

June 25, 2015

Boise City Council

Boise City

Re: CPA14-00004 Proposal for St. Luke's Master Plan

Dear Council Members:

I am writing in opposition to St. Luke's Master Plan proposal to close Jefferson Street and further isolate those of us who live in the East End of Boise. I have lived in the East End for over twenty years and I have witnessed the gradual encroachment of St. Lukes into the lives and the fabric of our neighborhood. I offer the following reasons for my opposition to this newest, proposed development:

- 1) St. Lukes is not now, nor has it ever been a good neighbor. I have witnessed the destruction of historic homes and structures; the closing of streets and the arrogance of traffic decisions made by administrators at St. Lukes without regard for the needs and desires of their neighbors. St. Lukes grudgingly adheres to planning ordinances and the law regarding parking and traffic flow. They make decisions unilaterally and then expect those of us who live near the hospital to just live with them. St. Lukes does not ask for our opinions until they have made a decision, begun to move on its implementation and then are required by law to accept the perspectives of local citizens.
- 2) St. Lukes administrators seek only their own financial and construction goals. The single-mindedness of administrators who continue to seek ways to appeal the Saltzer decision, reveal executives who are obsessed with personal, not community needs. Statistics in Consumer Reports Health under Hospitals and additional information on the Center for Medicare and Medicaid Services indicate that St. Lukes has a overall rating of 65 out of 100 points. One of the biggest failings of the hospital is communication between patients and the hospital. Even though St. Lukes is a non-profit entity, it is run like a corporation. And like a corporation, there is very little communication between the executives who make CEO level salaries, and the rest of us---patients, staff and neighbors. St. Lukes is viewed as a large business in our neighborhood that is run for the benefit of its administrators. It would be better served to pay closer attention to the quality of its services, and less attention to its empire building. Frustrated by their inability to create a monopoly in health care delivery, these same administrators at St. Luke's seek to create a spatial monopoly of the east end.
- 3) If St. Lukes is allowed to close off Jefferson Street as they have proposed, that will be the cork in bottling of our neighborhood. Currently Jefferson Street offers a pedestrian-bike-auto friendly route to downtown. Simply for the convenience of the hospital, an entire section of the urban environment will be sequestered. This not only contradicts the cities Master Plan to expand multi-modal transportation, it jeopardizes the comfort and possibly the safety of our residents.

- 4) The use of threats in mailings and in the media ("Accept our Master Plan or we will move out of Boise") is a further illustration of St. Luke's attempt to move unilaterally by imposing its will on the residents of our city. Rather than engaging in real public discourse that might find a middle ground, the administrators of the hospital assume that they are powerful enough to make this decision and threatening enough to quash any dissent. They are wrong. I taught Urban Sociology for a number of years at Boise State. One of the key insights provided by urban sociologists like Jane Jacobs and Mike Davis, is that city planning conducted by large institutions is often the most destructive and expensive change that occurs. Change that includes diverse perspectives, particularly those of local residents, more often creates positive and financially responsible results.

I would like to stress to the City Council that I and many residents of the city vehemently oppose the closing of Jefferson Street to accommodate St. Lukes. Thank you for considering this testimony.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert McCarl", with a long, sweeping flourish extending to the right.

Robert McCarl, Ph.D.

816 E. State/208-283-4108

## Amanda Brown

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**From:** MayorBieter  
**Sent:** Wednesday, June 24, 2015 11:55 AM  
**To:** Hal Simmons  
**Cc:** Amanda Brown  
**Subject:** FW: Support of St. Luke's Master Plan

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**From:** KAREN PALMER [<mailto:kpalm04@cablone.net>]  
**Sent:** Wednesday, June 24, 2015 11:53 AM  
**To:** MayorBieter  
**Subject:** Support of St. Luke's Master Plan

I am writing today to lend my support to the St. Luke's downtown master plan. I have lived in Boise all my life and have been used St. Luke's for my medical care. I like having this service in my Southeast Boise neighborhood. I will not travel to Meridian for my medical care. Please approve the new plan and allow them to close Jefferson St.

Thank you,

Karen Palmer-Heitz  
3703 E Shady Glen Drive  
Boise, ID 83706

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## Amanda Brown

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**From:** Maryanne Jordan  
**Sent:** Wednesday, June 24, 2015 2:16 PM  
**To:** Mardi Stacy  
**Cc:** David Bieter; Elaine Clegg; TJ Thomson; Lauren McLean; Scot Ludwig; Jade Riley; Amanda Brown; Hal Simmons; Derick O'Neill  
**Subject:** RE: Opportunity to Meet with Prominent Healthcare + Architecture Leader

Dear Mardi,

The council received by hand delivery today a packet of information regarding the hearing on St. Luke's. They have been delivered to the mayor and council members and will be entered into the public record. Because there was no contact info for Kathy Stearns, the signer of the letter, I am addressing the response to you.

Included in the packet was a letter requesting that David Allison be allotted 30 minutes to testify at the public hearing. The schedule for testimony has already been published. It includes much more testimony than required by code. The neighborhood association is most welcome to include Mr. Allison in their allotted time. We cannot accommodate the request for an additional 30 minutes for Mr. Allison and not afford the same opportunity to anyone else who might ask the same.

I appreciate the additional information and will review it carefully. We look forward to an instructive public hearing.

Thank you,  
Maryanne Jordan  
President  
Boise City Council

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**From:** Mardi Stacy [<mailto:mardistacy@gmail.com>]  
**Sent:** Sunday, June 21, 2015 9:56 PM  
**To:** MayorBieter; Maryanne Jordan  
**Subject:** Opportunity to Meet with Prominent Healthcare + Architecture Leader

Dear Mayor Bieter and Council President Jordan,

I would like to let you know that Keep Boise Connected, a nonprofit neighborhood organization dedicated to exploring best solutions for the proposed St. Luke's expansion, will be bringing a prominent national expert in healthcare architecture to Boise. His identity is embargoed at this point and likely will not be released to the public and media until our community meeting on June 24th. I respectfully request your confidentiality about his identity. We would like to extend an opportunity to the Mayor, City Council members, and city staff to meet and spend time with this leader.

David Allison has been the Director of Graduate Studies in Architecture + Healthcare at Clemson University in South Carolina since 1990—one of the two established healthcare architecture graduate schools in the country. He is a registered architect in 3 states and is nationally recognized for his commitment to healthy community planning and design in healthcare environments. He is a founding member of the Fellow of the American College of Healthcare Architects. He has been selected as one of "Twenty Making a Difference" nationally by Healthcare Design Magazine and identified as "one of the most influential people in healthcare design" numerous times in the magazine's national poll. Design Intelligence Magazine named him one of the nation's "30 Most Admired Design Educators in 2013-14."

Here is a link to Mr. Allison's Clemson University Profile which provides another link to his complete curriculum vitae.

<http://www.clemson.edu/caah/pdbe/people/facultyBio.html?id=4>



I have also attached a copy of his paper "Designing Hospitals and Medical Centers as Healthy Livable Urban Districts."

Keep Boise Connected has raised funds to bring Mr. Allison and his expertise to Boise in order to gain insight on strategies toward aligning hospital expansion with Boise's goal of becoming the most livable city in the country. We believe that important decisions are best made with access to exceptional expertise. We are very pleased that he has accepted our invitation to come to Boise and plan to make good use of his time.

Mr. Allison will be arriving in Boise on the afternoon of June 29th and will be here all of June 30th. We are in the process of finalizing his schedule and would like to give high priority to time with city leaders.

I trust that you have received my invitation to our community meeting on Wednesday evening, June 24th, at 6:30 p.m. at the Boise Senior Center. You might be proud to see the hard work and dedication of your engaged citizens in understanding this complex issue. We will be presenting some exciting concepts and practical strategies related to designing medical centers as healthy and vibrant enhancements to the city.

Please let me know if you would be interested in meeting with David Allison.

