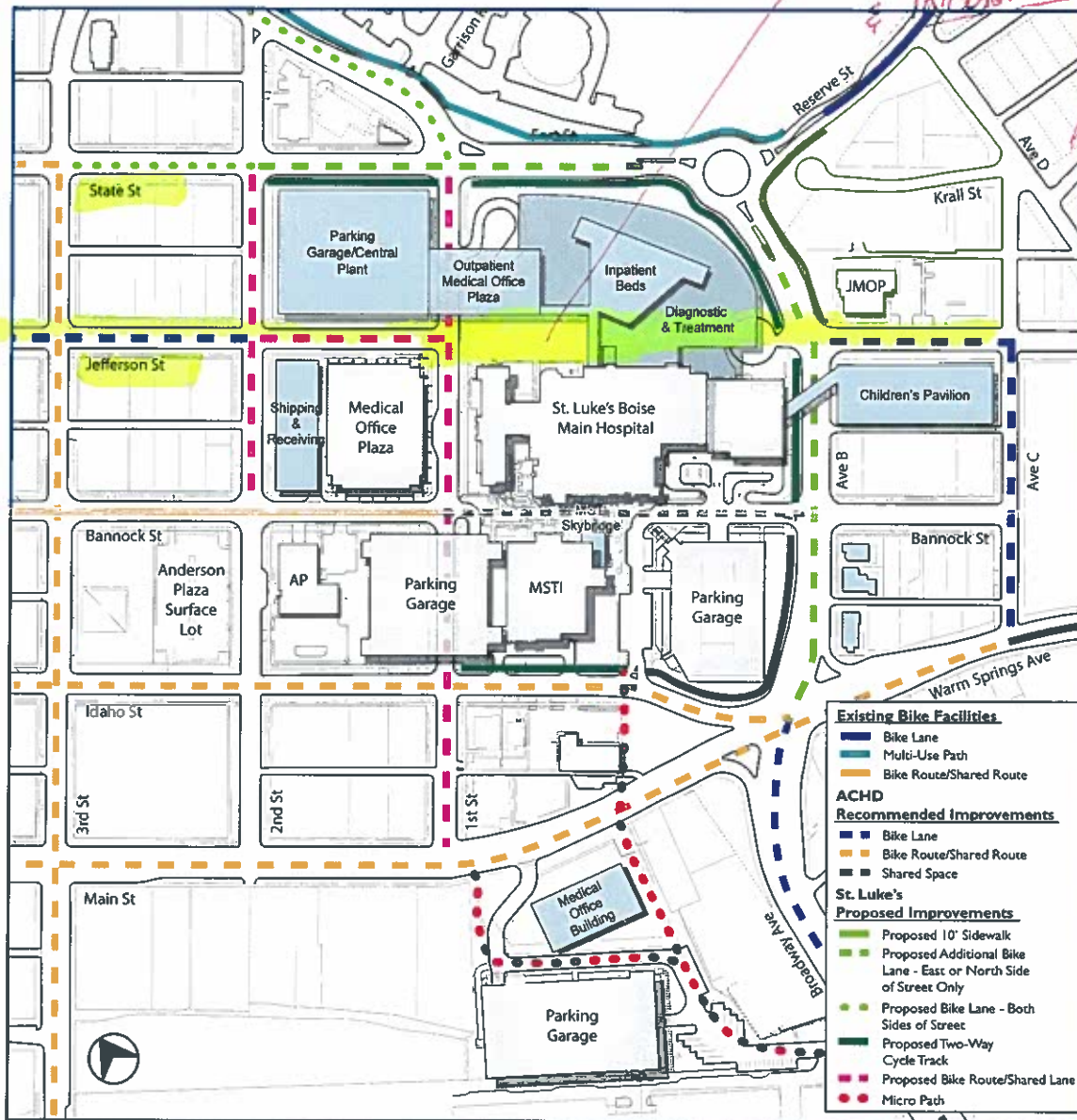
USE A SKY BRIDGE
DO NOT CLOSE JEFFERS
& INCONVENIENCE THOUSANDS
OF FOOTHILL
EAST RESIDE

SELFISH AND
INCONSIDERATE
PLAN! (AND
YOU'VE BEEN
MY MEDICAL
FACILITY FOR
MORE THAN
40 YEARS)

Since
Boise
1547
SHEWANDA
BOISE

RECEIVED

APR 13 2015



Cycling Track on Avenue B and Fort St.



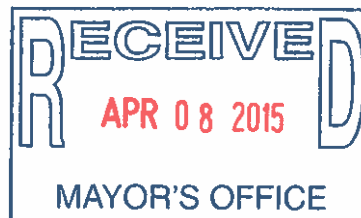


BOISE STATE UNIVERSITY

OFFICE OF THE PRESIDENT

April 2, 2015

The Honorable Mayor David Bieter
City Hall
150 N. Capitol Blvd.
Boise, Idaho 83702



Dear Mayor Bieter,

The relationship between Boise State University and St. Luke's Health System is one based on a shared vision to be leaders and partners in education, health innovation and discovery and to promote health and quality of life through teaching, research, and service.

This partnership greatly benefits Boise State students, faculty, programs and the greater Boise community. We share leadership and expertise through mentorships with faculty and we partner on research programs ranging from innovations for people with disabilities to cancer prevention. St. Luke's ensures that Boise State students have access to the latest technology in the field for their education, which is good not only for our students, but also for St. Luke's, which has hired hundreds of Boise State alumni.

It is without question that our relationship is mutually beneficial as both organizations continue to grow and to thrive, in part, thanks to the support and involvement of the other. Enhancements and growth at St. Luke's will directly impact Boise State University. With greater patient care capacity brings greater capacity for clinical instruction for our students and enhanced access to equipment and technology for our students. As St. Luke's grows, our programs are strengthened as is our ability to provide the best value in education and healthcare to our community, region, and state.

As one of the major property owners in downtown Boise, we appreciate well thought-out strategic planning and decision making to serve future populations. St. Luke's plans have been thoroughly vetted and carefully considered from every angle. We can imagine many benefits as a result of St. Luke's further development and expansion in downtown Boise and urge your approval.

Respectfully,

Bob Kustra
President

Tim Dunnagan
Dean, College of Health Sciences

RECEIVED

APR 09 2015

DEVELOPMENT
SERVICES

April 3, 2015



Dr. David Pate
President/CEO
St. Luke's Health System Board of Directors
190 E. Bannock Street
Boise, ID 83712-9987

The Honorable David Bieter
Mayor City of Boise
150 N. Capitol Blvd.
Boise, ID 83702

Dear Dr. Pate and Mayor Bieter:

I am writing in response to the advertisement from St. Luke's in today's Statesman promoting St. Luke's interests in altering downtown traffic patterns and city planning.

I find the ad quite offensive. It reads like a bully's blackmail – "Let us control downtown traffic and development or we'll make you drive to Meridian when you have a sick child or cancer." It is just ugly.

My family and I have long been patients of St. Luke's affiliated doctors, have been in-patients in the hospital, and have twice benefitted from excellent St. Luke's hospice care. The people who work for the hospital are good people who are an asset to our community. And, I do want the city to take into account the legitimate needs of the hospital in planning decisions.

But, I encourage the city to not be blackmailed into doing something for the benefit of the hospital when that benefit is not outweighed by the legitimate needs of others, like those who live and work in the neighborhoods near the hospital.

And, I encourage the hospital to rethink its policies insofar as those policies are reflected accurately by the advertisement. After seeing the ad, I spent some time on the St. Luke's website where I read the St. Luke's Health System Values: "*I Care* Integrity, Compassion, Accountability, Respect, Excellence." The campaign as represented in today's ad in the Statesman is inconsistent with every one of those values and leaves me wondering whether our family should rethink where we get our health care. I will be watching – as noted, we have had excellent medical care at St. Luke's. I hope the excellent medical care will remain despite what may be a systemic problem with management.

I have trust in the city and St. Luke's to achieve a plan that balances all needs and that is reached by reason not by blackmail.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Whipple". The signature is fluid and cursive, with the first name "Deborah" written in a larger, more prominent script than the last name "Whipple".

Deborah Whipple
1943 N. Stoneview Place
Boise, ID 83702
(208) 386-9489

RECEIVED
APR 08 2015

DEVELOPMENT
SERVICES

www.emidaho.com
13960 W. Wainwright Dr.
Boise, ID 83713
Phone 208.384.9022
Fax 208.388.1683

March 31, 2015

Dear Mayor Bieter and Boise City Council:

This letter is to voice our support for St. Luke's Boise Campus Development Master Plan and the vacation of Jefferson Street.

As emergency medicine specialists, we have firsthand knowledge of the acute medical needs of our community, and we feel this is a sound plan for meeting those needs in the present and future. We have reviewed alternate proposals and have found them untenable and unsafe, all involving transporting critically ill patients across multiple floors and corridors of the hospital in order to perform the necessary diagnostic testing.

The downtown Boise campus of St. Luke's Health System has served our community for decades and has undergone numerous renovations to ensure that the residents of this region have had access to the best possible care. St. Luke's Boise Emergency Department was last updated in 2001. While technically modern, the design of our facility was specifically limited by the constraint of keeping Jefferson Street intact during that renovation. Since then, the number of patients we care for and their severity of illness have both increased significantly. At the same time, the expectations for rapid diagnostic testing and initiation of life-saving treatment have also increased. Our community and our region will benefit from an Emergency Department purpose-designed to meet these standards and expectations.

While important in itself, the Emergency Department is just one piece of a system of care that our neighbors rely on. From a well-designed ambulance entrance to seamless access to diagnostic testing to availability of operating rooms and critical care beds, the proposed plan ensures that our citizens will receive the best care possible when they are most vulnerable.

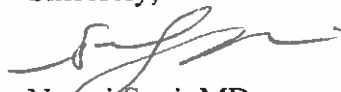
On a different note, as the referral center for this region, the St. Luke's Boise campus can expect to be involved in any major disaster or epidemic. The current facility was built before there were widespread concerns in Boise for bioterrorism, Severe Acute Respiratory Syndrome, Middle East Respiratory Syndrome, Ebola, and other disasters. While staff have undergone training to prepare for these situations, a facility built to be able to respond appropriately will make a tremendous positive impact for our city.

Nathan Andrew, MD
Theresa Balcerak, NP
Brad Barlow, MD
Amy Baruch, MD
K. Alan Bean, MD
Stephanie Bodes, MD
Alicia Borst, PA
Kenny Bramwell, MD
J. Gary Brandecker, MD
Mark Burningham, MD
Ian Butler-Hall, MD
Brian Byrne, MD
Brad Chatlin, MD
Nathan Church, PA
Stuart Clive, MD
Jeffrey Cochran, MD
Gene Corson, MD
L. Tad Cowley, MD
Heather Crane, MD
Stephen Diemont, MD
Melanie Evans, NP
Joachim Franklin, MD
Allison Peasley-Gauthier, MD
Christoph Gnadinger, MD
Justin Hamaker, MD
D. Rick Hansen, MD
Matthew Hella, NP
David Hightower, MD
Aaron Holsinger, MD
Matthew Hulquist, MD
David Johnson, MD
Doug Kartel, MD
Eric Kendall, MD
Konrad Kessler, MD
Anne Koster, NP
Kate Krakker, NP
Richard Macdonald, MD
Jaime Martin, MD
Mario Martinez, NP
Christian Morch, PA
Kendall Rader, MD
Mike Ross, MD
Bryan Shiflett, MD
Neeraj Soni, MD
Murry Sturkie, DO
Rachel Thomas, MD
Kevin Timmel, MD
Marlin Trainer, DO
Mark Urban, MD
Tyson Warner, PA
Charles Washington, MD
Jason Wilhelmsen, MD
Steven Wyman, MD
Rourke Yeakley, MD

Our community deserves a newly designed, modern facility that will allow health care providers the space, equipment, and other resources needed to provide the best and safest patient care and ensure that resources are readily available for the next seriously ill patient, which could be any of us.

We urge you to approve St. Luke's Boise Campus Development Master Plan and place the health and safety of our community above all else.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neeraj Soni', with a stylized flourish at the end.

Neeraj Soni, MD
President, Emergency Medicine of Idaho

**AMENDMENT TO LETTER OF SUPPORT FOR ST. LUKE'S HEALTH SYSTEM EXPANSION AND
PROPOSED VACATION OF ONE BLOCK OF JEFFERSON STREET**

As members of Emergency Medicine of Idaho and patient care providers in St. Luke's Health System Emergency Departments, our signatures below indicate our support:

Nathan Andrew, MD
Theresa Balcerak, NP
Brad Barlow, MD
Amy Baruch, MD
K. Alan Bean, MD
Stephanie Bodes, MD
Alicia Borst, PA
Kenny Bramwell, MD
J. Gary Brandecker, MD
Mark Burningham, MD
Ian Butler-Hall, MD
Brian Byrne, MD
Brad Chatlin, MD
Nathan Church, PA
Stuart Clive, MD
Jeffrey Cochran, MD
Gene Corson, MD
L. Tad Cowley, MD
Heather Crane, MD
Stephen Diemont, MD
Melanie Evans, NP
Joachim Franklin, MD
Allison Peasley-Gauthier, MD
Christoph Gnadinger, MD
Justin Hamaker, MD
D. Rick Hansen, MD
Matthew Hella, NP
David Hightower, MD
Aaron Holsinger, MD
Matthew Hulquist, MD
David Johnson, MD
Doug Kartel, MD
Eric Kendall, MD
Konrad Kessler, MD
Anne Koster, NP
Kate Krakker, NP
Richard Macdonald, MD
Jaime Martin, MD
Mario Martinez, NP
Christian Morch, PA
Kendall Rader, MD
Mike Ross, MD
Bryan Shiflett, MD
Neeraj Soni, MD
Murry Sturkie, DO
Rachel Thomas, MD
Kevin Timmel, MD
Marlin Trainer, DO
Mark Urban, MD
Tyson Warner, PA
Charles Washington, MD
Jason Wilhelmsen, MD
Steven Wyman, MD
Rourke Yeakley, MD

NEERAJ SONI
Mark Burningham
MURRY STURKIE
David Hightower
AARON HOLSINGER
K. Alan Bean
Charles Washington
MATTHEW P. HULQUIST
STEPHEN DIEMONT
Brian Byrne
Eric Kendall
Steve Wyman
Nathan Andrew, MD
Bradley E. Chatlin
Michael C. Ross
David Johnson, M.D.
DOUG KARTEL

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: From Gary Fletcher / letter regarding St. Luke's Master Plan proposal
Date: Monday, May 11, 2015 8:33:40 AM
Attachments: [St.Luke's letter.doc](#)

From: Carolyn [mailto:fletche@cableone.net]
Sent: Sunday, May 10, 2015 9:10 PM
To: MayorBieter; CityCouncil
Subject: From Gary Fletcher / letter regarding St. Luke's Master Plan proposal

PLEASE CONSIDER THIS VIEWPOINT REGARDING THE ST. LUKE'S MASTER PLAN
FOR EXPANSION. THANK YOU FOR YOUR CONSIDERATION

GARY L. FLETCHER

Dear Mayor and Members of the City Council:

I am writing in support of the St. Luke's Master Campus Plan for expansion and request your favorable consideration for the following three reasons:

First: St. Luke's has operated its east Boise location since 1902, investing hundreds of millions of dollars in that specific locale for the sole purpose of caring for the sick and injured, not only in the Treasure Valley, but the entire State of Idaho. Please consider whether there is any other health care entity that has made that level of commitment in Idaho. Protect this obligation and investment in Idaho tertiary care.

Second: I have served St. Luke's executive leadership for 27 years and am well aware of the history involving hospital staff, city and county officials, community participation addressing neighborhood concerns for traffic, safety, and access. This plan provides St. Luke's the opportunity to provide efficient design and best care practices for superior healthcare in the distant future. Increasing costs require us to thoughtfully configure how best we can serve our population locally and statewide.

Third: The footprint St. Luke's proposes is a defined campus that allows future replacement and expansion should our population significantly increase and needs for further specialized services incur.

I ask the City Council for favorable consideration. St. Luke's has proactively tried to address and mitigate the Jefferson Street closure proposing significant improvement to area traffic patterns and safety. The Jefferson Street closure is an investment allowing St. Luke's to foster healthcare excellence we desire for our outstanding community.

On behalf of all of us who will need the care St. Luke's provides, we appeal to you, our city leaders, to consider the expanding services St. Luke's provides Idaho. The many increasing sophisticated and specialized services offered allow our residents service in their home communities. Travel to larger population centers to find specialized care takes toll on family and community. Please allow the expansion of those services here in our great state of Idaho.

Sincerely,

Gary Fletcher

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: I fully support the plan for the St Luke's Boise Campus Plan
Date: Tuesday, April 14, 2015 2:00:05 PM
Attachments: [image001.png](#)

From: Holland, Bev [mailto:HOLLANBE@slhs.org]
Sent: Tuesday, April 14, 2015 1:53 PM
To: 'Mayor@cityofboise.org'; 'citycouncil@cityofboise.org'; 'tellus@achdidaho.org'
Subject: I fully support the plan for the St Luke's Boise Campus Plan

Dear Mayor Bieter, City Council Members, and Ada County Highway District Commissioners,

I am writing this letter in support of the St. Luke's Boise master plan. I have lived in Boise for the past 20 years and want to continue to see the best care for our patients and community.

I am currently the leader for the St. Luke's Boise critical care inpatient units and units where patients have their hearts monitored after a procedure or surgery. Adjacency and continuity is very important in caring for patients who come to the hospital with acute heart issues and a need for testing and/or procedures to be done. I previously worked in a facility where we transported critical patients across a sky bridge. This created delays in treatment, and unsafe conditions for patients. Having to transport patients up and down elevators or across sky bridges during a heart attack or stroke adds time which is time some patients just don't have. "Time is muscle" referring to minutes in delays that causes death of vital heart tissue or brain tissue. St. Luke's has been studying all viable alternative for many years. They have worked to mitigate the impacts to both patients we care for in our community, as well as, their neighbors who walk and cycle around the campus. I really believe the plan that has been put forward is thoughtful and has the best interest of the community as well.

As a resident of Boise, I expect you to analyze each project for financial and community well-being before providing approval. This city is one I am proud of and want to see continued value-based economic development. St. Luke's has committed to investing in our city, making Boise and surrounding community better over the years. They have supported local businesses and non-profits for many years. Our staff have also been involved in many fundraising and volunteering events that support the non-profits that are making Boise a great place to live. St. Luke's provides many jobs with good pay and benefits.

Again, I support St. Luke's plan and I would like you to also.

