

For City Council:

5

GIVEN THAT IT IS NOT CLEAR
WHAT ECONOMIC BENEFITS WILL
ACCUE FROM EXPANSION OF TERTIARY
SERVICES (CARIBBY, MIST, CHILDREN
HOSPITAL) AT THE BRANCK CAMPUS, WILL
CITY COUNCIL COMMISSION AN
INDEPENDENT ECONOMIC ANALYSIS
TO DETERMINE WHETHER IT IS IN THE
BEST INTEREST OF THE CITY OF BOISE?

Did St. Luke's consider any
alternative locations, or
multiple locations, for the expansion
of services? Such alternatives
might locate ~~some~~ services closer to
population growth areas, and avoid
the concentration of traffic / ~~congestion~~ parking
at a downtown location that is already
very busy and congested, and far
from major thoroughfares + the Interstate.

Why was just East + North End
N.A. the only NAs invited?
For inclusion to comment?

There are several other
East End NA who were
approached as a backup -
more likely than than

Question for City Council members:

Yesterday in the mail at both my home and office I
received postcards from St. Luke's asking me to imagine
the possibilities of their expansion. Engaged citizens are
doing far more than imagining possibilities. After work
and on our weekends we are studying the Master Plan
and gathering data on actual impacts to City residents.
We don't have a budget to run a campaign with TV
commercials and citywide mailings of expensive color
postcards. Instead we have simply asked the city for our
own work session to present our information. Do you see
any possible harm in allowing us our own forum so that
we have an opportunity to present data that is relevant to
this important decision?

Has St. Luke's presenter

what Market share they will

lose to St. AL's if the

plan is not approved +

St. Luke's must be

St. Luke's states cost to build would be
\$300 million more (approx.).

Who has a Health System in Decatur in
a litigation made resulting in
millions of dollars. How can St.
Luke's refuse to build to the
South.

St. Luke's to answer

Why is an elevator required to transfer patients to an area outside the ER?

ER → moves → Could we use moving walkways as we have seen in airports

~~X~~ How much of needing Jefferson is obstructed by the need to stage construction equipment and make the development more convenient?

Comment:

St. Lukes uses the example of treating stroke with TPA as a reason for needing to build over Jefferson. Currently in some locations ambulances are now equipped with JRLs and TPA is administered ~~in~~ en route to the hospital. If TPA → can be administered in an ambulance →

Does City Council intend to hold more workshops in order to allow those opposed to the street closure, to present information?

how does that justify taking a whole street?

Why Warm Warm

Spurs A/E Mclester

AM Traffic Analysis -
Especially w/ develop.

Beyond the closure of E Jefferson St, which I oppose, and the addition of various bicycle tracks around and through the St Luke's campus, what is being done to address and improve the crossings of Broadway/ Ave B for pedestrians and bicyclists? My opinion is that they are not safe today, particularly for my daughter (8 years old).

Neighborhood Assoc.

St Luke's plan has phases but what does Downtown North and and East and see as possible negatives?

Q The Warm Springs / Broadway intersection is currently rated an E. Why has the impact of an expansion, on this intersection not been addressed?

Is the city looking @ shrinking Ave B seriously?

For Council:

~~Spur~~ St. Luke's is asking

that the city dismiss the six-to-one P & Z vote to

deny their application how

common is it to disregard the

expertise & judgment of the commissioners, especially when they are in strong agreement

St. Luke's feels its "public participation program" with much fanfare, however does St. Luke's dispute that it did not involve the public in its decision to close Jefferson St?

Would St. Luke's be willing to include the public in a re-examination of that decision?

How do you think increased traffic on Leavitt Springs, Broadway + State Street will affect the residents of BASE?

To the Neighborhood Associations

Could increased traffic on State

Street create a barrier for

North End residents accessing

down town?

Question for St. Lukes

I have attended numerous ~~lect~~ open houses and meetings put on by St. Lukes. I have never been asked for my opinion or concerns at any of these meetings. How do you characterize these meetings as "Public Input"?

The ultimatum that St. Lukes has proposed - moving the facility to Meridian if the community of Boise does not surrender Jefferson St. is seemingly at odds with the goodwill, public involvement process that St. Lukes highlights in their presentation. How does St. Lukes reconcile these opposing messages + why should the citizens of Boise believe that a move to Meridian is a better alternative for St. Lukes than a plan that does not close Jefferson?

How do you imagine the impact of 17,340 new daily trips will affect areas from Broadway, Warm Springs + State St/Idaho?

I am curious about what changes in property taxes I should expect with the development of St. Luke's?

CH2M Hill

- For the 11 intersection deficiencies, how many are two way stop signs?

What resources have been supplied to workshop participants, particularly NAs to satisfy their concerns - i.e. data, traffic counts, property valuations or deterioration, etc.

What is the current number of daily trips to St. Luke's?

INTERSECTION OF BROADWAY & FRONT

~~THE~~ SOUTHWEST BROADWAY TURNING ON TO FRONT IS BACKED UP TO WARM SPRINGS & PEAR. HOW WOULD THAT INTERSECTION BE IMPROVED?

For St. Lukes

At a St. Lukes Open House I was told that the pedestrian bike crossing at Barnack and Avenue B could probably not be used during peak hours since it would cause a traffic back up on Avenue B

Why is it necessary to place the Children's Pavilion on East side of Ave B? If the facility is Outpatient, what necessitates a high level of power?
~~PEDSTRAN BRIDGE~~

Q: On Demand Pedestrian Lights

HAS ANY CONSIDERATION BE PUT INTO PUTTING TIMERS ON THE 2 ON DEMAND PEDESTRIAN LIGHTS TO COINCIDE WITH TRAFFIC FLOW/LIGHTS OR ANYTHING OTHER THAN ON-DEMAND? THE 2 LIGHTS ARE WEST OF BROADWAY, 1 ON MAIN & 1 ON 10TH

St Lukes

For the St Lukes expansion, what is the total # of new daily trips?

What new trips are generated by

the hospital expansion and 3 Medical Office Bldgs?

How will the residents of Banner Avms access this pocket park?

Has there been an independent traffic analysis on the numerous streets this plan would impact including Jefferson, Warm Springs Avenue B and Fort?
(Pedestrian, bikes & vehicle)
Council -

Is Council comfortable approving a plan that results in 16,000 cars/day on Warm Springs?

And would Council please ask for a study of origination-destination of St Lukes employees?

Amanda Brown

From: Kai Elgethun <kaielgethun@live.com>
Sent: Monday, May 18, 2015 3:50 PM
To: CityCouncil
Cc: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; TJ Thomson
Subject: Questions for 5/19 Public Question Session

QUESTIONS FOR CITY COUNCIL MEETING on St. Luke's Master Plan

Tuesday 5/19/2015

Submitted by Kai Elgethun, 511 Riverview Dr., Boise 83712

1. Why did City Council cancel its original vote on St Luke's Master Plan? Why is St Luke's being allowed to use stall tactics rather than going back to the table and listening to P&Z and the community to come up with a reasonable compromise that keeps E Jefferson Street open? Every urban hospital in the U.S. has buildings that bridge streets.
2. Does the City Council believe that St Luke's media campaign in the last month (with its scare tactics and ultimatums) is a normal part of collaborative decision making?
3. At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's failed to efficiently use this property and the adjoining E Bannock Street vacation, a street that we as citizens and taxpayers already gave up. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part? Is it unreasonable to ask St Luke's to consider efficient use of E Bannock Street first before we give them another piece of public right-of-way?
4. The P&Z Commission denied St. Luke's Master Plan because it does not comply with substantial elements of Blueprint Boise. Blueprint Boise was produced as a collaborative undertaking so our city would remain a connected and livable place. ACHD Commissioners stated in January that St Luke's proposed 'improvements' to Ave B and Fort Street (in tandem with closure of E Jefferson Street) were inadequate to handle the additional 13,262 car trips per day. For different reasons, both of these elected groups have spoken against St. Luke's Master Plan. Is City Council empowered to take direction from these elected experts at the P&Z and ACHD Commissions without St Luke's interference?
5. Boise has a history of public involvement in projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations. These projects had a collaborative approach, in which stakeholders worked through issues until solutions that all can live with were reached. Why isn't the same facilitated, collaborative approach being used for the St. Luke's Master Plan? Why has St Luke's been allowed to present and defend a single Master Plan that defies the P&Z and concerned neighbors? Where is the Plan B?
6. What would be the air quality impacts from adding 13,262 car trips per day to what is essentially a residential area, especially with the hospital's location near the Foothills, which tends to trap fog and smog? Has this been factored into an analysis of the alternatives? It should also be noted that the number of minutes of stationary idling time per vehicle will increase due to traffic congestion on existing limited streets, such that the pollution from adding 13,262 car trips will have a greater impact on this part of town than it would elsewhere. Has this been factored into an analysis of the alternatives?

Amanda Brown

From: Elias, Collin - CO 4th <EliasC@dhw.idaho.gov>
Sent: Monday, May 18, 2015 4:18 PM
To: CityCouncil
Subject: St. Luke's Expansion

Here are my concerns about the Boise Expansion.

1. As an Eastender I have spoken with my neighbors that work at the downtown St. Luke's. None of them felt confident that the expansion was not going to create excessive traffic issues. They, including myself, reviewed the various SL expansion plan docs online and could not determine how roads will be expanded (if anything they going to be reduced slightly) to handle the increase. If anything the roundabout will slow things down. More, importantly I participated in the SL community event (tent on Fort and Reserve) and the SL representative didn't know either and only mentioned the roundabout. With Warm Springs road becoming more and more crowded (sporting events, general traffic, concerts, etc.) adding 12000 more vehicles/day doesn't add up.
2. I can seem to find any 3rd party/independent or government assessment of the impact this extension could have. I would like to know where that is. Does one exist???
3. I have tried to participate in community meetings to learn more but often times they're cancelled. Don't I as a citizen have the chance to hear from Saint Luke's and the city? It just doesn't feel right to me (and it appears from my discussions with fellow neighbors- some of which are SL employees) that I have to just accept it. Actually, I feel like I'm not a part of the city. I feel that I'm being pushed around and that even though I pay taxes, invested all of my hard earned money into my home, that I have no say. It hurts. My neighbor, who's a nurse at Saint Luke's, said "what does it mean to live in the most livable city when the city government doesn't listen to your opinion." Although, I think her response was a bit off (I was able to participate in the P&Z meeting and voice my opinion) in many ways I feel the same.

4.

Collin Elias

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Amanda Brown

From: Patty Boombalatty <p.e.nagler@gmail.com>
Sent: Friday, May 15, 2015 11:16 AM
To: CityCouncil
Subject: St. Lukes Question

If the south alternative provides equally successful healthcare outcomes but is too expensive to implement, doesn't the north alternative represent a shift of that expense away from St. Lukes and onto the greater community?

Amanda Brown

From: Paul Kelly <pgkpgk@gmail.com>
Sent: Friday, May 15, 2015 1:35 PM
To: CityCouncil
Subject: St. Luke's Question

You are smart individuals. How does your expansion plan with all of the new traffic it will generate and the closing of City street(s) make any sense, especially in this very highly restricted flow of traffic part of town? Grow northward where you've already taken a public right of way—Bannock Street--you made your bed now it's time to sleep in it.

Truly,

Paul Kelly

557 N. Morningside Way

Boise, Idaho 83712

345-1215

Amanda Brown

From: Paul Kelly <pgkpgk@gmail.com>
Sent: Friday, May 15, 2015 9:12 PM
To: CityCouncil
Subject: Re: St. Luke's Question

Please amend my initial message with grow "southward". Thank you, Paul

On Fri, May 15, 2015 at 1:34 PM, Paul Kelly <pgkpgk@gmail.com> wrote:

You are smart individuals. How does your expansion plan with all of the new traffic it will generate and the closing of City street(s) make any sense, especially in this very highly restricted flow of traffic part of town? Grow northward where you've already taken a public right of way—Bannock Street--you made your bed now it's time to sleep in it.

Truly,

Paul Kelly

557 N. Morningside Way

Boise, Idaho 83712

345-1215

Amanda Brown

From: Mike Journee
Sent: Saturday, May 16, 2015 12:39 PM
To: Leslie Thomason
Cc: CityCouncil
Subject: RE: St. Luke's Downtown plan

Thanks Leslie. Forwarding this to citycouncil@cityofboise.org so it can be included with the rest.

mj

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

From: Leslie Thomason [<mailto:thomason.leslie@gmail.com>]
Sent: Saturday, May 16, 2015 6:55 AM
To: Mike Journee
Subject: St. Luke's Downtown plan

I would like to pose a question for the coming city council meeting:

Can you explain what the traffic studies for the area of Jefferson Street demonstrated with regard to usage?

Amanda Brown

From: William Brudenell <bbruden@gmail.com>
Sent: Saturday, May 16, 2015 3:47 PM
To: CityCouncil
Cc: Ingrid Brudenell
Subject: St. Lukes Question

As part of the expansion, to accommodate the increased number of cars needing to be parked, what is the plan for adequate parking? Currently, all of the legal parking on the streets surrounding the complex are full during the week days.

Will the new parking structure accommodate all existing employees and anticipated new employees?

Thank you.

William Brudenell
1305 E. State Street
Boise, 83712

Amanda Brown

From: Justin Maines <mainesycle@gmail.com>
Sent: Saturday, May 16, 2015 4:35 PM
To: CityCouncil
Subject: Slippery Slope

City Council,

I won't need to speak publicly about my concerns because most of my neighbors have the same concerns, and will continue to voice our views publicly. I have immediate concerns, but I am also concerned about the slippery slope of closing streets. First Bannock St, now Jefferson St. What next: Fort St, Warm Springs Ave, Avenue B, Idaho St?

Sincerely,
Justin Maines
1011 E State St

Amanda Brown

From: Cyd Weiland <cydweiland@gmail.com>
Sent: Sunday, May 17, 2015 12:03 PM
To: CityCouncil
Subject: St. Luke's Question

Other Boise projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations, have been planned with a collaborative approach, in which stakeholders convened and worked through issues until solutions that all can live with were reached. Why isn't the same facilitated, collaborative approach adopted for the St. Luke's Master Plan?

Amanda Brown

From: Judi Zuckert <judi.zuckert@gmail.com>
Sent: Sunday, May 17, 2015 5:36 PM
To: CityCouncil
Subject: St Lukes Questions

For St Lukes regarding transportation:

I drive or bike Jefferson Street past the hospital almost every day, and observe that most of the other traffic on the road is also traveling through the area and not stopping at the hospital complex. The transportation study funded by St Lukes reported that most of the use of Jefferson St is hospital-related, which seems improbable given my many personal observations. What were the dates, times, and duration of the data collection periods for the study, number of vehicles and bicycles surveyed, and methodology used to come to the study's conclusion?

For St Lukes:

Many large, prestigious hospitals have corridors that are longer than the span that would be required to put a sky bridge across Jefferson Street, and also locate critical services on different floors in their facilities. Since there is such opposition from St Lukes neighbors to closing Jefferson Street, why won't St Lukes modify their master plan to accommodate continued public use of Jefferson Street?

For City Council:

I received a letter signed by St Lukes CEO and COO stating that they would move major services to Meridian if the St Lukes master plan isn't approved. Since St Alphonsus Hospital has a large campus in Boise, with easy access from the freeway, they would likely expand and offer any medical services that St Lukes decided to move out Boise. This would retain the facilities and the medical staff in Boise, with no street closures, less traffic congestion in the overcrowded downtown area, no negative impact to historic neighborhoods, and similar tax and job benefits remaining within the city limits of Boise. Will the city council analyze which location is best suited for an expanded, regional medical center in Boise?

For City Council:

From November 2014 to April 14, 2015, the City received over 680 pages of public comments on the St Lukes master plan. How will the City analyze and use these comments in coming to a decision?

Amanda Brown

From: Charlie & Lee Honsinger <lchonsinger@gmail.com>
Sent: Sunday, May 17, 2015 6:05 PM
To: CityCouncil
Cc: Hal Simmons
Subject: St Luke's question

1. How much would the St Luke's Master Plan cost ADA County taxpayers, in terms of mitigation (transportation, utility re-routing, etc)? Has this been factored into an economic analysis of the alternatives?
2. It has come to my attention that the City and ACHD are exploring the option of narrowing Broadway and Avenue B north of Warm Springs Avenue. How will this affect St Luke's proposed expansion and corresponding traffic increase?

Thank you
Lee Honsinger

Amanda Brown

From: Sheila Grisham <sheilagrisham@gmail.com>
Sent: Sunday, May 17, 2015 8:02 PM
To: CityCouncil
Subject: May 19th Work Session Questions

Hello,

I know you are having another Work Session with St Luke's and I have a couple of questions that I would like to turn in for the session.

- 1) I attended the February 9 P & Z meeting where Commissioner Miller observed that even though neighbors had concerns about hospital expansion, there was a lot of good will towards St. Luke's that the hospital threatened to squander by their failure to engage with the neighborhood. Since then my community's trust in St. Luke's has eroded. The health system has run a threatening ad campaign and held open houses where we were told, "This is the plan; it has been approved; we are just going through the motions." Moreover, they don't seem to have built efficiently to make best use of the land they already own. Is Council aware of the extent to which St Luke's is presuming approval?
- 2) At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's has radically limited the efficient use of this property and the adjoining E Bannock Street vacation. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part?

Thank you for your time and all that you do,

Sheila Grisham

Amanda Brown

From: Charles Honsinger <honsingerlaw@gmail.com>
Sent: Sunday, May 17, 2015 9:29 PM
To: Hal Simmons; CityCouncil
Subject: St. Luke's Questions

Dear City Council Members:

I submit the following questions to be asked at the May 19 Work Session on St. Luke's Master Plan:

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
2. St. Luke's asserts over and over that it has included the public in its decision making process through the use of outreach and the many open houses it has held. Does St. Luke's, however, dispute that it did NOT include the public in its decision to close Jefferson Street? Would St. Luke's be willing to include the public in a process to re-examine that decision?
3. Has St. Luke's updated its traffic study of Jefferson Street since it was converted to a two-way street?
4. In its traffic count methodology, St. Luke's makes the assumption that traffic that turns off into the St. Luke's complex should not be counted as part of Jefferson Street traffic. When Jefferson is closed, where will that "turn off" traffic go? Won't it have to travel on the streets on the outside of the complex thereby adding to traffic congestion?
5. City Council's process to review St. Luke's Master Plan has to date been focused on presentations by St. Luke's, without meaningful public participation. Other than the short question periods provided, there is no reason to believe that the May 19 work session will be any different. Other than the three minutes provided at public hearings to each individual, will the City provide equal time to opponents of the Master Plan to display their findings and make their own presentations?
6. St. Luke's asserts that it will "mitigate" impacts due to the loss of Jefferson with its proposed cycle track and changes to the Bannock corridor. This mitigation affects cycling

and pedestrian traffic. How does St. Luke's propose to mitigate impacts to automobile traffic due to the loss of Jefferson?

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Charles L. Honsinger
Honsinger Law, PLLC
P.O. Box 517
Boise, ID 83701
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Fax: [\(208\)908-6085](tel:(208)908-6085)
honsingerlaw@gmail.com

Amanda Brown

From: Skip Means <skip.means@outlook.com>
Sent: Sunday, May 17, 2015 10:17 PM
To: CityCouncil
Subject: May 19th, Boise City Council, Work Session / Questions

Honorable Mayor and City Council,

Please add the following questions to the public question list for the May 19th Work:

1. Many have felt St. Luke's has dismissed the concerns of neighbors. Has the City sought feedback from participants on the tone, content and quality of the St. Luke's public involvement process, and if so, what have they heard? Does the City believe it has been a robust and satisfactory process?
2. At the April 14 work session, Mr. Roth talked about how St. Luke's periodically reviews their real estate holdings for their "highest and best use." Who determines hat is the "highest and best use" of E Jefferson, which is held in the public commons? How do they determine it? Does the public get a say?

Thank you for the opportunity to participate in this most important planning proposal.

Respectfully,
Otis W. Means
709 Troutner Way
Boise, ID 83712

Amanda Brown

From: Mary Glen <mary@maryglen.com>
Sent: Monday, May 18, 2015 5:59 AM
To: CityCouncil
Subject: Question for tomorrow's meeting

Why hasn't St. Luke's explored alternatives to closing Jefferson street such as the cantilevered MSTI building and parking garage over 1st street, and similar structures such as Harborview Hospital in Seattle and Legacy Good Samaritan Medical Center in Portland, Oregon?

Thank you.

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

Amanda Brown

From: Kohn Matthew <mattkohn@boisestate.edu>
Sent: Monday, May 18, 2015 7:59 AM
To: CityCouncil
Cc: MayorBieter
Subject: Questions for St. Luke's planned expansion

Dear city council,

I live in the St Luke's neighborhood and have numerous questions regarding St Luke's expansion:

- 1) How can expansion of a major corporation in an already congested area improve traffic and livability? Please do not rely on complaints about current traffic - we all agree that traffic patterns can be improved, but that's an issue separate from an expansion.
- 2) What are the impacts on air pollution by increasing traffic?
- 3) Has a cost-benefit analysis been performed for the city? If so, where/what are the results?
- 4) Doesn't isolation of the east end from downtown conflict with the city's interest in creating a bike-friendly environment? Given that proposed bike connectivity solutions all involve routing bike traffic onto major roads, how does the expansion justify the removal of the last remaining relatively safe bike route to downtown?
- 5) It appears that St Luke's has squandered a large section of their existing footprint to a non-expandable 2-story parking complex. Why is the city being asked to provide more land when St Luke's hasn't used their existing property wisely? Aren't we being asked to fix a problem that St Luke's created?
- 6) I feel like the city has provided St Luke's undue opportunity to make its case to the council without commentary from the neighborhood. Will the city provide us with similar opportunities to discuss our concerns?
[In the context of Q6 and the St Luke's workshops, the city's normal approach to receiving public commentary would not be balanced (i.e., providing an extremely limited open forum for advocates from both sides to make a brief statement). Please keep in mind that St Luke's has peppered our neighborhood with fliers, has paid for a billboard on the connector advocating its position, and has offered testimony training to its employees in advance of city council meetings. This doesn't feel like a democracy, rather a case of "money talks."]