Sincerely,  
Mardi Stacy  
Keep Boise Connected  
(208) 484-7371

Sent from my iPad

Sent from my iPad

To Boise City Mayor and City Council,

I respectfully submit my comments regarding the expansion of St. Luke's Regional Medical Center at the corner of Warm Springs Boulevard and Broadway Avenue. The following are concerns I believe effect current conditions surrounding the expansion and reach far into the future.

### **BIKES ON A HOSPITAL CAMPUS.**

1. Operating bicyclists do not belong traveling through the hospital campus in close proximity to the planned Pocket Park. As the Dr. explained before the Council, the Pocket Park will be a place of peace and calm for patients and families.

Bike traffic will diminish this experience.

Who will monitor the bike activity through the area?

The park is private property, and I theorize it will take only a few incidents between a bicycle rider and a patient or family member, or hospital staff when St. Luke's decides bicycle use is not compatible with hospital surrounds; by the way, a good decision. A reversal of the original agreement between St. Luke's and the City – through bike traffic - will be banned, the promise broken without another thought.

### **WHO USES JEFFERSON?**

2. St. Luke's commented to the effect that they know the type of people using Jefferson and their purpose - "people riding to the Saturday market." This could not be further from truth. Jefferson is used by many kinds of bicycle commuters including myself traveling west to work.

3. The above point would've become righteously clear if all eastside neighborhoods, Warm Springs Mesa, Harris Ranch, and Southeast (now incorporated into Harris Ranch) had been included in the public process. More than one neighborhood east of St Luke's will have its quality of life forever changed.

### **GO WEST BY BIKE.**

4. St. Luke's was given a public roadway, Bannock, and now claims there is no other option than to take Jefferson, too.

I use Jefferson to travel west by bike to commute downtown and beyond. I do that by riding in the bike lane along Warm Springs avenue. Prior to the intersection at Broadway and Warm Springs, a right turn at the cemetery is necessary to access Jefferson thereby avoiding the life threatening obstacles of biking Idaho and/or State.

Idaho Street is: (1) very narrow and does not have a bike lane; (2) an arterial roadway, heavily trafficked by cars for the same reasons cyclists travel west; (3) lined on both sides with parked cars obstructing the view of drivers trying to cross or make a right turn onto Idaho; and, (4) requires cars to inch out onto Idaho in order to see around the parked cars putting oncoming traffic, car or bike, at risk of being hit.

Each of these obstacles is an invitation for serious injury or death. The number of residents in harm's way will increase as the number of projected eastside dwellings (approximately 3000) increases.

### **THE GREENBELT.**

5. Kristen Armstrong suggests riders use the Greenbelt. She rides the streets because she is an experienced and assertive rider. If she rode the Greenbelt recently she would know that the Greenbelt may be appropriate for recreational riders but is no longer a viable route for a bike commuter. I would argue that the Greenbelt is no longer safe for either bicyclists or pedestrians because overcrowding.

### **BOISE STATE V.S. ST. LUKE'S.**

6. The collision between St. Luke's and Boise State's expansion plans hasn't been mentioned or addressed publically. They cannot be dealt with in isolation of the other.

Heck, St. Luke's planners admitted that future Warm Springs traffic increases were not considered in their traffic analysis.

7. A roundabout is planned for traffic (mitigation) at Warm Springs and Broadway. It will have to be the largest seen in the western United States. We are kind, generous people in Boise, but even during rush hour we have our limits. At the intersection of public school, commuter, BSU, and hospital traffic everyone will happily and generously merge? The traffic congestion will be intolerable. Has the idling time and car exhaust been considered in the air quality analysis?

## **CONTRADICTION IN LONG RANGE DEVELOPMENT PLANS.**

8. The expansion discussion is focused on, how can we not inconvenience St. Luke's? On the other end of Warm Springs, developers are required to mitigate for traffic - beyond their borders. The projected traffic increases over the next 10 yrs. requires developers to build infrastructure encouraging alternative modes of transportation. I do not see that St. Luke's is being held to the same standard within the context of their plan. Its plans do not align with the values of Boise's Comp Plan.

## **AIR QUALITY.**

9. Just a quick question on air quality. Has there been an analysis? St. Luke's estimated daily 1000+ cars trips. An analysis should have included the increase in helicopter flight fumes. I worked on the 9<sup>th</sup> floor below the helicopter landing pad, not good. At that time, St. Luke's didn't have an air filtration system strong enough to mitigate the fumes. Many complaints by patients, families, staff.

## **LEGACY. WILL THE COMMUNITY ONE DAY BE ASKING, WHO LET THIS HAPPEN?**

10. In 15 years from now will we be asking how this could have happened? This used to be such a wonderful part of town to live in.

11. When development as large as St. Luke's and Boise State collide, the effect on surrounding neighborhoods is well documented. The quality of life degrades from the common causes – increase in traffic and overall congestion, noise from motorists, emergency vehicles, and helicopter flights, and light pollution, decrease in air quality.

12. The first, to be directly affected, will be the East End Neighborhood. The make-up of the residents will change; over time there will be fewer and fewer owner-occupied houses. More than likely BSU students will rent. Having lived through expansions of a major university, I would estimate that within 10 years the quaint East End will have changed dramatically. Thus the unspeakable words, urban decay. Yes it can happen in Boise, we cannot change human behavior, especially when it comes to where we live and one's quality of life.

**Whose problem will it be 15 years from now?**

## **SOLUTIONS:**

1. Continue the Warm Springs Boulevard bike lane west onto Idaho. Remove all on street parking on the right side for visibility.

2. St. Luke's has **ample space and options to remodel the entire first floor** of the main building by relocating administrative offices, supportive services, the pharmacy, and other miscellaneous uses (chapel, gift shop, coffee kiosk) to create the space needed to accommodate the expansion of the Emergency Room with the desired proximity for the lifesaving services they require.

Submitted by,

Sandy Carter  
2343 S. Ridge Point Way, Boise, Idaho 83712  
208-424-0653  
sandrichboise@cableone.net

## Amanda Brown

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**From:** MayorBieter  
**Sent:** Thursday, June 25, 2015 1:17 PM  
**To:** Hal Simmons; Amanda Brown  
**Subject:** FW: St. Luke's Master Plan  
**Attachments:** Comments-2.odt

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**From:** Gary E Richardson [<mailto:garyerichardson@gmail.com>]  
**Sent:** Thursday, June 25, 2015 12:29 PM  
**To:** CityCouncil; MayorBieter; Mike Journee; Maryanne Jordan; Lauren McLean; Elaine Clegg; TJ Thomson; Ben Quintana; Scot Ludwig; [hsimons@cityofboise.org](mailto:hsimons@cityofboise.org)  
**Subject:** St. Luke's Master Plan

Please consider my thoughts (attached) on the proposed master plan for expansion of St. Luke's Regional Medical Center.

Sincerely,

**Gary**

Gary E. Richardson

746 Santa Paula Ct  
Boise ID 83712-6564  
(208) 336-2128

[garyerichardson@gmail.com](mailto:garyerichardson@gmail.com)  
[garyerichardson.com](http://garyerichardson.com)



*My purpose in life may be to  
serve as a warning to others.*





This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

I am truly torn over the St. Luke's master plan. I would like to see the hospital expand in its present location in a conscientious manner. I do not think that I, personally, would be affected by the closure of Jefferson, but I don't think closing Jefferson is necessary for St. Luke's to meet its objectives.

A bit of background: I have lived in the St. Luke's neighborhood since 1982, first renting on 2<sup>nd</sup> St. a few blocks away. In 1986, we bought our home in Aldape Heights, overlooking St. Luke's about a mile away. One of the reasons I decided to locate there permanently is the proximity to St. Luke's, where my primary care provider, a couple of my specialists, as well as the hospital and its ancillary services—labs, radiology, ER, etc.—are within a 15-minute walk or a five-minute bike or car ride.