Thanks for your consideration,

Bev Holland, RN, MSN, NEA-BC
Senior Director



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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: I fully support the plan the St. Luke's Boise Campus Plan
Date: Tuesday, April 14, 2015 11:03:16 AM

From: Lombardo, Dawn [mailto:lombardd@slhs.org]
Sent: Monday, April 13, 2015 5:19 PM
To: 'Mayor@cityofboise.org'; 'citycouncil@cityofboise.org'; 'tellus@achdidaho.org'
Subject: I fully support the plan the St. Luke's Boise Campus Plan

Dear Mayor Bieter, City Council Members, and Ada County Highway District Commissioners,

I am writing this letter in support of the St. Luke's Boise master plan. I have lived in Boise for the past 20 years and want to continue to see the best care for our patients and community.

I am currently the leader for the St. Luke's Boise critical care inpatient units and units where patients have their hearts monitored after a procedure or surgery. Adjacency and continuity is very important in caring for patients who come to the hospital with acute heart issues and a need for testing and/or procedures to be done. I previously worked in a facility where we transported critical patients across a sky bridge. This created delays in treatment, and unsafe conditions for patients. Having to transport patients up and down elevators or across sky bridges during a heart attack or stroke adds time which is time some patients just don't have. "Time is muscle" referring to minutes in delays that causes death of vital heart tissue or brain tissue. St. Luke's has been studying all viable alternative for many years. They have worked to mitigate the impacts to both patients we care for in our community, as well as, their neighbors who walk and cycle around the campus. I really believe the plan that has been put forward is thoughtful and has the best interest of the community as well.

As a resident of Boise, I expect you to analyze each project for financial and community well-being before providing approval. This city is one I am proud of and want to see continued value-based economic development. St. Luke's has committed to investing in our city, making Boise and surrounding community better over the years. They have supported local businesses and non-profits for many years. Our staff have also been involved in many fundraising and volunteering events that support the non-profits that are making Boise a great place to live. St. Luke's provides many jobs with good pay and benefits.

Again, I support St. Luke's plan and I would like you to also.

Thanks for your consideration,

Dawn Lombardo

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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: In support of St. Luke's Master Plan
Date: Wednesday, April 15, 2015 4:55:05 PM

From: Mebane, Mary [mailto:mebanem@slhs.org]
Sent: Wednesday, April 15, 2015 4:13 PM
To: MayorBieter
Subject: In support of St. Luke's Master Plan

Dear Honorable Mayor Bieter-

Please support the proposed Master Plan for St. Luke's. Having a premier hospital downtown Boise, makes Boise a better place to live and visit.

I cannot see any down side to the proposed plan. Yes, I do work for St. Luke's, but I would support the plan if I did not work for ST. Luke's.

Boise is growing, which increases the need for a state of the art facility, as proposed by St. Luke's.

Please support St. Luke's Master Plan.

Thank you, Mary Mebane

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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St Luke's
Date: Thursday, May 07, 2015 1:54:01 PM

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

From: mochanana@aol.com [<mailto:mochanana@aol.com>]
Sent: Thursday, May 07, 2015 9:16 AM
To: MayorBieter
Subject: St Luke's

NO to St. Luke's request to expand at their downtown location. Tell them to move something out to Meridian where they have ample space just waiting to be used.

There were studies a few years back regarding projected growth and why it DID NOT support expensive expansion at the Boise site. What changed? Someone's ego?

NO!

Sent from my iPhone

From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St Luke's Expansion
Date: Monday, May 04, 2015 3:50:12 PM

From: Ray Kaufman [mailto:raykau@msn.com]
Sent: Monday, May 04, 2015 3:31 PM
To: MayorBieter
Subject: St Luke's Expansion

This e-mail strongly supports the expansion of St. Luke's which includes the vacation of Jefferson Street. I am currently the Board Chairman of the Grove Hotel, Century Link Arena and Idaho Steelheads. St. Luke's is a major sponsor of the Steelheads Hockey program by providing medical procedures for the team. Hockey in Boise would not be possible without the many sponsors like St. Luke's that help support this program.

St. Luke's has repeatedly demonstrated they are a responsible citizen of our community. The expansion has been a collaborative effort over an extended period of time and mitigates concerns of the citizens it serves and impacts. This expansion will provide high paying jobs for many Boiseans which in turn supports a strong economy which will have an effect on education, resources and thereby create a "better" community.

I realize there will be push-back from some in the neighborhood however they have provided for better traffic flows, cycle paths, and expanded parking. Their mitigation will make it safer for all. I urge you to approve this expansion as our citizens of this community deserve the benefits it will bring.

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Downtown Boise Master Campus Plan
Date: Monday, May 04, 2015 4:48:57 PM
Attachments: [2015-05-04 Letter regarding St. Luke"s.pdf](#)

From: Nancy Hammond [mailto:NJHammond@hollandhart.com] **On Behalf Of** J. Walter Sinclair
Sent: Monday, May 04, 2015 4:31 PM
To: MayorBieter; CityCouncil
Cc: Nancy Hammond; J. Walter Sinclair
Subject: St. Luke's Downtown Boise Master Campus Plan

Please see the attached letter from Walt Sinclair.

Nancy J. Hammond

Legal Secretary to J. Walter Sinclair, Walter H. Bithell, Aaron J. Kraft, and Carolyn R. Montgomery

Holland & Hart LLP

800 West Main Street, Suite 1750

Boise, ID 83702

Telephone: (208) 383-3949

Facsimile: (208) 343-8869



CONFIDENTIALITY NOTICE: This message is confidential and may be privileged. If you believe that this email has been sent to you in error, please reply to the sender that you received the message in error; then please delete this e-mail. Thank you.



May 4, 2015

VIA EMAIL

Mayor Bieter and City Council
P.O. Box 500
Boise, ID 873701-0500
Mayor@cityofboise.org
citycouncil@cityofboise.org

Re: St. Luke's Downtown Boise Master Campus Plan

Dear Mayor Bieter and City Council Members:

As an active member of the Treasure Valley community, a concerned resident and a downtown businessman, I want to share my thoughts and concerns regarding the Downtown Campus of St. Luke's. Years ago, when St. Luke's first built their Meridian campus, I heard that their long term plan was to ultimately make that their main campus, for they had the room to expand and add services as the need arose. Over the years, however, St. Luke's has continued to be committed to its downtown Boise campus, make significant improvements, resulting in a major contribution to downtown Boise. I would hate for anything to force St. Luke's to move its main campus out of the downtown Boise.

It is my understanding and observation that St. Luke's Master Plan for its Boise hospital is the result of years of plans, studies, and collaborative efforts to modernize the facility in a responsible and efficient way. St. Luke's has examined all potential scenarios for upgrading the Boise hospital. The proposal currently put forth is the only one that appears to allow St. Luke's to meet modern hospital standards and best practices for delivering top-notch health care services for our community in the decades to come.

St. Luke's current campus in Boise already operates at or near capacity on most days and with the community expected to grow by as many as 300,000 residents by 2030, the healthcare needs will continue to increase at a fast pace. In addition to population growth, the aging population, the increases in obesity and chronic health conditions, and St. Luke's aging infrastructure all contribute to the need for St. Luke's to transform its downtown Boise hospital campus in order to deliver innovative and exceptional care to patients for decades to come.

St. Luke's wants to upgrade and modernize to keep a state-of-the-art hospital in our community. The improvements are common in modern, best-in-class hospitals around the country. Why wouldn't we want St. Luke's to do this? And, the Master Plan involves land already owned and occupied by St. Luke's (a commitment they have made over the years), so there would be no "sprawl."



May 4, 2015
Page 2

The traffic improvements included in the plan are well thought out and long overdue. Failure to take St. Luke's up on their offer to move these projects forward now would be a grave mistake for the City of Boise. It's great that St. Luke's is willing to fund most or all of these improvements for the benefit of the community.

St. Luke's has not moved into this project without doing its due diligence. Their plan has been part of a years-long public process involving dozens of workshops, open houses, and meetings. The plan has evolved - and improved - with input from people like me.

Given the existing and future demands for healthcare in our community, the value to our community of the St. Luke's asset in downtown Boise, and their commitment to Boise and its populations, please help St. Luke's expand and modernize in Boise.

I urge you to approve their proposal.

Very truly yours,

J. Walter Sinclair
Partner
of Holland & Hart LLP

PC: Jeff Cilek – St. Luke's VP, External and Government Relations
ACHD commissioners

JWS:njh

From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's Downtown Campus Plan
Date: Tuesday, April 28, 2015 1:04:10 PM

From: Osborne, Kimberly [mailto:osbornek@slhs.org]
Sent: Tuesday, April 28, 2015 12:08 PM
To: MayorBieter
Subject: St. Luke's Downtown Campus Plan

Mayor Bieter,

I am the Senior Manager of Boise Pre-Admission Testing and the Preoperative Holding Area at St. Luke's Health System. I have been an employee at St. Luke's Health System on the Boise campus for over 10 years. As you know, St. Luke's Health System is partnering with the city of Boise to expand our current downtown Boise campus. Our current Boise campus is aging, and is too small to meet the needs of our growing community. The St. Luke's Health System Boise campus needs to expand to the north closing 1 block of Jefferson to help meet the needs of our aging population and to continue providing our community members with excellent patient experiences and outcomes within our capital city limits without outsourcing patient care services to other states. The plan to close 1 block of Jefferson has been truly considered with the community in mind as St. Luke's Health System would like to add pedestrian walk ways and bike lanes to enhance the aesthetic appeal to the St. Luke's Boise campus as well as provide better safety to our community members who enjoy walking and biking as their modes of transportation.

On a daily basis, St. Luke's employees working on the Boise campus are faced with space constraints not allowing for timely care of patients as our patients are held in the recovery room and/or emergency room waiting for a bed to open up on our medical-surgical units. Routinely, our medical-surgical units are greater than 95% full by Wednesday morning prior to even beginning our surgical day. This puts a lot of pressure on staff to find bed placement as well as keep our patients satisfied. As our population continues to age and grow more sick, St. Luke's Health System needs to be able to have the capacity to care for all of our patients within our capital city limits without having to potentially turn patients away. Lastly, we are running out of storage space within our surgical services units to house patient care supplies. This proves to be extremely frustrating to staff when they do not have the resources they need to provide routine care for patients needing to be prepped for surgery, which in return, can cause a negative impact on patient care.

Thank you for listening to my voice on this matter. Please vote yes to the Boise downtown campus expansion project.

Respectfully,

Kimberly Osborne, BSN, RN, CAPA
Boise Sr Manger PreAdmission Testing / Preoperative Holding Area
208.381.7890

osbornek@slhs.org

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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's expansion
Date: Monday, April 20, 2015 8:19:28 AM

From: Peter Angleton [mailto:pjajcaetal@aol.com]
Sent: Saturday, April 18, 2015 8:06 PM
To: MayorBieter
Subject: St. Luke's expansion

Dear Mr. Mayor

In its April 15 news article, the *Statesman* reports that St. Luke's contemplated three alternatives -- South, West and East -- to closing Jefferson Street. All well and good, however it overlooks a fourth option which in many ways is the most logical: that is adapting to its current footprint while transitioning services and future growth in its physical plant to the Meridian campus.

As expensive as such a strategic shift combined with an expansion of the downtown hospital within its current boundaries might prove to be, St. Luke's has deep pockets as its ongoing expansion---Twin Falls, Sun Valley, McCall, Nampa, Fruitland, Mountain Home---attests.

As we are all aware, growth in Ada County has shifted westward. Meridian is one of the fastest growing cities in Idaho and is near the population center of the treasure Valley. St. Luke's Meridian is the busiest emergency department in Idaho.

The region's population is predicted to top a million in the next 20 years with most of the growth occurring westward.

It seems disingenuous for St. Luke's to propose that its Boise facility will forever remain its flagship hospital given the demographic realities. Sooner or later St. Luke's will have to align its capital, capacity and services with the population of Treasure Valley. The sooner the better. Otherwise in 20 years St. Luke's Boise will no longer be the busiest hospital in the state, but Jefferson Street will still be closed.

Thank you for your consideration.

Sincerely,

Peter Angleton

Sent from my iPhone

From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's" Expansion Plan
Date: Tuesday, April 21, 2015 1:04:09 PM

From: Robert Park [mailto:robert77park@gmail.com]
Sent: Tuesday, April 21, 2015 12:47 PM
To: MayorBieter
Subject: St. Luke's' Expansion Plan

Dave -

We fully support St. Luke's' expansion plan. It is important that exceptional health care is available in this area of the city; now and in the future. Open dialogue, critical thinking, and compromise will find the right solution for St. Luke's and all citizens of this great city. We just wanted you to know our thoughts.

Bob

From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's Expansion
Date: Wednesday, April 15, 2015 11:19:42 AM

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

From: Karen Reynolds [<mailto:suzeandtr@cableone.net>]
Sent: Tuesday, April 14, 2015 9:46 PM
To: MayorBieter
Subject: St. Luke's Expansion

Dear Mr. Mayor,

As a resident of the Foothills near St. Luke's, we completely support St. Luke's expansion.

One of the reasons we remain living in Boise is the access to superior health care. After looking over the plan, we do not feel it would be a negative impact for our neighborhood and, conversely, would be a wonderful addition to our Capitol. Please do not let this outstanding service to our city slip away to Meridian.

We already do not have a downtown department store.

Dr. and Mrs. Terrence J. and Karen Reynolds

Karen Reynolds
suzeandtr@cableone.net

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Expansion
Date: Tuesday, April 28, 2015 11:36:38 AM

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

From: Bernasconi, Miste [<mailto:bernascm@slhs.org>]
Sent: Monday, April 13, 2015 3:39 PM
To: MayorBieter
Subject: St. Luke's Expansion

Dear Mayor Bieter,

Please consider the opportunity to expand downtown Boise health care with the approval of St. Luke's services. As a mother and health care worker, I know the importance of having specialty services in the same location to provide continuity of care to my family.

Miste Bernasconi
208-899-1394

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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Lukes Master Campus Plan
Date: Friday, May 08, 2015 8:25:31 AM

From: Shannon O. Stoeger [mailto:Shannon.Stoeger@IIBK.NET]
Sent: Thursday, May 07, 2015 5:52 PM
To: MayorBieter
Subject: St. Lukes Master Campus Plan

Dear Mayor Bieter and City Council Members,

As a member of the Boise community, please accept this letter of support of St. Luke's Master Campus Plan.

St. Luke's Master Plan for the Boise hospital is the result of years of plans, studies, and collaborative efforts to modernize the facility in a responsible and efficient way. St. Luke's has examined all potential scenarios for upgrading the Boise hospital. The proposal put forth is the only one that allows us to meet modern hospital standards and best practices for delivering top-notch health care services for our community in the decades to come. St. Luke's Boise already operates at or near capacity on most days, and with the community expected to grow by as many as 300,000 residents by 2030, the healthcare needs will continue to skyrocket. In addition to population, an aging population, increases in obesity, chronic health conditions, and our existing aging infrastructure all contribute to the need for St. Luke's to transform its Boise hospital campus in order to deliver innovative and exceptional care to patients for decades to come. St. Luke's wants to upgrade and modernize to keep a state-of-the-art hospital in our community. The improvements are common in modern, best-in-class hospitals around the country. Why wouldn't we want St. Luke's to do this?

In my opinion, the proposed plan does more than mitigate the closure of Jefferson Street. The proposed two-way cycle track and pedestrian sidewalk would make traveling a more enjoyable and safer experience for pedestrians, cyclists, and motorists. The Master Plan involves land already owned and occupied by St. Luke's, so there would be no sprawl. The traffic improvements included in the plan are long overdue. Take St. Luke's up on their offer to move these projects forward now. It's great that St. Luke's is willing to fund most or all of these improvements for the community. St. Luke's plan has been part of a years-long public process involving dozens of workshops, open houses, and meetings. The plan has evolved - and improved - with input from people like me. Given the existing and future demands for healthcare in our community, please help St. Luke's expand and modernize the Boise facility.

I respectfully request your approval of this plan.

Sincerely,

Shannon Stoeger
Idaho Independent Bank

Senior Vice President & Regional Manager
NMLS #733019

401 W. Front Street, Boise ID 83702
Direct 208-947-5360 | Cell 208-871-4045 | Fax 208-947-1159 *New fax
shannon.stoeger@iibk.net | www.TheIdahoBank.com



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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's Master Campus Plan
Date: Thursday, May 07, 2015 2:40:01 PM

From: Art Berry [mailto:art@arthurberry.com]
Sent: Thursday, May 07, 2015 2:09 PM
To: Ben Quintana; Lauren McLean; MayorBieter; Maryanne Jordan; Scot Ludwig; TJ Thomson; Elaine Clegg
Cc: Jefferson Jewell; Dr. David Pate; Chris Roth; Jeff Taylor
Subject: St. Luke's Master Campus Plan

As the owner of two of the largest privately owned properties impacted by the Jefferson Street vacation request (the Shaw Mountain Apartments off of Reserve Street and the Victorian and Main Street office complex adjacent to the St. Luke's campus on Main Street) I want to express my support for the St. Luke's hospital's proposed expansion in this neighborhood. Putting aside the significant health and economic benefits of this project, I believe the rerouted traffic flows for pedestrians and cyclists greatly outweigh any loss to street traffic on Jefferson. I would therefore urge you to support this public benefit and park-like walkway.

Our family personally shares St. Luke's frustration with the lack of support for public benefit projects. Just down the street at the to-be constructed new Broadway Bridge project we have filed and funded a non-profit private foundation administered through the Idaho Community Foundation for the purpose of erecting on the bridge classic European style bridge abutments in the form of broncos at no cost to any public entity. The distinctive art will be built in bronze by the internationally acclaimed local sculptor artist, Benjamin Victor. Having received strong support from the adjacent neighbors, from Boise State University and from the bridge owner, the Idaho Department of Transportation, we have been told the mayor's staff is now withdrawing support for this community project. I ask you to support the St. Luke's project so a similar fate to ours does not occur.

Thank you.

Art Berry

Main Office: 208-336-8000
Direct Line: 208-639-6170
Fax Line: 208-345-0609

art@arthurberry.com
www.arthurberry.com

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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's Master Plan - It's not about Jefferson Street
Date: Tuesday, May 12, 2015 9:59:38 AM

From: Kathy Stearns [mailto:kstearns@arcadvisers.net]
Sent: Monday, May 11, 2015 11:29 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Sludwid@cityofboise.org; TJ Thomson; Derick O'Neill; Hal Simmons
Subject: St. Luke's Master Plan - It's not about Jefferson Street

Dear Mayor, City Council, and City of Boise Staff,

It's not about Jefferson Street.