Thank you for considering my concerns,

Matthew Kohn
520 E Jefferson St.
Boise 83712

Amanda Brown

From: Cyd Weiland <cydweiland@gmail.com>
Sent: Monday, May 18, 2015 8:32 AM
To: CityCouncil
Subject: St. Luke's Question

At the April 14 work session, Mr. Roth stated that the East, West, and South alternatives failed the St. Luke's criterion of *Add Capacity To Downtown Boise & Increase Bed Capacity Within Appropriate Budget*.

What cost analysis was done to give those alternatives a failing grade on the budget criterion? What is the cost of each alternative?

Amanda Brown

From: KENT n SUZAN HADFIELD <dochad@msn.com>
Sent: Monday, May 18, 2015 9:21 AM
To: CityCouncil
Subject: St. Luke's Downtown Expansion

I would like to know the plans for the Giant Sequoia Tree that is on Jefferson Street behind the main hospital now. It is the only Giant Sequoia Tree in the state of Idaho and been there since 1912. I feel it a tragedy to cut it down and feel it will die if they attempt to move it. Also, the cost of moving is incredible. The cost will then impact patients as the cost of health care will be impacted. I heard a figure of \$400,000.00 to move it. I am opposed to the expansion downtown and feel that St. Luke's should expand at their Meridian location.

Suzan Hadfield

Amanda Brown

From: Erik Kingston <erik.kingston@gmail.com>
Sent: Monday, May 18, 2015 9:43 AM
To: CityCouncil
Subject: Fwd: St. Luke's Question

Mayor and Council:
See below. Thanks for your time and consideration.

Erik

----- Forwarded message -----

From: **Erik Kingston** <erik.kingston@gmail.com>
Date: Sun, May 17, 2015 at 11:40 PM
Subject: St. Luke's Question
To: Hal Simmons <HSIMMONS@cityofboise.org>

Hal:

Please accept the following questions for Tuesday's Council work session. I have others, but assume you are already swamped. I realize this has to be one of the more challenging decisions in recent years and appreciate how much time and effort go into something like this. Someday I hope we can talk about something other than St. Luke's. Until then, here goes:

Alternatives Analysis—Unilateral Approach. At the April 14 work session, Dr. Souza stated that St. Luke's gave its top surgeon's 'wish list' to architects; that the Master Plan needed to incorporate tertiary, integrated patient- and family-centered care; and that 'nothing would be sacrificed in the service of that goal.' How does that unilateral approach square with the spirit of compromise inherent in a public process involving a public asset with multiple stakeholders and interests?

Alternatives Analysis—Impact on Community Health. With the recent attention focused on non-attainment of air quality and the negative health effects of air pollution, many are concerned about the impacts of adding 13,262 new trips per day (stop and go traffic), especially with the hospital's location at the base of Boise's foothills that tend to trap fog and smog (especially during inversions). Has this been factored into an analysis of the alternatives or the costs to Boise's health and livability?

Process—The Value of Public Trust. As one of many participants in the Blueprint Boise process (among others), I was impressed by the extensive collaboration among neighborhoods, stakeholder groups and city staff and leadership. The plan guides Boise's development, land-use, recreation and neighborhood character in order to preserve local values and create 'predictable development patterns.' Boise's P&Z Commission soundly denied St. Luke's Master Plan because it 'does not comply with substantial elements of the comprehensive plan.'

How can Boise citizens and voters have confidence in any future planning process when it appears a private corporation can ignore 'substantial elements' of Boise's comprehensive plan (and disrespect our Planning and Zoning Commission) to further its own private agenda? And if the expansion and vacation are in fact a 'done deal,' as St. Luke's maintains, can St. Luke's and City Council hope to regain trust and confidence once damaged?

Request for presentation. Finally, I would like to add a request that those most impacted (primarily EENA residents) by this expansion and proposed street closure be allowed to present our findings and interests to Council. This would be consistent with the protocol of the P&Z Commission meeting, in which EENA was given 30 minutes to present it's case to commissioners. As Commissioner Just stated, "St. Luke's is an important part of our community but it is a **part** of the community." St. Luke's is a stakeholder in the same way that EENA is a stakeholder in this process. Both contribute to Boise's livability and economy, and both have legitimate interests in this proposal.

Respectfully yours,

Erik Kingston, PCED
1010 E. Jefferson
Boise, Idaho

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www.rampupidaho.org
www.keepboiseconnected.com
www.reservestreetarmory.com
www.fairhousingforum.org

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

--Buddha

--

www.rampupidaho.org
www.keepboiseconnected.com
www.reservestreetarmory.com
www.fairhousingforum.org

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

--Buddha

Amanda Brown

From: Brandon Karpen <bkarpen@gmail.com>
Sent: Monday, May 18, 2015 10:49 AM
To: CityCouncil
Subject: St. Luke's Question

Hello,

I have four proposed questions for the session:

1. Has St. Luke's considered plans any other than the four options mentioned? For example, a plan that expands the Hospital on the North AND South - saving, perhaps enough real estate to have a bike lane continuing near where Jefferson currently lies, or some other variation (such as building in all directions).

- Not related to No. 1 -

2. Would St. Luke's (and the City) agree to a land deal for the following: In exchanged for the acceptance of the proposed master plan (giving St. Luke's Jefferson St.), would St. Luke's purchase land near Boise High School for the school to use as play fields in order for the Fort Boise park area to be redeveloped and enjoyed again as a public park and usable as pedestrian/bike commuter-way from the East End to the West?

- Not related to No. 1 or No. 2 -

3. Is St. Luke's willing to release details regarding how many of their Downtown Boise employees currently live (and pay thus pay taxes) in the City of Boise (vs total number of employees for context)?

- Not related to Nos. 1, 2, or 3 -

4. It is undisputed that this proposal will greatly increase traffic along streets in the immediate vicinity of the project. The plan's inclusion of two high-efficiency roundabouts will create a constant stream of traffic down Ave B through State St. However, there are no elements in the current plan that mitigate the increased difficulty in crossing Ave B and/or State St. for pedestrians or bikes. Why?

Thank you,

Brandon Karpen
208-841-2806

Amanda Brown

From: Cyd Weiland <cydweiland@gmail.com>
Sent: Monday, May 18, 2015 11:13 AM
To: CityCouncil
Subject: St. Luke's Question

According to the City's website, Blueprint Boise has been amended seven times since it was adopted in November 2011. The seven amendments range from changing the land use category for 6 acres near the airport to adopting the Lusk Street Master Plan. Of these, the Lusk Street Master Plan seems to have been the most significant in terms of potential impacts, and it was developed with participation from a Steering Committee comprised in part by local landowners and interested parties. Since the St. Luke's Master Plan also seems to have some potential significant impacts, why wasn't it approached with a similar process?

Amanda Brown

From: MARY GLEN <maryaliceglen@icloud.com>
Sent: Monday, May 18, 2015 11:27 AM
To: CityCouncil
Subject: Question for St. Lukes tomorrow

Do you believe that the very expensive commercial featuring Jennifer Lopez was a prudent use of funds for a non-profit hospital, especially in light of skyrocketing health care costs?

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

Amanda Brown

From: Joni Clapsadle <joniclapsadle@u.boisestate.edu>
Sent: Monday, May 18, 2015 11:31 AM
To: CityCouncil
Subject: St. Luke's Questions

1) There are already 5 parking garages around St. Luke's. I believe the expansion will add at least 2 more garages. How many additional cars do you predict will be coming to the area each day?

2) With more inpatient beds added in the expansion, what do you predict the helicopter traffic to increase to? Currently it **averages** about two "landings" each day.

3) Take the following into consideration:

a) St. Luke's already has a hospital in the **middle** of the Treasure Valley (Meridian) verses the Boise hospital to the far east of the Treasure Valley.

St. Luke's is basically asking their patients to travel farther with a majority of the population of the Treasure Valley living west of Boise. Along with the fact there is also potential for another hospital to be built in Nampa, since St. Luke's already has an emergency department established in Nampa.

b.)The Meridian St. Luke's consists of approximately 60-70% parking lots and maybe even possibly empty lots to the east of the hospital that St. Luke's **may** already own. This is an area where St. Luke's could easily expand (Please Use Google Map to visualize if needed).

My question being:

Why would the citizens of East End Boise want a mega hospital, increase traffic, possibly an increase in helicopter traffic, and closure of a street to downtown Boise when Meridian has a lot more open space than Boise?

Amanda Brown

From: Mardi Stacy <mardistacy@gmail.com>
Sent: Monday, May 18, 2015 12:34 PM
To: CityCouncil
Subject: St. Luke's Question

Question for City Council:

St. Luke's insists that there is only one viable expansion alternative and that is to take Jefferson Street and build north. Most of us live in a world where there is always more than one viable solution to a problem and consequently, we have lost trust in St. Luke's alternatives analysis. In order to regain public trust and ensure that all viable solutions have been rigorously studied, shouldn't we invest in an independent analysis of alternatives (including, for example, partial expansion elsewhere in Boise) -- especially since this expansion has such far-reaching impacts on the city?

Amanda Brown

From: Bob Kaiser <idaho.bkaiser@gmail.com>
Sent: Monday, May 18, 2015 1:04 PM
To: CityCouncil
Subject: St Luke's Work Session Question

Question for City Council:

On the St. Luke's website, it says that, "The creation of the plan was guided by two fundamental priorities: First and foremost, the needs of our patients; and second, urban and transportation planning objectives (emphasis added)." How does adding over 13,250 trips per day meet urban and transportation planning objectives?

Amanda Brown

From: Mary Watson <marylovesparis@hotmail.com>
Sent: Monday, May 18, 2015 1:40 PM
To: CityCouncil
Subject: St. Luke's Question

For May 19 Council Meeting - Please accept the following as my question regarding the St. Luke's application for amending Boise's Comprehensive Plan:

St. Luke's continues to insist that they have only one viable expansion option - the north option over Jefferson Street - claiming all other options as too costly. St. Luke's asserts that the south option of replacing their sub-grade parking garage would add another \$100 Million to the expansion project. Most of us live in a world where there is always more than one viable solution to a problem - and we often conduct cost/benefit analysis to reveal those solutions. Since St. Luke's has roughly \$2.1 Billion flowing through its doors each year (*source: 2014 annual report to Ada County Commissioners*), we are skeptical of their claims that alternatives are too expensive. Is the City prepared to explore the extensive financial resources St. Luke's has at its disposal and require St. Luke's to show the calculations for alternative expansion efforts relative to its revenue and yearly additions to capital?

Thank you.

Mary Watson and David Thomas
917 E Washington Street
Boise, Idaho 83712

Amanda Brown

From: Kathy Stearns <kstearns@arcadvisers.net>
Sent: Monday, May 18, 2015 2:37 PM
To: CityCouncil
Subject: St. Luke's Questions

I would like to submit the following questions for the Tuesday May 19th City Council Meeting on St. Luke's.

PROCESS:

- 1) Several community members have requested that a third work session be added to explore and explain neighborhood and community interests. Has the Council considered this request? If so, has a decision been reached?

ALTERNATIVES:

- 1) Did St. Luke's analyze any alternatives to expansion at the downtown location? Alternatives include locating some services at the current location and other services elsewhere in Boise or the Treasure Valley. The analysis would consider implications for current and future employees and patients, cost, traffic and congestion, areas surrounding St. Lukes locations, etc. If so, what were the results? If not, why not?

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.

Amanda Brown

From: Cyd Weiland <cydweiland@gmail.com>
Sent: Monday, May 18, 2015 3:07 PM
To: CityCouncil
Subject: St. Luke's Question

St. Luke's has come up with only one option for meeting their expansion desires, and that option includes elimination in perpetuity of an important public resource, and disconnection of the street grid system. Before Council makes such a big decision that cannot be reversed, would it be in everyone's best interest to have some independent studies done for traffic and economics?

Amanda Brown

From: regina wilkening <ginaotrl@yahoo.com>
Sent: Monday, May 18, 2015 4:34 PM
To: CityCouncil
Subject: St Luke's and my neighborhood

Dear Mayor and City Council,

Regarding the planning going on by St. Luke's to expand in my East End neighborhood, I've been thinking about my life here and I have some questions.

Everyone has different reasons for why they choose to live where they live. Some people want acreage, others like a large home with numerous bedrooms or a view of the city from up on a hill, ect. Most of us who have chosen to buy a home in the East End or the North End or even downtown, have chosen this area for its location for a number of specific reasons.

My East End neighborhood provides the kind of local community I love with like minded folks who want to be able to get to the foothills or the river or downtown for the many activities offered in these places, such as hiking, biking, fishing, wading, shopping and dining respectively, all within walking distance. We chose to live here also because of the historic ambiance of this area. If you think about it, it is the very streets and intersections, the older homes and buildings that combine with the humans of the East End that create this feeling that drew me to this neighborhood and that keeps me here.

1. I have to ask, do you really think there is enough room literally in this area to build a bigger hospital? The whole idea seems to go against both the tangible and the intangible properties of my East End neighborhood.

We live in a historic district by choice and we are choosing to help preserve this area and this way of life.

2. Why are we being asked to take the brunt of the expansion when there are other options?

This would have a huge impact on the neighborhoods specifically chosen by people who want this lifestyle, please keep this in mind while making your decision.

Thank you,
Regina Wilkening
503 N Walnut St. 83712

Amanda Brown

From: Thomas Rosenthal <rye5400@gmail.com>
Sent: Monday, May 18, 2015 4:56 PM
To: CityCouncil
Subject: St. Luke's Question

Council Members:

I live in the East End in Foothills East. The traffic focus during this whole debate seems to be on bicycles - I drive a car using Jefferson to exit the East End.

Concern: Jefferson is our only non-stop-signed arterial (if you can call it that) out of the East End.

Question: Should you choose to approve the taking of Jefferson by St. Luke's, are you considering developing a safe alternate arterial out of the East End?

Pierce or Walnut to Warm Springs are possibilities. This would require stop signage changes and a stop light or two on Warm Springs to make this work. If my memory serves me, placing a stop light on Warm Springs at Walnut was in the original Park Center bridge plan to encourage use of the bridge as an East End access alternative route but was successfully fought by the Warm Springs residents. This would also serve to encourage the use of the Park Center bridge by East Enders who avoid it now because you can't readily gain access to Warm Springs during rush hours. This would also pull traffic pressure away from Ave B. Currently, the intersection of Walnut and Warm Springs heading North is a stop-signed right only turn between 4pm and 6pm.

Also, driving from the Franklin-McKinley-Jefferson "arterial" to Warm Springs as it currently is (every-other-street stop signed) is a hazard due to all the on-street parking of the residents who park too close to the corners obstructing vision as you attempt to cross the through street. You often take your life in your hands as you inch out into the cross-street.

We'll need another safe way out.

Thank you for considering my question and comments.

Thomas Rosenthal
2121 Mortimer Drive
208.344.4724

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: May 19th Work Session Questions
Date: Monday, June 15, 2015 2:05:50 PM

From: Sheila Grisham [mailto:sheilagrisham@gmail.com]
Sent: Sunday, May 17, 2015 8:02 PM
To: CityCouncil
Subject: May 19th Work Session Questions

Hello,

I know you are having another Work Session with St Luke's and I have a couple of questions that I would like to turn in for the session.

- 1) I attended the February 9 P & Z meeting where Commissioner Miller observed that even though neighbors had concerns about hospital expansion, there was a lot of good will towards St. Luke's that the hospital threatened to squander by their failure to engage with the neighborhood. Since then my community's trust in St. Luke's has eroded. The health system has run a threatening ad campaign and held open houses where we were told, "This is the plan; it has been approved; we are just going through the motions." Moreover, they don't seem to have built efficiently to make best use of the land they already own. Is Council aware of the extent to which St Luke's is presuming approval?
- 2) At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's has radically limited the efficient use of this property and the adjoining E Bannock Street vacation. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part?

Thank you for your time and all that you do,

Sheila Grisham

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: May 19th, Boise City Council, Work Session / Questions
Date: Monday, June 15, 2015 2:06:03 PM

From: Skip Means [mailto:skip.means@outlook.com]
Sent: Sunday, May 17, 2015 10:17 PM
To: CityCouncil
Subject: May 19th, Boise City Council, Work Session / Questions

Honorable Mayor and City Council,

Please add the following questions to the public question list for the May 19th Work:

1. Many have felt St. Luke's has dismissed the concerns of neighbors. Has the City sought feedback from participants on the tone, content and quality of the St. Luke's public involvement process, and if so, what have they heard? Does the City believe it has been a robust and satisfactory process?
2. At the April 14 work session, Mr. Roth talked about how St. Luke's periodically reviews their real estate holdings for their "highest and best use." Who determines what is the "highest and best use" of E Jefferson, which is held in the public commons? How do they determine it? Does the public get a say?

Thank you for the opportunity to participate in this most important planning proposal.

Respectfully,
Otis W. Means
709 Troutner Way
Boise, ID 83712

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: Question for St. Lukes tomorrow
Date: Monday, June 15, 2015 2:03:39 PM

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

From: MARY GLEN [<mailto:maryaliceglen@icloud.com>]
Sent: Monday, May 18, 2015 11:27 AM
To: CityCouncil
Subject: Question for St. Lukes tomorrow

Do you believe that the very expensive commercial featuring Jennifer Lopez was a prudent use of funds for a non-profit hospital, especially in light of skyrocketing health care costs?

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

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: Question for tomorrow's meeting
Date: Monday, June 15, 2015 2:06:12 PM

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

From: Mary Glen [<mailto:mary@maryglen.com>]
Sent: Monday, May 18, 2015 5:59 AM
To: CityCouncil
Subject: Question for tomorrow's meeting

Why hasn't St. Luke's explored alternatives to closing Jefferson street such as the cantilevered MSTI building and parking garage over 1st street, and similar structures such as Harborview Hospital in Seattle and Legacy Good Samaritan Medical Center in Portland, Oregon?

Thank you.

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

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Questions for 5/19 Public Question Session
Date: Monday, May 18, 2015 4:29:55 PM

From: Kai Elgethun [mailto:kaielgethun@live.com]
Sent: Monday, May 18, 2015 3:50 PM
To: CityCouncil
Cc: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; TJ Thomson
Subject: Questions for 5/19 Public Question Session

QUESTIONS FOR CITY COUNCIL MEETING on St. Luke's Master Plan

Tuesday 5/19/2015

Submitted by Kai Elgethun, 511 Riverview Dr., Boise 83712

1. Why did City Council cancel its original vote on St Luke's Master Plan? Why is St Luke's being allowed to use stall tactics rather than going back to the table and listening to P&Z and the community to come up with a reasonable compromise that keeps E Jefferson Street open? Every urban hospital in the U.S. has buildings that bridge streets.
2. Does the City Council believe that St Luke's media campaign in the last month (with its scare tactics and ultimatums) is a normal part of collaborative decision making?
3. At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's failed to efficiently use this property and the adjoining E Bannock Street vacation, a street that we as citizens and taxpayers already gave up. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part? Is it unreasonable to ask St Luke's to consider efficient use of E Bannock Street first before we give them another piece of public right-of-way?
4. The P&Z Commission denied St. Luke's Master Plan because it does not comply with substantial elements of Blueprint Boise. Blueprint Boise was produced as a collaborative undertaking so our city would remain a connected and livable place. ACHD Commissioners stated in January that St Luke's proposed 'improvements' to Ave B and Fort Street (in tandem with closure of E Jefferson Street) were inadequate to handle the additional 13,262 car trips per day. For different reasons, both of these elected groups have spoken against St. Luke's Master Plan. Is City Council empowered to take direction from these elected experts at the P&Z and ACHD Commissions without St Luke's interference?
5. Boise has a history of public involvement in projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations. These projects had a collaborative approach, in which stakeholders worked through issues until solutions that all can live with were

reached. Why isn't the same facilitated, collaborative approach being used for the St. Luke's Master Plan? Why has St Luke's been allowed to present and defend a single Master Plan that defies the P&Z and concerned neighbors? Where is the Plan B?

6. What would be the air quality impacts from adding 13,262 car trips per day to what is essentially a residential area, especially with the hospital's location near the Foothills, which tends to trap fog and smog? Has this been factored into an analysis of the alternatives? It should also be noted that the number of minutes of stationary idling time per vehicle will increase due to traffic congestion on existing limited streets, such that the pollution from adding 13,262 car trips will have a greater impact on this part of town than it would elsewhere. Has this been factored into an analysis of the alternatives?

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Questions for St. Luke's planned expansion
Date: Monday, May 18, 2015 8:52:07 AM

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

From: Kohn Matthew [<mailto:mattkohn@boisestate.edu>]
Sent: Monday, May 18, 2015 7:59 AM
To: CityCouncil
Cc: MayorBieter
Subject: Questions for St. Luke's planned expansion

Dear city council,

I live in the St Luke's neighborhood and have numerous questions regarding St Luke's expansion:

- 1) How can expansion of a major corporation in an already congested area improve traffic and livability? Please do not rely on complaints about current traffic - we all agree that traffic patterns can be improved, but that's an issue separate from an expansion.
- 2) What are the impacts on air pollution by increasing traffic?
- 3) Has a cost-benefit analysis been performed for the city? If so, where/what are the results?
- 4) Doesn't isolation of the east end from downtown conflict with the city's interest in creating a bike-friendly environment? Given that proposed bike connectivity solutions all involve routing bike traffic onto major roads, how does the expansion justify the removal of the last remaining relatively safe bike route to downtown?
- 5) It appears that St Luke's has squandered a large section of their existing footprint to a non-expandable 2-story parking complex. Why is the city being asked to provide more land when St Luke's hasn't used their existing property wisely? Aren't we being asked to fix a problem that St Luke's created?
- 6) I feel like the city has provided St Luke's undue opportunity to make its case to the council without commentary from the neighborhood. Will the city provide us with similar opportunities to discuss our concerns?
[In the context of Q6 and the St Luke's workshops, the city's normal approach to receiving public commentary would not be balanced (i.e., providing an extremely limited open forum for advocates from both sides to make a brief statement). Please keep in mind that St Luke's has peppered our neighborhood with fliers, has paid for a billboard on the connector advocating its position, and has offered testimony training to its employees in advance of city council meetings. This doesn't feel like a democracy, rather a case of "money talks."]