That said, unless I am headed for the St. Luke's “campus” itself or south on Broadway, I avoid the Avenue B-Jefferson-Fort-Reserve streets intersection whether walking, cycling or driving. I prefer, for safety, to weave through the Fort Boise recreational complex if headed west or downtown, or through the East End if headed east or southeast. The proposal for a properly designed, modern roundabout at the Fort-Reserve intersection is one aspect of this plan I wholeheartedly endorse.

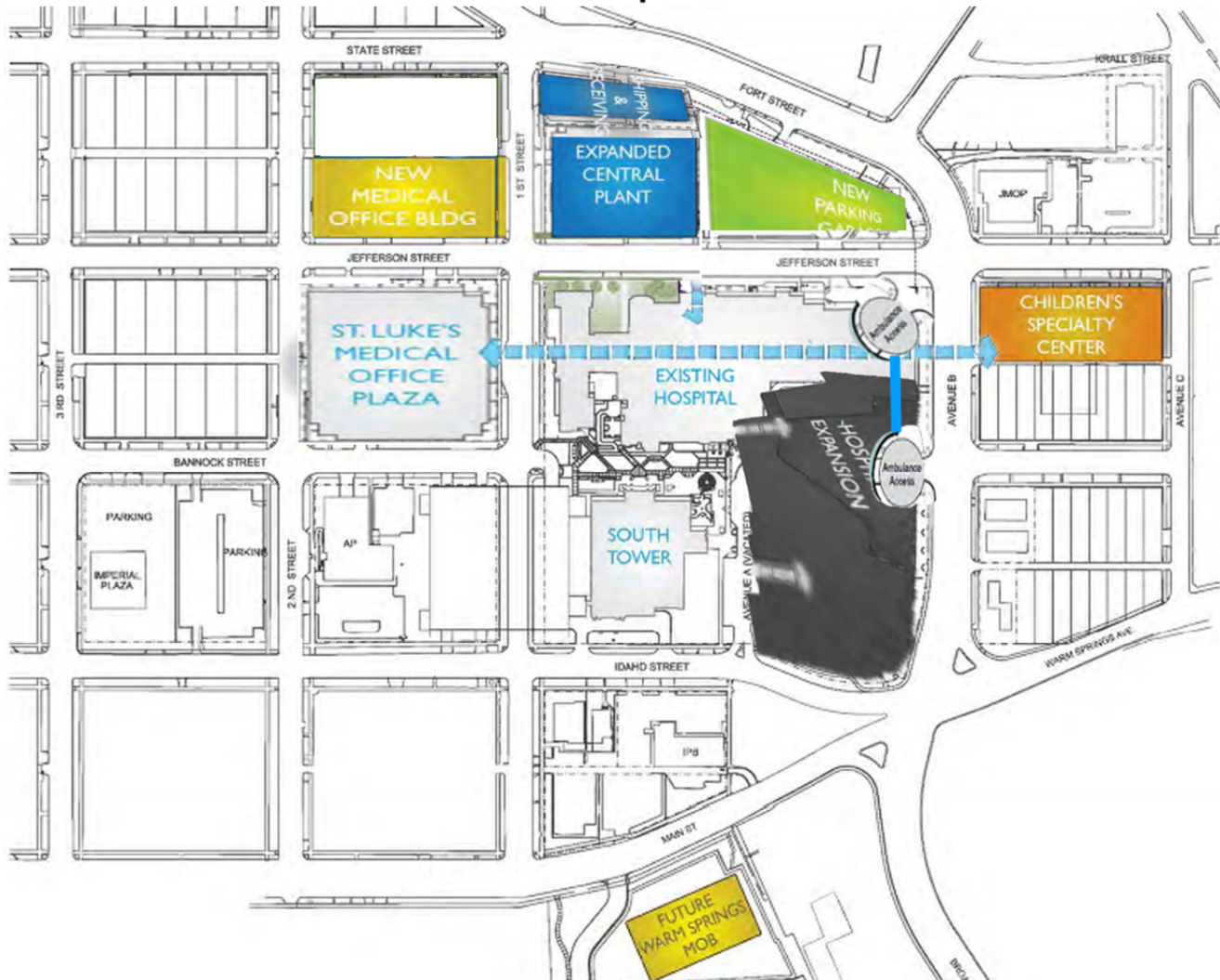
What troubles me most about St. Luke's proposal is the high-handed way they have approached it. Apparently their administration and public-affairs folks haven't heard of strategic development of informed consent. It entails identifying all of the affected stakeholders at early planning stages of a proposed action and involving them deeply enough in the decision process that they have all the information upon which the ultimate decisions are based. While they may not agree with the ultimate outcome, they are much more likely to assent, having been heard and understanding how the various costs and benefits were weighed. Additionally, the stakeholders actually may contribute to a better decision if they are truly heard. St. Luke's initial “my way or the highway” is a *two-way* street, as they have learned. It has brought out a sentiment that truly surprised me, with many of my friends and neighbors suggesting that perhaps St. Luke's *should* move their expansion to the population center of the Valley: Meridian.

When I saw the footprint of the addition for which Jefferson St. would be vacated, it seemed obvious that a southward expansion by removing or building over the existing parking garage would meet the same horizontal-service-connectivity/continuum-of-care objectives as a northward expansion and would obviate the need for losing two more blocks of public right of way in addition to that already vacated on Bannock and Avenue A.

The rationale for rejecting the “Expansion South” alternative toward Warms Springs and over Avenue B is misleading, unconvincing and somewhat disingenuous. Objections to the Expansion South alternative stated in the plan documents are attached as an end note.\* Almost every objection to expanding southward relates not to the main building expansion but to the (unnecessary) placement of ancillary buildings—the medical office building and the parking garage—to the *east*, across Ave. B on land much of which St. Luke's does not own.

Below is an illustration of a southward expansion plan that connects the main expansion to the existing hospital floors and corridors as desired but keeps the new parking garage and medical office building *north of Jefferson*. Logistically, relegating the parking, central plant, shipping and receiving facilities to the Front/First/Jefferson “island” gets them away from the residential areas yet accessible to thoroughfares and immediately across Jefferson from the hospital building. The new MBO is across Jefferson from the existing medical “plaza,” which also can expand to the west or provide additional parking. These facilities can easily be connected across Jefferson—underground, overhead or both—to the main buildings.

## Potential St. Luke's facility south solution for expansion improved!



There are other objections to a southward expansion stated in the plan related to location of the

main entrance and the emergency department. Here is where another bit of ingenuousness creeps into the objections: *Expansion to the south causes redevelopment of the entire front of the existing hospital. Patient and visitor access to front door is problematic.* Of course, St. Luke's preferred, northward expansion envisions just that: redevelopment of the entire front of the hospital by moving it to the northeast corner of the expanded building and closing or converting the existing entrance.

For a southward expansion, several options for locating the new entrance and the emergency department are workable. A couple are shown on the illustration above. A grand entrance at the corner of Jefferson and Ave. B, or further up Jefferson, is possible, as is one on Ave. B across from East Bannock. I don't pretend to be an architect or planner; I just want to illustrate that solutions are possible without vacating Jefferson.

I have heard a couple objections to the southward expansion that were not stated in the plan. The obvious one is the additional cost of removing or building over the (relatively small) existing parking structure. My response to that is, perhaps that location for expansion should have been considered prior to building the garage. The public should not have to pay for the hospital's short-sighted planning.

The other objection I've heard relates to the inconvenience caused during construction when the existing entrance would be blocked by the southward expansion. That inconvenience can be engineered around with an alternate entrance during construction—a temporary inconvenience, which should be weighed against the permanent inconvenience to the public of disregarding the connectivity already built into the city's comprehensive plan.