The St. Luke's Master Plan has enormous implications for residents of Boise, the Treasure Valley, and the entire region. The public debate seems to have focused on the potential closing of Jefferson Street and alternatives for expansion at the current downtown location. The bigger and first question to be addressed, however, is whether the current location itself is the best place for St. Luke's to create their regional medical campus.

According to the Master Plan, along with renovations, the expansion envisions a new 4-story children's pavilion of half a square block, a new 4-story central plant/parking facility of a full square block, a new 3-story shipping and receiving building, a new 9-10 story building on Jefferson Street, a new 6-9 floor medical office building extending over 1st Street, and a new medical office building on Main Street.

The population of the Treasure Valley is expected to increase from 2012 data by almost 300,000 people by 2030. As a regional medical facility, St. Luke's envisions patients traveling from a 350-mile radius to this campus for both in-patient and out-patient treatment. St. Luke's estimates 13,262 additional car trips per day to the campus when completed.

- Where is the projected population growth likely to take place?
- How will the addition of a closed campus with large buildings (for Boise) change Boise and our treasured quality of life?
- What route to/from I-84 will regional patients travel to get to St. Luke's? Broadway? Front/Myrtle or Main/Idaho Streets through downtown?
- The intersection of Broadway, Warm Springs, and Main Street is already problematic. Even with changes, how will this crowded intersection accommodate the additional traffic?
- How busy will State Street get and will it create a barrier between the North End and downtown?

St. Luke's is a hugely important economic player and service provider for Boise and the surrounding area. The proposed creation of a state-of-the-art regional medical facility is likely to provide economic and health care benefits to Boise and the entire Treasure Valley. Should this facility be

created between downtown and a historic, residential neighborhood, far from any highways or major thoroughfares? Aren't there alternatives that would allow St. Luke's to keep its basic city hospital in place and build a regional campus closer to the projected population growth and major transportation arteries? Wouldn't the City of Boise still reap economic benefits from the expansion, such as additional jobs and visitors, if the campus was farther from downtown or even outside of city limits, where St. Luke's could continue to expand? Would the cost be significantly different in another location?

The city has recently committed funds to help clean up the new Esther Simplot Park. Perhaps funds could be dedicated to hiring independent consultants to consider alternative locations for the proposed regional campus and work with the interested parties to find the best solution for Boise, the Treasure Valley, and St. Luke's.

If the answers to these questions indicate that expansion at the current location is the best option then, yes, let's debate whether Jefferson Street has to be closed.

Thank you for your careful consideration of this critical issue.

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

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Master Plan Proposal
Date: Wednesday, May 06, 2015 2:44:41 PM
Attachments: [Luke's Master Plan.pdf](#)

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

From: Pat McMurray [<mailto:patmcmurray@cablone.net>]
Sent: Wednesday, May 06, 2015 12:25 PM
To: MayorBieter; CityCouncil
Subject: St. Luke's Master Plan Proposal

Mayor Bieter and City Council Members

Re; St. Luke's Master Campus Plan

Pat and Lisa McMurray
2189 Bluestem Lane
Boise, Idaho 83706

May 5, 2015

Mayor and City Council
PO Box 500
Boise, ID 83701-0500

Subject: St. Luke's Master Campus Plan.

Dear Mayor Bieter and City Council Members:

My wife and I are life long Boise residents. Both of us grew up in the north end of Boise and continue to have many friends and family members who currently reside in the East and North End neighborhoods.

As a member of the St. Luke's Health Foundation Board and former St. Luke's Regional Medical Center Board, please accept this letter of support of St. Luke's Master Campus Plan.

St. Luke's Master Plan for the Boise hospital is the result of years of plans, studies, and collaborative efforts to modernize the facility in a responsible and efficient way.

St. Luke's examined all potential scenarios for upgrading the Boise hospital. The proposal put forth is the only one that allows the medical center to meet modern hospital standards and best practices for delivering top-notch health care services for our community in the decades to come.

St. Luke's Boise already operates at or near capacity on most days, and with the community expected to grow by as many as 300,000 residents by 2030, the healthcare needs will continue to skyrocket. In addition to population, an aging population, increases in obesity, chronic health conditions, and our existing aging infrastructure all contribute to the need for St. Luke's to transform its Boise hospital campus in order to deliver innovative and exceptional care to patients for decades to come.

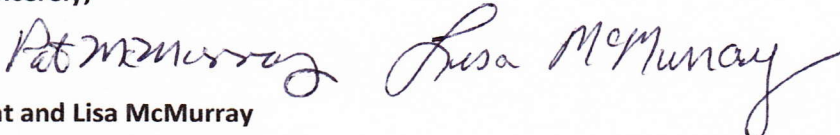
St. Luke's wants to upgrade and modernize to keep a state-of-the-art hospital in the heart of our community. Many important design elements have been thoughtfully incorporated in the plan which mitigate the sensitive concern about closure of Jefferson Street. The proposed two-way cycle track and pedestrian sidewalk would make traveling a more enjoyable and safer experience for pedestrians, cyclists, and motorists.

St. Luke's plan has been part of a years-long public process involving dozens of workshops, open houses, and meetings. The plan has evolved - and improved - with input from many concerned citizens.

Given the existing and future demands for healthcare in our community, please help St. Luke's expand and modernize in Boise.

We respectfully request your approval of this plan.

Sincerely,


Pat and Lisa McMurray

From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's Plan
Date: Thursday, April 16, 2015 1:22:58 PM

From: Stright, Megan [mailto:strightm@slhs.org]
Sent: Thursday, April 16, 2015 12:36 PM
To: MayorBieter
Subject: St. Luke's Plan

The Honorable Mayor David Bieter
Boise City Hall
P.O. Box 500
Boise, ID 83701-0500

Dear Mayor Bieter:

I am writing to ask you to support the St. Luke's Boise Campus Development Master Plan. After living in several other major cities, I believe that Boise is one of the best cities in the US, with easy access to the beautiful outdoors, a great community, and great access to the services that my family needs to be healthy, including a healthcare system that rivals the best in the nation. I strongly feel our community deserves a world class healthcare facility that not only keeps up with the growing health demands of our aging population but also helps the surrounding neighborhoods and the downtown core thrive well into the future.

I write as a person that wears several hats: I'm a resident and homeowner in our beautiful downtown Boise, I'm a St. Luke's employee, and I'm a mom, wife, and daughter, and rely on St. Luke's to provide my family excellent healthcare. My husband and I moved here 8 years ago from Los Angeles, and we put a lot of thought into where we wanted to raise our family. We are blessed by easy access in Boise. Easy access to the outdoors, good school systems, safe neighborhoods, good jobs, and top notch healthcare. All of these items contributed to our decision to move to Boise, and they are all equally important.

Healthcare is a major cross roads, nationally and here at home. Our staff have all felt the crunch and the stretch, particularly over this last year. We are serving more patients than ever before, and our patients are sicker than ever before. As major healthcare research points to, these are trends that will only continue. I feel blessed to be part of an amazing organization, and lead our teams towards our goal of more successfully providing healthcare to our community as our Director of Population Health. Our executives, leaders and physicians are constantly trying to innovate and stretch to allow us to provide better care, and more care, to our community. Without the physical infrastructure to do so, all of those innovate and leading edge ideas to transform healthcare won't reach the patients it needs to. To me personally and professionally, closing the block of Jefferson is well worth the sacrifice to be able to open our doors to more patients, and provide nationally recognized care to our friends, family and neighbors.

My office is located on block of Jefferson at hand. I walk and drive there every day. The Crossing from E. Fort St. from Jefferson is very dangerous; cars often speed around that bend unaware that there is a stoplight or a pedestrian crossing. The visibility at that intersection is especially poor in the peak of summer when the shadows from the hospital hide pedestrians.. The new campus plan presents many improvements for pedestrian and biker safety, which I support as both a pedestrian and a motorist.

I want to see Downtown Boise continue to be the beacon for innovation and forward-thinking, future-focused growth in the Treasure Valley. I want to see Downtown Boise become a region nationally recognized as a leader in healthcare.

When the benefits are so great to the community, it makes good sense to support the St. Luke's Boise Campus Plan, and I strongly urge your support of this plan.

Thank you so much for your help and consideration.

Sincerely,
Megan Stright, LMSW
208 (315) 0304

Megan Stright, LMSW
Director
Population Health
Phone: 208-381-1507 | Fax: 208-381-3307
190 East Bannock Street | Boise, Idaho 83712



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From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's proposed expansion
Date: Friday, April 17, 2015 3:02:11 PM

From: Robison, Jacob G. MD [mailto:robisoj@slhs.org]
Sent: Friday, April 17, 2015 12:50 PM
To: MayorBieter
Subject: St. Luke's proposed expansion

Dear Mayor,

My name is Jacob Robison, and I am a physician at St. Luke's as well as a resident of the east bench here in Boise (on Table Rock Road to be specific). I wanted to write a quick letter in support of the proposed expansion of St. Luke's hospital that is currently being debated here in Boise. The expansion is necessary in order for St. Luke's to continue to offer the needed medical services to this expanding community. I have lived here just less than 2 years, having relocated from Pittsburgh, PA and Cincinnati, OH before then. I am much more accustomed to the larger cities and larger medical complexes, and know with first-hand knowledge the benefit it is to have a single large medical complex versus facilities spread out over the whole valley. Having consolidated facilities allows us to offer more efficient, cost effective and safer medical care to our patients.

The proposed changes that people are resistant to actually puzzle me, to be honest. I do drive on the stretch of Jefferson that would be closed almost every day as I head into the hospital. There is no absolute need for me to take that street, and coming in from the other directions would take less than 1-2 minutes additional driving time. My only concern would be the intersection of Fort and Reserve, but the proposed plans seem to be adequate. Even if the plans made things slightly more inconvenient for me as a resident, the incredibly important and significant positive changes this expansion would make for the community and the physicians who care for this community makes this an easy decision from my view.

I would be happy to discuss this in more detail at any time if there is a desire or need from your standpoint. My contact information is below. Again, as a summary, as a physician and Boise east end resident, I strongly support the proposed changes/expansion of St. Luke's down town hospital complex.

Sincerely,

Jacob G. Robison, MD, PhD
Pediatric Otolaryngology
Children's Specialty Center
100 E. Idaho Street, Suite 200
Boise, ID 83712
P: (208) 381-9590
F: (208) 381-9599

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Lukes road closures
Date: Wednesday, May 06, 2015 11:26:14 AM

From: Bruce Andersen [mailto:andersen8@mindspring.com]
Sent: Wednesday, May 06, 2015 11:05 AM
To: MayorBieter; CityCouncil; tellus@achdidaho.org
Subject: St. Lukes road closures

Hello

As a local resident, I urge you to deny the request from St. Luke's hospital to close any more public roadways in the neighborhood.

This will obstruct flow from our neighborhood to downtown, increase traffic on Warm Springs (which is already over utilized), and further congest the remaining area roadways.

Furthermore, St. Luke's thinly veiled threat of "moving vital services" out of Boise to their Meridian campus will not deprive Boise of medical care!

St. Alphonsus is a full service hospital in Boise that, with the exception of pediatric sub-specialties, equals or exceeds the capabilities of St. Luke's in all respects (I am a physician with practices at both hospitals) and is only a few minutes' travel from downtown Boise.

Please consider:

- 1) the effect that this closure will have on the local neighborhoods and traffic and
- 2) the arrogant nature of the PR campaign to strong-arm public opinion into supporting this proposal for fear of "losing vital medical services in Boise"

Thanks

Bruce Andersen

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's
Date: Tuesday, April 14, 2015 11:01:09 AM

From: Charles Wilson [mailto:wilsonproperties@qwestoffice.net]
Sent: Tuesday, April 14, 2015 10:37 AM
To: MayorBieter
Cc: CityCouncil
Subject: St. Luke's

Mr. Mayor and City Council – As a citizen of the North End - I'm in full support of the St. Luke's project as presented!! It's a positive, forward planning need for the Citizens of the City, the Valley and our surrounding area! Thank You for your positive support!! Charles H. Wilson

From: [MayorBieter](#)
To: [Alysha Prisbrey](#); [Hal Simmons](#)
Subject: FW: St. Lukes'plan Confidential
Date: Wednesday, April 15, 2015 1:52:56 PM

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

From: Nancy Kirk [<mailto:idahokirks@frontiernet.net>]
Sent: Wednesday, April 15, 2015 1:50 PM
To: MayorBieter
Subject: St. Lukes'plan Confidential

Dear Mayor Bieter, I am responding to a letter I received from St. Lukes. I wish to say that I am against this plan of expansion and taking a city street away from us to have more property. I worked for St. Lukes for 20 years and repeatedly heard from patients how upset they were at how big St. Lukes has grown and was ruining their neighborhood. The North End is unique and should be kept that way. St. Lukes has plenty of property to develop which will be many times in the future years. I have seen from experience that if they don't get their way they make threats, try to put others out of business and do everything possible to achieve what they want. They have even given false information at meetings I have attended. They say to speak up for health care in Boise but it's more like speak up for our power. The rest of us in the North End follow the rules to keep the historic atmosphere alive. They should too.

Sincerely, Nancy

From: [Erik Kingston](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Scot Ludwig](#); [Lauren McLean](#); [TJ Thomson](#); [Mayor Bieter](#); [Hal Simmons](#)
Subject: Fwd: CPA14-000004 / St. Luke's Health Systems / St. Luke's Master Plan
Date: Tuesday, April 14, 2015 5:25:32 PM

Good Afternoon:

Please accept this email in addition to my comments submitted on 3/27. Hal tells me that my earlier comments and those of a few others were inadvertently left out of the original group. That's understandable, given how this has played out and how quickly the ground is shifting under this discussion.

When City Council changed the public hearing process and expressed a need to take a deep breath, our neighborhood group followed suit. We largely held back and adopted a wait and see approach, trying to keep up with changing directions and new information. We hoped for a more sober evaluation of the issues.

But ever since the P&Z Commissioners denied the St. Luke's proposal, the amount of money and pressure poured into this issue has turned what should be a fact-based discussion into something more like a political circus.

I appreciate that this is a complex decision. I'd like to point out that the City of Boise invested two full years in a robust and facilitated stakeholder process to come up with policies for controlled off-leash dog parks and trails. Everyone affected had a seat at the table: dog owners, mountain bikers, hikers and runners, foothills residents, resource experts, etc. Although it was difficult and sometimes contentious, we were able to achieve the guidelines and practices that exist today. It's not perfect, but the process was at least defensible and equitable. And that's just one example...

The taking of a public street for a development of this scale and impact deserves at least as much transparency and collaborative dialogue as off-leash dog trails. Those most affected (i.e., everyone living in 83712, 83702 and 83703) deserve to be included and heard in a meaningful way. This is not simply about cyclists or 'cycle tracks.' This is about connectivity for all traffic modes. Many East End neighbors—particularly motorists—are deeply concerned.

I strongly urge you to put this process on hold so that we can cut through the rhetoric and noise to find real numbers, real taxpayer costs and real consequences of this project as proposed. The St. Luke's proposal is a moving target, which should raise some red flags from those interested in strategic planning a 'predictable development patterns.'

To date, everything we have seen is merely conceptual and portrayed through St. Luke's subjective lens. The only guarantee would be permanent conveyance of the public commons to a private corporation—the opposite direction to that taken to preserve our foothills and greenbelt.

I believe at this point Boise needs an independent examiner to conduct a thorough, comprehensive and transparent economic impact analysis, and independent review of the metrics presented to justify the proposal. How much will this process cost taxpayers? How will health care costs be affected? What will be the real traffic impacts going forward? Is there a value on public trust and social impacts?

Without this independent analysis, an approval of this proposal is a tacit endorsement of the heavy handed tactics employed over the past few months, and sets a precedent that could ultimately weaken city government and goes against what Boise says it stands for.

This is not Chicago, and it isn't Vegas. This is Boise; our continued livability and reputation are at stake.

Thank you for your time, consideration and service.

Erik Kingston
1010 E. Jefferson
Boise, ID 83712

From: [Harriett Jastremsky](#)
To: [Hal Simmons](#)
Subject: Large redwood tree and St. Luke's
Date: Tuesday, April 14, 2015 1:31:35 PM

Dear Mr. Simmons,

I have a concern that I have not seen addressed in the proposal for St. Luke's expansion plan:

What are the plans for the preservation of the very large redwood tree between Jefferson Street and Fort Street?

The tree must be older than St Luke's first building, over a hundred years old.

(My first letter of concerns is below).

Sincerely,
Harriett Jastremsky

Harriettjas@gmail.com
208-850-3447

On Mar 27, 2015, at 7:55 AM, Harriett Jastremsky <harriettjas@gmail.com> wrote:

Dear Mr. Simmons,

I am writing to let you know that I strongly oppose St. Luke's Hospital plan to close Jefferson Street as shown in St. Luke's current expansion plans.

Jefferson Street is the route I use when bicycling from my home on North Haines Street to downtown where I and my family regularly go. It is the route that I deem most safe to bicycle with my son. If Jefferson Street were to close, not only would we lose a route more conducive for bicyclists, we would also be forced onto streets that will have increased traffic. Idaho Street as it is has little room for bicyclists between the parked cars and traffic.

When my husband and I bought our home we specifically chose the area because of easy access to Boise downtown by bicycle and walking. We contribute to the vibrancy of Boise downtown daily: our son goes to school downtown, my husband arranges meetings at downtown restaurants and coffee shops, many of our personal appointments are downtown, we shop downtown, and we frequently eat at downtown restaurants. Traveling between downtown and our home via Jefferson Street is a safer-for-bicyclists route that makes it conducive to choose to go downtown.

I would like to note that as a community member who appreciates the medical care my family received from St. Luke's Hospital, I expect St. Luke's to have best- practice architecture that integrates with the existing community. The

hospital at this site is not in a rural or previously open farmland. There are two general ways to think of architecture: buildings that make walls, and buildings that move people through.

I am surprised of the design St. Luke's has so far chosen because architecturally the expansion design creates tall walls that divide downtown from nearby residents. I am confident St. Luke's Hospital can show great leadership and create a design that, instead of dividing and excluding, uses best practices of urban architecture to make seamless how the hospital integrates with its community.

Sincerely,

Harriett Jastremsky

611 N. Haines Street
Boise ID 83712
harriettjas@gmail.com
208-850-3447

From: [Mardi Stacy](#)
To: [Hal Simmons](#)
Subject: Letter Requesting Community Work Session
Date: Tuesday, April 21, 2015 1:18:48 PM

April 21, 2015

Dear Mayor Bieter and City Council Members:

Thank you Mayor Bieter for taking time after the St. Lukes Master Plan work session last Tuesday night to talk briefly with me about a forum for community input. I felt that you really grasped the importance of this issue and appreciate your desire to work on a solution.