Thank you for considering my concerns,

Matthew Kohn
520 E Jefferson St.
Boise 83712

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:11:36 PM

From: Mary Watson [mailto:marylovesparis@hotmail.com]
Sent: Monday, May 18, 2015 1:40 PM
To: CityCouncil
Subject: St. Luke's Question

For May 19 Council Meeting - Please accept the following as my question regarding the St. Luke's application for amending Boise's Comprehensive Plan:

St. Luke's continues to insist that they have only one viable expansion option - the north option over Jefferson Street - claiming all other options as too costly. St. Luke's asserts that the south option of replacing their sub-grade parking garage would add another \$100 Million to the expansion project. Most of us live in a world where there is always more than one viable solution to a problem - and we often conduct cost/benefit analysis to reveal those solutions. Since St. Luke's has roughly \$2.1 Billion flowing through its doors each year (*source: 2014 annual report to Ada County Commissioners*), we are skeptical of their claims that alternatives are too expensive. Is the City prepared to explore the extensive financial resources St. Luke's has at its disposal and require St. Luke's to show the calculations for alternative expansion efforts relative to its revenue and yearly additions to capital?

Thank you.

Mary Watson and David Thomas
917 E Washington Street
Boise, Idaho 83712

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, May 18, 2015 4:56:48 PM

From: Thomas Rosenthal [mailto:rye5400@gmail.com]
Sent: Monday, May 18, 2015 4:56 PM
To: CityCouncil
Subject: St. Luke's Question

Council Members:

I live in the East End in Foothills East. The traffic focus during this whole debate seems to be on bicycles - I drive a car using Jefferson to exit the East End.

Concern: Jefferson is our only non-stop-signed arterial (if you can call it that) out of the East End.

Question: Should you choose to approve the taking of Jefferson by St. Luke's, are you considering developing a safe alternate arterial out of the East End?

Pierce or Walnut to Warm Springs are possibilities. This would require stop signage changes and a stop light or two on Warm Springs to make this work. If my memory serves me, placing a stop light on Warm Springs at Walnut was in the original Park Center bridge plan to encourage use of the bridge as an East End access alternative route but was successfully fought by the Warm Springs residents. This would also serve to encourage the use of the Park Center bridge by East Enders who avoid it now because you can't readily gain access to Warm Springs during rush hours. This would also pull traffic pressure away from Ave B. Currently, the intersection of Walnut and Warm Springs heading North is a stop-signed right only turn between 4pm and 6pm.

Also, driving from the Franklin-McKinley-Jefferson "arterial" to Warm Springs as it currently is (every-other-street stop signed) is a hazard due to all the on-street parking of the residents who park too close to the corners obstructing vision as you attempt to cross the through street. You often take your life in your hands as you inch out into the cross-street.

We'll need another safe way out.

Thank you for considering my question and comments.

Thomas Rosenthal
2121 Mortimer Drive
208.344.4724

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's and my neighborhood
Date: Monday, May 18, 2015 4:43:45 PM

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

From: regina wilkening [<mailto:ginaotrl@yahoo.com>]
Sent: Monday, May 18, 2015 4:34 PM
To: CityCouncil
Subject: St Luke's and my neighborhood

Dear Mayor and City Council,

Regarding the planning going on by St. Luke's to expand in my East End neighborhood, I've been thinking about my life here and I have some questions.

Everyone has different reasons for why they choose to live where they live. Some people want acreage, others like a large home with numerous bedrooms or a view of the city from up on a hill, ect. Most of us who have chosen to buy a home in the East End or the North End or even downtown, have chosen this area for its location for a number of specific reasons.

My East End neighborhood provides the kind of local community I love with like minded folks who want to be able to get to the foothills or the river or downtown for the many activities offered in these places, such as hiking, biking, fishing, wading, shopping and dining respectively, all within walking distance. We chose to live here also because of the historic ambience of this area. If you think about it, it is the very streets and intersections, the older homes and buildings that combine with the humans of the East End that create this feeling that drew me to this neighborhood and that keeps me here.

1. I have to ask, do you really think there is enough room literally in this area to build a bigger hospital? The whole idea seems to go against both the tangible and the intangible properties of my East End neighborhood.

We live in a historic district by choice and we are choosing to help preserve this area and this way of life.

2. Why are we being asked to take the brunt of the expansion when there are other options?

This would have a huge impact on the neighborhoods specifically chosen by people who want this lifestyle, please keep this in mind while making your decision.

Thank you,
Regina Wilkening
503 N Walnut St. 83712

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Expansion
Date: Monday, May 18, 2015 4:23:12 PM

From: Elias, Collin - CO 4th [mailto:EliasC@dhw.idaho.gov]
Sent: Monday, May 18, 2015 4:18 PM
To: CityCouncil
Subject: St. Luke's Expansion

Here are my concerns about the Boise Expansion.

1. As an Eastender I have spoken with my neighbors that work at the downtown St. Luke's. None of them felt confident that the expansion was not going to create excessive traffic issues. They, including myself, reviewed the various SL expansion plan docs online and could not determine how roads will be expanded (if anything they going to be reduced slightly) to handle the increase. If anything the roundabout will slow things down. More, importantly I participated in the SL community event (tent on Fort and Reserve) and the SL representative didn't know either and only mentioned the roundabout. With Warm Springs road becoming more and more crowded (sporting events, general traffic, concerts, etc.) adding 12000 more vehicles/day doesn't add up.
2. I can seem to find any 3rd party/independent or government assessment of the impact this extension could have. I would like to know where that is. Does one exist???
3. I have tried to participate in community meetings to learn more but often times they're cancelled. Don't I as a citizen have the chance to hear from Saint Luke's and the city? It just doesn't feel right to me (and it appears from my discussions with fellow neighbors- some of which are SL employees) that I have to just accept it. Actually, I feel like I'm not a part of the city. I feel that I'm being pushed around and that even though I pay taxes, invested all of my hard earned money into my home, that I have no say. It hurts. My neighbor, who's a nurse at Saint Luke's, said "what does it mean to live in the most livable city when the city government doesn't listen to your opinion." Although, I think her response was a bit off (I was able to participate in the P&Z meeting and voice my opinion) in many ways I feel the same.
- 4.

Collin Elias

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From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: Questions for 5/19 Public Question Session
Date: Monday, May 18, 2015 4:04:47 PM

From: Kai Elgethun [mailto:kaielgethun@live.com]
Sent: Monday, May 18, 2015 3:50 PM
To: CityCouncil
Cc: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; TJ Thomson
Subject: Questions for 5/19 Public Question Session

QUESTIONS FOR CITY COUNCIL MEETING on St. Luke's Master Plan

Tuesday 5/19/2015

Submitted by Kai Elgethun, 511 Riverview Dr., Boise 83712

1. Why did City Council cancel its original vote on St Luke's Master Plan? Why is St Luke's being allowed to use stall tactics rather than going back to the table and listening to P&Z and the community to come up with a reasonable compromise that keeps E Jefferson Street open? Every urban hospital in the U.S. has buildings that bridge streets.
2. Does the City Council believe that St Luke's media campaign in the last month (with its scare tactics and ultimatums) is a normal part of collaborative decision making?
3. At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's failed to efficiently use this property and the adjoining E Bannock Street vacation, a street that we as citizens and taxpayers already gave up. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part? Is it unreasonable to ask St Luke's to consider efficient use of E Bannock Street first before we give them another piece of public right-of-way?
4. The P&Z Commission denied St. Luke's Master Plan because it does not comply with substantial elements of Blueprint Boise. Blueprint Boise was produced as a collaborative undertaking so our city would remain a connected and livable place. ACHD Commissioners stated in January that St Luke's proposed 'improvements' to Ave B and Fort Street (in tandem with closure of E Jefferson Street) were inadequate to handle the additional 13,262 car trips per day. For different reasons, both of these elected groups have spoken against St. Luke's Master Plan. Is City Council empowered to take direction from these elected experts at the P&Z and ACHD Commissions without St Luke's interference?
5. Boise has a history of public involvement in projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations. These projects had a collaborative approach, in which stakeholders worked through issues until solutions that all can live with were

reached. Why isn't the same facilitated, collaborative approach being used for the St. Luke's Master Plan? Why has St Luke's been allowed to present and defend a single Master Plan that defies the P&Z and concerned neighbors? Where is the Plan B?

6. What would be the air quality impacts from adding 13,262 car trips per day to what is essentially a residential area, especially with the hospital's location near the Foothills, which tends to trap fog and smog? Has this been factored into an analysis of the alternatives? It should also be noted that the number of minutes of stationary idling time per vehicle will increase due to traffic congestion on existing limited streets, such that the pollution from adding 13,262 car trips will have a greater impact on this part of town than it would elsewhere. Has this been factored into an analysis of the alternatives?

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, May 18, 2015 3:42:05 PM

From: Cyd Weiland [mailto:cydweiland@gmail.com]
Sent: Monday, May 18, 2015 3:07 PM
To: CityCouncil
Subject: St. Luke's Question

St. Luke's has come up with only one option for meeting their expansion desires, and that option includes elimination in perpetuity of an important public resource, and disconnection of the street grid system. Before Council makes such a big decision that cannot be reversed, would it be in everyone's best interest to have some independent studies done for traffic and economics?

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: Questions for St. Luke's planned expansion
Date: Monday, May 18, 2015 9:04:53 AM

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

From: MayorBieter
Sent: Monday, May 18, 2015 8:52 AM
To: Hal Simmons
Subject: FW: Questions for St. Luke's planned expansion

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

From: Kohn Matthew [<mailto:mattkohn@boisestate.edu>]
Sent: Monday, May 18, 2015 7:59 AM
To: CityCouncil
Cc: MayorBieter
Subject: Questions for St. Luke's planned expansion

Dear city council,

I live in the St Luke's neighborhood and have numerous questions regarding St Luke's expansion:

- 1) How can expansion of a major corporation in an already congested area improve traffic and livability? Please do not rely on complaints about current traffic - we all agree that traffic patterns can be improved, but that's an issue separate from an expansion.
- 2) What are the impacts on air pollution by increasing traffic?
- 3) Has a cost-benefit analysis been performed for the city? If so, where/what are the results?
- 4) Doesn't isolation of the east end from downtown conflict with the city's interest in creating a bike-friendly environment? Given that proposed bike connectivity solutions all involve routing bike traffic onto major roads, how does the expansion justify the removal of the last remaining relatively safe bike route to downtown?
- 5) It appears that St Luke's has squandered a large section of their existing footprint to a non-expandable 2-story parking complex. Why is the city being asked to provide more land when St Luke's hasn't used their existing property wisely? Aren't we being asked to fix a problem that St Luke's created?
- 6) I feel like the city has provided St Luke's undue opportunity to make its case to the council without commentary from the neighborhood. Will the city provide us with similar opportunities to discuss our concerns?
[In the context of Q6 and the St Luke's workshops, the city's normal approach to receiving public commentary would not be balanced (i.e., providing an extremely limited open forum for advocates from both sides to make a brief statement). Please keep in mind that St Luke's has peppered our neighborhood with fliers, has paid for a billboard on the connector advocating its position, and has offered testimony training to its employees in advance of city council meetings. This doesn't feel like a democracy, rather a case of "money talks."]

Thank you for considering my concerns,

Matthew Kohn
520 E Jefferson St.
Boise 83712

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Questions
Date: Monday, May 18, 2015 8:35:21 AM

From: Charles Honsinger [mailto:honsingerlaw@gmail.com]
Sent: Sunday, May 17, 2015 9:29 PM
To: Hal Simmons; CityCouncil
Subject: St. Luke's Questions

Dear City Council Members:

I submit the following questions to be asked at the May 19 Work Session on St. Luke's Master Plan:

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
2. St. Luke's asserts over and over that it has included the public in its decision making process through the use of outreach and the many open houses it has held. Does St. Luke's, however, dispute that it did NOT include the public in its decision to close Jefferson Street? Would St. Luke's be willing to include the public in a process to re-examine that decision?
3. Has St. Luke's updated its traffic study of Jefferson Street since it was converted to a two-way street?
4. In its traffic count methodology, St. Luke's makes the assumption that traffic that turns off into the St. Luke's complex should not be counted as part of Jefferson Street traffic. When Jefferson is closed, where will that "turn off" traffic go? Won't it have to travel on the streets on the outside of the complex thereby adding to traffic congestion?

5. City Council's process to review St. Luke's Master Plan has to date been focused on presentations by St. Luke's, without meaningful public participation. Other than the short question periods provided, there is no reason to believe that the May 19 work session will be any different. Other than the three minutes provided at public hearings to each individual, will the City provide equal time to opponents of the Master Plan to display their findings and make their own presentations?
6. St. Luke's asserts that it will "mitigate" impacts due to the loss of Jefferson with its proposed cycle track and changes to the Bannock corridor. This mitigation affects cycling and pedestrian traffic. How does St. Luke's propose to mitigate impacts to automobile traffic due to the loss of Jefferson?

--

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

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's question
Date: Monday, May 18, 2015 8:35:05 AM

From: Charlie & Lee Honsinger [mailto:Ichonsinger@gmail.com]
Sent: Sunday, May 17, 2015 6:05 PM
To: CityCouncil
Cc: Hal Simmons
Subject: St Luke's question

1. How much would the St Luke's Master Plan cost ADA County taxpayers, in terms of mitigation (transportation, utility re-routing, etc)? Has this been factored into an economic analysis of the alternatives?
2. It has come to my attention that the City and ACHD are exploring the option of narrowing Broadway and Avenue B north of Warm Springs Avenue. How will this affect St Luke's proposed expansion and corresponding traffic increase?

Thank you
Lee Honsinger

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, May 18, 2015 8:34:32 AM

From: Erik Kingston [mailto:erik.kingston@gmail.com]
Sent: Sunday, May 17, 2015 11:40 PM
To: Hal Simmons
Subject: St. Luke's Question

Hal:

Please accept the following questions for Tuesday's Council work session. I have others, but assume you are already swamped. I realize this has to be one of the more challenging decisions in recent years and appreciate how much time and effort go into something like this. Someday I hope we can talk about something other than St. Luke's. Until then, here goes:

Alternatives Analysis—Unilateral Approach. At the April 14 work session, Dr. Souza stated that St. Luke's gave its top surgeon's 'wish list' to architects; that the Master Plan needed to incorporate tertiary, integrated patient- and family-centered care; and that 'nothing would be sacrificed in the service of that goal.' How does that unilateral approach square with the spirit of compromise inherent in a public process involving a public asset with multiple stakeholders and interests?

Alternatives Analysis—Impact on Community Health. With the recent attention focused on non-attainment of air quality and the negative health effects of air pollution, many are concerned about the impacts of adding 13,262 new trips per day (stop and go traffic), especially with the hospital's location at the base of Boise's foothills that tend to trap fog and smog (especially during inversions). Has this been factored into an analysis of the alternatives or the costs to Boise's health and livability?

Process—The Value of Public Trust. As one of many participants in the Blueprint Boise process (among others), I was impressed by the extensive collaboration among neighborhoods, stakeholder groups and city staff and leadership. The plan guides Boise's development, land-use, recreation and neighborhood character in order to preserve local values and create 'predictable development patterns.' Boise's P&Z Commission soundly denied St. Luke's Master Plan because it 'does not comply with substantial elements of the comprehensive plan.'

How can Boise citizens and voters have confidence in any future planning process when it appears a private corporation can ignore 'substantial elements' of Boise's comprehensive plan (and disrespect our Planning and Zoning Commission) to further its own private agenda? And if the expansion and vacation are in fact a 'done deal,' as St. Luke's maintains, can St. Luke's and City Council hope to regain trust and confidence once damaged?

Request for presentation. Finally, I would like to add a request that those most impacted (primarily EENA residents) by this expansion and proposed street closure be allowed to present our findings and interests to Council. This would be consistent with the protocol of the P&Z Commission meeting, in which EENA was given 30 minutes to present its case to commissioners. As Commissioner Just stated, "St. Luke's is an important part of our community but it is a **part** of the community." St. Luke's is a stakeholder in the same way that EENA is a stakeholder in this process. Both contribute to Boise's livability and economy, and both have legitimate interests in this proposal.

Respectfully yours,

Erik Kingston, PCED
1010 E. Jefferson
Boise, Idaho

--

www.rampupidaho.org
www.keepboiseconnected.com
www.reservestreetarmory.com
www.fairhousingforum.org

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

--Buddha

From: [Amanda Brown](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's Downtown Plan
Date: Thursday, May 14, 2015 3:35:00 PM
Attachments: [CityCouncil_Bieter.docx](#)

From: Strong, David [mailto:strongd@slhs.org]
Sent: Friday, April 03, 2015 12:40 PM
To: CityCouncil
Subject: St Luke's Downtown Plan

Please see attached letter in support of the St. Luke's Boise Campus Development Master Plan.
Thanks!

David Strong
Patient Safety Manager Treasure Valley
Quality and Patient Safety
St. Luke's Boise/Meridian Medical Centers

P: 208-381-1143

F: 208-381-7107

E: strongd@slhs.org

***Do you have an idea about safety or something to strengthen our safety practices? We want your thoughts and ideas! Email: safetyidea@slhs.org*



I am fully committed to helping St. Luke's achieve:

- Exceptional patient experiences and,
- Exceptional outcomes through TEAMwork.

Confidentiality Notice: This e-mail contains information that is protected by the attorney-client and/or work product privilege that may be Peer Review protected under Idaho Code 39-1392 et seq.

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945 E Valencia St.
Boise, Idaho 83706

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. I believe that Boise is one of the best cities in the world; this 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.

My wife I moved from Phoenix nine years ago and consider Boise our home. We fell in love with the livability of the city. For us this included, walking and biking downtown, making Boise the perfect city for us to live. Currently I walk across Jefferson Street on First Street to the hospital daily. It is not uncommon for drivers to run the stop sign at Jefferson and 1st street on their way downtown, making this a hazardous condition for pedestrians trying to cross the street. The new campus plan presents many improvements for pedestrian and biker safety, which I support as both a pedestrian and a motorist who frequents downtown.

I also support the campus plan as a current St. Luke's employee. Taking a patient into an elevator, across a Sky Bridge, and back down to receive life-saving care may seem trivial, but time is tissue, and any delays can impact our patients. According to the American Heart Association, "Every minute in which a large vessel ischemic stroke is untreated, the average patient loses 1.9 million neurons, 13.8 billion synapses, and 12 km (7 miles) of axonal fibers."¹ Even the addition of a few minutes can mean drastically altering the quality of life for our patient's.

St. Luke's leaders are good stewards for the community; they would not present a plan to the City Council that was less than the best possible alternative, or present a plan that would result in worse patient outcomes. 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,
David Strong
208-850-1200

1. (2006). Retrieved January 1, 2015, from <http://stroke.ahajournals.org/content/37/1/263.full>



Mayor Dave Bieter and City Council Members
150 N. Capitol Blvd.
Boise, Idaho 83702

Dear Mayor Bieter and Council Members:

This letter is being written in strong support of the St. Luke's expansion in downtown Boise. St. Luke's is a very powerful influence in our downtown and our region. All citizens of the Treasure Valley should be supportive and grateful for their plans to expand downtown. Strong downtowns ripple and help stimulate strong regions. The positive impact St. Luke's has on our downtown and region is beyond measurement.

The proposed expansion of St. Luke's in downtown Boise magnifies their positive impact further. High wage jobs creation is critical to stimulating downtown residential development. In addition, having an expanded healthcare system downtown encourages senior housing in the downtown corridor. Downtown Boise is lacking in having a reasonable share of urban housing for a community of its size. This expansion will help stimulate more housing options.

The influx of additional workforce and increased traffic to our downtown will help support and stimulate retail and other complimentary business activities. St. Luke's expansion brings other businesses and services to downtown.

As past President of the Downtown Boise Association, a member of the Urban Land Institute, and a financial supporter of Idaho Smart Growth I believe the extensive effort of St. Luke's to mitigate the closure of Jefferson Street is laudable. While terminating any urban street or path of connectivity must be considered very carefully and avoided if possible. I think it is clear the traffic counts on Jefferson, at this location, are extremely low and not significant to urban vehicular circulation. St. Luke's is prepared to invest in alternate pedestrian and bicycle paths which vastly improve the existing ped/bike network.

Please approve this proposal. The positive impact on downtown Boise will last forever.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay Carley", is written over a light blue horizontal line.

Clay Carley
General Manager
Old Boise LLC

From: [MARY GLEN](#)
To: [CityCouncil](#)
Subject: Question for St. Lukes tomorrow
Date: Monday, May 18, 2015 11:27:39 AM

Do you believe that the very expensive commercial featuring Jennifer Lopez was a prudent use of funds for a non-profit hospital, especially in light of skyrocketing health care costs?

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

From: [Charlie & Lee Honsinger](#)
To: [CityCouncil](#)
Cc: [Hal Simmons](#)
Subject: St Luke"s question
Date: Sunday, May 17, 2015 6:05:28 PM

1. How much would the St Luke's Master Plan cost ADA County taxpayers, in terms of mitigation (transportation, utility re-routing, etc)? Has this been factored into an economic analysis of the alternatives?
2. It has come to my attention that the City and ACHD are exploring the option of narrowing Broadway and Avenue B north of Warm Springs Avenue. How will this affect St Luke's proposed expansion and corresponding traffic increase?