\* Below, the objections to a southward expansion stated in the plan documents that are *not* related to the main building expansion are **highlighted**:

Reasons for rejecting the “South Solution” presented in the October, 2014, Appendix:

The new Patient Tower would be located between Avenues A and B in place of the existing parking garage and expand through Bannock Street to the current emergency room entrance. The new parking garage would be located across Avenue B between Avenues B and C south of Bannock Street. The Children’s Pavilion and the new Medical Office Building would be combined in the block north of the garage. This expansion would require the relocation of the emergency department entrance to Jefferson Street, and cause a significant impact to the traffic load on Jefferson Street. Access on Bannock between Avenues A and B would be eliminated to accommodate the expansion of the hospital. Congestion on Bannock Street between Avenues B and C would be increased due to lobby and parking garage entrances, increasing the potential for vehicular-pedestrian conflict on this block. The location of the parking and lobby entrances on Bannock Street between Avenues B and C would likely increase the use of Avenue C as an access route, increasing the encroachment on the neighborhood. Skybridges over Avenue B would provide the conduit from the parking garage to the new hospital and between the new hospital and the Children’s Pavilion/Medical Office Building.

With the parking and lobby entrances on Bannock Street, queue lengths could extend back to Avenues B and C during peak hours. Increased congestion is correlated to increased emissions and decreased air quality. The increased traffic exiting the hospital lobby or parking garage left onto Avenue B from Bannock Street would likely require a signal to get onto Avenue B. Proximity to the Warm Springs signal would be a challenge for signal timing. Additionally, as noted with the expansion to the east, St. Luke’s does not currently own all of the property between Avenues B and C from Warm Springs north to Jefferson Street. Acquiring these properties requires time and resources.

Reasons for rejecting the “South Solution” presented in the original plan as revised December, 2014:

- With some exceptions, St. Luke’s does not currently own the property required to accommodate the South Solution.
- Development to the east across Avenue B straddles Zoning Districts H-S and R-3, and a Minor Arterial. Rezoning to allow the new use involves risk and decreases possibility of success.
- Internal connectivity and circulation becomes inefficient and problematic between the medical office building (MOB) and the expansion.
- Bannock Street MOB drop-off and garage access would require closure of Bannock Street to through traffic.
- Additional access points would be necessary on Avenue C, increasing congestion deeper into the East End.
- Insufficient floor area for the anticipated building program would cause the height of the proposed expansion to increase.
- Expansion to the south causes redevelopment of the entire front of the existing hospital. Patient and visitor access to front door is problematic.
- Access to the Emergency Department becomes challenging.
- Parking is potentially eliminated at the main hospital entrance. All parking would be located across Avenue B from the main hospital.
- All new traffic volume is concentrated at Warm Springs/Avenue B/Main/Idaho Street intersection, further congesting an already congested area.
- Street level connectivity between new construction and existing presents safety challenges to pedestrians crossing Avenue B.



## Amanda Brown

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**From:** MayorBieter  
**Sent:** Friday, June 26, 2015 8:49 AM  
**To:** Hal Simmons  
**Cc:** Amanda Brown  
**Subject:** FW: St. Luke's proposal

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

From: Tama everett [<mailto:tamaeverett7@gmail.com>]  
Sent: Thursday, June 25, 2015 5:25 PM  
To: MayorBieter  
Cc: mike everett  
Subject: St. Luke's proposal

Tama and Mike Everett  
2270 Table Rock Road  
Boise ID 83712

We have lived at this current address since 1989 where we raised our two children and now have grandchildren who are also living in this wonderful community.

We are extremely pleased to see this well developed and thoughtful plan St. Luke has proposed for our community to address the needs of the future by still remaining sensitive to the integrity of the surrounding community.

How fortunate we are to live in Boise but must accept some change is warranted to keep our community vibrant as it continues to grow and expand.

We are extremely pleased to support this progressive plan and encourage the Mayor and the City Council to give the green to St. Luke to implement the plan and move ahead.

Sincerely,  
Tama and Mike Everett

Sent from my iPad

## Amanda Brown

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**From:** MayorBieter  
**Sent:** Friday, June 26, 2015 8:49 AM  
**To:** Hal Simmons  
**Cc:** Amanda Brown  
**Subject:** FW: St. Lukes

**From:** B Young [<mailto:byinid@gmail.com>]  
**Sent:** Thursday, June 25, 2015 5:40 PM  
**To:** MayorBieter  
**Subject:** St. Lukes

I am writing in regards to the St. Luke's master plan. I am both an employee of St. Luke's and a 20 year Boise resident. Having received the company line on the need to support the St. Luke's plan I decided to attend a couple public discussions on the subject and visit the Keep Boise Connected website to gain a 360 degree perspective of the proposed expansion. I am convinced that the expansion of healthcare facilities in Idaho is needed and that this is a great opportunity for Boise to really do something special. I am not convinced that we have truly "imagined all the possibilities" of how best to accomplish the expansion in the best possible way for both St. Luke's and Boise. I am not confident that sufficient alternatives for this unique opportunity have been considered and fear that if approved we will have missed a chance to do something special and damaged a long standing partnership between St. Luke's and the communities that surround it. This could easily be a "lose-lose" situation without your leadership. I recommend that more time be spent on alternative solutions and that the City Council insist on a more collaborative relationship between St. Luke's and the key stakeholders. I believe that the expansion can be better accomplished in a way that is mutually beneficial to both. I encourage you to reject the current change to the city master plan until you are convinced that alternatives have been sufficiently studied and presented.

Thank you for your commitment to Boise.

Brian Young  
208-859-4667

**Amanda Brown**

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**From:** KAREN PALMER <kpalmer04@cableone.net>  
**Sent:** Wednesday, June 24, 2015 11:54 AM  
**To:** CityCouncil  
**Subject:** Support of St. Luke's Master Plan

I am writing today to lend my support to the St. Luke's downtown master plan. I have lived in Boise all my life and have been used St. Luke's for my medical care. I like having this service in my Southeast Boise neighborhood. I will not travel to Meridian for my medical care. Please approve the new plan and allow them to close Jefferson St.

Thank you,

Karen Palmer-Heitz  
3703 E Shady Glen Drive  
Boise, ID 83706

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## Amanda Brown

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**From:** Mary Watson <marylovesparis@hotmail.com>  
**Sent:** Wednesday, June 24, 2015 1:51 PM  
**To:** CityCouncil  
**Subject:** St. Luke's Proposed Master Plan Amendment

Mayor Bieter and City Council Members:

We are unable to attend the June 30 Boise City Council Meeting but wish to submit the following testimony in opposition to amendment of the City's Comprehensive Plan with an updated St. Luke's Master 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. We are skeptical of their claims that alternatives are too expensive - the available public finance information tells a much different story. At the last workshop with the City Council, St. Luke's testified that building over their existing garage would add \$40 Million to project costs. While throwing around a million here and a million there may seem like a lot of money, please note that St. Luke's has roughly **\$2.1 Billion** flowing through its doors each year (*source: 2014 annual report to Ada County Commissioners*). . . of which, at least \$99 Million is available as yearly additions to capital after all charitable write-offs, community events, payroll, operational costs, and other expenses are paid. Yes, \$99 Million. There are other development options, clearly - but St. Luke's chooses to cry about expenses in order to finance the project on the backs of the neighbors.

Additionally, new and more detailed information regarding St. Luke's proposed master plan continues to become available through the efforts of the grassroots **Keep Boise Connected** (KBC). While we have previously submitted written testimony suggesting our support of the proposal with the exception of the vacation of Jefferson Street, we want to be clear that we no longer support any portion of the proposed St. Luke's Master Plan for one critical reason: actual traffic projections with the proposed lane additions to the Warm Springs / Broadway intersection are completely inappropriate for this area of the city and will effectively cut off our East End Neighborhood regardless of whether Jefferson Street is vacated. A St. Luke's-based community garden, courtyard, public art, miniature ponies visiting sick kids, fresh produce stands, and a cycle track to nowhere don't mitigate the massive superblocks and the projected traffic levels for in-patient and out-patient services.

Finally, St. Luke's proposed build-out will require at least 1,525 new parking spaces. For comparison, Capital City Development Corporation (CCDC) owns 2,567 parking spaces spread out in SIX public parking garages around the downtown. The Boise Airport has 2,070 covered spaces. The level of parking St. Luke's proposal will require simply overwhelms this location. We urge you to reject the St. Luke's Master Plan Amendment.