I am now writing as an engaged community member to formally request that a work session to explore and explain neighborhood and community interests be added to the St. Luke's Master Plan process. I do appreciate the City's decision to slow the process and to add extra work sessions to gather more detailed information. However, many of us feel shut out of the process because, to date, St. Luke's has been allotted the additional time and opportunities to speak, while it is unclear when or how our voices might be heard. We have information and data of our own to present and would like a fair and equivalent forum for community input.

I understand that, because of the importance of the expansion plan to our City, unprecedented changes in the customary process have been warranted. Perhaps the previous example of Boise State University's expansion can provide guidance in terms of ensuring that community interests are also represented equitably in the process.

The work session I am requesting would be quite different than public testimony in that it would follow the template of work sessions offered to St. Luke's. More specifically, a limited number of prepared presentations would receive the full attention of the Mayor and City Council during a public City Council meeting, with opportunities for questions and answers between the Mayor and Council and the presenters. I have participated in a St. Luke's open house and while this was useful in terms of being informative about their plans, it was not a forum to provide them with any input nor a way to communicate concerns to city leadership.

Thank you for your consideration.

Sincerely,

Mardi Stacy

820 E. Jefferson

Boise, ID 83712

From: [Merchant, Jennifer MD](#)
To: [MayorBieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#)
Subject: Please approve St. Luke's plan for expansion on Downtown campus.
Date: Tuesday, April 14, 2015 9:39:56 PM

Mayor, Boise City Council members and members of the Boise City Planning Services,

I am a resident of the East end of Boise. My husband, children and I have lived in our home there for 15 years. I am also a Neonatologist and have provided care to babies in the Treasure Valley and Magic Valley for the past 15 years. I believe in a strong downtown with good planning for future growth, preservation of green space, pedestrian friendly corridors and developing safe passage for cyclists. I want a vibrant downtown retail and business economy and I want the provision of state of the art medical care for all our residents in that location as well.

I'll admit I was dubious about the plans to close Jefferson Street when they were first brought to my attention. However, as I have investigated the plans and discussed them with both St. Luke's representatives and with neighbors, I have concluded the following: The plan that includes closing Jefferson will allow for needed streamlining and optimization of critical care for newborns, high risk pregnant women, cardiac and cancer patients in the Downtown area. I believe the only Children's hospital in the State of Idaho should be located in its Capitol City where resources are currently pooled and in need of appropriate space to deliver the best care possible. Relocating the Children's Hospital and services to Meridian would not be in the best interest of the patients we currently serve, or serve in the future, given the financial and logistical challenges that would be involved in this endeavor. It would certainly slow the progress and momentum we have built in enhancing the delivery of essential services in our remote state to babies and children with complex medical needs.

The impact of closing Jefferson on street traffic will not be significant (based on studies done looking at automobile patterns). I personally will not be negatively impacted without that one block of Jefferson as an option for automobile traffic. With respect to cyclists and pedestrians; I have looked at the plans offered by St. Luke's and see the bike paths with grassy boulevards as a great option far safer and more attractive than anything we have currently. I do not feel that cycling down Jefferson in its current state is safe and would welcome an option that would allow for both attractive and safer bike and pedestrian passage in this area.

I see the plan for St. Luke's expansion as a win for the city of Boise in its mission to be a top place to live, work and play; a win for St. Luke's in its mission to provide state of the art care to children and adults in a modern and efficient setting, and a win for the state of Idaho to continue to have its Capitol City as the vibrant economic center including the State's only Children's Hospital in its heart.

As an East end resident and passionate caregiver for babies in need of care, I ask that you approve the St. Luke's expansion project. Thank you for your consideration in the important matter.

Jennifer Merchant MD
1202 E. Shaw Mountain Rd
Boise, ID 83712
208-867-2939

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From: [Kent Reetz](#)
To: [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#)
Subject: Public comment in support of St. Luke's expansion and Jefferson closure
Date: Wednesday, April 15, 2015 12:46:27 PM

Boise Mayor, City Council and City Planners,

As a resident of Boise's East End, I was initially skeptical of any idea involving a road closure associated with St. Luke's proposed expansion. It is easy to be influenced by well intended friends and neighbors who strongly oppose this project, and it should be recognized that they have brought forth legitimate concerns about neighborhood quality and connectivity. After taking time to thoughtfully review and evaluate the options, I believe it would in the best interest of our community to approve St. Luke's request for expansion, including the closure of Jefferson St.

My support for this project is based on the following points, each evaluated to the standard of "What best serves the public interest"?

1. Opponents cite as their primary concern, community fragmentation and the permanent loss of walking/biking connectivity to downtown.

Creating a network of designated, segregated bicycle and walking paths around the hospital campus would provide safer routes and better quality routes to downtown, for cyclists, pedestrians and motorists (motorists are stakeholders too).

As a motorist, I feel it is very dangerous to "share the road" with bicycles in traffic, because of unanticipated hazards associated with street parking, oncoming traffic, the proximity, unpredictability and speed differential between cyclists and automobiles. Please don't take this statement out of context, I fully support "sharing the road", but in certain situations the consequences of any misjudgment by the driver *or the cyclist* are nothing short of disastrous for everyone. The fact that there is no margin for error is undisputable. The current situation along Ave B and Fort St., is so extremely dangerous, that intelligent cyclists rightfully opt for the sidewalk. As far as Jefferson Street as bicycle corridor, it's not heavily used, and still narrow and dangerous with parked cars. Carefully implemented bike corridors would create a win/win situation for all, most significantly for cyclists and residents in the East End. This proposal would make Boise safer and *more* bicycle friendly, which would benefit the entire community, including the many thousands of motorist stakeholders on Ave B, and Fort St., who should be concerned about the safety of cyclists in the road. This is an opportunity to set a precedent for creating better bike corridors throughout Boise.

2. Allowing St. Luke's to expand their existing campus would benefit residents in the East End and Boise at large, by retaining major economic infrastructure, high quality jobs, and access to excellent and centrally located healthcare. These benefits are of tremendous and far reaching value, especially when compared to the relatively insignificant benefit provided by Jefferson St. as a thoroughfare to downtown, *when similar and safer access will still exist*. This expansion and growth should be viewed as desirable and will contribute significantly toward the quality of life and livability of our community. A vibrant St. Luke's creates connectivity within our community far beyond that provided by an underutilized Jefferson St. corridor. Growth is inevitable, let's manage it well, planning carefully and looking to future needs. The old run down buildings owned by St. Luke's along Fort. St? Fixed with new construction. The extremely dangerous stop sign on Reserve St., where it's almost impossible to turn left onto Ave B safely, during traffic hours? Fixed with new traffic management. A win for Ft. Boise Park and and East Foothills traffic.

Who benefits from the St. Luke's plan and healthcare infrastructure? The public interest. Not just the East End, but the entirety of Boise, from the North End to Harris Ranch and Surprise Valley, to BSU and the neighborhoods of Park Center and Southeast Boise. Oh, and the East End will benefit too, probably more so than anyone else. It might be difficult to visualize this, knowing Jefferson will be closed, but this is a win/win situation for everyone. Let's plan for, and embrace this growth, rather than just resist change, and allow our community quality to atrophy because we weren't proactive when we had the opportunity.

The closure of Jefferson St. is a difficult emotional issue for some East End residents, however from a Community Planning perspective, it should be viewed as a decision which will improve the quality of life in the East End, and the greater City of Boise.

This is what best serves the public interest.

Respectfully yours,

Kent Reetz
208-890-5007
1202 Shaw Mountain Road
Boise, ID 83712

From: [Harriett Jastremsky](#)
To: [Hal Simmons](#)
Subject: Re: Large redwood tree and St. Luke's
Date: Tuesday, April 14, 2015 2:06:11 PM

Dear Mr. Simmons,

Thank you very much for your response and the information.

Do you think the city will accept the proposal?

I am taking advantage of your quick response to write more!: I am disappointed that preserving a through passageway for cyclists and walkers on Jefferson Street is not in the plan. It is easy for cars to take a long rounded route. The cyclist route proposed by St. Luke's is not efficient.

I am still surprised the St Luke's design does not use the best of current architecture to integrate flow of people both in the building as well as in the street.

You know where I stand. I do appreciate your response regarding the tree and hope the City Council will ask St. Luke's to rise to the occasion and make a great design for the entire community.

Thank you for taking our feedback!

Sincerely,
Harriett Jastremsky

On Apr 14, 2015, at 1:35 PM, Hal Simmons <HSIMMONS@cityofboise.org> wrote:

Dear Ms. Jastresmsky,

I appreciate your concern for the large redwood tree. St. Luke's has been investigating the possibility of moving the tree. I know it sounds kind of crazy and I'm not sure I believe it, but St. Luke's claim they have found a company that specializes in moving very large trees like this one and they think they can successfully move it. St. Luke's has been seeking to get permission to move it to the Fort Boise property to the north of its present location. There will have to be more discussion and analysis to see if this is really possible what the chances of success would be.

Sincerely,

Hal Simmons

From: Harriett Jastremsky [<mailto:harriettjas@gmail.com>]
Sent: Tuesday, April 14, 2015 1:31 PM
To: Hal Simmons
Subject: Large redwood tree and St. Luke's

Dear Mr. Simmons,

I have a concern that I have not seen addressed in the proposal for St. Luke's expansion plan:

What are the plans for the preservation of the very large redwood tree between Jefferson Street and Fort Street?

The tree must be older than St Luke's first building, over a hundred years old.

(My first letter of concerns is below).

Sincerely,
Harriett Jastremsky

Harriettjas@gmail.com
208-850-3447

On Mar 27, 2015, at 7:55 AM, Harriett Jastremsky <harriettjas@gmail.com> wrote:

Dear Mr. Simmons,

I am writing to let you know that I strongly oppose St. Luke's Hospital plan to close Jefferson Street as shown in St. Luke's current expansion plans.

Jefferson Street is the route I use when bicycling from my home on North Haines Street to downtown where I and my family regularly go. It is the route that I deem most safe to bicycle with my son. If Jefferson Street were to close, not only would we lose a route more conducive for bicyclists, we would also be forced onto streets that will have increased traffic. Idaho Street as it is has little room for bicyclists between the parked cars and traffic.

When my husband and I bought our home we specifically chose the area because of easy access to Boise downtown by bicycle and walking. We contribute to the vibrancy of Boise downtown daily: our son goes to school downtown, my husband arranges meetings at downtown restaurants and coffee shops, many of our personal appointments are downtown, we shop downtown, and we frequently eat at downtown restaurants. Traveling between downtown and our home via Jefferson Street is a safer-for-bicyclists route that makes it conducive to choose to go downtown.

I would like to note that as a community member who appreciates the medical care my family received from St. Luke's Hospital, I expect

St. Luke's to have best- practice architecture that integrates with the existing community. The hospital at this site is not in a rural or previously open farmland. There are two general ways to think of architecture: buildings that make walls, and buildings that move people through.

I am surprised of the design St. Luke's has so far chosen because architecturally the expansion design creates tall walls that divide downtown from nearby residents. I am confident St. Luke's Hospital can show great leadership and create a design that, instead of dividing and excluding, uses best practices of urban architecture to make seamless how the hospital integrates with its community.

Sincerely,

Harriett Jastremsky

611 N. Haines Street
Boise ID 83712
harriettjas@gmail.com
208-850-3447

From: [Charlie & Lee Honsinger](#)
To: [MayorBieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Scot Ludwig](#); [TJ Thomson](#); [Hal Simmons](#);
[CityCouncil](#)
Subject: St Lukes expansion workshop process
Date: Monday, April 20, 2015 8:46:10 PM

Dear Mayor Bieter and Council Members

As an engaged community member, I appreciate the City's decision to provide extra work sessions to gather more detailed information about St Luke's Master plan. However, while St. Luke's has been allotted the additional time and opportunities to speak, it is unclear when or how our voices might be heard. I am writing to request that a work session to explore and explain neighborhood and community interests be added to the St. Luke's Master Plan process. We have information and data of our own to present and would like a fair and equivalent forum for community input.

I'd like to see a process similar to the one the city followed with Boise State University's expansion. One that is more inclusive and provides equal time to the neighborhood and other interested parties. Such a process will go a long way toward building the community participation and trust that was present in the creation of the Boise Comprehensive Plan that St Luke's wishes to amend.

Thank you,

Lee Honsinger

From: [Sheldon Bluestein](#)
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
Subject: St Lukes Master Plan
Date: Tuesday, April 14, 2015 9:29:23 PM

St Lukes has threatened to move some services to Meridian if its expansion plan, including closure of Jefferson Street is not approved. They have NOT threatened to close their downtown hospital. If Boise City chooses to keep Jefferson Street open, we can still have an excellent expanded and state of the art hospital here with emergency, surgery and inpatient services, where we can take ourselves and our loved ones for care.

I am concerned that many of our residents do not understand that there are other options for building. But St Lukes refuses to consider them, and they have probably spent in excess of a hundred thousand dollars on a media campaign to convince Boise that it is in our best interests to support their plan as is. And they are counting on people not having the time or energy to learn the other side of the story.

Mary Hamerly
Boise

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke's
Date: Thursday, May 14, 2015 2:05:21 PM
Attachments: [St. Luke's 05.14.2015.pdf](#)

Council,

Attached is the latest packet of correspondence on St. Luke's.

Amanda

Alysha Prisbrey

From: Chris <motorpsycho1@q.com>
Sent: Wednesday, May 13, 2015 4:16 PM
To: CityCouncil
Subject: St. Lukes downtown expansion
Attachments: FullSizeRender.jpg; ATT00001.txt

Alysha Prisbrey

From: Tamara Reames <tamara.reames@FMRIdaho.org>
Sent: Tuesday, May 12, 2015 2:14 PM
To: MayorBieter; CityCouncil
Subject: LOS for St. Luke's
Attachments: Pate.LOS Downtown Exp.05 11 15.pdf

Here is a letter of support for St. Luke's expansion project. If you have any questions, please contact Family Medicine Residency of Idaho, Community Affairs Director Julie Robinson (850-5933).

Thank you,
Tamara

Tamara Reames | Community Development Assistant

Family Medicine Residency of Idaho

6094 W. Emerald St | Boise, ID 83704-8855

Office: 208-954-8679 | Fax: 208-947-1761

www.fmridaho.org | tamara.reames@fmridaho.org

Alysha Prisbrey

From: MayorBieter
Sent: Tuesday, May 12, 2015 10:00 AM
To: Hal Simmons; Alysha Prisbrey
Subject: FW: St. Luke's Master Plan - It's not about Jefferson Street

From: Kathy Stearns [<mailto:kstearns@arcadvisers.net>]
Sent: Monday, May 11, 2015 11:29 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Sludwid@cityofboise.org; TJ Thomson; Derick O'Neill; Hal Simmons
Subject: St. Luke's Master Plan - It's not about Jefferson Street

Dear Mayor, City Council, and City of Boise Staff,

It's not about Jefferson Street.

The St. Luke's Master Plan has enormous implications for residents of Boise, the Treasure Valley, and the entire region. The public debate seems to have focused on the potential closing of Jefferson Street and alternatives for expansion at the current downtown location. The bigger and first question to be addressed, however, is whether the current location itself is the best place for St. Luke's to create their regional medical campus.

According to the Master Plan, along with renovations, the expansion envisions a new 4-story children's pavilion of half a square block, a new 4-story central plant/parking facility of a full square block, a new 3-story shipping and receiving building, a new 9-10 story building on Jefferson Street, a new 6-9 floor medical office building extending over 1st Street, and a new medical office building on Main Street.

The population of the Treasure Valley is expected to increase from 2012 data by almost 300,000 people by 2030. As a regional medical facility, St. Luke's envisions patients traveling from a 350-mile radius to this campus for both in-patient and out-patient treatment. St. Luke's estimates 13,262 additional car trips per day to the campus when completed.

- Where is the projected population growth likely to take place?
- How will the addition of a closed campus with large buildings (for Boise) change Boise and our treasured quality of life?
- What route to/from I-84 will regional patients travel to get to St. Luke's? Broadway? Front/Myrtle or Main/Idaho Streets through downtown?
- The intersection of Broadway, Warm Springs, and Main Street is already problematic. Even with changes, how will this crowded intersection accommodate the additional traffic?
- How busy will State Street get and will it create a barrier between the North End and downtown?

St. Luke's is a hugely important economic player and service provide for Boise and the surrounding area. The proposed creation of a state-of-the-art regional medical facility is likely to provide economic and health care benefits to Boise and the entire Treasure Valley. Should this facility be created between downtown and a historic, residential neighborhood, far from any highways or major thoroughfares? Aren't there alternatives that would allow St. Luke's to keep its basic city hospital in place and build a regional campus closer to the projected population growth and major transportation arteries? Wouldn't the City of Boise still reap economic benefits from the expansion, such as additional jobs and visitors, if the campus was farther from downtown or even outside of city limits, where St. Luke's could continue to expand? Would the cost be significantly different in another location?

The city has recently committed funds to help clean up the new Esther Simplot Park. Perhaps funds could be dedicated to hiring independent consultants to consider alternative locations for the proposed regional campus and work with the interested parties to find the best solution for Boise, the Treasure Valley, and St. Luke's.

If the answers to these questions indicate that expansion at the current location is the best option then, yes, let's debate whether Jefferson Street has to be closed.

Thank you for your careful consideration of this critical issue.

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).
First Affirmative is not an affiliate or subsidiary of Arc Advisers. Arc Advisers is not a Registered Investment Advisor.

Alysha Prisbrey

From: Carolyn <fletche@cableone.net>
Sent: Sunday, May 10, 2015 9:10 PM
To: MayorBieter; CityCouncil
Subject: From Gary Fletcher / letter regarding St. Luke's Master Plan proposal
Attachments: St.Luke's letter.doc

PLEASE CONSIDER THIS VIEWPOINT REGARDING THE ST. LUKE'S MASTER PLAN
FOR EXPANSION. THANK YOU FOR YOUR CONSIDERATION

GARY L. FLETCHER

St. Luke's
190 East Bannock Street
Boise, Idaho 83712

Say Yes to St. Luke's Downtown Plan!