Thank you
Lee Honsinger

From: [Bob Kaiser](#)
To: [CityCouncil](#)
Subject: St Luke"s Work Session Question
Date: Monday, May 18, 2015 1:04:33 PM

Question for City Council:

On the St. Luke's website, it says that, "The creation of the plan was guided by two fundamental priorities: First and foremost, the needs of our patients; and second, urban and transportation planning objectives (emphasis added)." How does adding over 13,250 trips per day meet urban and transportation planning objectives?

From: [David Thomas](#)
To: [CityCouncil](#)
Subject: St. Luke"s Question
Date: Monday, May 18, 2015 9:36:53 PM

St. Luke's has told us on more than one occasion that their proposed expansion at the downtown Boise campus doesn't guarantee they will stay in the downtown. In fact, they've told us it's likely they will relocate major services out to Meridian in the coming decades. Since their request to vacate Jefferson Street seems definitive and irreversible to us, is St. Luke's prepared to promise re-opening of the Jefferson Street public right-of-way once their move to Meridian is realized?

Thank you for your careful consideration of this issue.

David Thomas
917 E Washington St.
Boise, Idaho 83712

From: [Mardi Stacy](#)
To: [CityCouncil](#)
Subject: St. Luke"s Question
Date: Monday, May 18, 2015 12:33:38 PM

Question for City Council:

St. Luke's insists that there is only one viable expansion alternative and that is to take Jefferson Street and build north. Most of us live in a world where there is always more than one viable solution to a problem and consequently, we have lost trust in St. Luke's alternatives analysis. In order to regain public trust and ensure that all viable solutions have been rigorously studied, shouldn't we invest in an independent analysis of alternatives (including, for example, partial expansion elsewhere in Boise) -- especially since this expansion has such far-reaching impacts on the city?

From: [Cyd Weiland](#)
To: [CityCouncil](#)
Subject: St. Luke"s Question
Date: Monday, May 18, 2015 11:13:20 AM

According to the City's website, Blueprint Boise has been amended seven times since it was adopted in November 2011. The seven amendments range from changing the land use category for 6 acres near the airport to adopting the Lusk Street Master Plan. Of these, the Lusk Street Master Plan seems to have been the most significant in terms of potential impacts, and it was developed with participation from a Steering Committee comprised in part by local landowners and interested parties. Since the St. Luke's Master Plan also seems to have some potential significant impacts, why wasn't it approached with a similar process?

From: [Brandon Karpen](#)
To: [CityCouncil](#)
Subject: St. Luke's Question
Date: Monday, May 18, 2015 10:49:12 AM

Hello,

I have four proposed questions for the session:

1. Has St. Luke's considered plans any other than the four options mentioned? For example, a plan that expands the Hospital on the North AND South - saving, perhaps enough real estate to have a bike lane continuing near where Jefferson currently lies, or some other variation (such as building in all directions).

- Not related to No. 1 -

2. Would St. Luke's (and the City) agree to a land deal for the following: In exchanged for the acceptance of the proposed master plan (giving St. Luke's Jefferson St.), would St. Luke's purchase land near Boise High School for the school to use as play fields in order for the Fort Boise park area to be redeveloped and enjoyed again as a public park and usable as pedestrian/bike commuter-way from the East End to the West?

- Not related to No. 1 or No. 2 -

3. Is St. Luke's willing to release details regarding how many of their Downtown Boise employees currently live (and pay thus pay taxes) in the City of Boise (vs total number of employees for context)?

- Not related to Nos. 1, 2, or 3 -

4. It is undisputed that this proposal will greatly increase traffic along streets in the immediate vicinity of the project. The plan's inclusion of two high-efficiency roundabouts will create a constant stream of traffic down Ave B through State St. However, there are no elements in the current plan that mitigate the increased difficulty in crossing Ave B and/or State St. for pedestrians or bikes. Why?

Thank you,

Brandon Karpen
208-841-2806

From: [Erik Kingston](#)
To: [Hal Simmons](#)
Subject: St. Luke's Question
Date: Sunday, May 17, 2015 11:40:14 PM

Hal:

Please accept the following questions for Tuesday's Council work session. I have others, but assume you are already swamped. I realize this has to be one of the more challenging decisions in recent years and appreciate how much time and effort go into something like this. Someday I hope we can talk about something other than St. Luke's. Until then, here goes:

Alternatives Analysis—Unilateral Approach. At the April 14 work session, Dr. Souza stated that St. Luke's gave its top surgeon's 'wish list' to architects; that the Master Plan needed to incorporate tertiary, integrated patient- and family-centered care; and that 'nothing would be sacrificed in the service of that goal.' How does that unilateral approach square with the spirit of compromise inherent in a public process involving a public asset with multiple stakeholders and interests?

Alternatives Analysis—Impact on Community Health. With the recent attention focused on non-attainment of air quality and the negative health effects of air pollution, many are concerned about the impacts of adding 13,262 new trips per day (stop and go traffic), especially with the hospital's location at the base of Boise's foothills that tend to trap fog and smog (especially during inversions). Has this been factored into an analysis of the alternatives or the costs to Boise's health and livability?

Process—The Value of Public Trust. As one of many participants in the Blueprint Boise process (among others), I was impressed by the extensive collaboration among neighborhoods, stakeholder groups and city staff and leadership. The plan guides Boise's development, land-use, recreation and neighborhood character in order to preserve local values and create 'predictable development patterns.' Boise's P&Z Commission soundly denied St. Luke's Master Plan because it 'does not comply with substantial elements of the comprehensive plan.'

How can Boise citizens and voters have confidence in any future planning process when it appears a private corporation can ignore 'substantial elements' of Boise's comprehensive plan (and disrespect our Planning and Zoning Commission) to further its own private agenda? And if the expansion and vacation are in fact a 'done deal,' as St. Luke's maintains, can St. Luke's and City Council hope to regain trust and confidence once damaged?

Request for presentation. Finally, I would like to add a request that those most impacted (primarily EENA residents) by this expansion and proposed street closure be allowed to present our findings and interests to Council. This would be consistent with the protocol of the P&Z Commission meeting, in which EENA was given 30 minutes to present its case to commissioners. As Commissioner Just stated, "St. Luke's is an important part of our community but it is a **part** of the community." St. Luke's is a stakeholder in the same way that EENA is a stakeholder in this process. Both contribute to Boise's livability and economy, and both have legitimate interests in this proposal.

Respectfully yours,

Erik Kingston, PCED

1010 E. Jefferson
Boise, Idaho

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www.rampupidaho.org

www.keepboiseconnected.com

www.reservestreetarmory.com

www.fairhousingforum.org

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

--Buddha

From: [Steve Fleming](#)
To: [CityCouncil](#)
Cc: sberg@idahostatesman.com
Subject: St. Luke's Question
Date: Monday, May 18, 2015 10:28:44 PM

just reading the paper now, sorry it's past the deadline

A lot can change in 30 years, especially in health care.

I would like to ask the City Council if it would consider
a 30 year lease of the City's land and right of way to St. Luke's?
The lease could be renewed in 30 years if the city wishes.

Without a lease, the property could easily be sold to a hotel chain
down the road.

Best regards,
Stephen Fleming
homeowner, North End

From: [Charles Honsinger](#)
To: [Hal Simmons](#); [CityCouncil](#)
Subject: St. Luke's Questions
Date: Sunday, May 17, 2015 9:28:54 PM

Dear City Council Members:

I submit the following questions to be asked at the May 19 Work Session on St. Luke's Master Plan:

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
2. St. Luke's asserts over and over that it has included the public in its decision making process through the use of outreach and the many open houses it has held. Does St. Luke's, however, dispute that it did NOT include the public in its decision to close Jefferson Street? Would St. Luke's be willing to include the public in a process to re-examine that decision?
3. Has St. Luke's updated its traffic study of Jefferson Street since it was converted to a two-way street?
4. In its traffic count methodology, St. Luke's makes the assumption that traffic that turns off into the St. Luke's complex should not be counted as part of Jefferson Street traffic. When Jefferson is closed, where will that "turn off" traffic go? Won't it have to travel on the streets on the outside of the complex thereby adding to traffic congestion?
5. City Council's process to review St. Luke's Master Plan has to date been focused on presentations by St. Luke's, without meaningful public participation. Other than the short question periods provided, there is no reason to believe that the May 19 work session will be any different. Other

than the three minutes provided at public hearings to each individual, will the City provide equal time to opponents of the Master Plan to display their findings and make their own presentations?

6. St. Luke's asserts that it will "mitigate" impacts due to the loss of Jefferson with its proposed cycle track and changes to the Bannock corridor. This mitigation affects cycling and pedestrian traffic. How does St. Luke's propose to mitigate impacts to automobile traffic due to the loss of Jefferson?

--

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

From: [Joni Clapsadle](#)
To: [CityCouncil](#)
Subject: St. Luke's Questions
Date: Monday, May 18, 2015 11:31:00 AM

1) There are already 5 parking garages around St. Luke's. I believe the expansion will add at least 2 more garages. How many additional cars do you predict will be coming to the area each day?

2) With more inpatient beds added in the expansion, what do you predict the helicopter traffic to increase to? Currently it **averages** about two "landings" each day.

3) Take the following into consideration:

a) St. Luke's already has a hospital in the **middle** of the Treasure Valley (Meridian) verses the Boise hospital to the far east of the Treasure Valley.

St. Luke's is basically asking their patients to travel farther with a majority of the population of the Treasure Valley living west of Boise. Along with the fact there is also potential for another hospital to be built in Nampa, since St. Luke's already has an emergency department established in Nampa.

b.)The Meridian St. Luke's consists of approximately 60-70% parking lots and maybe even possibly empty lots to the east of the hospital that St. Luke's **may** already own. This is an area where St. Luke's could easily expand (Please Use Google Map to visualize if needed).

My question being:

Why would the citizens of East End Boise want a mega hospital, increase traffic, possibly an increase in helicopter traffic, and closure of a street to downtown Boise when Meridian has a lot more open space than Boise?

From: [Amanda Brown](#)
To: [Meagan Curtis](#)
Cc: [Alysha Prisbrey](#)
Subject: FW: from the Desk of Clay Carley
Date: Thursday, May 14, 2015 3:34:47 PM
Attachments: [St Lukes expansion letter.docx](#)

Hi Meagan,

Alysha is out till Monday so here you go.

Amanda

From: beth peace [mailto:bpeace@oldboise.com]
Sent: Friday, April 03, 2015 1:11 PM
To: CityCouncil
Subject: from the Desk of Clay Carley

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: May 19th Work Session Questions
Date: Monday, June 15, 2015 2:05:50 PM

From: Sheila Grisham [mailto:sheilagrisham@gmail.com]
Sent: Sunday, May 17, 2015 8:02 PM
To: CityCouncil
Subject: May 19th Work Session Questions

Hello,

I know you are having another Work Session with St Luke's and I have a couple of questions that I would like to turn in for the session.

1) I attended the February 9 P & Z meeting where Commissioner Miller observed that even though neighbors had concerns about hospital expansion, there was a lot of good will towards St. Luke's that the hospital threatened to squander by their failure to engage with the neighborhood. Since then my community's trust in St. Luke's has eroded. The health system has run a threatening ad campaign and held open houses where we were told, "This is the plan; it has been approved; we are just going through the motions." Moreover, they don't seem to have built efficiently to make best use of the land they already own. Is Council aware of the extent to which St Luke's is presuming approval?

2) At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's has radically limited the efficient use of this property and the adjoining E Bannock Street vacation. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part?

Thank you for your time and all that you do,

Sheila Grisham

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: May 19th, Boise City Council, Work Session / Questions
Date: Monday, June 15, 2015 2:06:03 PM

From: Skip Means [mailto:skip.means@outlook.com]
Sent: Sunday, May 17, 2015 10:17 PM
To: CityCouncil
Subject: May 19th, Boise City Council, Work Session / Questions

Honorable Mayor and City Council,

Please add the following questions to the public question list for the May 19th Work:

1. Many have felt St. Luke's has dismissed the concerns of neighbors. Has the City sought feedback from participants on the tone, content and quality of the St. Luke's public involvement process, and if so, what have they heard? Does the City believe it has been a robust and satisfactory process?
2. At the April 14 work session, Mr. Roth talked about how St. Luke's periodically reviews their real estate holdings for their "highest and best use." Who determines what is the "highest and best use" of E Jefferson, which is held in the public commons? How do they determine it? Does the public get a say?

Thank you for the opportunity to participate in this most important planning proposal.

Respectfully,
Otis W. Means
709 Troutner Way
Boise, ID 83712

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: Question for St. Lukes tomorrow
Date: Monday, June 15, 2015 2:03:39 PM

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

From: MARY GLEN [<mailto:maryaliceglen@icloud.com>]
Sent: Monday, May 18, 2015 11:27 AM
To: CityCouncil
Subject: Question for St. Lukes tomorrow

Do you believe that the very expensive commercial featuring Jennifer Lopez was a prudent use of funds for a non-profit hospital, especially in light of skyrocketing health care costs?

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

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: Question for tomorrow's meeting
Date: Monday, June 15, 2015 2:06:12 PM

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

From: Mary Glen [<mailto:mary@maryglen.com>]
Sent: Monday, May 18, 2015 5:59 AM
To: CityCouncil
Subject: Question for tomorrow's meeting

Why hasn't St. Luke's explored alternatives to closing Jefferson street such as the cantilevered MSTI building and parking garage over 1st street, and similar structures such as Harborview Hospital in Seattle and Legacy Good Samaritan Medical Center in Portland, Oregon?

Thank you.

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

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: Questions for 5/19 Public Question Session
Date: Monday, May 18, 2015 4:04:47 PM

From: Kai Elgethun [mailto:kaielgethun@live.com]
Sent: Monday, May 18, 2015 3:50 PM
To: CityCouncil
Cc: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; TJ Thomson
Subject: Questions for 5/19 Public Question Session

QUESTIONS FOR CITY COUNCIL MEETING on St. Luke's Master Plan

Tuesday 5/19/2015

Submitted by Kai Elgethun, 511 Riverview Dr., Boise 83712

1. Why did City Council cancel its original vote on St Luke's Master Plan? Why is St Luke's being allowed to use stall tactics rather than going back to the table and listening to P&Z and the community to come up with a reasonable compromise that keeps E Jefferson Street open? Every urban hospital in the U.S. has buildings that bridge streets.
2. Does the City Council believe that St Luke's media campaign in the last month (with its scare tactics and ultimatums) is a normal part of collaborative decision making?
3. At the April 14th work session, a St Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St Luke's failed to efficiently use this property and the adjoining E Bannock Street vacation, a street that we as citizens and taxpayers already gave up. Is it fair to further penalize taxpayers for the lack of foresight on St Luke's part? Is it unreasonable to ask St Luke's to consider efficient use of E Bannock Street first before we give them another piece of public right-of-way?
4. The P&Z Commission denied St. Luke's Master Plan because it does not comply with substantial elements of Blueprint Boise. Blueprint Boise was produced as a collaborative undertaking so our city would remain a connected and livable place. ACHD Commissioners stated in January that St Luke's proposed 'improvements' to Ave B and Fort Street (in tandem with closure of E Jefferson Street) were inadequate to handle the additional 13,262 car trips per day. For different reasons, both of these elected groups have spoken against St. Luke's Master Plan. Is City Council empowered to take direction from these elected experts at the P&Z and ACHD Commissions without St Luke's interference?
5. Boise has a history of public involvement in projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations. These projects had a collaborative approach, in which stakeholders worked through issues until solutions that all can live with were

reached. Why isn't the same facilitated, collaborative approach being used for the St. Luke's Master Plan? Why has St Luke's been allowed to present and defend a single Master Plan that defies the P&Z and concerned neighbors? Where is the Plan B?

6. What would be the air quality impacts from adding 13,262 car trips per day to what is essentially a residential area, especially with the hospital's location near the Foothills, which tends to trap fog and smog? Has this been factored into an analysis of the alternatives? It should also be noted that the number of minutes of stationary idling time per vehicle will increase due to traffic congestion on existing limited streets, such that the pollution from adding 13,262 car trips will have a greater impact on this part of town than it would elsewhere. Has this been factored into an analysis of the alternatives?

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: Questions for St. Luke's planned expansion
Date: Monday, May 18, 2015 9:04:53 AM

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

From: MayorBieter
Sent: Monday, May 18, 2015 8:52 AM
To: Hal Simmons
Subject: FW: Questions for St. Luke's planned expansion

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

From: Kohn Matthew [<mailto:mattkohn@boisestate.edu>]
Sent: Monday, May 18, 2015 7:59 AM
To: CityCouncil
Cc: MayorBieter
Subject: Questions for St. Luke's planned expansion

Dear city council,

I live in the St Luke's neighborhood and have numerous questions regarding St Luke's expansion:

- 1) How can expansion of a major corporation in an already congested area improve traffic and livability? Please do not rely on complaints about current traffic - we all agree that traffic patterns can be improved, but that's an issue separate from an expansion.
- 2) What are the impacts on air pollution by increasing traffic?
- 3) Has a cost-benefit analysis been performed for the city? If so, where/what are the results?
- 4) Doesn't isolation of the east end from downtown conflict with the city's interest in creating a bike-friendly environment? Given that proposed bike connectivity solutions all involve routing bike traffic onto major roads, how does the expansion justify the removal of the last remaining relatively safe bike route to downtown?
- 5) It appears that St Luke's has squandered a large section of their existing footprint to a non-expandable 2-story parking complex. Why is the city being asked to provide more land when St Luke's hasn't used their existing property wisely? Aren't we being asked to fix a problem that St Luke's created?
- 6) I feel like the city has provided St Luke's undue opportunity to make its case to the council without commentary from the neighborhood. Will the city provide us with similar opportunities to discuss our concerns?
[In the context of Q6 and the St Luke's workshops, the city's normal approach to receiving public commentary would not be balanced (i.e., providing an extremely limited open forum for advocates from both sides to make a brief statement). Please keep in mind that St Luke's has peppered our neighborhood with fliers, has paid for a billboard on the connector advocating its position, and has offered testimony training to its employees in advance of city council meetings. This doesn't feel like a democracy, rather a case of "money talks."]

Thank you for considering my concerns,

Matthew Kohn
520 E Jefferson St.
Boise 83712

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: Questions for St. Luke's planned expansion
Date: Monday, June 15, 2015 2:06:18 PM

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

From: Kohn Matthew [<mailto:mattkohn@boisestate.edu>]
Sent: Monday, May 18, 2015 7:59 AM
To: CityCouncil
Cc: MayorBieter
Subject: Questions for St. Luke's planned expansion

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Thank you for considering my concerns,

Matthew Kohn
520 E Jefferson St.
Boise 83712

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's and my neighborhood
Date: Monday, May 18, 2015 4:43:45 PM

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

From: regina wilkening [<mailto:ginaotrl@yahoo.com>]
Sent: Monday, May 18, 2015 4:34 PM
To: CityCouncil
Subject: St Luke's and my neighborhood

Dear Mayor and City Council,

Regarding the planning going on by St. Luke's to expand in my East End neighborhood, I've been thinking about my life here and I have some questions.

Everyone has different reasons for why they choose to live where they live. Some people want acreage, others like a large home with numerous bedrooms or a view of the city from up on a hill, ect. Most of us who have chosen to buy a home in the East End or the North End or even downtown, have chosen this area for its location for a number of specific reasons.

My East End neighborhood provides the kind of local community I love with like minded folks who want to be able to get to the foothills or the river or downtown for the many activities offered in these places, such as hiking, biking, fishing, wading, shopping and dining respectively, all within walking distance. We chose to live here also because of the historic ambience of this area. If you think about it, it is the very streets and intersections, the older homes and buildings that combine with the humans of the East End that create this feeling that drew me to this neighborhood and that keeps me here.

1. I have to ask, do you really think there is enough room literally in this area to build a bigger hospital? The whole idea seems to go against both the tangible and the intangible properties of my East End neighborhood.

We live in a historic district by choice and we are choosing to help preserve this area and this way of life.

2. Why are we being asked to take the brunt of the expansion when there are other options?

This would have a huge impact on the neighborhoods specifically chosen by people who want this lifestyle, please keep this in mind while making your decision.

Thank you,
Regina Wilkening
503 N Walnut St. 83712

From: [Amanda Brown](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's Downtown Plan
Date: Thursday, May 14, 2015 3:35:00 PM
Attachments: [CityCouncil_Bieter.docx](#)

From: Strong, David [mailto:strongd@slhs.org]
Sent: Friday, April 03, 2015 12:40 PM
To: CityCouncil
Subject: St Luke's Downtown Plan

Please see attached letter in support of the St. Luke's Boise Campus Development Master Plan.
Thanks!

David Strong
Patient Safety Manager Treasure Valley
Quality and Patient Safety
St. Luke's Boise/Meridian Medical Centers

P: 208-381-1143

F: 208-381-7107

E: strongd@slhs.org

***Do you have an idea about safety or something to strengthen our safety practices? We want your thoughts and ideas! Email: safetyidea@slhs.org*



I am fully committed to helping St. Luke's achieve:

- Exceptional patient experiences and,
- Exceptional outcomes through TEAMwork.

Confidentiality Notice: This e-mail contains information that is protected by the attorney-client and/or work product privilege that may be Peer Review protected under Idaho Code 39-1392 et seq.

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From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's question
Date: Monday, May 18, 2015 8:35:05 AM

From: Charlie & Lee Honsinger [mailto:Ichonsinger@gmail.com]
Sent: Sunday, May 17, 2015 6:05 PM
To: CityCouncil
Cc: Hal Simmons
Subject: St Luke's question

1. How much would the St Luke's Master Plan cost ADA County taxpayers, in terms of mitigation (transportation, utility re-routing, etc)? Has this been factored into an economic analysis of the alternatives?
2. It has come to my attention that the City and ACHD are exploring the option of narrowing Broadway and Avenue B north of Warm Springs Avenue. How will this affect St Luke's proposed expansion and corresponding traffic increase?

