

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

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
Phone: [\(208\)863-6106](tel:(208)863-6106)
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

--

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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

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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

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?

→
A 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. Luke's

I have attended numerous ~~last~~ open houses and meetings put on by St. Luke's. 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. Luke's 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. Luke's highlights in their presentation. How does St. Luke's reconcile these opposing messages + why should the citizens of Boise believe that a move to Meridian is a better alternative for St. Luke's 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~~ 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 & descriptions, 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 Arvons 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?

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. All's of 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
& 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 → moving workways as we have workways seen in airports

How much of wedding 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?

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: [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

--

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?