Attend Our Community Open House:

April 4, 10 a.m.-2 p.m.
Fort Boise Park (southwest corner)

Submit Comments to the Council and Mayor:

Email citycouncil@cityofboise.org
Email mayor@cityofboise.org
Call the Mayor's Hotline at (208) 384-4404

stlukeonline.org



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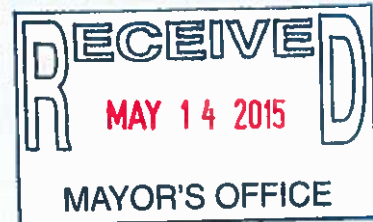
OUR FRIENDS AT:
6886 W TAMARINDO CT
BOISE ID 83714-6156



THE GROVE HOTEL

May 6, 2015

City of Boise – Mayor and City Council
P.O. Box 500
Boise, ID 83701-0500



Dear Mayor Bieter and City Council Members:

This letter is being written in strong support of the St. Luke's Master Campus Plan.

As an active member in the downtown Boise community, I work very closely with St. Luke's and have seen the direct and positive impact they have on the city of Boise. St. Luke's Master Plan for the Boise hospital is the result of years of planning, studies, and collaborative efforts to modernize the facility in a responsible and efficient way. I am convinced this proposed expansion is the right thing for downtown Boise.

I know there are concerns about the changes that need to be made to Jefferson Street, but these modifications are necessary to this project and could ultimately be an enhancement to downtown Boise. The proposed two-way cycle track and pedestrian sidewalk would make traveling a more enjoyable and safer experience for pedestrians, cyclists, and motorists.

Given the existing and future demands for healthcare in our community, please help St. Luke's expand and modernize in Boise. I respectfully request your approval of this plan.

Sincerely,

John F. Cunningham
Chief Executive Officer
Block 22, LLC
Idaho Sports Properties, LLC

May 7, 2015

Council Member Lauren McLean
Boise City Hall
150 N. Capitol Blvd.
Boise, ID 83702

Dear Lauren,

The Boise Metro Chamber of Commerce supports the Final Master Plan of the St. Luke's Boise Development Plan. As you know, St. Luke's is planning a critical development that will result in a new Children's Pavilion, expansion of the Children's Hospital, and modernization and renovation of the main hospital tower, including critical care units, labor and delivery, emergency department, operating suites, and about 60 additional patient rooms. The plan also includes expansion of St. Luke's Mountain States Tumor Institute cancer services and construction of a new central plant and parking structure. The plan has been collaboratively developed with many partners, including neighbors, public agencies, community business leaders, boards, and steering committees, to serve the needs of the hospital through 2030.

The Boise Chamber's 30-member Board of Directors voted unanimously to support the St. Luke's project. From a pure economic development perspective, this expansion in the heart of our downtown is equivalent to Boise securing a ten-story Microsoft research office. Most American cities would go to great lengths to attract a project of this caliber with its capital investment and high-end, green jobs. Additionally, the hospital expansion makes our city healthier and more livable with such easy access to world-class care. The St. Luke's expansion project is a huge net positive for downtown Boise.

While the Chamber knows that residents of Boise's East End neighborhoods have expressed concern over the closure of one block of Jefferson Street, the Chamber applauds St. Luke's and ACHD's intention to include a 10-foot-wide path for bikers and pedestrians through the heart of the campus on Bannock Street, among other improvements. St. Luke's officials believe that these paths, combined with a variety of other transportation improvements around the hospital, will more than make up for the Jefferson Street closure.

On behalf of the Boise Metro Chamber of Commerce and our 1,800 members, we thank you for your consideration of this issue.

Sincerely,



Bill Connors
President & CEO
Boise Metro Chamber of Commerce



FAMILY MEDICINE RESIDENCY
OF IDAHO

May 12, 2015

St. Luke's Health System
David Pate, MD, JD, President and CEO
420 W. Idaho St.
Boise, ID 83702-6041

Re: Support for St. Luke's Expansion of the Boise Campus

Dear Dr. Pate,

I am pleased to write a strong letter of support for St. Luke's plan to expand the Boise Campus. My support is based on two factors. First, the Family Medicine Residency of Idaho (FMRI) has received ongoing support from St. Luke's for the past 40 years. St. Luke's was one of the founders of the FMRI and has continued to provide substantial financial and leadership support to the program over the years. St. Luke's also hosts our residents for training purposes and provides a quality environment and outstanding physician teachers which has resulted in FMRI producing exceptional physicians who in turn serve our state. In other words, we owe a great debt to St. Luke's for their ongoing commitment to helping FMRI produce highly trained family physicians.

My second reason for writing this letter of support is that the Family Medicine Residency of Idaho stands to directly benefit from an improved St. Luke's campus in the heart of Boise. St. Luke's currently provides us with our Fort Street clinic at no cost. We have been involved in the expansion plans from a very early stage. The FMRI Fort Street clinic will be demolished as part of the expansion; however, St. Luke's has guaranteed us improved, expanded space in their new office complex, once again at no cost. We have been invited to the table to help design that space. We feel it will greatly improve the patient experience. In addition, St. Luke's downtown is the primary location where our residents gain experience delivering babies to meet our training requirements. We are supportive of efforts to improve team based care and the overall patient experience.

In summary, I strongly support the St. Luke's downtown expansion both for patients using the new facilities and for our residents in training. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Ted Epperly, MD, FAAFP

President and Chief Executive Officer | Family Medicine Residency of Idaho, Boise, Idaho
Clinical Professor of Family Medicine | University of Washington School of Medicine

Dear Mayor and Members of the City Council:

I am writing in support of the St. Luke's Master Campus Plan for expansion and request your favorable consideration for the following three reasons:

First: St. Luke's has operated its east Boise location since 1902, investing hundreds of millions of dollars in that specific locale for the sole purpose of caring for the sick and injured, not only in the Treasure Valley, but the entire State of Idaho. Please consider whether there is any other health care entity that has made that level of commitment in Idaho. Protect this obligation and investment in Idaho tertiary care.

Second: I have served St. Luke's executive leadership for 27 years and am well aware of the history involving hospital staff, city and county officials, community participation addressing neighborhood concerns for traffic, safety, and access. This plan provides St. Luke's the opportunity to provide efficient design and best care practices for superior healthcare in the distant future. Increasing costs require us to thoughtfully configure how best we can serve our population locally and statewide.

Third: The footprint St. Luke's proposes is a defined campus that allows future replacement and expansion should our population significantly increase and needs for further specialized services incur.

I ask the City Council for favorable consideration. St. Luke's has proactively tried to address and mitigate the Jefferson Street closure proposing significant improvement to area traffic patterns and safety. The Jefferson Street closure is an investment allowing St. Luke's to foster healthcare excellence we desire for our outstanding community.

On behalf of all of us who will need the care St. Luke's provides, we appeal to you, our city leaders, to consider the expanding services St. Luke's provides Idaho. The many increasing sophisticated and specialized services offered allow our residents service in their home communities. Travel to larger population centers to find specialized care takes toll on family and community. Please allow the expansion of those services here in our great state of Idaho.

Sincerely,

Gary Fletcher

From: [Gibson, Elizabeth](#)
To: [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [tjthompson@cityofboise.org](#); [Derick O'Neill](#); [Hal Simmons](#)
Subject: St. Lukes Downtown Master Plan
Date: Tuesday, April 14, 2015 3:43:00 PM

Dear City Council and planning members,

I am writing to urge you to consider approving St. Luke's Downtown Plan for expansion of it's Children's Hospital. I believe it is well thought out and has received input from many different people and organizations in its planning. St. Luke's has beautifully maintained grounds and this new plan should only benefit the look and flow of the area. It is crucial that that the City of Boise has a centrally located Children's Hospital and maintain its proximity to all the specialists and follow up care. If the plan is not approved then the community risks losing the outstanding children's services St. Luke's provides. They may have to relocate in Meridian which would be a disservice to the city of Boise and fiscally unreachable for St. Luke's. Please enable our hospital to continue its ability to provide optimal care for sick infants and children for a second century. Thank you for your consideration in this matter.

Sincerely,

Elizabeth A. Gibson
Neonatal Nurse Practitioner
Neonatal Intensive Care Unit, St. Luke's Children's Hospital.

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From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke"s Emails
Date: Tuesday, April 14, 2015 2:47:53 PM
Attachments: [St. Luke"s 04.14.2015.pdf](#)

Council,

Attached is the latest batch of emails on the Master Plan.

Amanda

Alysha Prisbrey

From: Steve Schaus <psschaus46@gmail.com>
Sent: Tuesday, April 14, 2015 11:51 AM
To: CityCouncil; MayorBieter
Subject: Reject St. Luke's Current Expansion Proposal

As a resident of East Boise, I strongly object to St. Luke's current plans for expanding their Boise facilities. I find their tactics both bullying and arrogant, and their rationale for selection of the proposed expansion without merit. Without their willingness to fully divulge to the public all of the alternatives considered and rationales for rejection, it is difficult to accept their "my way or the highway" attitude that results in a unilateral proposal which includes the closure of Jefferson Avenue as a thruway to for East Boise residents to Downtown Boise.

I would request that the City Council reject St. Luke's proposal for expansion as currently proposed.

Thank you for you consideration in this matter.

Steve Schaus

Alysha Prisbrey

From: Holland, Bev <HOLLANBE@slhs.org>
Sent: Tuesday, April 14, 2015 1:53 PM
To: 'Mayor@cityofboise.org'; 'citycouncil@cityofboise.org'; 'tellus@achdidaho.org'
Subject: I fully support the plan for the St Luke's Boise Campus Plan

Dear Mayor Bieter, City Council Members, and Ada County Highway District Commissioners,

I am writing this letter in support of the St. Luke's Boise master plan. I have lived in Boise for the past 20 years and want to continue to see the best care for our patients and community.

I am currently the leader for the St. Luke's Boise critical care inpatient units and units where patients have their hearts monitored after a procedure or surgery. Adjacency and continuity is very important in caring for patients who come to the hospital with acute heart issues and a need for testing and/or procedures to be done. I previously worked in a facility where we transported critical patients across a sky bridge. This created delays in treatment, and unsafe conditions for patients. Having to transport patients up and down elevators or across sky bridges during a heart attack or stroke adds time which is time some patients just don't have. "Time is muscle" referring to minutes in delays that causes death of vital heart tissue or brain tissue. St. Luke's has been studying all viable alternative for many years. They have worked to mitigate the impacts to both patients we care for in our community, as well as, their neighbors who walk and cycle around the campus. I really believe the plan that has been put forward is thoughtful and has the best interest of the community as well.

As a resident of Boise, I expect you to analyze each project for financial and community well-being before providing approval. This city is one I am proud of and want to see continued value-based economic development. St. Luke's has committed to investing in our city, making Boise and surrounding community better over the years. They have supported local businesses and non-profits for many years. Our staff have also been involved in many fundraising and volunteering events that support the non-profits that are making Boise a great place to live. St. Luke's provides many jobs with good pay and benefits.

Again, I support St. Luke's plan and I would like you to also.

Thanks for your consideration,

Bev Holland, RN, MSN, NEA-BC
Senior Director
Women's and Children's



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Alysha Prisbrey

From: Amanda Brown
Sent: Tuesday, April 14, 2015 10:38 AM
To: Alysha Prisbrey
Subject: FW: St Luke's Expansion Plan

From: Sheila Grisham [<mailto:sheilagrisham@gmail.com>]
Sent: Sunday, April 12, 2015 11:07 PM
To: Hal Simmons
Cc: Maryanne Jordan; Elaine Clegg; Lauren McLean; David Eberle; TJ Thomson; Ben Quintana
Subject: St Luke's Expansion Plan

Dear Hal,

I am writing to thank you all for taking a step back with St Luke's Master Plan. I am hoping that by doing this there will be some good dialog that will help everyone get what they want or need. I understand that this is more time consuming but I hope that more good comes from it.

I understand that there will not be any public testimony and that I will not be able to speak at this "Square Table" meeting but as an East End home owner I have some concerns and questions that I am hoping will be answered, if not this Tuesday, then hopefully in future discussions with St Luke's and City Council.

My first concern and question is about the traffic. If Jefferson is closed, how will St Luke's, City Council, and ACHD address the traffic problems that will occur with one less road to handle traffic, two more parking garages, and the estimated 13,000 trips a day that will be added to our already congested roads?

I am also concerned about pedestrians and bicyclists in this area, with that much more traffic they will be at more risk. I understand that St Luke's wants to build a cycle track and I think that is great, but once you get to the end of St Luke's property the cycle track will end and dump pedestrians and cyclists onto either State Street or Fort, neither of which are roads that are safe for pedestrians or cyclists.

If St Luke's is allowed to do this expansion, I am assuming that their trauma center will then be downtown, which brings me to my next concern, helicopter traffic. It is my understanding that when the helicopter pad was first put in that most of the helicopter traffic would go to St Luke's Meridian but, if they make downtown their Trauma Center I assume that will change too.

Why can't St Luke's divide their specialty centers among their hospitals? Why can't the Children's Hospital be in Meridian where the majority of families are moving? Why can't MSTI stay downtown since it is already here? I don't understand why it ALL has to be downtown when the majority of growth is in West Boise, Meridian, and Eagle.

If St Luke's is allowed to go forward with their Master Plan they will be taking over a large part of downtown, when is enough enough? What if they come to you in 5 years and say they need more, either more land, bigger buildings, or even more roads closed, what will happen then?

The Blueprint for Boise is a wonderful thing written by many that love Boise. It is a huge part of what makes Boise such a great place to live, work, and play. Why should St Luke's be allowed to ignore that plan and what

will happen when other developers want to do similar things? They can just say, "Well St Luke's was granted permission, why can't we?"

Thank you for all that you do.

Sincerely,

Sheila Grisham

Alysha Prisbrey

From: Charles Wilson <wilsonproperties@qwestoffice.net>
Sent: Tuesday, April 14, 2015 10:37 AM
To: MayorBieter
Cc: CityCouncil
Subject: St. Luke's

Mr. Mayor and City Council – As a citizen of the North End - I'm in full support of the St. Luke's project as presented!! It's a positive, forward planning need for the Citizens of the City, the Valley and our surrounding area! Thank You for your positive support!! Charles H. Wilson

Alysha Prisbrey

From: Amanda Brown
Sent: Tuesday, April 14, 2015 10:37 AM
To: Alysha Prisbrey
Subject: FW: Closure of East Jefferson

From: Elizabeth Caughlin [<mailto:lizcaughlin@gmail.com>]
Sent: Saturday, April 11, 2015 8:37 PM
To: Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson
Subject: Closure of East Jefferson

I oppose the proposed closure of Jefferson Street as outlined in the St Luke's Master Plan dated Dec 17, 2014. I am a teacher at North Junior High School and have been working with our community and community leaders to increase bicycling and pedestrian safety in the North End. Closure of East Jefferson would endanger my students and members of our community.

I am particularly opposed to this closure for the following reasons:

- 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 (as well as Boise High). Those kids and their parents need safe routes, and they need alternate routes.
- 2. Current nature of Fort Street.** As the city is currently structured, Avenue E bends into Fort Street, reminding all who travel along the route of our start as a city. At the curve, we are reminded of the context of our city: our resource rich foothills, originally fueling the city's growth with gold, but now fueling the city's beauty with trails, recreational opportunities and excellent schools, are all represented at the bend. The bend of the street is a wonderful metaphor for the curve of our history. Changing the balance of the curve will destroy the integrity of our community.
- 3. Urban development balance.** Boise's downtown currently has a nice balance between residential, turn of the century business buildings, schools, parks, and new businesses, including St. Luke's, The Elks and newer downtown highrises.
- 4. Emergency vehicle traffic and events congestion.** Closing Jefferson and rerouting traffic will significantly change the character and quality of historic streets. Restructuring St. Luke's to spill traffic onto Fort will force more bicycle/car/emergency vehicle congestion onto a street that currently has a park-like appeal, providing long vistas to the ridge.
- 5. Commuter choice.** Jefferson provides a long-used 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.
- 6. Respect taxpayers and preserve neighborhood integrity.** Boise taxpayers support roads, schools, and infrastructure. Local governments receive tens of millions of dollars in property taxes annually from the affected neighborhoods. 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, however much we support them in other ways.

7. ACHD staff continually and constantly disrespect the voices and feelings of the residents of Boise. ACHD's report, strangely developed in partnership with St. Luke's, failed to take into account the real value of East Jefferson. Access to East Jefferson represents access for residents. Boise has long put a premium on public access: think the Foothills Levy, the Greenbelt and our extensive park system. ACHD has long put a premium on supporting developers: think Sherman Hollow, roundabouts and bizarre bike lanes in conflict with bus lanes.

Thank you for your consideration of my concerns,

Elizabeth Caughlin
1320 N 6th Street
Boise, ID 83702

Alysha Prisbrey

From: Amanda Brown
Sent: Tuesday, April 14, 2015 10:36 AM
To: Alysha Prisbrey
Subject: FW: St. Luke's master plan

From: Thornton, Nathan L. MD [<mailto:thornton@slhs.org>]
Sent: Friday, April 10, 2015 11:35 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; David Eberle; TJ Thomson; Derick O'Neill; Hal Simmons
Subject: St. Luke's master plan

Good morning.

My name is Nathan Thornton. I'm a neonatologist with St. Luke's Neonatology and live at 733 E. Bannock Street. Working at St. Luke's as well as being a resident of the east end, I believe I'm more than qualified to speak on the controversy of closing down Jefferson Street between Ave. B and N. 1st St. that the St. Luke's Master Plan would require.

Professionally I moved from Austin, TX in December of 2013. I was a neonatologist at Dell Children's Medical Center in Austin, TX, and I can tell you firsthand the incredible difficulties if pediatric subspecialty services and maternal/delivery services ultimately were split between Meridian and Boise. One I would point out would be the separation of mother and infant if transfer to a higher level neonatal intensive care unit were urgently needed. Infants were not delivered at Dell Children's Medical Center but had to be transported there, often urgently, after their delivery. This understandably was not ideal to new mothers.

Socially, I love the access the east end provides me. I walk to work every day and either walk/ride my bike to downtown often ---- downtown access is very important to me. I do not feel the closing of Jefferson Street between Ave B. and N. 1st St. would limit that access. In fact, I would welcome the improved bike paths the St. Luke's Master Plan would provide. Those improved bike paths, at least in my opinion, more than offset the closing down of Jefferson in that short block which now typically seems seldom used by auto traffic and more by bikes.

Thank you kindly for taking the time to read my email.