Thank you
Lee Honsinger

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's question
Date: Monday, June 15, 2015 2:05:37 PM

From: Charlie & Lee Honsinger [mailto:Ichonsinger@gmail.com]
Sent: Sunday, May 17, 2015 6:05 PM
To: CityCouncil
Cc: Hal Simmons
Subject: St Luke's question

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2. It has come to my attention that the City and ACHD are exploring the option of narrowing Broadway and Avenue B north of Warm Springs Avenue. How will this affect St Luke's proposed expansion and corresponding traffic increase?

Thank you
Lee Honsinger

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St Lukes Questions
Date: Monday, June 15, 2015 2:05:31 PM

From: Judi Zuckert [mailto:judi.zuckert@gmail.com]
Sent: Sunday, May 17, 2015 5:36 PM
To: CityCouncil
Subject: St Lukes Questions

For St Lukes regarding transportation:

I drive or bike Jefferson Street past the hospital almost every day, and observe that most of the other traffic on the road is also traveling through the area and not stopping at the hospital complex. The transportation study funded by St Lukes reported that most of the use of Jefferson St is hospital-related, which seems improbable given my many personal observations. What were the dates, times, and duration of the data collection periods for the study, number of vehicles and bicycles surveyed, and methodology used to come to the study's conclusion?

For St Lukes:

Many large, prestigious hospitals have corridors that are longer than the span that would be required to put a sky bridge across Jefferson Street, and also locate critical services on different floors in their facilities. Since there is such opposition from St Lukes neighbors to closing Jefferson Street, why won't St Lukes modify their master plan to accommodate continued public use of Jefferson Street?

For City Council:

I received a letter signed by St Lukes CEO and COO stating that they would move major services to Meridian if the St Lukes master plan isn't approved. Since St Alphonsus Hospital has a large campus in Boise, with easy access from the freeway, they would likely expand and offer any medical services that St Lukes decided to move out Boise. This would retain the facilities and the medical staff in Boise, with no street closures, less traffic congestion in the overcrowded downtown area, no negative impact to historic neighborhoods, and similar tax and job benefits remaining within the city limits of Boise. Will the city council analyze which location is best suited for an expanded, regional medical center in Boise?

For City Council:

From November 2014 to April 14, 2015, the City received over 680 pages of public comments on the St Lukes master plan. How will the City analyze and use these comments in coming to a decision?

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St Luke's Work Session Question
Date: Monday, June 15, 2015 2:01:45 PM

From: Bob Kaiser [mailto:idaho.bkaiser@gmail.com]
Sent: Monday, May 18, 2015 1:04 PM
To: CityCouncil
Subject: St Luke's Work Session Question

Question for City Council:

On the St. Luke's website, it says that, "The creation of the plan was guided by two fundamental priorities: First and foremost, the needs of our patients; and second, urban and transportation planning objectives (emphasis added)." How does adding over 13,250 trips per day meet urban and transportation planning objectives?

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Downtown Expansion
Date: Monday, June 15, 2015 2:06:31 PM

From: KENT n SUZAN HADFIELD [mailto:dochad@msn.com]
Sent: Monday, May 18, 2015 9:21 AM
To: CityCouncil
Subject: St. Luke's Downtown Expansion

I would like to know the plans for the Giant Sequoia Tree that is on Jefferson Street behind the main hospital now. It is the only Giant Sequoia Tree in the state of Idaho and been there since 1912. I feel it a tragedy to cut it down and feel it will die if they attempt to move it. Also, the cost of moving is incredible. The cost will then impact patients as the cost of health care will be impacted. I heard a figure of \$400,000.00 to move it. I am opposed to the expansion downtown and feel that St. Luke's should expand at their Meridian location.

Suzan Hadfield

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Downtown plan
Date: Monday, June 15, 2015 2:08:38 PM

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

From: Mike Journee
Sent: Saturday, May 16, 2015 12:39 PM
To: Leslie Thomason
Cc: CityCouncil
Subject: RE: St. Luke's Downtown plan

Thanks Leslie. Forwarding this to citycouncil@cityofboise.org so it can be included with the rest.

mj

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

From: Leslie Thomason [<mailto:thomason.leslie@gmail.com>]
Sent: Saturday, May 16, 2015 6:55 AM
To: Mike Journee
Subject: St. Luke's Downtown plan

I would like to pose a question for the coming city council meeting:

Can you explain what the traffic studies for the area of Jefferson Street demonstrated with regard to usage?

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Expansion
Date: Monday, May 18, 2015 4:23:12 PM

From: Elias, Collin - CO 4th [mailto:EliasC@dhw.idaho.gov]
Sent: Monday, May 18, 2015 4:18 PM
To: CityCouncil
Subject: St. Luke's Expansion

Here are my concerns about the Boise Expansion.

1. As an Eastender I have spoken with my neighbors that work at the downtown St. Luke's. None of them felt confident that the expansion was not going to create excessive traffic issues. They, including myself, reviewed the various SL expansion plan docs online and could not determine how roads will be expanded (if anything they going to be reduced slightly) to handle the increase. If anything the roundabout will slow things down. More, importantly I participated in the SL community event (tent on Fort and Reserve) and the SL representative didn't know either and only mentioned the roundabout. With Warm Springs road becoming more and more crowded (sporting events, general traffic, concerts, etc.) adding 12000 more vehicles/day doesn't add up.
2. I can seem to find any 3rd party/independent or government assessment of the impact this extension could have. I would like to know where that is. Does one exist???
3. I have tried to participate in community meetings to learn more but often times they're cancelled. Don't I as a citizen have the chance to hear from Saint Luke's and the city? It just doesn't feel right to me (and it appears from my discussions with fellow neighbors- some of which are SL employees) that I have to just accept it. Actually, I feel like I'm not a part of the city. I feel that I'm being pushed around and that even though I pay taxes, invested all of my hard earned money into my home, that I have no say. It hurts. My neighbor, who's a nurse at Saint Luke's, said "what does it mean to live in the most livable city when the city government doesn't listen to your opinion." Although, I think her response was a bit off (I was able to participate in the P&Z meeting and voice my opinion) in many ways I feel the same.
- 4.

Collin Elias

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From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Lukes Question
Date: Monday, June 15, 2015 2:08:55 PM

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

From: William Brudenell [<mailto:bbruden@gmail.com>]
Sent: Saturday, May 16, 2015 3:47 PM
To: CityCouncil
Cc: Ingrid Brudenell
Subject: St. Lukes Question

As part of the expansion, to accommodate the increased number of cars needing to be parked, what is the plan for adequate parking? Currently, all of the legal parking on the streets surrounding the complex are full during the week days.

Will the new parking structure accommodate all existing employees and anticipated new employees?

Thank you.

William Brudenell
1305 E. State Street
Boise, 83712

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:10:39 PM

From: Paul Kelly [mailto:pgkpgk@gmail.com]
Sent: Friday, May 15, 2015 1:35 PM
To: CityCouncil
Subject: St. Luke's Question

You are smart individuals. How does your expansion plan with all of the new traffic it will generate and the closing of City street(s) make any sense, especially in this very highly restricted flow of traffic part of town? Grow northward where you've already taken a public right of way—Bannock Street--you made your bed now it's time to sleep in it.

Truly,

Paul Kelly
557 N. Morningside Way
Boise, Idaho 83712
345-1215

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:08:48 PM

From: Paul Kelly [mailto:pgkpgk@gmail.com]
Sent: Friday, May 15, 2015 9:12 PM
To: CityCouncil
Subject: Re: St. Luke's Question

Please amend my initial message with grow "southward". Thank you, Paul

On Fri, May 15, 2015 at 1:34 PM, Paul Kelly <pgkpgk@gmail.com> wrote:
You are smart individuals. How does your expansion plan with all of the new traffic it will generate and the closing of City street(s) make any sense, especially in this very highly restricted flow of traffic part of town? Grow northward where you've already taken a public right of way—Bannock Street--you made your bed now it's time to sleep in it.

Truly,

Paul Kelly
557 N. Morningside Way
Boise, Idaho 83712
345-1215

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:06:38 PM

From: Erik Kingston [mailto:erik.kingston@gmail.com]
Sent: Monday, May 18, 2015 9:43 AM
To: CityCouncil
Subject: Fwd: St. Luke's Question

Mayor and Council:
See below. Thanks for your time and consideration.

Erik

----- Forwarded message -----

From: Erik Kingston <erik.kingston@gmail.com>
Date: Sun, May 17, 2015 at 11:40 PM
Subject: St. Luke's Question
To: Hal Simmons <HSIMMONS@cityofboise.org>

Hal:

Please accept the following questions for Tuesday's Council work session. I have others, but assume you are already swamped. I realize this has to be one of the more challenging decisions in recent years and appreciate how much time and effort go into something like this. Someday I hope we can talk about something other than St. Luke's. Until then, here goes:

Alternatives Analysis—Unilateral Approach. At the April 14 work session, Dr. Souza stated that St. Luke's gave its top surgeon's 'wish list' to architects; that the Master Plan needed to incorporate tertiary, integrated patient- and family-centered care; and that 'nothing would be sacrificed in the service of that goal.' How does that unilateral approach square with the spirit of compromise inherent in a public process involving a public asset with multiple stakeholders and interests?

Alternatives Analysis—Impact on Community Health. With the recent attention focused on non-attainment of air quality and the negative health effects of air pollution, many are concerned about the impacts of adding 13,262 new trips per day (stop and go traffic), especially with the hospital's location at the base of Boise's foothills that tend to trap fog and smog (especially during inversions). Has this been factored into an analysis of the alternatives or the costs to Boise's health and livability?

Process—The Value of Public Trust. As one of many participants in the Blueprint Boise process (among others), I was impressed by the extensive collaboration among neighborhoods, stakeholder groups and city staff and leadership. The plan guides Boise's development, land-use, recreation and neighborhood character in order to preserve local values and create 'predictable development patterns.' Boise's P&Z Commission soundly denied St. Luke's Master Plan because it 'does not comply with substantial elements of the comprehensive plan.'

How can Boise citizens and voters have confidence in any future planning process when it appears a private corporation can ignore 'substantial elements' of Boise's comprehensive plan (and disrespect our Planning and Zoning Commission) to further its own private agenda? And if the expansion and vacation are in fact a 'done deal,' as St. Luke's maintains, can St Luke's and City Council hope to regain trust and confidence once damaged?

Request for presentation. Finally, I would like to add a request that those most impacted (primarily EENA residents) by this expansion and proposed street closure be allowed to present our findings and interests to Council. This would be consistent with the protocol of the P&Z Commission meeting, in which EENA was given 30 minutes to present it's case to commissioners. As Commissioner Just stated, "St. Luke's is an important part of our community but it is a **part** of the community." St. Luke's is a stakeholder in the same way that EENA is a stakeholder in this process. Both contribute to Boise's livability and economy, and both have legitimate interests in this proposal.

Respectfully yours,

Erik Kingston, PCED
1010 E. Jefferson
Boise, Idaho

--

www.rampupidaho.org
www.keepboiseconnected.com
www.reservestreetarmory.com
www.fairhousingforum.org

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

--Buddha

--

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www.fairhousingforum.org

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--Buddha

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:06:25 PM

From: Cyd Weiland [mailto:cydweiland@gmail.com]
Sent: Monday, May 18, 2015 8:32 AM
To: CityCouncil
Subject: St. Luke's Question

At the April 14 work session, Mr. Roth stated that the East, West, and South alternatives failed the St. Luke's criterion of *Add Capacity To Downtown Boise & Increase Bed Capacity Within Appropriate Budget*.

What cost analysis was done to give those alternatives a failing grade on the budget criterion?
What is the cost of each alternative?

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:05:18 PM

From: Cyd Weiland [mailto:cydweiland@gmail.com]
Sent: Sunday, May 17, 2015 12:03 PM
To: CityCouncil
Subject: St. Luke's Question

Other Boise projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations, have been planned with a collaborative approach, in which stakeholders convened and worked through issues until solutions that all can live with were reached. Why isn't the same facilitated, collaborative approach adopted for the St. Luke's Master Plan?

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:03:51 PM

From: Brandon Karpen [mailto:bkarpen@gmail.com]
Sent: Monday, May 18, 2015 10:49 AM
To: CityCouncil
Subject: St. Luke's Question

Hello,

I have four proposed questions for the session:

1. Has St. Luke's considered plans any other than the four options mentioned? For example, a plan that expands the Hospital on the North AND South - saving, perhaps enough real estate to have a bike lane continuing near where Jefferson currently lies, or some other variation (such as building in all directions).

- Not related to No. 1 -

2. Would St. Luke's (and the City) agree to a land deal for the following: In exchanged for the acceptance of the proposed master plan (giving St. Luke's Jefferson St.), would St. Luke's purchase land near Boise High School for the school to use as play fields in order for the Fort Boise park area to be redeveloped and enjoyed again as a public park and usable as pedestrian/bike commuter-way from the East End to the West?

- Not related to No. 1 or No. 2 -

3. Is St. Luke's willing to release details regarding how many of their Downtown Boise employees currently live (and pay thus pay taxes) in the City of Boise (vs total number of employees for context)?

- Not related to Nos. 1, 2, or 3 -

4. It is undisputed that this proposal will greatly increase traffic along streets in the immediate vicinity of the project. The plan's inclusion of two high-efficiency roundabouts will create a constant stream of traffic down Ave B through State St. However, there are no elements in the current plan that mitigate the increased difficulty in crossing Ave B and/or State St. for pedestrians or bikes. Why?

Thank you,

Brandon Karpen
208-841-2806

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:03:44 PM

From: Cyd Weiland [mailto:cydweiland@gmail.com]
Sent: Monday, May 18, 2015 11:13 AM
To: CityCouncil
Subject: St. Luke's Question

According to the City's website, Blueprint Boise has been amended seven times since it was adopted in November 2011. The seven amendments range from changing the land use category for 6 acres near the airport to adopting the Lusk Street Master Plan. Of these, the Lusk Street Master Plan seems to have been the most significant in terms of potential impacts, and it was developed with participation from a Steering Committee comprised in part by local landowners and interested parties. Since the St. Luke's Master Plan also seems to have some potential significant impacts, why wasn't it approached with a similar process?

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:01:52 PM

From: Mardi Stacy [mailto:mardistacy@gmail.com]
Sent: Monday, May 18, 2015 12:34 PM
To: CityCouncil
Subject: St. Luke's Question

Question for City Council:

St. Luke's insists that there is only one viable expansion alternative and that is to take Jefferson Street and build north. Most of us live in a world where there is always more than one viable solution to a problem and consequently, we have lost trust in St. Luke's alternatives analysis. In order to regain public trust and ensure that all viable solutions have been rigorously studied, shouldn't we invest in an independent analysis of alternatives (including, for example, partial expansion elsewhere in Boise) -- especially since this expansion has such far-reaching impacts on the city?

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, May 18, 2015 4:56:48 PM

From: Thomas Rosenthal [mailto:rye5400@gmail.com]
Sent: Monday, May 18, 2015 4:56 PM
To: CityCouncil
Subject: St. Luke's Question

Council Members:

I live in the East End in Foothills East. The traffic focus during this whole debate seems to be on bicycles - I drive a car using Jefferson to exit the East End.

Concern: Jefferson is our only non-stop-signed arterial (if you can call it that) out of the East End.

Question: Should you choose to approve the taking of Jefferson by St. Luke's, are you considering developing a safe alternate arterial out of the East End?

Pierce or Walnut to Warm Springs are possibilities. This would require stop signage changes and a stop light or two on Warm Springs to make this work. If my memory serves me, placing a stop light on Warm Springs at Walnut was in the original Park Center bridge plan to encourage use of the bridge as an East End access alternative route but was successfully fought by the Warm Springs residents. This would also serve to encourage the use of the Park Center bridge by East Enders who avoid it now because you can't readily gain access to Warm Springs during rush hours. This would also pull traffic pressure away from Ave B. Currently, the intersection of Walnut and Warm Springs heading North is a stop-signed right only turn between 4pm and 6pm.

Also, driving from the Franklin-McKinley-Jefferson "arterial" to Warm Springs as it currently is (every-other-street stop signed) is a hazard due to all the on-street parking of the residents who park too close to the corners obstructing vision as you attempt to cross the through street. You often take your life in your hands as you inch out into the cross-street.

We'll need another safe way out.

Thank you for considering my question and comments.

Thomas Rosenthal
2121 Mortimer Drive
208.344.4724

From: [CityCouncil](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, May 18, 2015 3:42:05 PM

From: Cyd Weiland [mailto:cydweiland@gmail.com]
Sent: Monday, May 18, 2015 3:07 PM
To: CityCouncil
Subject: St. Luke's Question

St. Luke's has come up with only one option for meeting their expansion desires, and that option includes elimination in perpetuity of an important public resource, and disconnection of the street grid system. Before Council makes such a big decision that cannot be reversed, would it be in everyone's best interest to have some independent studies done for traffic and economics?

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, May 18, 2015 8:34:32 AM

From: Erik Kingston [mailto:erik.kingston@gmail.com]
Sent: Sunday, May 17, 2015 11:40 PM
To: Hal Simmons
Subject: St. Luke's Question

Hal:

Please accept the following questions for Tuesday's Council work session. I have others, but assume you are already swamped. I realize this has to be one of the more challenging decisions in recent years and appreciate how much time and effort go into something like this. Someday I hope we can talk about something other than St. Luke's. Until then, here goes:

Alternatives Analysis—Unilateral Approach. At the April 14 work session, Dr. Souza stated that St. Luke's gave its top surgeon's 'wish list' to architects; that the Master Plan needed to incorporate tertiary, integrated patient- and family-centered care; and that 'nothing would be sacrificed in the service of that goal.' How does that unilateral approach square with the spirit of compromise inherent in a public process involving a public asset with multiple stakeholders and interests?

Alternatives Analysis—Impact on Community Health. With the recent attention focused on non-attainment of air quality and the negative health effects of air pollution, many are concerned about the impacts of adding 13,262 new trips per day (stop and go traffic), especially with the hospital's location at the base of Boise's foothills that tend to trap fog and smog (especially during inversions). Has this been factored into an analysis of the alternatives or the costs to Boise's health and livability?

Process—The Value of Public Trust. As one of many participants in the Blueprint Boise process (among others), I was impressed by the extensive collaboration among neighborhoods, stakeholder groups and city staff and leadership. The plan guides Boise's development, land-use, recreation and neighborhood character in order to preserve local values and create 'predictable development patterns.' Boise's P&Z Commission soundly denied St. Luke's Master Plan because it 'does not comply with substantial elements of the comprehensive plan.'

How can Boise citizens and voters have confidence in any future planning process when it appears a private corporation can ignore 'substantial elements' of Boise's comprehensive plan (and disrespect our Planning and Zoning Commission) to further its own private agenda? And if the expansion and vacation are in fact a 'done deal,' as St. Luke's maintains, can St. Luke's and City Council hope to regain trust and confidence once damaged?

Request for presentation. Finally, I would like to add a request that those most impacted (primarily EENA residents) by this expansion and proposed street closure be allowed to present our findings and interests to Council. This would be consistent with the protocol of the P&Z Commission meeting, in which EENA was given 30 minutes to present its case to commissioners. As Commissioner Just stated, "St. Luke's is an important part of our community but it is a **part** of the community." St. Luke's is a stakeholder in the same way that EENA is a stakeholder in this process. Both contribute to Boise's livability and economy, and both have legitimate interests in this proposal.

Respectfully yours,

Erik Kingston, PCED
1010 E. Jefferson
Boise, Idaho

--

www.rampupidaho.org
www.keepboiseconnected.com
www.reservestreetarmory.com
www.fairhousingforum.org

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

--Buddha

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Lukes Question
Date: Monday, June 15, 2015 2:10:45 PM

From: Patty Boombalatty [mailto:p.e.nagler@gmail.com]
Sent: Friday, May 15, 2015 11:16 AM
To: CityCouncil
Subject: St. Lukes Question

If the south alternative provides equally successful healthcare outcomes but is too expensive to implement, doesn't the north alternative represent a shift of that expense away from St. Lukes and onto the greater community?

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Question
Date: Monday, June 15, 2015 2:11:36 PM

From: Mary Watson [mailto:marylovesparis@hotmail.com]
Sent: Monday, May 18, 2015 1:40 PM
To: CityCouncil
Subject: St. Luke's Question

For May 19 Council Meeting - Please accept the following as my question regarding the St. Luke's application for amending Boise's Comprehensive Plan:

St. Luke's continues to insist that they have only one viable expansion option - the north option over Jefferson Street - claiming all other options as too costly. St. Luke's asserts that the south option of replacing their sub-grade parking garage would add another \$100 Million to the expansion project. Most of us live in a world where there is always more than one viable solution to a problem - and we often conduct cost/benefit analysis to reveal those solutions. Since St. Luke's has roughly \$2.1 Billion flowing through its doors each year (*source: 2014 annual report to Ada County Commissioners*), we are skeptical of their claims that alternatives are too expensive. Is the City prepared to explore the extensive financial resources St. Luke's has at its disposal and require St. Luke's to show the calculations for alternative expansion efforts relative to its revenue and yearly additions to capital?

Thank you.

Mary Watson and David Thomas
917 E Washington Street
Boise, Idaho 83712

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Questions
Date: Monday, June 15, 2015 2:11:30 PM

From: Kathy Stearns [mailto:kstearns@arcadvisers.net]
Sent: Monday, May 18, 2015 2:37 PM
To: CityCouncil
Subject: St. Luke's Questions

I would like to submit the following questions for the Tuesday May 19th City Council Meeting on St. Luke's.

PROCESS:

- 1) Several community members have requested that a third work session be added to explore and explain neighborhood and community interests. Has the Council considered this request? If so, has a decision been reached?

ALTERNATIVES:

- 1) Did St. Luke's analyze any alternatives to expansion at the downtown location? Alternatives include locating some services at the current location and other services elsewhere in Boise or the Treasure Valley. The analysis would consider implications for current and future employees and patients, cost, traffic and congestion, areas surrounding St. Lukes locations, etc. If so, what were the results? If not, why not?