Thank you for your time and consideration.

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



## Amanda Brown

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**From:** Mary and David Dudley <dmdudley@centurylink.net>  
**Sent:** Thursday, June 25, 2015 4:03 PM  
**To:** MayorBieter; Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; CityCouncil; Hal Simmons  
**Subject:** Boise livability

Dear Mayor Bieter and City Council members:

Thank you for this opportunity to express my concerns regarding St. Luke's Master Plan to expand its medical campus downtown.

Since moving to Boise with my family in 1955 I have seen a lot of changes here: some positive, some not. Urban sprawl, ever-expanding roads/interchanges/traffic/congestion are among those negative changes.

St. Luke's Master Plan to expand exponentially downtown threaten to negatively impact adjacent neighborhoods, notably the East and North End neighborhoods and downtown. St. Luke's Master Plan is inconsistent with Boise's Blueprint, a fact noted in P&L's recommendation that the Master Plan be denied.

It is time to slow down, rethink the possibilities of expansion to include alternate sites to construct medical office buildings, including urban renewal areas that beg to be revitalized in Boise.

Keeping Boise livable is challenging and a critical goal for all of us. St. Luke's Master Plan does not in any way contribute to this crucial goal.

It is time for all of us neighbors, including St. Luke's, to work together to find a sustainable and livable solution. Let's not allow our sweet town to become less than livable and just another western city out of control.

Thank you.

Sincerely,  
Mary Dudley

**Amanda Brown**

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**From:** Julie Solberg <julie.solberg@outlook.com>  
**Sent:** Thursday, June 25, 2015 7:49 PM  
**To:** CityCouncil  
**Subject:** Please oppose St. Luke's proposed plan for expansion

Please vote to oppose the proposed expansion plan for St. Luke's. I think it will definitely hurt the character of our neighborhood and I believe other options exist that will not leave such a big footprint. I don't think their plan is consistent with the way we want our city to grow. The 1200 car parking lot at the intersection of State, Fort, and 1st street is very poor planned and will result in total gridlock as all those cars take left turns off an already crowded city street (especially since they want to close Jefferson!). We live off Reserve Street and will be practically trapped from getting to downtown due to the expansion. Our best option will be to take streets that go through the baseball fields, community center, and senior citizen center in order to avoided the gridlock. That doesn't seem right or safe.

I believe that St. Luke's needs to go back to the drawing board and pursue other options for expansion (such as Health Districts and locating outpatient clinics at other locations), that will not be so devastating to our neighborhoods. If the master plan is amended to allow this type of multiplex in place of neighborhoods and mixed uses, what will that say about our vision: Boise as Las Vegas?

I appreciate the opportunity to provide input. I will not be available to testify on Tuesday because I am having knee replacement surgery at St. Luke's. They only schedule those surgeries at their Meridian hospital which is fine with me as it only takes me 15-20 minutes to get there now from my home. If St. Luke's expands in the way it has proposed however, it will take me at least twice as long to drive to the St. Luke's Meridian facility due to the traffic congestion caused by the St. Luke's downtown expansion.

Sincerely,

Julie Solberg  
1006 Aldape Cove  
Boise, ID 83712  
Phone: 208-350-6713

Sent from Surface

## Amanda Brown

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**From:** Hotdish Aprons <info@hotdishaprons.com>  
**Sent:** Thursday, June 25, 2015 7:57 PM  
**To:** MayorBieter; CityCouncil  
**Subject:** St. Luke's and the East End neighborhood

I've lived on Hillview Drive since 1990, and work on Old Penitentiary Road at one of the State offices. I own a car but often do work and personal errands via bicycle. (I do so for many reasons, including the ease of parking a bike Downtown as compared to finding a spot for a car.)

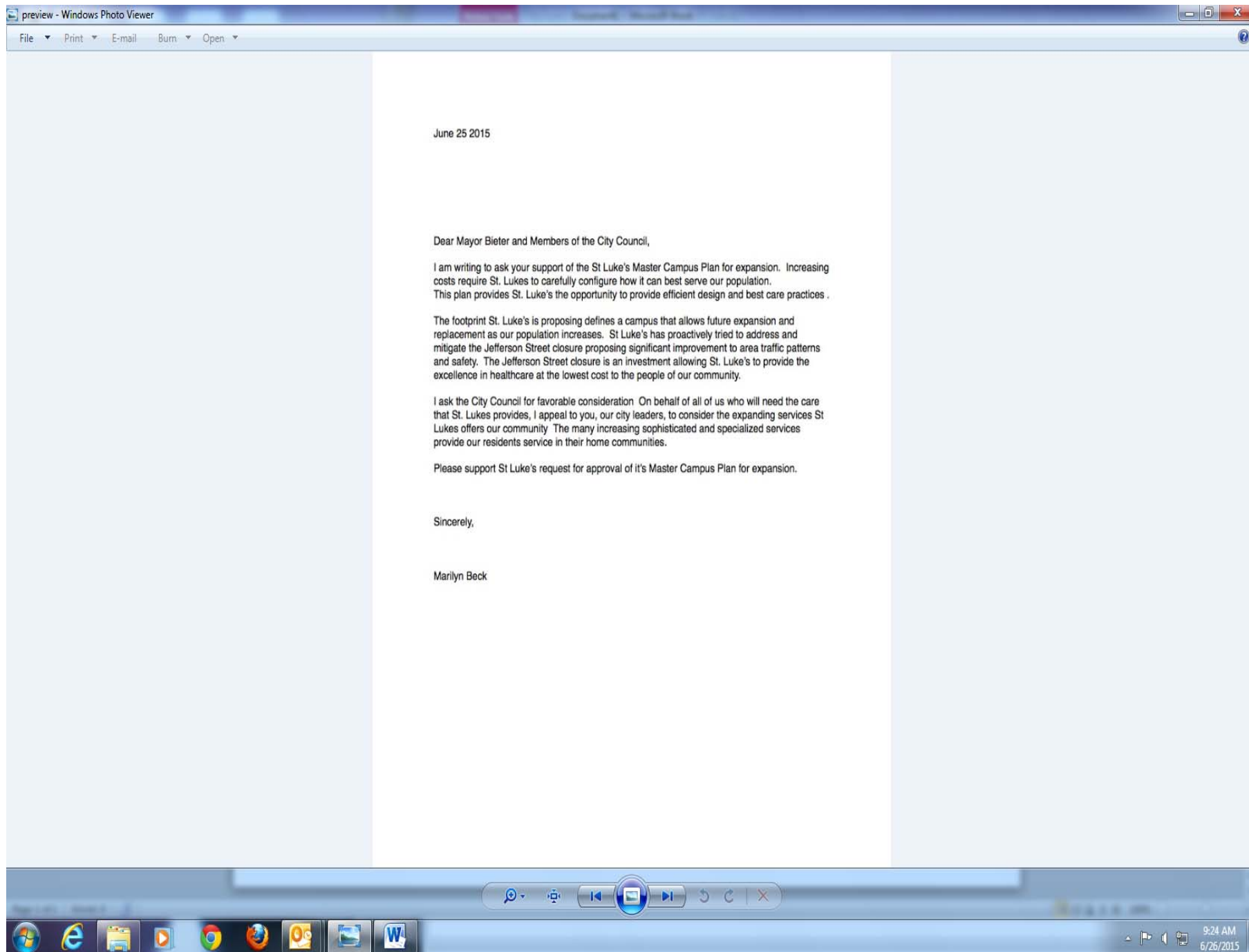
Those errands often mean a trip Downtown, and my preferred route is to use Washington or one of the other streets parallel to Warm Springs, ride a few blocks on McKinley, then cross Avenue B and take Jefferson Street into Downtown. (This is a much nicer route than Warm Springs which has a lot of traffic and pools of shade that make it tough to see bicyclists.) If St. Luke's is allowed to go ahead with its expansion in the way it is currently designed, my route Downtown will be lost, and the resulting mess of additional traffic and a convoluted path will make it tough enough that I may GIVE UP on riding my bike for those errands rather than navigate that horrific snarl.