Nathan Thornton, MD

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Alysha Prisbrey

From: Amanda Brown
Sent: Tuesday, April 14, 2015 10:34 AM
To: Alysha Prisbrey
Subject: FW: Why I support the St Luke's expansion plan

From: Jensen, Ginger [<mailto:jenseng@slhs.org>]
Sent: Thursday, April 09, 2015 10:26 AM
To: MayorBieter
Cc: Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; David Eberle; TJ Thomson; Derick O'Neill; Hal Simmons
Subject: Why I support the St Luke's expansion plan

Dear council and Boise City planning members:

I am a native Idahoan. I have lived in Southwest Idaho, North Idaho, and most recently Southeast Idaho. I started as a RN at St. Luke's in 1992 following graduation from BSU. I worked at this facility in a variety of roles from bedside RN in Labor and delivery and the NICU, and provided staff and community education. I left St. Luke's in 2000 and honestly have been trying to find my way back ever since. I believe that St. Luke's has and always will be community based in their vision. Always striving to improve the lives of those in our community and state. As a health care professional, this is my passion, my heart, and why I do what I do. These are the morals and ideals that have brought me back to serve at this hospital again. Since leaving, I have advanced my education and am bringing my varied experiences and new role to serve this community as a mid-level practitioner. My personal goal is to better the lives and the outcomes of our smallest patients and their families.

With the new Health Care Reform Act. The focus of healthcare is on prevention and promotion of healthy lifestyles, and pay for quality. Unlike the old model of reactive healthcare and pay for services rendered (good or bad). Having worked for a variety of large health care corporations, there is a definite difference in how this hospital serves its clients. While it is a business, the need of the patient and community is always a top consideration. This in contrast to corporate hospital systems in which the bottom line and an attitude of "do more with less" is the norm. Impossible edicts are sent from administration, and they are so far removed from the patient interface that they don't realize how their decisions result in disgruntled employees, lack of necessary resources, and ultimately poor care and outcomes. I believe that these systems will struggle to keep stride with the changing health care landscape. I have always appreciated the community involvement and support of St. Luke's in preventative health care and healthcare promotion to our region. I am honored to be able to "come home" and serve at the only Children's hospital in the state. A resource I frequently used and relied upon while working in the more remote areas of our state.

In order to continue to meet the needs of the community and region we must be allowed to expand and grow. These are the ideals and reasons that I am in support of the growth of St. Luke's; Not because I am an employee, but because I believe St. Luke's has always supported the community in their health care needs. In considering this expansion, I ask that you realize that a health care system (in particular a not for profit system) that can fully support the needs of the community is vital to a healthy community. This includes the health of your families and mine. Thank you for taking time to read my story and reasons I am in support of St. Luke's Boise Development Plan.

Sincerely,
Ginger Jensen MSN, NNP-BC

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Alysha Prisbrey

From: Lombardo, Dawn <lombardd@slhs.org>
Sent: Monday, April 13, 2015 5:19 PM
To: 'Mayor@cityofboise.org'; 'citycouncil@cityofboise.org'; 'tellus@achdidaho.org'
Subject: I fully support the plan the St. Luke's Boise Campus Plan

Dear Mayor Bieter, City Council Members, and Ada County Highway District Commissioners,

I am writing this letter in support of the St. Luke's Boise master plan. I have lived in Boise for the past 20 years and want to continue to see the best care for our patients and community.

I am currently the leader for the St. Luke's Boise critical care inpatient units and units where patients have their hearts monitored after a procedure or surgery. Adjacency and continuity is very important in caring for patients who come to the hospital with acute heart issues and a need for testing and/or procedures to be done. I previously worked in a facility where we transported critical patients across a sky bridge. This created delays in treatment, and unsafe conditions for patients. Having to transport patients up and down elevators or across sky bridges during a heart attack or stroke adds time which is time some patients just don't have. "Time is muscle" referring to minutes in delays that causes death of vital heart tissue or brain tissue. St. Luke's has been studying all viable alternative for many years. They have worked to mitigate the impacts to both patients we care for in our community, as well as, their neighbors who walk and cycle around the campus. I really believe the plan that has been put forward is thoughtful and has the best interest of the community as well.

As a resident of Boise, I expect you to analyze each project for financial and community well-being before providing approval. This city is one I am proud of and want to see continued value-based economic development. St. Luke's has committed to investing in our city, making Boise and surrounding community better over the years. They have supported local businesses and non-profits for many years. Our staff have also been involved in many fundraising and volunteering events that support the non-profits that are making Boise a great place to live. St. Luke's provides many jobs with good pay and benefits.

Again, I support St. Luke's plan and I would like you to also.

Thanks for your consideration,

Dawn Lombardo

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Alysha Prisbrey

From: Michael Jensen <mjensen109@gmail.com>
Sent: Monday, April 13, 2015 5:08 PM
To: CityCouncil
Subject: St. Luke's Downtown Plan - A Local Precedent to Consider

To: Boise City Council Members

I have been fortunate to be a part of St. Luke's Boise Downtown Capital Improvement project planning process, and so I'm aware of the extent to which St. Luke's has investigated other options of the proposed development plan and effort and cost that has gone into ideas such as the new bike path in order to lessen and even improve access, while providing adequate care delivery.

I have another personal perspective that I believe will be relevant and helpful in this process. Some time ago, a zoning change was proposed to the farmland across the street from our rural home. We had moved to the acreage we own because of its rural nature and enjoyed our new home. The zoning change and a development plan was to accommodate a light industrial zoning change and proposed development. While it was certainly not our first choice as neighbors, we had to agree that the plan, location, etc. did make sense from an objective point of view. We shared our concerns in meetings such as those in the Boise City Council process, then worked with the governmental agencies and the new developers to help influence and plan the development in such a way that the development, contributions by the developer to the surrounding neighborhood, streets, access and egress and considerations for children in the area such as bus stop locations, etc. were all factored in. The developers were open and cooperative and made many changes to better accommodate all parties and still have an efficient operation.

If this kind of cooperative planning can be done for a development primarily interested in making a profit, it certainly seems possible to ask and expect all parties to be able to make enough accommodation to allow for the highest practical level of healthcare.

As I've observed and reviewed the new bike path, proposed traffic adjustments and other considerations in St. Luke's plan, I was reminded of the cooperation and positive outcomes I've noted above and encouraged that such could be the case regarding St. Luke's plan. St. Luke's Health System has certainly demonstrated a commitment to accommodation without sacrificing those critical components of providing healthcare which is the expertise and responsibility we all expect of St. Luke's in our community.

Thank you,

Michael Jensen
Director - Enterprise Project Management Office
St. Luke's Health System
Email: Michael.Jensen@slhs.org<mailto:Michael.Jensen@slhs.org>
Office: [208 493-2369](tel:2084932369)

Alysha Prisbrey

From: mardi Stacy <mardistacy@gmail.com>
Sent: Monday, April 13, 2015 1:57 PM
To: CityCouncil
Subject: St. Lukes Master Plan

Dear City Council Members:

I am writing to you as a City Council member to encourage you to pursue a number of unanswered questions in regards to St. Luke's Master Plan for expansion. This matter will have great impact on Boise and the entire Treasure Valley. I believe decisions must be made based on data and analysis rather than emotion. I have studied the Master Plan and supplemental materials in detail and have found the data presented to be minimal in some areas as well as one-sided. I believe it is time to press the pause button to collect independent data and analysis regarding a number of concerns. Some of these concerns include:

Needs Analysis

The Master Plan states that the population of the Treasure Valley is expected to increase by 291,000 by 2030 and St. Lukes must expand to meet this need. According to Compass statistics, over 70% of the population increase will occur outside of Boise proper in outlying areas like Meridian, Kuna, etc. How much of this population increase will be served by the St. Lukes Boise campus and how much will be served by hospitals and healthcare providers closer to the growth?

The Master Plan states that 90% of healthcare growth will be in outpatient services. Indeed most of St. Luke's expansion involves outpatient medical services in the Warm Springs medical office building and Children's Pavilion. Yet the proposed closure of Jefferson St. is based on expansion of the Emergency Department and associated services. The Emergency Department seems to be an area of lower need and growth. Since the majority of the population growth is to the west of Boise, these patients are likely to seek emergency care closer to home. Additionally, St. Lukes is not our regional Trauma Center and all emergency trauma cases are required to be treated at our Trauma Center.

There is no data in the Master Plan to indicate which departments are currently operating at full capacity. There are no data-based projections of growth for each hospital sector.

St Luke's statement that "if the Boise City Council votes against our development plan, major services will be migrated over time to Meridian . . . " (from a postcard in my mailbox) highlights the importance of a needs analysis. If there is a pressing need to expand in Boise based on the current and projected healthcare conditions in the Treasure Valley then certainly St. Luke's should be open to exploring multiple solutions.

Economic Impact Analysis

Since much of St. Lukes proposed expansion will be in outpatient services, how much of this expansion will represent consolidation of existing services and how much will represent new growth? How many, and what type, of new jobs will be created? How many of these jobs will not be new jobs but will be consolidation of existing jobs from dispersed outpatient clinics?

While consolidation of services at their hospital campus will be cost-saving to St. Lukes, will this translate to cost savings to healthcare consumers? Under our current reimbursement system, outpatient services provided at a hospital campus cost consumers up to 50% more than the same services received in dispersed medical offices since hospital campuses are allowed to charge more for every service provided including blood tests, MRIs, and diagnostic tests.

Analysis of Alternative Options

Independent data gathering, study and analysis is needed of the other expansion options briefly mentioned in the Master Plan. These options include expansion in other directions as well as innovative solutions to keeping Jefferson St. open. St. Lukes has focussed exclusively on their ideal scenario. More independent scrutiny can be brought to bear on alternatives.

Hospital expansion has wide ranging effects on the future of our city and the Treasure Valley. Decisions need to be based on solid, independent data and analysis in multiple arenas. Let's take the time to make an informed, intelligent decision based on solid, neutral data.

Thank you,
Mardi Stacy, Ph.D.
1718 W. Jefferson St.
Boise, ID 83702

Sent from my iPad

Alysha Prisbrey

From: Tom Ripke <tomripke@gmail.com>
Sent: Monday, April 13, 2015 12:06 PM
To: CityCouncil
Subject: St. Luke's Expansion

Follow Up Flag: Follow up
Flag Status: Completed

Dear City of Boise Council Members,

I have lived in the East End of Boise for over 32 years. During that time I have seen St Luke's Hospital grow and expand into a Regional Medical Center providing great value to our community and particularly the downtown core, East End and North End. St. Luke's has steadily increased the number of high paying, profession jobs during that time period and has attracted many fine doctors and nurses to become residents of our fine City.

Now this lasting, innovative, vibrant medical facility is being challenged to cease it growth and contribution to our city so that a few (including myself) won't be inconvenienced by having to change our usual route to downtown and perhaps even increase our travel time by a few short minutes. **Well I am one who is quite willing to change my old habits so that our city will continue to have a state of the art hospital in our core area.** Hospitals are a key and vital part of every city, just like schools, fire stations, police protection and recreational facilities.

I strongly support St. Luke's expansion plan and urge you to provide the leadership that helps continue to provide increased value to our city core.

Sincerely,

Tom Ripke
2080 Table Rock
Road
Boise, ID 83712

--

Tom Ripke
tomripke@gmail.com

Alysha Prisbrey

From: Charlene Ripke <ckripke@msn.com>
Sent: Monday, April 13, 2015 7:51 AM
To: CityCouncil
Subject: Fw: St. Luke's expansion

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council members,

As a over 55 year resident of Boise and a 32 year resident of the east end, I am writing to express my enthusiastic support for St. Luke's plans to expand their Boise campus. As someone who drives through the intersection of Reserve Street and Fort Street daily, I can attest to the great need for improved connectivity and the planned round –about at that intersection. Bicycle riders face continuing hazards as they pass through that congested area. The protected lanes planned for bicycles will be a huge improvement over the current open street riding on Jefferson.

That is just one point of many benefits for Boise with this expansion. Besides expanded and improved health services, the construction will provide many jobs and the expanded health services will also bring in more advanced skill employment opportunities. In addition, local businesses will benefit by providing services for those who come to Boise for care.

Please support to this wonderful opportunity for Boise to benefit from the presence of top-notch medical services.

Sincerely,
Charlene Ripke
2080 Table Rock Rd.
Boise, ID 83712
ckripke@msn.com

Alysha Prisbrey

From: Dexter McBride <dexter.mcbride@me.com>
Sent: Sunday, April 12, 2015 3:49 PM
To: CityCouncil; MayorBieter
Subject: Say No! To St. Luke's Downtown Plan

Follow Up Flag: Follow up
Flag Status: Completed

Greetings.

I am writing this letter to voice my opposition to the proposed closing of Jefferson Street requested by St. Luke's Hospital.

If St. Luke's was providing free health care to all who come through their door. If St. Luke's wasn't buying up every other private practice around the valley in order to take on a facilities fee for services rendered and if St. Luke's wasn't trying to coerce an outcome to their liking by threatening to leave downtown (which would actually work just fine for me), then MAYBE I'd consider supporting it with a less skeptical view.

Alas, the fact is I believe this closing of Jefferson will negatively impact the established neighborhoods in that area of town and those who live there with the ONLY benefit being the continued cancer-like growth of the size of St. Luke's.

Thanks for reading.

Dexter McBride
1025 El Pelar Dr. (Nowhere near the St. Luke's Monstrosity)
Boise, ID 83702

Alysha Prisbrey

From: Jeff Anderson <604anderson@cableone.net>
Sent: Sunday, April 12, 2015 3:31 PM
To: CityCouncil
Subject: We support St. Luke's Boise Development Plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Members of the Boise City Council,

We support the St. Luke's Boise Development Plan. Our letter of support to Mayor Bieter is below.

The Honorable Dave Bieter
Mayor of Boise

Dear Mayor Bieter:

A world-class city requires a world-class health care provider willing to support the downtown core.

Boise is a world-class city. Please support the St. Luke's Boise Development Plan.

Sincerely,

Jeff & Theresa Anderson
2819 S. Portside Avenue
Boise, ID
83706
208-343-8536

Alysha Prisbrey

From: Karren Farnsworth <karrenfarnsworth@gmail.com>
Sent: Thursday, April 09, 2015 2:46 PM
To: CityCouncil
Subject: St. Luke's Hospital Expansion Plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Council Members,

In my review of St. Luke's Hospital expansion plan, I would ask my city council members to please keep in mind that St. Luke's Hospital is a private business. I acknowledge that they provide essential services to our community, but in my view, many of the components of their expansion are unnecessary. If the board of St. Luke's Hospital deems that expansion is essential to maintain a profitable business, I want to go on the record that as a Boise City citizen, I do not support forced sales of private property, tax payer funding of any components of this plan or any uncommon city support for this proposed expansion.

Thank you,

Karren Farnsworth
4033 Yorktown Way
Boise, Idaho 83706

Alysha Prisbrey

From: Hoffer, Nolan <hoffern@slhs.org>
Sent: Thursday, April 09, 2015 4:13 PM
To: CityCouncil
Cc: Hoffer, Nolan
Subject: Support for St. Luke's Health System Master Plan
Attachments: Sent from BSV0034.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council Members,

Enclosed is my letter of support for the St. Luke's Health System Master Plan. I appreciate your consideration.

Best Regards,
Nolan L. Hoffer

Senior Director of St. Luke's Rehabilitation
600 N. Robbins Rd.
Boise, Idaho 83702
208-385-3246

"Behind every success is effort... Behind every effort is passion... Behind every passion is someone with the courage to try."

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Nolan L. Hoffer
757 W. Hartack Ct.
Meridian, ID 83642

April 9, 2015

City Council
150 N. Capitol Blvd
Boise, ID 83702

RE: CPA 14-00004 / St. Luke's Health System / St. Luke's Master Plan

Dear City Council Members:

My name is Nolan Hoffer and I am an employee of St. Luke's Health System, working in downtown Boise. The purpose of this letter is to share my support for the St. Luke's Master Plan.

St. Luke's is an Idaho (Boise) based, community owned, not-for-profit health system. We are governed by a volunteer board comprised of local leaders. Our rich history started in a converted Boise home on December 1, 1902 by Bishop James B Funsten who identified a need for his parishioners and quickly expanded the services to encompass the community at large. In 1928, St. Luke's was moved to its current location and has occupied this location ever since.

Since its inception St. Luke's has never lost sight of its need to serve anyone regardless of their ability to pay. Our heritage and values continue to direct our course as we meet the area's rapidly growing healthcare needs. It is the foundation upon which we have built Idaho's largest and most advanced health care organization and it is what continues to benefit the citizens of Boise and beyond.

Our continued efforts to improve our services bring recognition from organizations who rank healthcare services. Boise should be proud of a provider who benchmarks their respective services based on "best practices" and then is recognized for those efforts. Below are a few awards that directly impact our patients and the communities we serve.

- 2014 – Truven ranked St. Luke's among the Top 15 Health Systems with better patient safety, better survival rates, lower 30-day mortality rates, fewer complication and shorter hospital stays.
- October 2013 – Recognized by Healthgrades for Quality Clinical Outcomes in cardiac care, critical care and joint replacement.
- January 2013 – Healthgrades recognized St. Luke's among the "Top 5 Percent of Hospitals in nation."

I mentioned that we serve "regardless of the ability to pay." Not only does St. Luke's provide outstanding quality and patient satisfaction, we admit patients regardless of their ability to pay. Did you know that in 2014 St. Luke's Treasure Valley provided unreimbursed services in the amount of \$66,140,887 (St. Luke's Treasure Valley 2014 Report of Community Benefits Report)?

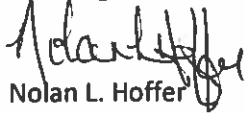
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closure of Jefferson Street is no exception. The Downtown Master Plan is inspired and guided by the City's comprehensive plan, Blueprint Boise, enhancing the "built environment" and preserving Boise's livability. Adopting attributes of all seven Blueprint Boise themes, the St. Luke's Plan proactively incorporates land use and transportation planning, healthcare delivery, and the unique characteristics of the neighborhood setting. The plan has been modified based on feedback from neighbors and community input, including "preserving with purpose" historically interesting structures, incorporating public art, and enhancing mobility options.

St. Luke's has also been diligent in its engagement with ACHD and the City of Boise to explore broader transportation and land use planning solutions for the larger Fort Boise area. They have also agreed to additional infrastructure investment beyond the required mitigation for the one-block vacation to ensure connectivity for the greater area.

The health and vitality of any downtown area is dependent upon business partners like St. Luke's, who are dedicated to quality, transparency, and willing to cooperatively collaborate with community members. Without this cooperative collaboration, cities lose vitality. I urge you to vote in favor of the St. Luke's Master Plan and influence those around you to do the same. St. Luke's has a long history in Boise as a quality provider of healthcare services and they are a vital part of the greater downtown area success. It is my belief that the plan put before you will enhance the livability of the community and will foster sustained vitality into the future and will allow St. Luke's to provide the level of healthcare service we have all come to trust.