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

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Questions
Date: Monday, June 15, 2015 2:03:31 PM

From: Joni Clapsadle [mailto:joniclapsadle@u.boisestate.edu]
Sent: Monday, May 18, 2015 11:31 AM
To: CityCouncil
Subject: St. Luke's Questions

- 1) There are already 5 parking garages around St. Luke's. I believe the expansion will add at least 2 more garages. How many additional cars do you predict will be coming to the area each day?
 - 2) With more inpatient beds added in the expansion, what do you predict the helicopter traffic to increase to? Currently it **averages** about two "landings" each day.
 - 3) Take the following into consideration:
 - a) St. Luke's already has a hospital in the **middle** of the Treasure Valley (Meridian) verses the Boise hospital to the far east of the Treasure Valley.
St. Luke's is basically asking their patients to travel farther with a majority of the population of the Treasure Valley living west of Boise. Along with the fact there is also potential for another hospital to be built in Nampa, since St. Luke's already has an emergency department established in Nampa.
 - b.)The Meridian St. Luke's consists of approximately 60-70% parking lots and maybe even possibly empty lots to the east of the hospital that St. Luke's **may** already own. This is an area where St. Luke's could easily expand (Please Use Google Map to visualize if needed).
- My question being:
- Why would the citizens of East End Boise want a mega hospital, increase traffic, possibly an increase in helicopter traffic, and closure of a street to downtown Boise when Meridian has a lot more open space than Boise?

From: [Hal Simmons](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Questions
Date: Monday, May 18, 2015 8:35:21 AM

From: Charles Honsinger [mailto:honsingerlaw@gmail.com]
Sent: Sunday, May 17, 2015 9:29 PM
To: Hal Simmons; CityCouncil
Subject: St. Luke's Questions

Dear City Council Members:

I submit the following questions to be asked at the May 19 Work Session on St. Luke's Master Plan:

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
2. St. Luke's asserts over and over that it has included the public in its decision making process through the use of outreach and the many open houses it has held. Does St. Luke's, however, dispute that it did NOT include the public in its decision to close Jefferson Street? Would St. Luke's be willing to include the public in a process to re-examine that decision?
3. Has St. Luke's updated its traffic study of Jefferson Street since it was converted to a two-way street?
4. In its traffic count methodology, St. Luke's makes the assumption that traffic that turns off into the St. Luke's complex should not be counted as part of Jefferson Street traffic. When Jefferson is closed, where will that "turn off" traffic go? Won't it have to travel on the streets on the outside of the complex thereby adding to traffic congestion?

5. City Council's process to review St. Luke's Master Plan has to date been focused on presentations by St. Luke's, without meaningful public participation. Other than the short question periods provided, there is no reason to believe that the May 19 work session will be any different. Other than the three minutes provided at public hearings to each individual, will the City provide equal time to opponents of the Master Plan to display their findings and make their own presentations?
6. St. Luke's asserts that it will "mitigate" impacts due to the loss of Jefferson with its proposed cycle track and changes to the Bannock corridor. This mitigation affects cycling and pedestrian traffic. How does St. Luke's propose to mitigate impacts to automobile traffic due to the loss of Jefferson?

--

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

From: [Meagan Curtis](#)
To: [Meagan Curtis](#)
Subject: FW: St. Luke's Questions
Date: Monday, June 15, 2015 2:05:57 PM

From: Charles Honsinger [mailto:honsingerlaw@gmail.com]
Sent: Sunday, May 17, 2015 9:29 PM
To: Hal Simmons; CityCouncil
Subject: St. Luke's Questions

Dear City Council Members:

I submit the following questions to be asked at the May 19 Work Session on St. Luke's Master Plan:

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
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--

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

From: [Amanda Brown](#)
To: [Meagan Curtis](#)
Subject: RE: Council Memo and Agenda for St. Luke's Work Shop
Date: Friday, May 15, 2015 10:23:58 AM

Thanks! Adding it in now.

From: Meagan Curtis
Sent: Friday, May 15, 2015 8:44 AM
To: Amanda Brown
Cc: Derick O'Neill; Hal Simmons
Subject: Council Memo and Agenda for St. Luke's Work Shop

Hi, Amanda,

Hal prepared the attached memo and agenda to go out in the Friday Council memo packet today.

Thank you!
Meagan

From: [Compton, Deb](#)
To: [MayorBieter](#); [CityCouncil](#); tellus@achdidaho.org
Subject: Boise City Council Public Hearing of the St. Luke's Boise Campus Master Plan application
Date: Thursday, June 11, 2015 2:40:22 PM

To Whom it May Concern:

I have been a Boise city resident and St. Luke's employee for the past 20 years. My family and friends all get their healthcare at St. Luke's. It is very important to me as a health care consumer to support the St. Luke's Boise Campus Master Plan application. I want to be sure when my family and friends need emergency care that St. Luke's will have the capacity to provide that care in the most efficient manner.

I would appreciate your support and vote to approve the plan. The health of our community members depends on it!

Thank you,
Debra S. Compton MSN, RN, CCRN
Director of the Meridian ICU
St. Luke's

Home address:
10647 Sandpiper St.
Boise, ID 83709

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From: ronjsali@gmail.com on behalf of [Ron Sali](#)
To: [CityCouncil](#)
Subject: St. Luke"s Downtown Expansion Plans
Date: Friday, June 12, 2015 8:41:15 AM

Dear City Council Members,

I am writing to express my support for St. Luke's downtown expansion plans. I believe this expansion is critical to the growing needs of the citizens of Boise.

The minor inconveniences of a few should not outweigh the major benefits to many.

Thank you,

Ron Sali
St. Luke's Western Region Board Member

From: [Jan](#)
To: [CityCouncil](#)
Subject: St. Luke's expansion
Date: Wednesday, June 10, 2015 3:57:57 PM

Expansion may be needed, but closing a street is NEVER needed.

We have seen up and over used in cities from the east coast to the west coast in business, education and medical buildings.

Closing and blocking off a street that can never be opened is a short sighted answer to immediate needs.

Do not block a historic downtown street.

Thank you,

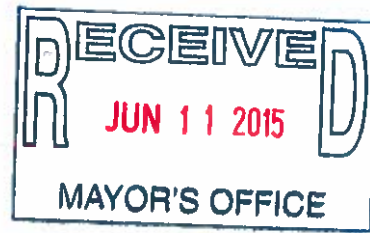
Jan Weed

2360 W. Spring Mountain

Boise 83702

and a St. Luke's volunteer

4153 W. Quail Hill Ct.
Boise, Idaho 83703
June 10, 2015



Dear Mayor Bieter and City Council Members:

This letter is in 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. For example, in the 1980's, our family home at 109 W. Jefferson was purchased by St. Luke's from my Grandfather, Walter Hearne, so the Anderson Center could be built. As the community continues to grow, the healthcare needs will continue to increase, so we welcome continued upgrading and modernizing of the hospital to meet these needs.

We believe that the plan does more than mitigate the closure of Jefferson Street. Auto commuters use this street infrequently and the proposed cycle tract and sidewalk will make traveling safer for pedestrians and cyclists.

We respectfully request your approval of this plan.

Sincerely,

Julie E. Slee

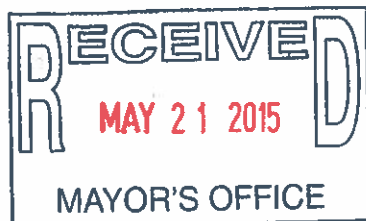
Gary L. Slee

BOISE RESCUE MISSION MINISTRIES

PO Box 1494
Boise, ID 83701
208.343.2389

www.BoiseRM.org

May 19, 2015



Mayor Bieter and The City Council
P.O. Box 500
Boise, ID 83701-0500

Regarding: St. Luke's Master Campus Plan



Dear Mayor Bieter and Members of the City Council:

I am pleased to write in support of St. Luke's Master Campus Plan. I am sure that serious thought and many hours went into the plan and I am also sure that many more will go into debating it. I can't offer any expertise on the plan itself but I do want to share a story about how important it is to support St. Luke's.

Nearly three years ago, one of our City Light children - Emersen, became ill with pneumonia. We weren't too worried, she was admitted and treatment began. We expected it to proceed routinely and she would get well and it would quickly be pushed out of our minds with more urgent matters like school and her latest haircut.

Unfortunately, I was very wrong in my assumption. The pneumonia she had was viral and suddenly turned very deadly. She was transferred to the PICU and we watched the doctors and nurses struggle to keep her alive. I spent many hours sitting with her and holding her hand, praying and watching the wonderful staff struggle to save her. It is not an exaggeration to say that we very nearly lost her. After several days of intensive work and care, she began to slowly recover. After several weeks, she bounced back to her old self and life gradually returned to normal.

It is important to support St. Luke's because when we most desperately need them, they support us. It is so important to have high level services in town so that we can best serve the people who need it most. It would have been very difficult if we had been forced to travel elsewhere to get this level of care.

I do understand that traffic will be changed on Jefferson Street and will be a challenge for all of us to adapt. I know that we can.

Please support the expansion of St. Luke's!

Sincerely,

A handwritten signature in blue ink, appearing to read "Jean J. Lockhart".

Jean J. Lockhart
Chief Operating Officer
JeanL@BoiseRM.org

Amanda Brown

From: Laura Tirrell <thetirrell93@gmail.com>
Sent: Monday, May 18, 2015 4:14 PM
To: CityCouncil
Subject: St. Luke's expansion

Dear City Council Members,

As a resident of the East End I request that St. Luke's return to work with their architect and ask for redesign the includes preserving public use of Jefferson street.

I recognize that it will cost millions of additional dollars in architecture costs.

But that is the cost to a business that has failed to inform/give the architect public planning/ zoning plans for an area, eg Blue print.

Sincerely,

Laura Tirrell, MD

Sent from my iPhone

Amanda Brown

From: David Lockwood <dlockwood4@icloud.com>
Sent: Thursday, May 14, 2015 4:16 PM
To: CityCouncil
Subject: closure of Jefferson Street

My name is David Lockwood. I am a tax-paying homeowner of the East end community, who is having a plan crammed down my throat, by a non tax-paying entity (St. Lukes). Furthermore, I vote. In general, I have no objection to St. Lukes and I understand they do a great service to city of Boise.

I do however, have an objection to the way that they are allowed to conduct business. St. Lukes was, undoubtedly, given a green card on this endeavor, because of their financial contributions to the city, even though they contribute nothing to the tax base.

Much of my professional life was spent collaborating with state, federal, and private entities. Indeed, this was sometimes challenging and sometimes unpleasant for parties on both sides of an issue,. Ultimately, a more thoughtful and satisfactory plan would be mitigated.

My concern is that taxpayers have not been allowed a spot at the table and have been given a token crumb of mitigation, in the form of a round about and widened existing sidewalks or "bike paths". Given, the magnitude of St. Lukes proposal, it would seem appropriate that tax paying constituents have a voice in this matter.

Currently, traffic is already challenged on Fort/Ave B. Eliminating a well used arterial will only add to those challenges, At first blush, the showy round about appears to be a solution to this already existing problem. While safety might improve slightly, traffic flow will undoubtedly be much slower. I am concerned that other options haven't been considered that could benefit both St. Lukes and tax paying citizens. In fact, if you look at the plan, the proposed inpatient beds easily fit over the ineffectual parking garage that closed Bannock not so long ago.

I would caution the council to go very slowly on this proposal as it is much further reaching than St. Lukes. I believe we are talking about quality of life in one of the nicest areas of Boise. i hope this finds you contemplating some recent outdoor pursuit.

Sincerely,

David Lockwood

dlockwood4@msn.com

610 Krall Street
Boise, Id. 83712

208-869-1700

Sent from my iPad



May 15, 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:

As an active member in the Boise business community, I write this letter of support for the St. Luke's Master Campus Plan. I am the CEO of TitleOne Corporation and Chairman of the Boise Valley Economic Partnership (BVEP). For the past few months, I was unclear as to the concerns to this very important project, but after much research and attending informational meetings presented by the St. Luke's team, I am convinced that this project is good for Boise and downtown in particular. The items that stand out as critical to the decision on this matter include:

- 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.
- The 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 traffic improvements included in the plan are long overdue. Accept St. Luke's 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 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, 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 master plan represents a \$400 million dollar investment in downtown Boise, which promises to impact our economy with high paying healthcare jobs in the city's

core. This investment is in lock step with the city's initiatives to grow Boise and grow downtown living capacity and vibrancy. Why wouldn't we want St. Luke's to do this?

I have been happy to participate in a number of the Mayor's LIV Boise roundtables. I do not see one thing in St. Luke's plan that is inconsistent with the initiatives the city is launching. Paramount to this matter is that your decision sends a clear signal about the City of Boise leadership's commitment to its LIV Boise strategic initiatives.

Please approve St. Luke's Master Campus Plan.

Respectfully,



Mark Tidd
Chief Executive Officer

Amanda Brown

From: Parkinson, Mark <parkinsm@slhs.org>
Sent: Friday, May 15, 2015 3:37 PM
To: MayorBieter; CityCouncil
Cc: McLeod, Theresa
Subject: Support for St Luke's Boise Campus Development Plan

Dear Mayor Bieter and Boise City Council,

I am writing to encourage your support of the St Luke's Boise Campus Development Plan. I attended the City Council meeting on April 14 and was impressed by the presentations, questions and dialogue and hope it is now clear how this proposal benefits our community.

As an oncology administrator who has worked for the last 22 years in cancer centers in New York City, Minneapolis and now Boise, I strongly believe in the importance of designing a facility that meets the needs of patients and families, while at the same time enhancing the livability of the larger community. I have been pleased to be part of the planning team for this expansion and have seen the commitment to both of these ideals.

The proposed oncology rooms in the new inpatient tower will provide much needed and improved space and natural lighting for patients and their families. This is particularly important for our growing number of bone marrow transplant patients who are with us for many weeks at a time.

The master plan also allows the MSTI outpatient building to continue in the same location with the ability to expand upward as Children's Specialty Services moves to the new Children's Pavilion. Over the years, considerable investment has been made in our current space with the installation of large concrete vaults to house the linear accelerators that provide critical radiation therapy. In fact, we are in the midst of a \$10 million dollar project to create an additional vault that will bring the most advanced treatment technology to the region. Moving MSTI to another location would be a significant expense and an unwise use of limited resources.

I've been impressed by the community focused enhancements that are part of this plan. Specifically, the new bike and pedestrian options will bring safe and user friendly connectivity. I'm also thrilled to see that several of the St Luke's owned homes being displaced will be relocated to Avenue B adding character and charm to that neighborhood.

My family and I moved to Boise four years ago. We were drawn by St Luke's commitment to the highest quality of healthcare. We were also drawn to the City of Boise itself, specifically it's well designed accessibility that promotes healthy living.

I appreciate your leadership and your commitment to ensure that Boise remain a unique and wonderful place to raise our families and ask for your support of St Luke's Plan.

Sincerely,

Mark Parkinson
Administrator, Mountain States Tumor Institute
St. Luke's Health System
100 E. Idaho St.
Boise, ID 83712

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Amanda Brown

From: Debbie H <debhalter@hotmail.com>
Sent: Monday, May 18, 2015 9:08 AM
To: CityCouncil
Subject: St. Luke's Master Plan

As a long time volunteer at St. Luke's, I am writing this to you to tell you the goals of St. Luke's are admirable and honorable. The organization wants nothing more than to make the Treasure Valley a healthier, safer community. The changes they are proposing will make health care in the Valley more accessible, easier and the outcomes will improve dramatically. Please consider the approval of the finalized Master Plan for the good of the Boise metropolitan and surrounding areas.

Thank you,
Debbie Haltermann
St. Luke's Auxiliary

Amanda Brown

From: deb hennessy <deborah.c.hennessy@gmail.com>
Sent: Monday, May 18, 2015 1:33 PM
To: CityCouncil
Cc: deb hennessy
Subject: St. Luke's tendency to sprawl across established neighborhoods must be managed better

Boise has been my home for the majority of the last 35 years, leaving only for work and to finish a degree at the University of Idaho. I have owned 2 homes during this time, moving into my present home in November 1996, so I have witnessed the changes in St. Luke's growth.

I am disappointed that Boise City government and residents (myself included) have let hospital "sprawl" get out of hand to the point that St. Luke's has ravaged the East End and the eastern part of the downtown area.

Where are the forward thinkers in our city and regional planning? Is this the best use of these parcels for the next 25, 50, or 100 years? Why are we sinking so much money into development in the *heart of Boise City* when there have been empty shopping areas and strip malls available?

Why do they need to consume Boise's streets, Boise's residential homes, and Boise's viewshed of the mountains and foothills? It's not as if it's a mass transit hub or even convenient to drive through those older neighborhoods! And I laugh when I read about bicycle lanes and walking paths. How quaint...

IF THIS WAS A UNIVERSITY HOSPITAL, I could possibly understand needing that location, but it's not. And, if the specialized equipment used for cancer treatments is not feasible to move, then build UP rather than sprawl into our neighborhoods!

Yes, there will be jobs created with this expansion, but will they be Idaho jobs and for how long will the workers be employed?

And yes, there will be more medical jobs and support staff jobs, but is the same St. Luke's organization that pours so much money into building an empire pay its employees a living wage with reasonable benefits? The benefits have seemed to wither as the organism grows...

Deborah Hennessy
1205 East Hays Street Boise 83712

Amanda Brown

From: deb hennessy <deborah.c.hennessy@gmail.com>
Sent: Monday, May 18, 2015 1:33 PM
To: CityCouncil
Cc: deb hennessy
Subject: St. Luke's tendency to sprawl across established neighborhoods must be managed better

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Deborah Hennessy
1205 East Hays Street Boise 83712

Amanda Brown

From: Mike Journee
Sent: Monday, May 18, 2015 9:12 AM
To: Amanda Brown
Subject: FW: Keep Boise Connected - Don't let St Luke's Close Jefferson

Fyi...

From: Jade Riley
Sent: Monday, May 18, 2015 8:51 AM
To: Mike Journee
Subject: FW: Keep Boise Connected - Don't let St Luke's Close Jefferson

FYI

From: McLeod, Theresa [<mailto:mcleodt@slhs.org>]
Sent: Monday, May 18, 2015 7:25 AM
To: Jade Riley; Derick O'Neill; Hal Simmons
Subject: Keep Boise Connected - Don't let St Luke's Close Jefferson

Please see the latest communication. It may help the City prepare for Tuesday night.

The spirit and tone of the communication is one I face at our Open Houses, most recently 5/11. I've been sworn at, flipped off, told I am bribing the city with roadway improvements, etc. On a positive note, more residents from other neighborhoods are attending the Open Houses and expressing support of the plan.

From: Keep Boise Connected <sicinf123@gmail.com>
Date: May 17, 2015 at 9:20:34 PM MDT
Subject: Keep Boise Connected - Don't let St Luke's Close Jefferson
Reply-To: <sicinf123@gmail.com>

■

■

■

#SaveJefferson

Email #9

(To be removed from this email distribution list, please

May 17, 2015

click the [SafeUnsubscribe](#) link at the bottom of this email)

From: KBC - Keep Boise Connected

www.keepboiseconnected.com

m

www.keepboiseconnected.blogspot.com

Greetings Friends and Neighbors,

The City Council's Tuesday, May 19 meeting will continue discussion on the St. Luke's expansion and master plan. St. Luke's speakers will focus on transportation/traffic. Representatives from the East End, North End, and Downtown Boise Association will be seated at the workshop table and allowed to ask questions and provide commentary. The public will be allowed 30 minutes to pose questions. The questions can be submitted ahead of time via email citycouncil@cityofboise.org by 5pm on Monday, or by note card during the meeting.

KBC is asking your support in providing questions to be addressed at the work session. You may wish to write your own questions or you wish to use material from some proposed questions below. **WE RECOMMEND YOU COPY THE MAYOR AND THE COUNCIL ON YOUR QUESTIONS TO KEEP THEM AWARE OF THE EXTENT OF PUBLIC CONCERN.**

Suggested Questions:

Process

1. Other Boise projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations, have been planned with a collaborative approach, in which stakeholders convened and worked through issues until solutions that all can live with were reached. Why isn't the same facilitated, collaborative approach adopted for the St. Luke's Master Plan?
2. From November 2014 to April 14, 2015, the City received over 680 pages of public comment on the St. Luke's Master Plan. How will the City analyze and use these comments in coming to a decision?
3. St. Luke's explains that its physician specialists' desires to improve their practices served as the basis for the architectural design component of the Master Plan. Did an independent hospital planning professional (unconnected with St. Luke's) conduct a "needs assessment" prior to Master Plan development to determine whether the items on the specialists' wish lists are in fact necessary and in compliance with industry standards and practice?
4. At the April 14 worksession, Dr. Souza stated that St. Luke's told the architects that the Master Plan needed to incorporate tertiary, integrated and patient- and family-centered care, and that "nothing would be sacrificed in the service of that goal." How does that "all or nothing" goal square with the potential "give and take" inherent in a public process?
5. Many have felt St. Luke's has dismissed the concerns of neighbors. Has the City sought feedback from participants on the tone, content and quality of the St. Luke's public involvement process, and if so, what have they heard? Does the City believe it has been a robust and satisfactory process?
6. At the April 14 work session, Mr. Roth talked about how St. Luke's periodically reviews their real estate holdings for their "highest and best use." Who determines what is the "highest and best use" of E Jefferson, which is held in the public commons? How do they determine it? Does the public get a say?
7. I attended the February 9 P & Z meeting where Commissioner Miller observed that even though neighbors had concerns about hospital expansion, there was a lot of good will towards St. Luke's that the hospital threatened to

squander by their failure to engage with the neighborhood.

Since then my community's trust in St. Luke's has eroded. The health system has run a threatening ad campaign and held open houses where we were told, "This is the plan; it has been approved; we are just going through the motions." Moreover, they don't seem to have built efficiently to make best use of the land they already own. So I have to wonder, "Who is calling the shots here, St. Luke's or City Council?"

8. Several community members have requested that a third work session be added to explore and explain neighborhood and community interests. Has the Council considered this request? If so, has a decision been reached?