I think the expansion is a bad idea for those driving cars in the area as well. Around noon today in my car, I came east on State and intended to turn from Fort onto East Jefferson, but the entire area all the way to Broadway was gridlocked to the point I could not make the turn, and had to continue onto Broadway, finally turning east on East Park Boulevard. I thought to myself, "This area can barely handle the existing traffic, let alone any more through a hospital expansion." The intersection of Broadway and Warm Springs is stressed enough already with traffic from the hospital, sports complex, East End and Foothills all congealing in one, tight spot.

By the way, I've lived here long enough to remember the irritation of St. Luke's appropriating Bannock Street in their last expansion—which I used to drive on-- *and I do NOT want them to take over any more of our streets*. This is not their only location, and I feel if they want to expand they can do it at their other more expansive properties. I don't want the routes from the East End into Downtown to be further condensed.

This hospital already operates at a scale that overwhelms the neighborhood. Please give everyone who lives, works, and drives in this area a break, and deny St. Luke's current plan.

Christine Brady  
208 Hillview Drive  
Boise, ID 83712





**Amanda Brown**

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**From:** Ami Reid <amitreid@icloud.com>  
**Sent:** Thursday, June 25, 2015 8:59 PM  
**To:** CityCouncil  
**Subject:** St Luke's East End Expansion

Dear City Council:

I've lived in Boise's East End neighborhood on Jefferson Street since moving to Boise in 1997. We love the easy access to downtown restaurants, work and schools. I love riding my bike and walking downtown. These things might seem trivial to someone that has never experienced a city like Boise that offers such a safe pedestrian and bike-friendly place to live, work and raise kids.

I know Boise will continue to grow, but our hope is that it will grow in a way that keeps Boise a place where my family and I want to stay. I believe St. Luke's East End Expansion proposal threatens to grow downtown Boise in the wrong way by creating a super campus that will generate traffic on Broadway, Ave. B, Warm Springs, Idaho, Jefferson, State, Fort and 1st Streets for which these roads were never designed to accommodate.

Also, I do not think their super campus proposal is consistent with Boise's Master Plan for development and growth, which has served Boise and its citizens pretty very well to date. St. Luke's plan might be good for St. Luke's; but, I don't think its administration has considered what's best for everyone.

Therefore, please vote against St. Luke's proposed plan at your meeting on Tuesday 6/30/15 and force its administrators to consider alternatives to changing the character of Boise's East End and vibrate downtown forever.

Thank you for your service to the city I love.  
Ami Reid

Sent from my iPad

Sent from my iPad

## Amanda Brown

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**From:** MayorBieter  
**Sent:** Friday, June 26, 2015 9:21 AM  
**To:** Hal Simmons  
**Cc:** Amanda Brown  
**Subject:** FW: Please vote to oppose St. Luke's proposed expansion plan

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**From:** Julie Solberg [<mailto:julie.solberg@outlook.com>]  
**Sent:** Thursday, June 25, 2015 7:04 PM  
**To:** MayorBieter  
**Subject:** Please vote to oppose St. Luke's proposed expansion plan

Hi, Mayor Bieter - Please vote to oppose the proposed expansion plan for St. Luke's. I think it will definitely hurt the character of our neighborhood and I believe other options exist that will not leave such a big footprint. I don't think their plan is consistent with the way we want our city to grow. The 1200 car parking lot at the intersection of State, Fort, and 1st street is very poor planned and will result in total gridlock as all those cars take left turns off an already crowded city street (especially since they want to close Jefferson!). We live off Reserve Street and will be practically trapped from getting to downtown due to the expansion. Our best option will be to take streets that go through the baseball fields, community center, and senior citizen center in order to avoid the gridlock. That doesn't seem right or safe.

I believe that St. Luke's needs to go back to the drawing board and pursue other options for expansion (such as Health Districts and locating outpatient clinics at other locations), that will not be so devastating to our neighborhoods. If the master plan is amended to allow this type of multiplex in place of neighborhoods and mixed uses, what will that say about our vision: Boise as Las Vegas?

I appreciate the opportunity to provide input. I will not be available to testify on Tuesday because I am having knee replacement surgery at St. Luke's. They only schedule those surgeries at their Meridian hospital which is fine with me as it only takes me 15-20 minutes to get there now from my home. If St. Luke's expands in the way it has proposed however, it will take me at least twice as long to drive to the St. Luke's Meridian facility due to the traffic congestion caused by the St. Luke's downtown expansion.

Sincerely,

Julie Solberg  
1006 Aldape Cove  
Boise, ID 83712  
Phone: 208-350-6713

Sent from Surface

To Boise City Mayor and City Council,

I respectfully submit my comments regarding the expansion of St. Luke's Regional Medical Center at the corner of Warm Springs Boulevard and Broadway Avenue. The following are concerns I believe effect current conditions surrounding the expansion and reach far into the future.

### **BIKES ON A HOSPITAL CAMPUS.**

1. Operating bicyclists do not belong traveling through the hospital campus in close proximity to the planned Pocket Park. As the Dr. explained before the Council, the Pocket Park will be a place of peace and calm for patients and families.

Bike traffic will diminish this experience.

Who will monitor the bike activity through the area?

The park is private property, and I theorize it will take only a few incidents between a bicycle rider and a patient or family member, or hospital staff when St. Luke's decides bicycle use is not compatible with hospital surrounds; by the way, a good decision. A reversal of the original agreement between St. Luke's and the City – through bike traffic - will be banned, the promise broken without another thought.

### **WHO USES JEFFERSON?**

2. St. Luke's commented to the effect that they know the type of people using Jefferson and their purpose - "people riding to the Saturday market." This could not be further from truth. Jefferson is used by many kinds of bicycle commuters including myself traveling west to work.

3. The above point would've become righteously clear if all eastside neighborhoods, Warm Springs Mesa, Harris Ranch, and Southeast (now incorporated into Harris Ranch) had been included in the public process. More than one neighborhood east of St Luke's will have its quality of life forever changed.

### **GO WEST BY BIKE.**

4. St. Luke's was given a public roadway, Bannock, and now claims there is no other option than to take Jefferson, too.

I use Jefferson to travel west by bike to commute downtown and beyond. I do that by riding in the bike lane along Warm Springs avenue. Prior to the intersection at Broadway and Warm Springs, a right turn at the cemetery is necessary to access Jefferson thereby avoiding the life threatening obstacles of biking Idaho and/or State.

Idaho Street is: (1) very narrow and does not have a bike lane; (2) an arterial roadway, heavily trafficked by cars for the same reasons cyclists travel west; (3) lined on both sides with parked cars obstructing the view of drivers trying to cross or make a right turn onto Idaho; and, (4) requires cars to inch out onto Idaho in order to see around the parked cars putting oncoming traffic, car or bike, at risk of being hit.

Each of these obstacles is an invitation for serious injury or death. The number of residents in harm's way will increase as the number of projected eastside dwellings (approximately 3000) increases.

### **THE GREENBELT.**

5. Kristen Armstrong suggests riders use the Greenbelt. She rides the streets because she is an experienced and assertive rider. If she rode the Greenbelt recently she would know that the Greenbelt may be appropriate for recreational riders but is no longer a viable route for a bike commuter. I would argue that the Greenbelt is no longer safe for either bicyclists or pedestrians because overcrowding.

### **BOISE STATE V.S. ST. LUKE'S.**

6. The collision between St. Luke's and Boise State's expansion plans hasn't been mentioned or addressed publically. They cannot be dealt with in isolation of the other.

Heck, St. Luke's planners admitted that future Warm Springs traffic increases were not considered in their traffic analysis.