Best Regards,

A handwritten signature in black ink, appearing to read "Nolan L. Hoffer", written over the printed name.

Nolan L. Hoffer

Alysha Prisbrey

From: Amanda Brown
Sent: Friday, April 10, 2015 10:16 AM
To: Alysha Prisbrey
Subject: St. Luke's

Follow Up Flag: Follow up
Flag Status: Completed

Phone Call

Don May

Supports the St. Luke's application and encourages Council to approve it. Believes that it helps encourage downtown investment.

Alysha Prisbrey

From: Fischer Brian <Fischer.Brian@westada.org>
Sent: Friday, April 10, 2015 1:55 PM
To: CityCouncil; mayorcouncil@citycouncilboise.org
Subject: St. Lukes

Follow Up Flag: Follow up
Flag Status: Completed

Dear City Council,

Despite Planning and Zonings recommendation against St. Luke's expansion, I highly encourage you to keep an open mind and consider allowing it or put forth recommendations that might make the expansion help the city of Boise and support the health of our community.

It is easy for me to say that because it's not in my neighborhood. However, I once lived in the east end, am an avid cyclist (3100 miles last year), and currently have my little little boy at the St. Luke's NIC unit. I appreciate their consideration of bikers by putting in dedicated bike paths and cyclist do not need to detour that much farther than Jefferson.

I hope St. Luke's is able to continue their dedication to the health of the community.

Sincerely,
Brian Fischer

Brian Fischer
Fourth Grade Teacher
Eagle Hills Elementary
Fischer.brian@westada.org
(208) 350-4085

Sent from my iPad

Alysha Prisbrey

From: Mike Journee
Sent: Friday, April 10, 2015 4:50 PM
To: CityCouncil
Subject: FW: St Luke's Expansion Comments

Follow Up Flag: Follow up
Flag Status: Completed

From: Dan Shepard [<mailto:driftwoodshepard@gmail.com>]
Sent: Friday, April 10, 2015 4:23 PM
To: Mike Journee
Subject: St Luke's Expansion Comments

I would like to enter the following comment into the public record at the next comments taken by the City Council of Boise. I could not find a location to enter comments on in the City of Boise web page but did find this address associated with information on St Luke's master plan. Thank you for your assistance.

Dan Shepard

2700 Driftwood Drive

Payette Idaho 83661

I have been watching with some interest the proposed expansion of St Luke's hospital. I had the opportunity to use the services at this location last year from January to July of 2014. I was in the hospital for three weeks and then had four chemotherapy sessions that kept me at the Bishop Foot house for three weeks at a time. While at the Bishop Foot house, located on the corner of Jefferson and 2nd Street, I was able to observe traffic flow at this location. It struck me that for being in Idaho's largest city, Jefferson did not have a lot of traffic west bound. At this corner, it appeared that the major traffic flow was north and south along Second Street. With its current one way flow west bound, it appears to be a far less desired route to use by automobiles than either Idaho or Fort. For the great service that the hospital brings, I would think that closing Jefferson between Broadway and 1st Street would be a logical projection of the hospital expansion.

Of course from my location in Payette, having St Lukes relocate to Meridian would be closer for me but I do not think that is what Boise wants. Change is hard but in this case, the sacrifice would be small.

Alysha Prisbrey

From: Ken Gibson (eHealthApp) <kgibson@ehealthapp.com>
Sent: Friday, April 10, 2015 9:09 PM
To: CityCouncil
Subject: St Luke's

Follow Up Flag: Follow up
Flag Status: Completed

Hi,
In short, help them do whatever they need to do to expand in downtown Boise. Excellent jobs and excellent health care is what we need. The plan is reasonable and appropriate and letting some inconvenienced folks get in the way is inappropriate and sets a bad precedence.

Ken Gibson
2739 n.lakeharbor ln
Boise id, 83714
Sent from my T-Mobile 4G LTE Device

Alysha Prisbrey

From: William & Carol Lee <leehome@cableone.net>
Sent: Saturday, April 11, 2015 4:30 PM
To: CityCouncil
Subject: St Lukes

Follow Up Flag: Follow up
Flag Status: Completed

I agree with the plan for expanding the St. Luke's campus in downtown Boise. That hospital serves many people and the new plan adds facilities as well as making an easy to get around campus. I feel for the north end residents that commute to town, but if a bike lane is added on the streets (preferably divided from car traffic it should make it just as easy as it is now for them to get to downtown businesses.

Carol Lee

Nolan L. Hoffer
757 W. Hartack Ct.
Meridian, ID 83642

April 9, 2015

City Council
150 N. Capitol Blvd
Boise, ID 83702

RE: CPA 14-00004 / St. Luke's Health System / St. Luke's Master Plan

Dear City Council Members:

My name is Nolan Hoffer and I am an employee of St. Luke's Health System, working in downtown Boise. The purpose of this letter is to share my support for the St. Luke's Master Plan.

St. Luke's is an Idaho (Boise) based, community owned, not-for-profit health system. We are governed by a volunteer board comprised of local leaders. Our rich history started in a converted Boise home on December 1, 1902 by Bishop James B Funsten who identified a need for his parishioners and quickly expanded the services to encompass the community at large. In 1928, St. Luke's was moved to its current location and has occupied this location ever since.

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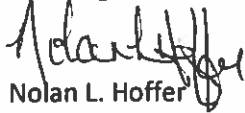
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The health and vitality of any downtown area is dependent upon business partners like St. Luke's, who are dedicated to quality, transparency, and willing to cooperatively collaborate with community members. Without this cooperative collaboration, cities lose vitality. I urge you to vote in favor of the St. Luke's Master Plan and influence those around you to do the same. St. Luke's has a long history in Boise as a quality provider of healthcare services and they are a vital part of the greater downtown area success. It is my belief that the plan put before you will enhance the livability of the community and will foster sustained vitality into the future and will allow St. Luke's to provide the level of healthcare service we have all come to trust.

Best Regards,

A handwritten signature in black ink, appearing to read "Nolan L. Hoffer", written over the printed name.

Nolan L. Hoffer

April 7, 2015

John O'Hagan
1060 E. Krall St.
Boise, ID 83712

Boise City Council
150 Capitol Blvd.
Boise, ID 83701

Re: Closing Jefferson St. A "Must"

To the City Council:

At the outset, let's be clear. Closing Jefferson St. is not a "must" it is a "want." It is what St. Luke's, and virtually no one else wants. That does not translate into a "must" for the City of Boise, or if it does the concept of our city government is seriously skewed.

St. Luke's is now suggesting, as a mollifying gesture towards closing a main east/west, two way street "a two way bicycle track around" its proposed five block, ten story high mega-lith.

I live six blocks to the east of St. Luke's. At least six days a week I drive west on Jefferson Street to get down town. I am 74 years old. I am not interested in a bicycle path of any description to get me down town in the middle of winter. (nor if the truth be known at any time of the year.) Why we would even consider surrendering a public street to a private business is beyond comprehension.

Let's be clear. St. Luke's Regional Medical Center is not some sort of eleemosynary, "good neighbor." St. Luke's Regional Medical Center is big business and what is good for big business is not necessarily what is good for a livable Boise. Thank you.



John J. O'Hagan
1060 E. Krall St.
Boise, ID 83712

c/c ACHD

April 8, 2015

To: Honorable Mayor David Bieter
City of Boise Council Members

Re: Support for St. Luke's Expansion

I am writing to ask for your support of St. Luke's in their expansion efforts at their main campus near downtown Boise.

The community continues to grow, develop and change. Sometimes change can be difficult, particularly to those entrenched in their personal history to their neighborhoods and unyielding to new opportunity and foresight. While new development certainly comes with particular challenges, unless we adapt and grow, we die, or at the very least, stagnate; not much difference in the long run. You have a particular opportunity before you to not only support one of the best medical facilities in the Northwest, but also allow for a solid plan moving forward, well thought out and appropriately programed.

It appears that St. Luke's has made a serious and successful effort to mitigate any negative challenges that may impact those living close to the expansion project, and solving existing problems with traffic flow.

If we are to continue to see a thriving downtown and City core, there must be an opportunity to encourage smart growth that will provide a solid foundation for the future. The St. Luke's expansion will:

- Redesign a currently convoluted area providing better accessibility and improved traffic, pedestrian and bicycle routing through the area;
- Mitigate current traffic congestion and confusing street patterns in the area;
- Encourage highly trained professionals and support staff to find housing closer to downtown, providing an impetus for infill projects of retail and other commercial development;
- Encourage greater participation and partnership by Boise State students studying medically related fields due to proximity to campus;
- Prevent the relocation of much needed medical facilities to other areas in the Treasure Valley; and
- Sustain the positive growth currently being seen in the downtown area.

Please encourage the expansion of St. Luke's and continue the momentum for a positive Boise future.

Thank you for your wisdom and foresight.

Sincerely,



Patrick D. Rice
Boise Resident and Employed Downtown

April 13, 2015

Dear Councilman Jordan:

This letter is submitted to express a strong 'NO' on the closing of Jefferson Street. The overly ambitious expansion of St. Luke's hospital is not just about the closure of a street. This expansion represents a series of complications and economic burdens I believe residents of Boise can no longer afford.

Please take a moment to look over the following sections of this letter.

STREET CLOSURE AFFECTS TRAFFIC PATTERNS

(See Map, Appendix 1, red = St. Luke's holdings, blue=privately owned)

There have been two prior street closures in this part of the city totaling four blocks. Avenue A between Jefferson and Idaho was closed in the 1980s and, of course, Bannock has been closed between 1st and Avenue B.

Pedestrians who use the Bannock St. closure do NOT welcome bicycle traffic through "their" concourse. Closure of Bannock St. resulted in the loss of approximately 60 street parking spaces, creating the need for more parking structures built on land purchased from private owners, subsequently taking that land off the tax rolls.

Closure of Jefferson will result in the loss of 30-60 parking spaces, bicycle access, sidewalks for pedestrians, urban street trees, and emergency vehicle access to the surrounding neighborhoods.

With the closure of Bannock St., East End residents were left with only two west-bound streets, Warm Springs/Idaho and Jefferson as ways to access downtown businesses, schools, and churches. Boise's east end is a rapidly growing area. If Jefferson is closed, residents will be forced to use Warm Springs as their main thoroughfare. ACHD has indicated that Warm Springs has already exceeded its daily quota of traffic.

Closing Bannock St. was a dangerous precedent to set. Now, with the potential closure of Jefferson St., even more traffic will be diverted to Idaho Street, the only remaining west-bound arterial, and Main Street, the only east-bound arterial.

All of the streets I have mentioned in this plan are two-lane. Expanding them to four-lane streets would be costly (to tax payers) and logistically difficult, requiring input from ACHD.

Boise was laid out with a well-organized grid of parallel streets for a reason. Parallel streets help reduce the traffic congestion on any one street.

Please do not approve of the closure of Jefferson St. These streets belong to the citizens of Boise, their maintenance has been paid for by tax dollars and should not be given away to St. Luke's. Before any more streets are closed, St. Luke's needs to be more transparent about their future expansion plans, plans which may include the real estate they now hold between Main Street and Front St.

TAXES ON PRIVATE PROPERTY COMPARED TO ST. LUKE'S HOLDINGS

(See List of Properties, Appendix 2)

As we are all aware, 501.c.3 non-profit organizations can hold properties and pay no taxes on them. St. Luke's is purchasing expensive east end property, removing existing residential structures they do not want to maintain, and keeping property off the City's tax rolls for decades. How do you think St. Luke's will recoup money expended for such expensive property? By increasing health care costs?

On privately owned properties facing E. Idaho St., comparing privately owned land on .6 acres of land, the total property tax collected in 2014 was \$22,408.98. Comparable property on same block owned by St. Luke's, still being used for commercial purposes, paid \$687.00 in taxes.

St. Luke's exemption from paying taxes on property has placed a burden on residential and business property owners. For example, a single family residence on a 50x300 foot lot on Warm Springs pays almost \$7000.00 in property taxes per year. Business and home owners are subsidizing St. Luke's ownership of property, by having their taxes increase each year.

Why are so many Boise residents moving out of the city? Increased property tax, destruction of urban residential areas, creation of unsightly parking lots, and pockets of land undeveloped for decades, may very well be factors contributing to this migration of our population to Meridian and Eagle.

Before any more land/streets are conceded to St. Luke's, I urge every member of City Council as well as Mayor Bieter to consult with a forensic accountant, who will be able to break down the tax revenue generated per address and give a more accurate picture of tax revenue lost to the city.

Take a look at the difference between St. Luke's expansion plan and that of St. Alphonsus Regional Medical Center. St. Al's had the insight and economic common-sense to relocate its campus to the present location at Curtis Road. It sits on the former site of a drive-in movie theater and a farm on agricultural land, neither of which were high value real estate.

In contrast, St. Luke's decided to stay at its original location and is now trying to copy St. Al's campus design. Residents of Boise are being forced to subsidize St. Luke's scheme by having our taxes raised and the quality of life in the city compromised.

St. Luke's is not content with expansion in Boise. Recently, they attempted to expand in Nampa with the purchase of Saltzer Medical Group. The Federal Trade Commission, the Attorney General, and St. Al's sued. It was determined that St. Luke's had violated an antitrust law by attempting to create a health care monopoly. It cost St. Luke's nine million dollars to divest themselves from Saltzer. St. Luke's appeal is still pending.

INSENSITIVE DESTRUCTION OF RESIDENTIAL AND HISTORIC PROPERTIES

Remember the Bishop's House? In the 1970's, when St. Luke's expansion began, the Bishop Rhea House was moved at great expense by the Idaho Historical Society to its present location at the Old Penitentiary. Its original site, located at the NE corner of Idaho and 2nd is now an open air parking lot.

St. Luke's recently bought a small 'strip' mall facing Broadway and holds vacant lots on the south side of Main St. If they plan on expanding to the south side of Main, they will impact the two remaining main traffic arterials (Idaho and Main) and threaten several historic properties, of similar historical value to the Bishops' House. 100 Main, 110 Main, and 140 Main are all privately owned at this time. 141 Main, the Eoff House, located on the south side of Main, is also privately owned at this time.

One reason historic homes and buildings are important to any city, is that they encourage tourism, which brings significant money into any city. St. Luke's expansion plan has destroyed a section of our city which would have enhanced our tourism industry.

UNCHECKED EXPANSION REDUCES QUALITY OF LIFE FOR RESIDENTS

We have lost enough of our quality urban environment to St. Luke's aggressive, uncompromising expansion plans.

It is an outrage to require the closure of several public thoroughfares when St. Luke's refuses to build on its own parking garage located at the corner of Avenue B. and Idaho.

In addition to the main facility which covers the area between Ave. B and 1st St., St. Luke's holds the following properties:

- 1) The Elks Rehab. Center, located on the north side of Fort St.
- 2) Property on the east side of Avenue B.
- 3) Property on the south side of Idaho, excluding 107 East Idaho, a Florist shop in a two-story wooden home, which is privately owned.
- 4) Significant amounts of property on the south side of Main Street.

St. Luke's real estate purchases have created a waste-land of parking lots surrounding the hospital's footprint, and have the potential to cause the value of residential real estate to drop. This is what inevitably happens when a city allows a non-profit corporation to expand in a residential area. Reduced value of property means that Boise City is losing valuable tax revenue. The barren land St. Luke's is creating is not generating as much tax revenue as residential properties generate. And since their \$400 million dollar expansion plan is going to take some time to complete, Boise is stuck with the problem for a long time.

St. Luke's closed-campus design does NOT work for Boise's combined urban-residential environment. A few bicycle paths on Jefferson St. is not enough in exchange for the vast amounts of property destruction, real estate depreciation and barren land eyesores created by St. Luke's three-decade old plan.

ST. LUKE'S THREATENS TO MOVE MAJOR SERVICES TO MERIDIAN

St. Luke's advertising campaign is currently threatening the city with removal of three of their major services to Meridian if their demands are not met: 1) main cancer center (MSTI); 2) major heart facilities; 3) Idaho's "only" Children's hospital. Since I live in the East End, I benefit from having quality, affordable health care services close to home and would not like to see them moved; however these services would still be available to me within the Boise City Limits.

1) Alternative Cancer treatment center. St. Alphonsus Regional Medical Center , located at Curtis Road, has state-of-the-art advanced technology cancer treatments available to patients. So if St. Luke's thinks it's economically smart to move their cancer center to Meridian, the citizens of Boise still have a local hospital to take care of cancer treatment. And with St. Luke's no longer in the vicinity, it might compel St. Al's to invest even more money into their cancer care program, since they do not have to expend finances acquiring land.

2) Alternative Heart facilities. St. Alphonsus Regional Medical Center, has a total of 17 doctors specializing in cardiology. So if St. Luke's thinks it's economically smart to move their heart facilities to Meridian, the citizens of Boise still have a local hospital to take care of cardiopulmonary health issues.

3) Alternative to Idaho's "only" Children's Hospital. St. Alphonsus has 9 health care professionals on its full-time staff who specialize in children's medicine. So if St. Luke's moves its Children's hospital to Meridian, the citizens of Boise still have a local hospital to take care of acute and chronic care of children.

Much of St. Luke's expansion plan duplicates services already offered by St. Al's. So with St. Alphonsus providing the same type of, if not superior, health care, St. Luke's threat to move is a hollow one, at best.

CONCLUSION

What has Boise actually gained from St. Luke's expansion?