9. I know citizens invested much time reviewing and contributing to Blueprint Boise so our city would remain a sustainable, connected, and livable place. The P&Z Commission denied St. Luke's Master Plan because it does not comply with substantial elements of the comprehensive plan. I feel many parts of the Boise community have lost faith and trust in St. Luke's, City Council, and the process we have in place for planning our great community. How do we rebuild that faith and trust in this process with St. Luke's and City Council?

Alternatives Analysis

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
2. How much would the Master Plan cost Ada County taxpayers, in terms of mitigation (transportation, utility re-routing, etc)? Has this been factored into an economic analysis of the alternatives?
3. What would be the air quality impacts from adding 13,262 trips per day, especially with the hospital's location near the Foothills, which tends to trap fog and smog? Has this been factored into an analysis of the alternatives?
4. St. Luke's insists that there is only one viable expansion alternative and that is to take Jefferson St. and build north. Most of us live in a world where there is always more than one viable solution to a problem and consequently, we have lost trust in St. Luke's alternatives analysis. In order to regain public trust and ensure that all viable solutions have been rigorously studied, shouldn't we invest in an independent analysis of alternatives (including, for example, partial expansion elsewhere in Boise) -- especially since this expansion has such far-reaching impacts on the city

Misc/Other

1. At the April 14th work session, a St. Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St. Luke's has radically limited the efficient use of this property and the adjoining E Bannock Street vacation. Is it fair to further penalize taxpayers for the lack of foresight on St. Luke's part?
2. On the St. Luke's website, it says that, "The creation of the plan was guided by two fundamental priorities: First and foremost, the needs of our patients; and second, urban and transportation planning objectives (emphasis added)." How does adding over 13,250 trips per day meet urban and transportation planning objectives?

WHAT CAN YOU DO

If you are opposed to the closure of Jefferson, please show your support. Here is what you can do:

(1) Use your own comments or build from the **TALKING POINTS** below to draft your message. Then, email this

message to the elected representatives and professional staff listed in the **REACH OUT** section below.

(2) Send a similar email to your own personal distribution list of friends, neighbors, co-workers, and anyone else who needs to have a say in the Jefferson closure, asking them to **REACH OUT** as well.

(3) Send a Letter to the Editor in the Idaho Statesman (<http://www.idahostatesman.com/submit-letter/?rh=1> -- limit 200 words) and the Boise Weekly (editor@boiseweekly.com -- limit 300 words). Or, if you have already done this, instead comment on someone else's letter.

(4) If you do Twitter, tweet **#SaveJefferson** to show your support for a connected Boise.

(5) Visit the www.KeepBoiseConnected.com website and print out the **#SaveJefferson** poster for your car, front door, lawn, etc. to show your support for keeping Jefferson open.

REACH OUT

City of Boise

Dave Bieter, Mayor	mayor@cityofboise.org
Maryanne Jordan, Council President	mjordan@cityofboise.org
Elaine Clegg, Council Member	eclegg@cityofboise.org
Lauren McLean, Council Member	Lmclean@cityofboise.org
Ben Quintara, Council Member	Bquintana@cityofboise.org
David Eberle, Council Pro-Tem	deberle@cityofboise.org
TJ Thomson, Council Member	tjthomson@cityofboise.org

City of Boise - Staff

Derick O'Neill, Planning & Dev Services Director	DONeill@cityofboise.org
Hal Simmons, Planning Director	HSimmons@cityofboise.org

City of Boise, Planning & Zoning Commission

Stephen Bradburn, Chair	Email not listed on City of Boise website - send email to Hal Simmons, Planning Director, and ask him to forward to Commissioners. HSimmons@cityofboise.org
Rich Demarest, Co-Chair	HSimmons@cityofboise.org
Douglas Gibson, Member	HSimmons@cityofboise.org
Karen Meyer, Member	HSimmons@cityofboise.org
Chris Danley, Member	HSimmons@cityofboise.org
Mitt Gillespie, Member	HSimmons@cityofboise.org
Stephen Miller, Member	HSimmons@cityofboise.org

Ada County Highway District - Commissioners

Jim Hansen, President	jhansen@achdidaho.org
Sara M. Baker, Vice President	sbaker@achdidaho.org
Paul Woods, Commissioner	pwoods@achdidaho.org
Rebecca W. Arnold	tellus@achdidaho.org
Kent Goldthorpe	kgoldthorpe@achdidaho.org

Ada County Highway District - Staff

Paul Daigle, Chief of Staff	tellus@achdidaho.org
-----------------------------	--

Craig Quintana, CIO	cquintana@achdidaho.org
Bruce Mills, Deputy Dir Engineering	tellus@achdidaho.org
Timothy Morgan, Deputy Dir Maintenance	Tellus@achdiaho.org
David Walker, Deputy Dir Planning & Projects	Tellus@achdiaho.org

Letters To The Editor

www.idahostatesman.com/submit	Submit online - limit 200 words
editor@boiseweekly.com	Submit online - limit 300 words

EMAIL TEMPLATE

It is important to research the facts, explore your own concerns and values, and express yourself in your own words. We also strongly encourage respectful and straight forward communication with local policy makers and staff, who are representatives of all of our city and county residents. They are good people who are doing their jobs - our hope is to share resident perspectives as part of the public record.

Dear --,

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

I am opposed to this closure for the following reasons:

[pull from **Talking Points** below or see public comments on Public Comments tab of the Keep Boise Connected website: <http://keepboiseconnected.blogspot.com>]

Thank you for your consideration of my concerns.

Sincerely,

XX

Talking Points

- 1. Safe Routes to Schools and Pedestrian & bicycle safety.** Jefferson provides a safe and straight forward route from the East End to downtown. The closure of the old East JH means that many students from the East End now must travel to North JH as well as Boise HS.
- 2. Commuter Choice.** Jefferson provides a convenient alternative route to drive from the East End/Foothills to downtown. Closing Jefferson (and other area streets) will divert a significant amount of traffic to already highly congested intersections and routes.
- 3. Emergency vehicle traffic and events congestion.** The intersection at Broadway, Front, Idaho, and Warm Springs is bad enough on a normal basis. sorting and other event traffic routinely results in bumper-to-bumper traffic. Jefferson will make this intersection can only change this intsection from bad to worse.
- 4. Preserve and sustain the City of Boise's reputation as a walkable, bikeable community.** The closure of Jefferson is a direct contradiction of Mayor Bieter's goal of making Boise the most livable city in the nation.

5. Respect taxpayers and preserve neighborhood integrity. Boise taxpayers support roads, schools, and infrastructure. Adjacent neighborhoods are home to historic homes and some of Boise's most engaged voters and civic boosters. These neighborhoods should not be considered sacrifice zones to accommodate the unrestrained growth of a tax-exempt corporation.

6. Connectivity. Closing Jefferson will in essence create a wall between East End and downtown Boise. By making it more difficult to get downtown, East End/Foothills residents will opt to shop and dine elsewhere.

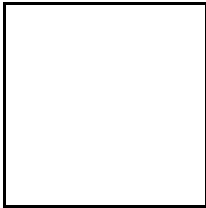
7. Development costs. St. Luke's pursuit of regional market share has led to its acquisition and development of regional real estate along with independent clinics and practices throughout the Treasure Valley and beyond. These costs will inevitably be borne by patients and insurance providers.

*Let's Keep Boise Connected -
Keep Jefferson Open!*

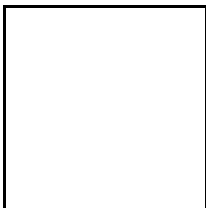
STAY CONNECTED



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Keep Boise Connected | 83712 E Jefferson | Boise | ID | 83712

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Boise City Council Public Hearing of the St. Luke's Boise Campus Master Plan application
Date: Thursday, June 11, 2015 3:00:33 PM

From: Compton, Deb [mailto:comptode@slhs.org]
Sent: Thursday, June 11, 2015 2:40 PM
To: MayorBieter; CityCouncil; tellus@achdidaho.org
Subject: Boise City Council Public Hearing of the St. Luke's Boise Campus Master Plan application

To Whom it May Concern:

I have been a Boise city resident and St. Luke's employee for the past 20 years. My family and friends all get their healthcare at St. Luke's. It is very important to me as a health care consumer to support the St. Luke's Boise Campus Master Plan application. I want to be sure when my family and friends need emergency care that St. Luke's will have the capacity to provide that care in the most efficient manner.

I would appreciate your support and vote to approve the plan. The health of our community members depends on it!

Thank you,
Debra S. Compton MSN, RN, CCRN
Director of the Meridian ICU
St. Luke's

Home address:
10647 Sandpiper St.
Boise, ID 83709

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Luke"s
Date: Wednesday, May 27, 2015 8:05:26 AM

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

From: Lori Ruman [<mailto:rulori@aol.com>]
Sent: Tuesday, May 26, 2015 10:00 PM
To: MayorBieter
Subject: Luke's

I am all for development, but not at the expense of our neighborhoods. The closing off of Jefferson Street is a bad idea and would only bring more congestion to the surrounding neighbors and close off that corridor to the essential and vital area of downtown. I am not in favor of closing off Jefferson.

Lori Ruman
Boise

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Questions About St Luke's Master Plan
Date: Tuesday, May 19, 2015 2:40:14 PM

From: Bonnie Krupp [mailto:bjkrupp33@gmail.com]
Sent: Tuesday, May 19, 2015 2:37 PM
To: MayorBieter
Subject: Questions About St Luke's Master Plan

St Luke's Master Plan Changes

1. The issue goes beyond closing a second street (Jefferson) to facilitate the hospital. The St Luke's PR campaign has been expensive and obfuscating. It has bordered on threats of building in Meridian and the desire for patient care improvement.
2. Cardiology is a HUGE money maker for hospitals. So patient care is somewhat lost in their statement. I would like to know how much will be added to the finances of St. Luke's?
3. St. Luke's has gobbled up a number of hospitals across the state that will feed into their center, BUT will this reduce the cost of care or increase it? There are studies on vertical integration that indicate monopoly insurance price setting and higher medical insurance costs result. Articles can be provided.
4. St. Luke's has an obligation as a nonprofit to provide medical care to indigent patients but they have spent millions of dollars defending their purchase of Saltzer Medical Group, PR campaign to push their master plan, increased Blue Cross insurance rates, and the cost of care keeps increasing.
5. Is it possible the city can independently evaluate the traffic growth for Warm Springs Ave, State, Idaho and Broadway?
6. Would the city council supply the number of increased helicopter landings to St. Luke's that would be associated with expansion? The St. Luke's PR staff response is they are not a trauma center.
7. If you think that caving to St Luke's is best, can't there be increased requirement for indigent medical care? After all they have prime development property and pay no

taxes. Shouldn't their indigent care be based on an assessment of the property every year?

8. The quality of life is important and if you live in the East end neighborhood, you have chosen it due to the amenities of greenbelt, dining, shopping, transportation access, etc. However, if you pass the master plan changes how will you ameliorate the added noise from trucks, construction lasting 5-6 years, pollution from construction, and traffic chaos during changes, and increased traffic in the area.
9. Have the police and fire department evaluated the plan?
10. Last, I am skeptical of St. Luke's cost analysis for building to the south or building in Meridian and wonder if the council can address this with planning? St. Luke's seems to have plenty of money to acquire various enterprises and to spend \$200 million on IT that doesn't connect with other hospitals for transfer of records and patient information.

Thank you.

Bonnie Krupp

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Boise Campus Development Master Plan
Date: Thursday, May 28, 2015 3:57:53 PM
Attachments: [SHC to Mayor etal re- St. Lukes Boise Campus Development Master Plan 5-28-15.pdf](#)

From: Rose Walker [mailto:rwalker@hcollc.com]
Sent: Thursday, May 28, 2015 1:59 PM
To: MayorBieter; CityCouncil
Cc: Steve Cannariato; Tessa McCollum; Brett Hamm
Subject: St. Luke's Boise Campus Development Master Plan

Dear Mayor Bieter and City Council Members:

Please see the attached letter of support from Steve Cannariato/Broadway 111 LLC regarding the proposed St. Luke's Boise Campus Development Master Plan for your consideration. Should you have any questions, please do not hesitate to contact Steve directly at 208-908-5595. Thank you.

Regards,

Rose C. Walker

Executive Assistant to:

Robert L. Phillips, Jeff DeVoe, Bryan Vaughn, Shaun Greear & Steve Cannariato

Hawkins Companies LLC | 855 W. Broad Street, Suite 300 | Boise, ID 83702
208.376.8522 | 208.908.5525 (direct) | 208.376.8523 (fax)



From: [MayorBieter](#)
To: [Hal Simmons](#); [Alysha Prisbrey](#)
Subject: FW: St. Luke's Boise Campus Plan
Date: Monday, June 15, 2015 8:49:13 AM

From: Mariah Courtright [mailto:mecourtright@yahoo.com]
Sent: Monday, June 15, 2015 8:15 AM
To: MayorBieter
Subject: St. Luke's Boise Campus Plan

Dear Mayor:

I am writing to ask you to support the proposed St. Luke's Boise Campus Master Plan and adopt it into the Boise City Comprehensive Plan. As our community grows we need to ensure that patients can continue to receive the high level quality of care at a location that we have come to expect from St. Luke's. Without this needed expansion the ease of access for services for our growing community could be hindered. I access services routinely at the Boise Campus as it is located close to my work in downtown Boise. I have been able to be there for family members in need because it is a quick drive to be able to swing by before work or during lunch breaks. I urge you to consider the long term needs of the community and approve this plan. Thank you.

Sincerely,
Mariah Courtright

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Downtown Expansion
Date: Friday, June 12, 2015 10:57:01 AM

From: ronjsali@gmail.com [mailto:ronjsali@gmail.com] **On Behalf Of** Ron Sali
Sent: Friday, June 12, 2015 8:40 AM
To: MayorBieter
Subject: St. Luke's Downtown Expansion

Mayor Bieter,

I am writing to express my support for St. Luke's downtown expansion plans. I believe this expansion is critical to the growing needs of the citizens of Boise.

The minor inconveniences of a few should not outweigh the major benefits to many.

Thank you,

Ron
Sali
St. Luke's Western Region Board Member

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Expansion Plan
Date: Thursday, June 04, 2015 11:10:25 AM

From: Anne B [mailto:amburkey@msn.com]
Sent: Thursday, June 04, 2015 10:37 AM
To: CityCouncil; MayorBieter; tellus@achdidaho.org
Subject: St. Luke's Expansion Plan

Dear Mayor Bieter, Members of the City Council and Members of the Highway District,

I am writing to express my support for the St. Luke's downtown Boise expansion plan. In the interest of full disclosure, I am a Registered Nurse employed by St. Luke's at the downtown campus. However, that is only one of the reason I am supporting the expansion plan. I would like to explain the many other reasons that I believe it is a smart and wise decision to approve this plan.

To begin, I am one of five children in my family. My parents are also long time Boisean's who both grew up in the North End. I now currently live 4 blocks East of the downtown campus and in the past 27 years I have lived in other areas of the North End including Fort Street, Hyde Park and the very near St. Luke's - Krall Street. Not by design, but by fortune, I have spent all of my professional career in Boise working for the healthcare entities located in the surrounding blocks. In addition to St. Luke's, these include a nursing home on Washington Street, Health and Welfare's Idaho State Veterans Home, the VA Hospital and the Elks Rehab System. I truly have lived and worked in the proposed area of impact.

During my lifetime I have experienced the closure of Bannock Street to create the current plaza there, the building of the Anderson Center and the rise of the new inpatient tower. My childhood doctors were located on 2nd street in the Anderson Plaza and Imperial Plaza. In fact that is where I took my first CPR class in 1982. I have never once thought that the growth impeded my traffic flow from my home, work or in daily travels. I've never felt the growth of St. Luke's facilities has sullied our town's beauty or functionality. A quick drive by any of the facilities reveals that St. Luke's takes excellent care of their buildings, parking structures and surrounding landscape. They are also designed with the consumer and community in mind. I only wish I could say that for all of our businesses and residents.

Additionally, St. Luke's partners with the community on an ongoing basis to support people and programs for adults and children to improve the quality of Boise's healthcare. My family and I are members of the downtown Boise YMCA and the St. Luke's support and partnering is evident there as it is in local youth sports, women's and children's programs, cancer prevention and detection and as an ongoing presence in community safety and health awareness. If more evidence is needed, a review of the annual community benefit report supports this in a much more detailed way.

In order to responsibly manage growth in our community and promote the best patient experience, some change will need to occur, I believe most people understand that. Among the most prominent change being discussed is the closure of Jefferson Street. My current office is on Jefferson Street, in the block where the road closure is proposed. I walk on and

across this road daily and in fact it is the street I take by foot , bike or car from my home to work. I am certain a study of any magnitude would show that the traffic in this area is most definitely those persons who are accessing the St. Luke's campus for business related functions or for health care delivery. It is not the most direct route to access either Broadway or State Street from any of the other surrounding blocks unless the purpose is to access St. Luke's. The proposed plan will actually improve the safety and aesthetics of this area for pedestrian and bicycle traffic, as well as responsibly managing the space already within the campus. The closure of Bannock has demonstrated how well this can work when done thoughtfully.

I was recently visiting a elderly family member in the Orlando area and discussing his upcoming doctor's appointments. A review of that health system's website shows considerable urban sprawl, years of ongoing construction disrupting traffic flow and all occurring in a very populated area. It also advised visitors to expect a 15-20 minute walk from the parking area into the main hospital facility. As a nurse, a daughter of aging parents and as a mother, I am pained to think about the impact this kind of walk creates for many visitors and the patients they support. I applaud St. Luke's for the way they have managed their growth so far and hope that we are never in a position to create that kind of barrier to healthcare.

Like many Boiseans, my family and I have had many opportunities over the years to be served by St. Luke's. As a parent, the most valuable experience has been the care received by my oldest child. She has a chronic condition requiring daily management and regular care. She has routinely needed the services of the St. Luke's pediatric team. These services have included several physicians within the Children's Specialty Center, the pediatric emergency department and the diagnostic and surgery centers of St. Luke's. Having these services located all in this one area has saved me immeasurable time, money, frustration and more importantly has allowed me to still care for my other family members. Seeking and receiving care for a sick child often requires managing their siblings who are in tow. In other communities these services are spread out and that physical spread has been a direct barrier to patient care. The St. Luke's design has allowed us to receive care in one central location from at least 5 specialties. As a nurse I also know this means better communication and a reduced chance of errors occurring. I am thrilled to report she is doing well and headed to college this fall! As we transition her to manage her care as an adult, the St. Luke's team reassured ehr they will be there to continue to collaborate with her.

Despite the recent politics, I know the Treasure Valley enjoys a high quality of healthcare services provided by the St. Alphonsus, St. Luke's and VA healthcare systems. In my work I am part of the team that has the privilege to care for the people of the Treasure Valley. We provide this care by utilizing the best science available, striving to creating the best patient experience in difficult emotional circumstances, while under immense regulatory scrutiny and with many unfunded mandates. These realities are an ever growing part of the health care industry. All of this occurs while trying to navigate very complicated billing and reimbursement method - which is necessary to keep the doors open. Yet every single day I can honestly say we all come to work with the intent to do the very best possibly job to serve the community and do the right thing. I believe the St. Luke's board and leadership is honestly invested in this as well. I believe the integrity of the healthcare profession is why Americans repeatedly report viewing nurses as the most trusted professional. The commitment we make as nurses to working for an organization such as St. Luke's is because they support us in "doing the right thing".

Lastly, I love Boise. I do grumble when it hits 100 every 4th of July and 10 every January, but my siblings and I have all traveled and then chose to return and raise our families here. When you are "from Boise" you are from somewhere! A city with unique neighborhoods, each with their own special personality, and a it is a city with a defined identity. In Boise's history St. Luke's has been a positive, highly involved and recognized part of that Boise identity. As a healthcare system it now reaches several communities in Idaho and is a true "Made in Idaho" product.

Thank you for allowing me to provide my support for this plan and I appreciate your consideration in your decision making.

Sincerely,

Anne Morrisroe Burkey
amburkey@msn.com

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's expansion
Date: Wednesday, June 10, 2015 4:29:36 PM

From: Jan [mailto:prizmski@hotmail.com]
Sent: Wednesday, June 10, 2015 3:48 PM
To: MayorBieter
Subject: St. Luke's expansion

Expansion can and should be able to be accomplished **WITHOUT** closing existing streets and/or sidewalks.

Although St. Lukes is a plus to our community, closing streets is **never** a plus for a community. Up and over does it! We have seen up and over in other cities in the east as well as the west for a number of needs schools, businesses even medical.

Jan Weed
2360 W. Spring Mountain
Boise 38702
Volunteer at St. Luke's

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Luke's Master Campus Plan
Date: Monday, May 18, 2015 8:56:18 AM
Attachments: [StLukesMasterPlan.pdf](#)

From: Mark Tidd [mailto:mtidd@TitleOneCorp.com]
Sent: Thursday, May 14, 2015 5:18 PM
To: MayorBieter; CityCouncil
Subject: St. Luke's Master Campus Plan

Please read the attached letter regarding the reference subject.

Kind regards,
Mark Tidd

Mark Tidd

Chief Executive Officer
TitleOne Corporation
1101 W. River St., Suite 201
Boise, Idaho 83702
www.TitleOneCorp.com

P: 208-287-5305
F: 866-883-0765



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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Lukes
Date: Wednesday, May 20, 2015 10:30:21 AM

From: JACK TRUEBLOOD [mailto:tantor@cableone.net]
Sent: Tuesday, May 19, 2015 3:44 PM
To: MayorBieter; CityCouncil
Subject: St. Lukes

We are two residents, voters and St. Luke's customers, but we
DO NOT think they should get to close Jefferson Street.
Leave it for the people!