7. A roundabout is planned for traffic (mitigation) at Warm Springs and Broadway. It will have to be the largest seen in the western United States. We are kind, generous people in Boise, but even during rush hour we have our limits. At the intersection of public school, commuter, BSU, and hospital traffic everyone will happily and generously merge? The traffic congestion will be intolerable. Has the idling time and car exhaust been considered in the air quality analysis?

## **CONTRADICTION IN LONG RANGE DEVELOPMENT PLANS.**

8. The expansion discussion is focused on, how can we not inconvenience St. Luke's? On the other end of Warm Springs, developers are required to mitigate for traffic - beyond their borders. The projected traffic increases over the next 10 yrs. requires developers to build infrastructure encouraging alternative modes of transportation. I do not see that St. Luke's is being held to the same standard within the context of their plan. Its plans do not align with the values of Boise's Comp Plan.

## **AIR QUALITY.**

9. Just a quick question on air quality. Has there been an analysis? St. Luke's estimated daily 1000+ cars trips. An analysis should have included the increase in helicopter flight fumes. I worked on the 9<sup>th</sup> floor below the helicopter landing pad, not good. At that time, St. Luke's didn't have an air filtration system strong enough to mitigate the fumes. Many complaints by patients, families, staff.

## **LEGACY. WILL THE COMMUNITY ONE DAY BE ASKING, WHO LET THIS HAPPEN?**

10. In 15 years from now will we be asking how this could have happened? This used to be such a wonderful part of town to live in.

11. When development as large as St. Luke's and Boise State collide, the effect on surrounding neighborhoods is well documented. The quality of life degrades from the common causes – increase in traffic and overall congestion, noise from motorists, emergency vehicles, and helicopter flights, and light pollution, decrease in air quality.

12. The first, to be directly affected, will be the East End Neighborhood. The make-up of the residents will change; over time there will be fewer and fewer owner-occupied houses. More than likely BSU students will rent. Having lived through expansions of a major university, I would estimate that within 10 years the quaint East End will have changed dramatically. Thus the unspeakable words, urban decay. Yes it can happen in Boise, we cannot change human behavior, especially when it comes to where we live and one's quality of life.

**Whose problem will it be 15 years from now?**

## **SOLUTIONS:**

1. Continue the Warm Springs Boulevard bike lane west onto Idaho. Remove all on street parking on the right side for visibility.

2. St. Luke's has **ample space and options to remodel the entire first floor** of the main building by relocating administrative offices, supportive services, the pharmacy, and other miscellaneous uses (chapel, gift shop, coffee kiosk) to create the space needed to accommodate the expansion of the Emergency Room with the desired proximity for the lifesaving services they require.

Submitted by,

Sandy Carter  
2343 S. Ridge Point Way, Boise, Idaho 83712  
208-424-0653  
sandrichboise@cableone.net

**From:** [Mary and David Dudley](#)  
**To:** [MayorBieter](#); [Lauren McLean](#); [TJ Thomson](#); [Elaine Clegg](#); [Scot Ludwig](#); [Maryanne Jordan](#); [CityCouncil](#); [Hal Simmons](#)  
**Subject:** Boise livability  
**Date:** Thursday, June 25, 2015 4:02:49 PM

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Dear Mayor Bieter and City Council members:

Thank you for this opportunity to express my concerns regarding St. Luke's Master Plan to expand its medical campus downtown.

Since moving to Boise with my family in 1955 I have seen a lot of changes here: some positive, some not. Urban sprawl, ever-expanding roads/interchanges/traffic/congestion are among those negative changes.

St. Luke's Master Plan to expand exponentially downtown threaten to negatively impact adjacent neighborhoods, notably the East and North End neighborhoods and downtown. St. Luke's Master Plan is inconsistent with Boise's Blueprint, a fact noted in P&L's recommendation that the Master Plan be denied.

It is time to slow down, rethink the possibilities of expansion to include alternate sites to construct medical office buildings, including urban renewal areas that beg to be revitalized in Boise.

Keeping Boise livable is challenging and a critical goal for all of us. St. Luke's Master Plan does not in any way contribute to this crucial goal.

It is time for all of us neighbors, including St. Luke's, to work together to find a sustainable and livable solution. Let's not allow our sweet town to become less than livable and just another western city out of control.

Thank you.

Sincerely,  
Mary Dudley

**From:** [Erik Kingston](#)  
**To:** [Elaine Clegg](#); [Maryanne Jordan](#); [Lauren McLean](#); [Scot Ludwig](#); [Mayor Bieter](#); [TJ Thomson](#); [Hal Simmons](#)  
**Subject:** Citizen-run meeting available for viewing  
**Date:** Sunday, June 28, 2015 1:48:35 PM

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The video of last week's neighborhood discussion of the St. Luke's proposed expansion is now available for viewing if you are so inclined.

<http://tinyurl.com/oblrrtn>

I was conducting a community review in Fairfield and unable to attend personally. I've been watching the discussion and think it speaks to the sincerity and integrity of those who struggle with some aspects of this process. Most people I encounter seek alternatives that could make better use of this strategic location for all stakeholders—hopefully without requiring a taking of additional public right-of-way.

Respectfully,

Erik Kingston, PCED  
Boise, ID

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[www.rampupidaho.org](http://www.rampupidaho.org)  
[www.keepboiseconnected.com](http://www.keepboiseconnected.com)  
[www.reservestreetarmory.com](http://www.reservestreetarmory.com)  
[www.fairhousingforum.org](http://www.fairhousingforum.org)  
[www.irp.idaho.gov](http://www.irp.idaho.gov)

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:** [Paula Benson](#)  
**To:** [Hal Simmons](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [Scot Ludwig](#); [TJ Thomson](#); [Mayor Bieter](#)  
**Subject:** Comment Letter/St. Luke's Master Plan  
**Date:** Monday, June 22, 2015 7:15:57 PM  
**Attachments:** [St Lukes MP Comment Letter Benson 6-22-15.docx](#)

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Hello,

I am attaching this letter of concern for your review regarding the proposed St Luke's Master Plan. I hope it can be read before any final decisions are made.

I appreciate the opportunity to be heard.

Regards  
Paula Benson



June 22, 2015

To: Mayor Bieter, Planning Director, Boise City Council Members

From: Paula Benson, Boise and East End Resident

RE: St. Luke's Proposed Master Plan

I am writing to voice my strong concern and disapproval of the St Luke's Master Plan. As a resident of the East End for the past 5 years, I was attracted to Boise and to the East End because of the thoughtful balance between "downtown and neighborhood" and "commercial and residential". Having these elements co-exist with both street-size and building-size being balanced is a unique and powerful attraction.

I support having a residential area with a community hospital nearby. If St Luke's feels that it will need to move some services to Meridian in order to expand, I think that is a good choice and I support having them do that. The infrastructure in Meridian would support those increased services much better than the East End, without impacting existing residential and small commercial neighborhoods. Having a mega-hospital would overwhelm nearby residential areas, due to necessary traffic, parking, and building requirements. It moves tax-paying residents away from a good quality of life in favor of a non-tax paying hospital whose needs and goals will supersede the surrounding neighborhoods. Having lived in Phoenix and San Diego, it is easy to see what happens when hospitals expand to the extent that St Luke's is asking to. Home values nearby decrease as people move away from the resulting noise and congestion and thriving neighborhoods and schools become lower-income areas. Rather than the solid balance we have now in the East End between upper and lower price points, it will move steadily downward, eroding the existing tax base that is in place.

Neighbors Associations exist in Boise because residents (homeowners, business owners, and renters) care about their neighborhoods and work hard to keep them in good condition. That doesn't just mean new streets, sewers and services; it means lifestyle elements, infrastructure elements, and strategic planning to keep the balance that allows for a walk-able and bike-able neighborhood with local schools and businesses supporting residents without being taken over by one large company/hospital who owns needs and goals supplant those of everyone else.