1) Public street closures; 2) destruction of residences; 3) insensitivity of Boise's historic heritage; 3) significant reduction of tax revenues; 4) unsightly, undeveloped land present for decades; 5) increased health care costs to pay for St. Luke's land acquisitions; 6) increased traffic congestion on remaining streets; 7) reduced arterial access for police and other emergency vehicles; 8) the creation of a land-holding monopoly; 9) the migration of residents from around the hospital to elsewhere; 10) negative impact on

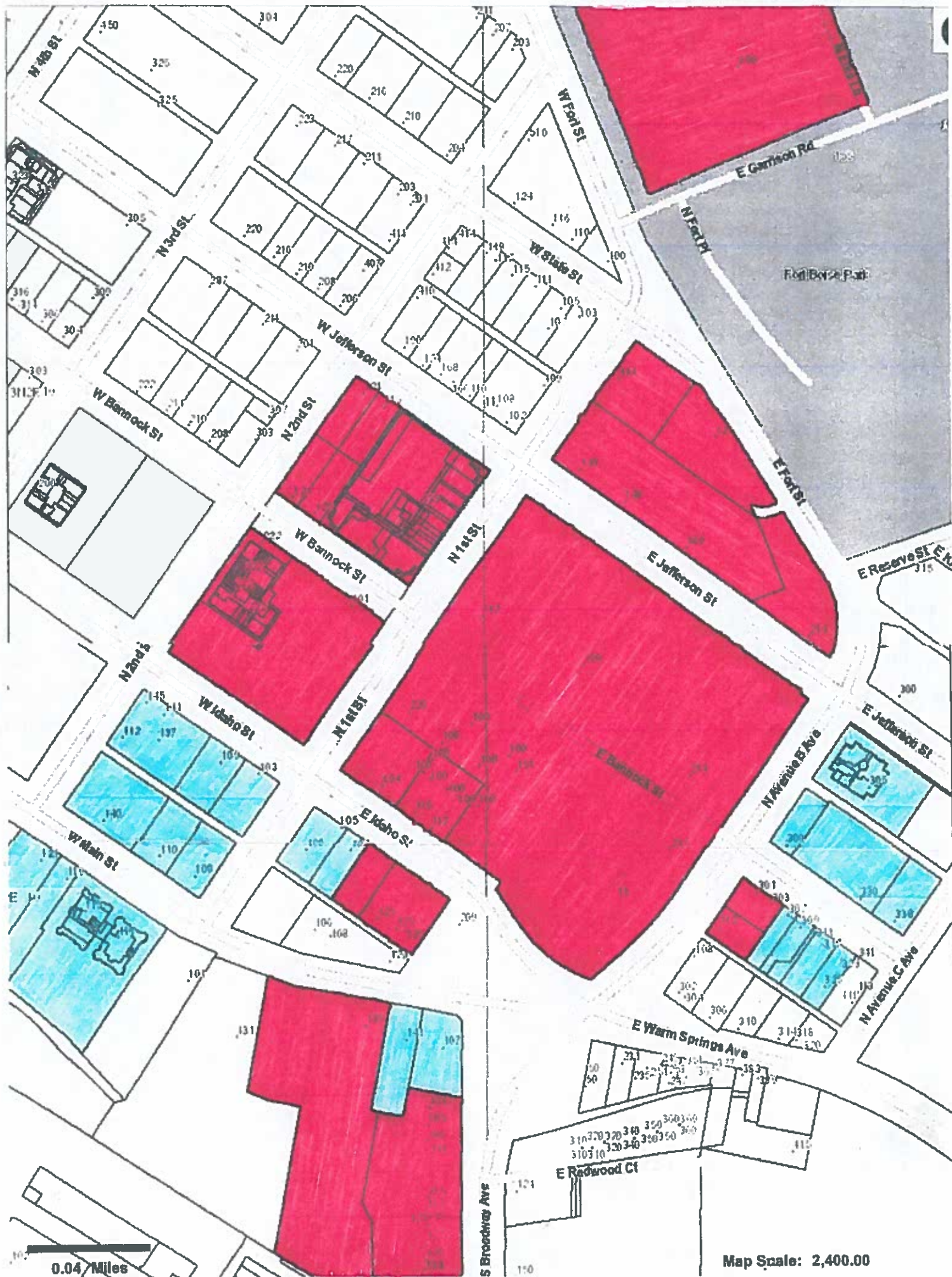
downtown businesses; 11) the huge scale of the hospital's expansion based on the aggressive competition between St. Luke's and St. Al's; 12) St. Luke's closed-campus design which is incompatible with the scale of Boise's urban environment.

I believe the economic burden outweighs the benefits of this over-zealous hospital expansion. The list does go on, but I hope the above mentioned points offer compelling reasons to vote 'NO' on closing Jefferson Street. This will give residents and officials time to obtain a clearer picture of St. Luke's ultimate expansion plans.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kay L. Dougall".

Kay L. Dougall
1503 Warm Springs Ave.
Boise, ID 83712
433-0737
kavik15@msn.com



APPENDIX 2

PROPERTIES, ASSESSED VALUATION, SIZE, AND CURRENT TAXES SURROUNDING THE CURRENT ST. LUKE'S CAMPUS

W. MAIN STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
140 W. Main	Calico LLC	\$496,700	.42	\$7,090.74
115 W. Main	Victorian Office LLC	\$746,600	1.135	\$12,825.00
110 W. Main	Robert Bushnell, Jr.	\$606,800	.209	\$9,220.99
111 W. Main	111 W. Main LLC	\$294,800		\$5,064.06
100 W. Main	Don L. Wilcox	\$367,700	.211	\$6,484.36
119 W. Main	McAssey Family Trust	\$323,800	.28	\$5,562.26
121 W. Main	McAssey Family Trust	\$638,700	.52	\$9,530.00
203 W. Main	TDF Real Estate	\$1,024,600	.66	\$17,600.00

WARM SPRINGS

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
101 Warm Springs	Children's Family Center	\$0	.72	\$0
107 Warm Springs				
139 Warm Springs	St. Luke's	\$0	2.60	\$0
141 Warm Springs	Blake Mayes	\$571,500	.28	\$10,078.40

IDAHO STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
125 E. Idaho	St. Luke's	\$40,000	.17	\$687.00
(125 E Idaho before purchase by St. Luke's:		<u>2009 value</u>		<u>2009 taxes</u>
		\$152,900		\$2,253.00)
107 E. Idaho	Rebecca Ann Copple	\$354,800	.14	\$6,094.78
105 E. Idaho	Copple BI Trust	\$757,200	.2	\$13,007.20
100 E. Idaho	Copple BI Trust	\$192,500	.26	\$3,307.00
103 W. Idaho	Idaho 103 DPL LLC	\$695,000	.21	\$11,938.72
109 W. Idaho	Newburn Donald Craig	\$489,400	.21	\$8,406.94
145 W. Idaho	Helb Family Trust	\$664,800	.42	\$11,419.96

BANNOCK STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
124 W. Bannock	St. Luke's	\$359,400	.15	\$6,173.76
300 E. Bannock	Bateman-Eck LLC	\$421,200	.138	\$7,235.00
303 E. Bannock	St. Luke's	\$187,600	.128	\$3,222.60
330 E. Bannock	Bannock Arms LLC	\$1,991,300	.51	\$34,206.60
338 E. Bannock	Anesthesia AssocInvestGp	\$404,100	.15	\$6,941.68

N 1ST. AVENUE

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
333 N. 1st	St. Luke's	\$368,400		\$6,328.40

JEFFERSON STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
115 Jefferson	St. Luke's	\$0		\$0
121 Jefferson	St. Luke's	\$0	.15	\$0
214 Jefferson	St. Luke's	\$0	.512	\$0

FORT STREET

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
121 E. Fort	St. Luke's	\$0	.529	\$0

N. AVENUE B

<u>Address</u>	<u>Owner</u>	<u>2014 value</u>	<u>acres</u>	<u>2014 taxes</u>
112 N. Ave. B	St. Luke's	\$0	.128	\$0

<u>2006 value</u>	<u>2006 taxes</u>
\$0	\$0
<u>2005 value</u>	<u>2005 taxes</u>
\$164,000	\$2,906.34

From: [Kathy Stearns](#)
To: [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); Sludwid@cityofboise.org; [TJ Thomson](#); [Derick O'Neill](#); [Hal Simmons](#)
Subject: St. Luke's Master Plan - It's not about Jefferson Street
Date: Monday, May 11, 2015 11:29:41 AM

Dear Mayor, City Council, and City of Boise Staff,

It's not about Jefferson Street.

The St. Luke's Master Plan has enormous implications for residents of Boise, the Treasure Valley, and the entire region. The public debate seems to have focused on the potential closing of Jefferson Street and alternatives for expansion at the current downtown location. The bigger and first question to be addressed, however, is whether the current location itself is the best place for St. Luke's to create their regional medical campus.

According to the Master Plan, along with renovations, the expansion envisions a new 4-story children's pavilion of half a square block, a new 4-story central plant/parking facility of a full square block, a new 3-story shipping and receiving building, a new 9-10 story building on Jefferson Street, a new 6-9 floor medical office building extending over 1st Street, and a new medical office building on Main Street.

The population of the Treasure Valley is expected to increase from 2012 data by almost 300,000 people by 2030. As a regional medical facility, St. Luke's envisions patients traveling from a 350-mile radius to this campus for both in-patient and out-patient treatment. St. Luke's estimates 13,262 additional car trips per day to the campus when completed.

- Where is the projected population growth likely to take place?
- How will the addition of a closed campus with large buildings (for Boise) change Boise and our treasured quality of life?
- What route to/from I-84 will regional patients travel to get to St. Luke's? Broadway? Front/Myrtle or Main/Idaho Streets through downtown?
- The intersection of Broadway, Warm Springs, and Main Street is already problematic. Even with changes, how will this crowded intersection accommodate the additional traffic?
- How busy will State Street get and will it create a barrier between the North End and downtown?

St. Luke's is a hugely important economic player and service provider for Boise and the surrounding area. The proposed creation of a state-of-the-art regional medical facility is likely to provide economic and health care benefits to Boise and the entire Treasure Valley. Should this facility be created between downtown and a historic, residential neighborhood, far from any highways or major thoroughfares? Aren't there alternatives that would allow St. Luke's to keep its basic city hospital in place and build a regional campus closer to the projected population growth and major transportation arteries? Wouldn't the City of Boise still reap economic benefits from the expansion, such as additional jobs and visitors, if the campus was farther from downtown or even outside of city limits, where St. Luke's could continue to expand? Would the cost be significantly different in

another location?

The city has recently committed funds to help clean up the new Esther Simplot Park. Perhaps funds could be dedicated to hiring independent consultants to consider alternative locations for the proposed regional campus and work with the interested parties to find the best solution for Boise, the Treasure Valley, and St. Luke's.

If the answers to these questions indicate that expansion at the current location is the best option then, yes, let's debate whether Jefferson Street has to be closed.

Thank you for your careful consideration of this critical issue.

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

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From: [Skip Means](#)
To: [Hal Simmons](#)
Subject: St. Luke"s Master Plan / Work Session Process
Date: Wednesday, April 22, 2015 9:28:52 AM
Attachments: [St. Lukes Work Session 042215.pdf](#)

Mr. Simmons,

Please review and enter into the public record my comments and current concerns about the St. Luke's planning process.

Best Regards,

Skip Means
skip.means@outlook.com
208-991-6493

April 22, 2015

The Honorable David Bieter, Mayor of Boise and
Members of the City Council
c/o Hal Simmons, Planning Director
P.O. Box 500
Boise, ID 83701-0500

Dear Mayor Bieter and Members of the City Council:

As a resident of Boise's East End / Foothills neighborhood, I remain very concerned with the expansion of the St. Luke's downtown campus, particularly, the request for closure East Jefferson Street.

I have thoroughly reviewed St. Luke's Master Plan including the recent supplement narrative. And, I have attended all the public hearings and council meetings. After experiencing, once again, St. Luke's one-sided posturing statement, I am extremely concerned that they are appropriating this planning process.

My take away from the April 14th working session is that St. Luke's leadership believes downtown residents simply are not sophisticated enough to understand the fundamental design drivers that support the North option as the only option. To the contrary, we do understand their position very well. They are a \$1.4 billion dollar business and they expect to get it their way. Pardon my cynicism, but when the St. Luke's COO was asked if they would entertain engaging in more collaborative discussions with neighborhood residents the reply was no we've already done that (50 to 100 times) and our decision stands.

This is not the way we do community planning in Boise. We have a very solid history in multi-stakeholder collaboration (Business and Neighborhoods) that has led to constructive community development of our downtown. For example, when BSU wanted to expand its campus all the community stakeholders were brought to the table to work to develop the best solution for the college and the community.

I would like to see this form of collaboration between St. Luke's and the community restored into the current process. Therefore, I am requesting the addition of another work session similar to the April 14th format that will allow community interests to be heard and vetted in a public forum.

Respectfully,

A handwritten signature in dark ink, appearing to read "Otis Means", with a long, sweeping horizontal line extending to the right.

Otis Means
709 N. Troutner Way
Boise, ID 83712

From: [Paul Grisham](#)
To: [Hal Simmons](#); mayorandcouncil@cityofboise.org; [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [Scot Ludwig](#); [TJ Thomson](#)
Subject: St. Luke's Master Plan Work Sessions
Date: Monday, April 27, 2015 1:50:10 PM

The Honorable Mayor David Bieter and
Members of the Boise City Council
c/o Hal Simmons, Planning Director
PO Box 500
Boise, ID 83701-0500

Dear Mayor Bieter and Members of the City Council,

We have lived in Boise for over 20 years and enjoy all that Boise has to offer; it's a very livable, sustainable, and connected city, and it has so much to offer its community. As members of that community, we have concerns regarding St. Luke's Master Plan. While we are very happy to see the City Council pause and hold "Work Sessions" with St. Luke's, we are still concerned about the lack of community involvement in this process. St. Luke's has been allotted a great deal of time to explain their plan but the community has been given virtually none. St. Luke's expansion plan is going to affect a large part of the Boise community; with a plan of this magnitude, I would hope that the surrounding neighborhoods be given a "work session" as well to be allowed to express all of their concerns.

We understand that this is a pivotal period in the continued evolution of the City of Boise, and that it certainly calls for the changes that the Council has already made to the customary planning and review process. We would therefore ask that as part of this process that Council and staff remain diligent in their efforts to ensure that the interests of the community receive equal time and attention.

We value St. Luke's presence in the community; they have a long history of working with the community to help make Boise a better place. However, in this process, we do not feel that they have done so, and we ask the Council makes sure that our concerns are heard and considered.

Sincerely,

Paul and Sheila Grisham

From: [Bob Kaiser](#)
To: [Hal Simmons](#)
Subject: St. Luke's Master Plan, Neighborhood Work Session
Date: Tuesday, April 28, 2015 10:31:19 PM

The Honorable Mayor David Bieter and
Members of the Boise City Council
c/o Hal Simmons, Planning Director
PO Box 500
Boise, ID 83701-0500

Dear Mayor Bieter and Boise City Council,

Thank you for slowing down the St. Luke's Master Plan process. I appreciate the extra work sessions provided yet I'm concerned that the opportunity to provide extra information has only been extended to St. Luke's.

There are many engaged citizens who would also like to be represented in this process. As one of these engaged community members who has studied the Master Plan extensively, I know we have data and information of our own to present that I believe you will find very useful.

I encourage you to add a work session specifically for the neighborhood and community so that we have our own opportunity to be heard on this important matter.

Thank you for your consideration.

Sincerely,

Bob Kaiser
820 E. Jefferson St.
Boise, ID 83712

From: [Jeffrey Janis](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#); [Amanda Brown](#)
Subject: St. Luke's Message
Date: Wednesday, April 15, 2015 1:04:48 PM
Attachments: [Ann Cusick St. Lukes Suggestion.pdf](#)
[image001.png](#)

Just received a message from Ann Cusick with a comment about the St. Luke's Expansion Plan. Here is the transcribed message. Thanks!

-Jeff



Jeff Janis
Administrative Specialist
Office of the Mayor
CITY OF BOISE
Phone - 208/384-4422; Fax - 208/384-4420
jjanis@cityofboise.org

4/15/2015

Ann Cusick

208-841-4336

Good Morning, my name is Ann Cusick, My number is 208-841-4336. You don't need to call me back. I'm calling about the St. Luke's proposed closure of Jefferson Street. Whenever the Albertsons marketplace was built, there was a large neighborhood outcry because several streets were closed. And in preparation of the building that marketplace, the streets were closed to see how traffic was affected. And so, I'm recommending that the Mayor and the council close off Jefferson Street for a period of time, maybe for 3 months just to see how people get used to it, and what kind of habit it causes for the other streets. That way you have data to support whatever decision is made. Thank you very much for your time.

From: [Charlie & Lee Honsinger](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Scot Ludwig](#); [TJ Thomson](#); [Hal Simmons](#); [MayorBieter](#); [CityCouncil](#)
Subject: St. Luke's Proposal to Amend Boise's Master Plan
Date: Wednesday, April 15, 2015 7:04:43 PM

Dear Mayor Bieter and Council Members:

I would ask that you please review my e-mail of April 9, 2015 in which I discussed my concerns with the process by which the City Council would "hear" St. Luke's application to amend Boise's Master Plan to incorporate its proposal for building in the downtown area, including the closure of Jefferson Street. I attended the entirety of the City Council's meeting last night, Tuesday, April 14. Exactly as I discussed in my earlier e-mail, St. Luke's was able to discuss its proposal and advocate for the same without any opportunity whatsoever for those opposed to the closure of Jefferson to respond.

Of particular concern was St. Luke's CEO Chris Roth's extreme reluctance to engage the East End Neighborhood Association and East End neighbors in a process by which alternatives to the closure of Jefferson, while still permitting the expansion of the hospital could go forward. This is exactly the attitude that St. Luke's has had while engaging with its neighbors throughout the process in which it asserts that it has held "at least 100 public events." The attitude is very simple: St. Luke's has decided what is best for itself and for the East End, and while it will listen to the complaints and concerns of East End residents and others, it will not undertake any attempt at serious engagement as to the issues. In fact, last night was the first time in my experience with this issue that St. Luke's has undertaken any type of a detailed explanation of the reasoning behind its decision to build to the north and close Jefferson - their attempt to finally do so is appreciated, though extremely late in the game. Despite Mr. Roth's assertions, neither his explanation last night, nor St. Luke's previous "listening events" in any way constitute the type of collaboration that should have been present from the beginning with regard to this very important matter that will have such an enormous impact on our neighborhood and on the city generally.

The council members who discussed the lack of trust present between St. Luke's and those opposed to its plan were very perceptive. St. Luke's conduct through this process has been dismissive of its neighbors' concerns, going so far as to explain that neighbors "just don't understand" hospital planning in its radio interview on Radio Boise earlier yesterday. If St. Luke's really is a "community owned non-profit organization" (also as asserted in the Radio Boise interview), then it is essential to include the community that "owns" this organization (and is most impacted by it) in the planning exercises from the very beginning. To that end, I again urge you to amend this process such that St. Luke's and representatives of the impacted areas, along with City personnel can sit down together and decide through the process of information sharing and deliberative discussion over a period of time whether the closure of Jefferson is necessary and appropriate or not. Without such a process (that again should have been engaged in at the very beginning by St. Luke's), I fear that many east end residents - again, those who will be most impacted by this project - will continue to be unhappy and distrustful of both the process and its results. I remind you that St. Luke's proposal is to amend Boise's comprehensive plan, and that as such all citizens should have an opportunity for true engagement on such a precedential decision. Thank you for your consideration

Sincerely,

Charles L. Honsinger