Jack and Joan Trueblood
2757 Starlington
Boise 83712

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: St. Lukes
Date: Thursday, May 21, 2015 8:14:21 AM

From: Mary Glen [mailto:mary@maryglen.com]
Sent: Wednesday, May 20, 2015 9:26 PM
To: CityCouncil
Cc: MayorBieter
Subject: St. Lukes

Dear Mayor and City Council,

I watched most of the work session last night via my computer. It seems to me that St. Lukes is unwilling to seriously compromise on any part of their master plan. 1300+ cars a day, refusing to even look at opening up Bannock street again, and creating a 4-block campus of medical building would be the permanent ruination of a neighborhood.

Building massive medical center campuses is a disturbing trend in many cities across the nation. I hope Boise can retain its blueprint, and unique character of its charming neighborhoods with smart, sustainable growth. The St. Lukes master plan falls far short of that.

Thank you,

Mary Alice Glen

--

Mary A. Glen, B.M.E; M.Ed
[76 Horizon Dr.](#)
[Boise, ID 83702](#)

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

From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Support for St Luke's Boise Campus Development Plan
Date: Monday, May 18, 2015 8:55:40 AM

From: Parkinson, Mark [mailto:parkinsm@slhs.org]
Sent: Friday, May 15, 2015 3:37 PM
To: MayorBieter; CityCouncil
Cc: McLeod, Theresa
Subject: Support for St Luke's Boise Campus Development Plan

Dear Mayor Bieter and Boise City Council,

I am writing to encourage your support of the St Luke's Boise Campus Development Plan. I attended the City Council meeting on April 14 and was impressed by the presentations, questions and dialogue and hope it is now clear how this proposal benefits our community.

As an oncology administrator who has worked for the last 22 years in cancer centers in New York City, Minneapolis and now Boise, I strongly believe in the importance of designing a facility that meets the needs of patients and families, while at the same time enhancing the livability of the larger community. I have been pleased to be part of the planning team for this expansion and have seen the commitment to both of these ideals.

The proposed oncology rooms in the new inpatient tower will provide much needed and improved space and natural lighting for patients and their families. This is particularly important for our growing number of bone marrow transplant patients who are with us for many weeks at a time.

The master plan also allows the MSTI outpatient building to continue in the same location with the ability to expand upward as Children's Specialty Services moves to the new Children's Pavilion. Over the years, considerable investment has been made in our current space with the installation of large concrete vaults to house the linear accelerators that provide critical radiation therapy. In fact, we are in the midst of a \$10 million dollar project to create an additional vault that will bring the most advanced treatment technology to the region. Moving MSTI to another location would be a significant expense and an unwise use of limited resources.

I've been impressed by the community focused enhancements that are part of this plan. Specifically, the new bike and pedestrian options will bring safe and user friendly connectivity. I'm also thrilled to see that several of the St Luke's owned homes being displaced will be relocated to Avenue B adding character and charm to that neighborhood.

My family and I moved to Boise four years ago. We were drawn by St Luke's commitment to the highest quality of healthcare. We were also drawn to the City of Boise itself, specifically it's well designed accessibility that promotes healthy living.

I appreciate your leadership and your commitment to ensure that Boise remain a unique and

wonderful place to raise our families and ask for your support of St Luke's Plan.

Sincerely,

Mark Parkinson
Administrator, Mountain States Tumor Institute
St. Luke's Health System
100 E. Idaho St.
Boise, ID 83712

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Subject: FW: Why we need to keep St. Luke's Boise in downtown area
Date: Friday, June 12, 2015 8:20:19 AM

From: Edwards, Judy [mailto:edwardju@slhs.org]
Sent: Friday, June 12, 2015 7:30 AM
To: MayorBieter
Subject: Why we need to keep St. Luke's Boise in downtown area

Hello Mayor,

I was recruited to St. Luke's as the Sr. Director of Health Information Management about 5 years ago. I was immediately drawn to this wonderful city, the beauty of our downtown area (unmatched from any other city I have ever lived or visited), the great people and of course, St. Luke's leadership are so committed and dedicated to serving the community with the best possible health care in the world—and, we are fast approaching that goal—despite all of the challenges constantly hurled at us! Having a great healthcare venue like SL Boise within the thriving community of downtown Boise is such a positive for the people of Boise—both for the immediate and easy access it provides and the positive presentation of the city to those who might seek to relocate here (like I did!). I had lots of choices, but chose Boise because of what I saw in St. Luke's and the city. The city feels like it is on the precipice of really great things---delimiting St. Luke's in continuing to provide greater services to the community would be a big detraction at this point in the city's development. By the way, thanks for YOUR contribution to making Boise what it is becoming. I have never met you, but, I'm sure impressed!

Best regards,

Judy Edwards

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From: [Stephen J Lord](#)
To: [Hal Simmons](#)
Subject: Fwd: St Luke's latest flyer to the East End
Date: Tuesday, May 19, 2015 12:41:46 AM

----- Forwarded message -----

From: **Stephen J Lord** <sjl.atty.id@gmail.com>
Date: Tue, May 19, 2015 at 12:38 AM
Subject: St Luke's latest flyer to the East End
To: citycouncil@cityofboise.org, Mayor Bieter <mayor@cityofboise.org>

Mayor and Council members:

I just received in the mail tonight St. Luke's latest false choice advertising, entitled, "Imagine the Possibilities," probably in time for Tuesday's work session.

The narrative opens with another false choice, "Stop for a moment and picture a new route downtown."

In fact, St Luke's is NOT suggesting a new route, only a different sidewalk/bike lane structure on an existing route.

Worse, their so-called "new route" is at best half baked -- it starts nowhere and leads nowhere. It still dumps riders and pedestrians onto the Fort/State/Ave B corridors, or makes for more right-angle, left or right turns to get back to or from the street where they should have been all along -- Jefferson

At its end and beginning points, it forces bikes and pedestrians onto the busiest road for cars and trucks in the neighborhood -- State/Fort -- instead of where bikes and pedestrians should go -- the one least traveled -- Jefferson.

At its end point heading West, it still dumps bikes and pedestrians onto the busy mess that's State, instead of keeping them on a more family-friendly Jefferson. Coming home, heading from the west, it will require a complex set of maneuvers to return to Jefferson east of Ave B.

It forces truly neighborhood traffic of all kinds, including cars, to also join the maelstrom on Fort/State, instead of the route described in the Neighborhood Plan as a critical neighborhood link -- Jefferson.

To be pointed, it's the kind of advertising that reminds me of the claptrap I watched on "Mad Men." Don Draper couldn't have devised a more disingenuous piece of ad copy.

Please don't fall for the other false choices that are supported only by hired guns and St. Luke's senior management's self-serving conclusions.

Stay true to Blue Print Boise and reject the Comprehensive Plan amendment that allows St Luke's to close East Jefferson between Ave B and 1st so it can expand its already gridlock-generating superblock.

Stephen J. Lord
Attorney at Law
409 West Jefferson Street
Boise, Idaho 83702
office [\(208\) 342-3953](tel:(208)342-3953)
Fax [\(208\) 387-2728](tel:(208)387-2728)
cell [\(208\) 602-9398](tel:(208)602-9398)

slatty@aol.com
sjl.atty.id@gmail.com

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--

Stephen J. Lord
Attorney at Law
409 West Jefferson Street
Boise, Idaho 83702
office (208) 342-3953
Fax (208) 387-2728
cell (208) 602-9398
slatty@aol.com
sjl.atty.id@gmail.com

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From: [McLeod, Theresa](#)
To: [Jade Riley](#); [Derick O'Neill](#); [Hal Simmons](#)
Subject: Keep Boise Connected - Don't let St Luke's Close Jefferson
Date: Monday, May 18, 2015 7:26:01 AM

Please see the latest communication. It may help the City prepare for Tuesday night.

The spirit and tone of the communication is one I face at our Open Houses, most recently 5/11. I've been sworn at, flipped off, told I am bribing the city with roadway improvements, etc. On a positive note, more residents from other neighborhoods are attending the Open Houses and expressing support of the plan.

From: Keep Boise Connected <sicinfitt23@gmail.com>
Date: May 17, 2015 at 9:20:34 PM MDT
Subject: Keep Boise Connected - Don't let St Luke's Close Jefferson
Reply-To: <sicinfitt23@gmail.com>

#SaveJefferson

Email #9

May 17, 2015

(To be removed from this email distribution list, please click the [SafeUnsubscribe link](#) at the bottom of this email)

From: KBC - Keep Boise Connected

www.keepboiseconnected.com
www.keepboiseconnected.blogspot.com

Greetings Friends and Neighbors,

The City Council's Tuesday, May 19 meeting will continue discussion on the St. Luke's expansion and master plan. St. Luke's speakers will focus on transportation/traffic. Representatives from the East End, North End, and Downtown Boise Association will be seated at the workshop table and allowed to ask questions and provide commentary. The public will be allowed 30 minutes to pose questions. The questions can be submitted ahead of time via email citycouncil@cityofboise.org by 5pm on Monday, or by note card during the meeting.

KBC is asking your support in providing questions to be addressed at the work session. You may wish to write your own questions or you wish to use material from some proposed questions below. **WE RECOMMEND YOU COPY THE MAYOR AND THE COUNCIL ON YOUR QUESTIONS TO KEEP THEM AWARE OF THE EXTENT OF PUBLIC CONCERN.**

Suggested Questions:

Process

1. Other Boise projects, including the BSU Master Plan, the Central Addition Master Plan, and the off leash dog regulations, have been planned with a collaborative approach, in which stakeholders convened and worked through issues until solutions that all can live with were reached. Why isn't the same facilitated, collaborative approach adopted for the St. Luke's Master Plan?
2. From November 2014 to April 14, 2015, the City received over 680 pages of public comment on the St. Luke's Master Plan. How will the City analyze and use these comments in coming to a decision?
3. St. Luke's explains that its physician specialists' desires to improve their practices served as the basis for the architectural design component of the Master Plan. Did an independent hospital planning professional (unconnected with St. Luke's) conduct a "needs assessment" prior to Master Plan development to determine whether the items on the specialists' wish lists are in fact necessary and in compliance with industry standards and practice?
4. At the April 14 worksession, Dr. Souza stated that St. Luke's told the architects that the Master Plan needed to incorporate tertiary, integrated and patient- and family-centered care, and that "nothing would be sacrificed in the service

- of that goal." How does that "all or nothing" goal square with the potential "give and take" inherent in a public process?
5. Many have felt St. Luke's has dismissed the concerns of neighbors. Has the City sought feedback from participants on the tone, content and quality of the St. Luke's public involvement process, and if so, what have they heard? Does the City believe it has been a robust and satisfactory process?
 6. At the April 14 work session, Mr. Roth talked about how St. Luke's periodically reviews their real estate holdings for their "highest and best use." Who determines what is the "highest and best use" of E Jefferson, which is held in the public commons? How do they determine it? Does the public get a say?
 7. I attended the February 9 P & Z meeting where Commissioner Miller observed that even though neighbors had concerns about hospital expansion, there was a lot of good will towards St. Luke's that the hospital threatened to squander by their failure to engage with the neighborhood.

Since then my community's trust in St. Luke's has eroded. The health system has run a threatening ad campaign and held open houses where we were told, "This is the plan; it has been approved; we are just going through the motions." Moreover, they don't seem to have built efficiently to make best use of the land they already own. So I have to wonder, "Who is calling the shots here, St. Luke's or City Council?"

8. Several community members have requested that a third work session be added to explore and explain neighborhood and community interests. Has the Council considered this request? If so, has a decision been reached?

9. I know citizens invested much time reviewing and contributing to Blueprint Boise so our city would remain a sustainable, connected, and livable place. The P&Z Commission denied St. Luke's Master Plan because it does not comply with substantial elements of the comprehensive plan. I feel many parts of the Boise community have lost faith and trust in St. Luke's, City Council, and the process we have in place for planning our great community. How do we rebuild that faith and trust in this process with St. Luke's and City Council?

Alternatives Analysis

1. No economic analysis of St. Luke's preferred alternative, or any other alternative appears in either St. Luke's Master Plan (and Appendices) or its Supplemental Narrative (and Appendices). Such an analysis is important because of a widely held assumption that expansion will economically benefit the immediate neighborhood, the City, and the region. Was a thorough independent analysis completed to determine the economic impacts of any alternative, including the preferred alternative? If not, why not? If so, why haven't the results been provided?
2. How much would the Master Plan cost Ada County taxpayers, in terms of mitigation (transportation, utility re-routing, etc)? Has this been factored into an economic analysis of the alternatives?
3. What would be the air quality impacts from adding 13,262 trips per day, especially with the hospital's location near the Foothills, which tends to trap fog and smog? Has this been factored into an analysis of the alternatives?
4. St. Luke's insists that there is only one viable expansion alternative and that is to take Jefferson St. and build north. Most of us live in a world where there is always more than one viable solution to a problem and consequently, we have lost trust in St. Luke's alternatives analysis. In order to regain public trust and ensure that all viable solutions have been rigorously studied, shouldn't we invest in an independent analysis of alternatives (including, for example, partial expansion elsewhere in Boise) -- especially since this expansion has such far-reaching impacts on the city

Misc/Other

1. At the April 14th work session, a St. Luke's representative admitted that the current patient/visitor parking structure, constructed around 2000, was not structurally designed to build up. Consequently, St. Luke's has radically limited the efficient use of this property and the adjoining E Bannock Street vacation. Is it fair to further penalize taxpayers for the lack of foresight on St. Luke's part?
2. On the St. Luke's website, it says that, "The creation of the plan was guided by two fundamental priorities: First and foremost, the needs of our patients; and second, urban and transportation planning objectives (emphasis added)." How does adding over 13,250 trips per day meet urban and transportation planning objectives?

WHAT CAN YOU DO

If you are opposed to the closure of Jefferson, please show your support. Here is what you can do:

- (1) Use your own comments or build from the **TALKING POINTS** below to draft your message. Then, email this message to the elected representatives and professional staff listed in the **REACH OUT** section below.
- (2) Send a similar email to your own personal distribution list of friends, neighbors, co-workers, and anyone else who needs to have a say in the Jefferson closure, asking them to **REACH OUT** as well.
- (3) Send a Letter to the Editor in the *Idaho Statesman* (<http://www.idahostatesman.com/submit-letter/?rh=1> -- limit 200 words) and the *Boise Weekly* (editor@boiseweekly.com -- limit 300 words). Or, if you have already done this, instead comment on someone else's letter.
- (4) If you do Twitter, tweet **#SaveJefferson** to show your support for a connected Boise.
- (5) Visit the www.KeepBoiseConnected.com website and print out the **#SaveJefferson** poster for your car, front door, lawn, etc. to show your support for keeping Jefferson open.

REACH OUT

City of Boise

Dave Bieter, Mayor	mayor@cityofboise.org
Maryanne Jordan, Council President	mjordan@cityofboise.org
Elaine Clegg, Council Member	eclegg@cityofboise.org
Lauren McLean, Council Member	Lmclean@cityofboise.org
Ben Quintana, Council Member	Bquintana@cityofboise.org
David Eberle, Council Pro-Tem	deberle@cityofboise.org
TJ Thomson, Council Member	tjthomson@cityofboise.org

City of Boise - Staff

Derick O'Neill, Planning & Dev Services Director	DONeill@cityofboise.org
Hal Simmons, Planning Director	HSimmons@cityofboise.org

City of Boise, Planning & Zoning Commission

Stephen Bradburn, Chair	Email not listed on City of Boise website - send email to Hal Simmons, Planning Director, and ask him to forward to Commissioners. HSimmons@cityofboise.org
Rich Demarest, Co-Chair	HSimmons@cityofboise.org
Douglas Gibson, Member	HSimmons@cityofboise.org
Karen Meyer, Member	HSimmons@cityofboise.org
Chris Danley, Member	HSimmons@cityofboise.org
Mitt Gillespie, Member	HSimmons@cityofboise.org
Stephen Miller, Member	HSimmons@cityofboise.org

Ada County Highway District - Commissioners

Jim Hansen, President	jhansen@achdidaho.org
Sara M. Baker, Vice President	sbaker@achdidaho.org
Paul Woods, Commissioner	pwoods@achdidaho.org
Rebecca W. Arnold	tellus@achdidaho.org
Kent Goldthorpe	kgoldthorpe@achdidaho.org

Ada County Highway District - Staff

Paul Daigle, Chief of Staff	tellus@achdidaho.org
Craig Quintana, CIO	cquintana@achdidaho.org
Bruce Mills, Deputy Dir Engineering	tellus@achdidaho.org
Timothy Morgan, Deputy Dir Maintenance	Tellus@achdiah.org
David Walker, Deputy Dir Planning & Projects	Tellus@achdiah.org

Letters To The Editor

www.idahostatesman.com/submit	Submit online - limit 200 words
editor@boiseweekly.com	Submit online - limit 300 words

EMAIL TEMPLATE

It is important to research the facts, explore your own concerns and values, and express yourself in your own words. We also strongly encourage respectful and straight forward communication with local policy makers and staff, who are representatives of all of our city and county residents. They are good people who are doing their jobs - our hope is to share resident perspectives as part of the public record.

Dear --,

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

I am opposed to this closure for the following reasons:

[pull from **Talking Points** below or see public comments on Public Comments tab of the Keep Boise Connected website: <http://keepboiseconnected.blogspot.com>]

Thank you for your consideration of my concerns.

Sincerely,

XX

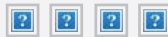


Talking Points

- 1. Safe Routes to Schools and Pedestrian & bicycle safety.** Jefferson provides a safe and straight forward route from the East End to downtown. The closure of the old East JH means that many students from the East End now must travel to North JH as well as Boise HS.
- 2. Commuter Choice.** Jefferson provides a convenient alternative route to drive from the East End/Foothills to downtown. Closing Jefferson (and other area streets) will divert a significant amount of traffic to already highly congested intersections and routes.
- 3. Emergency vehicle traffic and events congestion.** The intersection at Broadway, Front, Idaho, and Warm Springs is bad enough on a normal basis. sorting and other event traffic routinely results in bumper-to-bumper traffic. Jefferson will make this intersection can only change this intsection from bad to worse.
- 4. Preserve and sustain the City of Boise's reputation as a walkable, bikeable community.** The closure of Jefferson is a direct contradiction of Mayor Bieter's goal of making Boise the most livable city in the nation.
- 5. Respect taxpayers and preserve neighborhood integrity.** Boise taxpayers support roads, schools, and infrastructure. Adjacent neighborhoods are home to historic homes and some of Boise's most engaged voters and civic boosters. These neighborhoods should not be considered sacrifice zones to accommodate the unrestrained growth of a tax-exempt corporation.
- 6. Connectivity.** Closing Jefferson will in essence create a wall between East End and downtown Boise. By making it more difficult to get downtown, East End/Foothills residents will opt to shop and dine elsewhere.
- 7. Development costs.** St. Luke's pursuit of regional market share has led to its acquisition and development of regional real estate along with independent clinics and practices throughout the Treasure Valley and beyond. These costs will inevitably be borne by patients and insurance providers.

*Let's Keep Boise Connected -
Keep Jefferson Open!*

STAY CONNECTED



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Keep Boise Connected | 83712 E Jefferson | Boise | ID | 83712

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From: [Cyd Weiland](#)
To: [Hal Simmons](#)
Subject: Re: St. Luke's Master Plan: Public Comment for City Council
Date: Monday, May 18, 2015 9:16:32 AM
Attachments: [20150517_StLukes_Expand_Summary and Prelim Analysis.pdf](#)

My apologies! Here it is again.

Have a good Monday! :)

On Mon, May 18, 2015 at 8:37 AM, Hal Simmons <HSIMMONS@cityofboise.org> wrote:

Good morning Mr. Weiland,

It appears that your attachment did not make it through with your e-mail. I would be happy to review it and enter it into the record if you would like to try sending it again.

Sincerely,

Hal Simmons

From: Cyd Weiland [mailto:cydweiland@gmail.com]
Sent: Sunday, May 17, 2015 3:48 PM
To: Hal Simmons
Subject: St. Luke's Master Plan: Public Comment for City Council

Good afternoon Mr. Simmons:

Enclosed please find a "comment" for Council review and consideration. My "comment" is a two-page summary and preliminary analysis of the public comment received to date on the proposed St. Luke's Master Plan, including my observations and assumptions. My data source was the four pdf files included on the City's website as of 5/15/15 (<http://pds.cityofboise.org/planning/st-lukes-master-plan/>).

As a retired land use planner with many years of experience in summarizing and analyzing public comments, I did this summary out of my own curiosity and interest as a citizen of Boise, and neighbor (and patient!) of St. Luke's.

Thanks much; feel free to contact me if you have questions.

Cyd Weiland

124 N. Coston Street

Boise 83712

From: HSIMMONS@cityofboise.org
To: [Hal Simmons](#)
Subject: Scan from a Xerox WorkCentre
Date: Monday, May 18, 2015 10:25:33 AM
Attachments: [img-518103109-0001.pdf](#)

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Sent by: hsimmons [HSIMMONS@cityofboise.org]

Number of Images: 1

Attachment File Type: PDF

Device Name: PDS-NKitchen-MFP

Device Location: 2nd Floor

For more information on Xerox products and solutions, please visit <http://www.xerox.com/>

From: [Alex Charlton](#)
To: [Amanda Brown](#); [Hal Simmons](#)
Subject: St Luke"s Petition
Date: Tuesday, May 19, 2015 3:07:39 PM
Attachments: [St Lukes Petition.pdf](#)

Amanda/Hal –

We received this yesterday. Please let me know if you would like me to do anything further with it.

Thanks,

Alex Charlton
Customer Service Supervisor
Office of the City Clerk
150 N. Capitol Blvd
Boise Idaho 83702
208-384-3705

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, May 19, 2015 12:02:00 PM
Attachments: [St. Luke"s 05.19.2015.pdf](#)

Council,

Attached are the emails that came in last night and this morning on the St. Luke's Master Plan.

Thanks!

Amanda

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke's
Date: Friday, May 22, 2015 10:17:04 AM
Attachments: [St. Luke's 05.22.2015.pdf](#)

Council,

The latest batch of St. Luke's correspondence is attached.

Amanda