More noise, more traffic, larger streets/intersections (27 lanes at Warm Springs & Broadway!), more parking concerns, people from all over the region descending on the limited resources in the East End; none of this is of benefit to Boise. St Luke's overstates this hospital's value to the city. A mid-size community hospital that offers emergency services and a smaller roster of healthcare services is appropriate and appreciated. The "hospital-city" that would be created and the permanent damage to a 150 year-old area would be a travesty.

I hope that you will vote against the St Luke's expansion. They need to keep streets open, keep streets right-sized for the area, keep growth in check and located where growth is appropriate. Boise is growing and can keep the balance between revenue and quality of life if we do things strategically. St Luke's Master Plan is a bad plan. Please! Vote No!

**From:** [Erik Kingston](#)  
**To:** [Elaine Clegg](#); [Maryanne Jordan](#); [Lauren McLean](#); [Scot Ludwig](#); [Mayor Bieter](#); [TJ Thomson](#)  
**Cc:** [Hal Simmons](#)  
**Subject:** CPA14-00004 / St. Luke's Health System / St. Luke's Master Plan  
**Date:** Friday, June 26, 2015 3:13:53 PM  
**Attachments:** [KBC letter - Hospital.pdf](#)

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Greetings:

I hope this finds you all well.

Attached find a letter from Adam Orens, Managing Director with BBC Research and Consulting in Denver, CO. I'm sending this to you directly since it's too late to make it into the council packet and it seems worthy of your consideration.

Mr. Orens' areas of expertise include "fiscal impact analysis, real estate development feasibility analysis and regional economics. [He] also has experience in impact fee design and market research." (from [www.bbcresearch.com](http://www.bbcresearch.com))

As members of Keep Boise Connected, Inc (KBC) worked to understand aspects of the proposed hospital expansion, we sought an independent/objective third party with expertise in economic impact analysis and regional economics. This was in response to concerns raised by P&Z Commissioner Miller about St. Luke's 'alternatives analysis,' which he described as 'confusing and conclusory.' ([2/9/15 P&Z minutes](#), p. 77.)

KBC members were referred to Mr. Orens and simply asked for his professional opinion on the likely economic impacts of St. Luke's proposed expansion—whether located in Boise or elsewhere in Treasure Valley. We don't take a position on Mr. Oren's opinions, but hope they are worth reviewing.

KBC members support a broader discussion of the costs/benefits of the St. Luke's expansion. We know the costs...sacrificing a public right-of-way, loss of direct connectivity, and significant impacts to surrounding neighborhood values. Like Boise P&Z Commissioners, we have concerns about many areas of the proposed master plan, which we believe to be incompatible with key values expressed in Blueprint Boise. What remains elusive is an independent analysis of benefits.

We are long-time supporters of the City of Boise and its many great accomplishments. To a person, we have all consistently supported open space, schools, public safety and diversity though our voices, votes, taxes and direct personal investment. Some of us are regular participants in local planning efforts.

My work with rural communities has caused me to ask every resident the same question: "What are you personally willing to sacrifice or contribute to make your community stronger?" If the answer is 'nothing' then the future is bleak.

Like each of you, KBC members want Boise to continue to be one of the best cities in America and we're willing to step up. The work we have done hasn't been easy or comfortable; we do it because we believe Boise works best when citizens are engaged in a collaborative process. As stated in all our materials, we aren't anti St. Luke's or anti growth; we simply have a different perspective on several key issues of the proposed master plan.

Bigger isn't always better, but it's always bigger. The evolution of the East End and our health care services demand new thinking that reflects current urban planning principles and supports a diverse and connected health district.

You've likely heard from other KBC members that believe true stakeholder collaboration would be less costly and more productive than conflict. We're trying to do our part to broaden the discussion, and welcome the opportunity to work together to support a healthy economy, sound land use and transportation planning, public health and safety quality affordable health care, and above all, community good will and confidence in the planning process.

I appreciate what each of you contributes and sacrifices to make this city great.

Best Regards,

Erik Kingston, PCED  
Keep Boise Connected, Inc.  
1010 E. Jefferson  
Boise, ID

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[www.rampupidaho.org](http://www.rampupidaho.org)  
[www.keepboiseconnected.com](http://www.keepboiseconnected.com)  
[www.reservestreetarmory.com](http://www.reservestreetarmory.com)  
[www.irp.idaho.gov](http://www.irp.idaho.gov)  
[www.fairhousingforum.org](http://www.fairhousingforum.org)

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

--Buddha



June 25, 2015

Mr. Erik Kingston  
Keep Boise Connected  
Boise, Idaho  
*via email*

**Re: Boise Hospital Expansion**

Dear Mr. Kingston:

Thank you for contacting me. It was great to meet you and talk about all the exciting events happening in Boise these days. It truly seems like a great city with a high quality of life. I have been thinking about our conversation about the hospital expansion and I felt compelled to write you this letter because I think the misinformation the hospital is spreading is doing the Boise community a great disservice.

First I want you to know that I am agnostic as to whether the hospital expands in place or moves to Meridian. There are many reasons to be for or against the hospital proposal, however, the economic arguments the hospital is promoting in its printed material is not valid. I am a practicing professional economist with six years of post-secondary schooling and a decade of experience in regional economic modeling and economic impact studies. I've completed several economic impact studies on behalf of hospitals in Denver and the Vail Valley as they considered options upon becoming space-constrained. Healthcare and hospitals are a vital part of the services the Boise area provides the region.

Every economic impact study I've been associated with, as either an author or reviewer, starts with defining the appropriate study area. The study area is the lens through which all economic results are interpreted. The study area is usually what I like to call a 'functioning economic unit'. The Treasure Valley is a complex and integrated economy that is not divided materially by political boundaries. Goods and services, workers and supplies flow freely from Boise to Meridian to Kuna to Caldwell and beyond virtually unimpeded. In order to talk about economic benefits to the city of Boise, one must talk about economic benefits to the regional Boise economy, because the Boise economy extends beyond the city boundaries.

The hospital will bring the same economic benefit to the Boise region whether the hospital is fully in Boise or in several communities in the region. No jobs will be lost, no hospital services

will be lost, and no difference in economic benefit will be discernable if select hospital services move just several miles away.

This is not a new story in the evolution of cities. Hospitals are often built on the edge of a city and they outgrow their location as the city fills in around the facility and the hospital builds a modern campus in a nearby suburban community. The doctors remain in the region; the patients remain in the region; and the economic benefits remain in the region.

I hope this letter helps you refocus the community discussion on the more relevant merits and tradeoffs associated with the hospital proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Orens', with a long horizontal flourish extending to the right.

Adam D. Orens  
Managing Director

**From:** [FritzB](#)  
**To:** [Hal Simmons](#)  
**Cc:** [kbcneighbors@gmail.com](mailto:kbcneighbors@gmail.com)  
**Subject:** CPA14-00004  
**Date:** Thursday, June 25, 2015 10:45:59 PM  
**Attachments:** [SLMC.docx](#)  
[SLMC.docx](#)

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Sirs & Mesdames

Attached is my response to CPA14-00004 St. Luke's Master Plan. Though slightly ill I hope to be in attendance at the Council Meeting.

Frederick W Bauer, MD

**Re: CPA14-00004 St. Luke's Master Plan**

**A century ago a Christian bishop successfully began administering to Boise's souls and then moved to attend to this City's medical care needs. St. Luke's was then established and largely met many local medical needs. Now Boise must decide how much it must meet the expansion needs of St. Luke's. Quite likely the only East Enders now least concerned with this plan rest quietly in the Pioneer Cemetery. But for their future, given the new proposed St. Luke's Medical Center (SLMC) footprint, one cannot be too sure...**

**As a former medical "provider" and recent retiree I have benefited greatly from medical and surgical care at all three Boise medical centers –the lower cost VA included, but there can be no quibble with the excellence of each of their medical and nursing staffs. However, here there may be some serious SLMC administrative concerns.**

**First. Despite some claims to the contrary, increased medical center size and consolidation do not contain or reduce overall medical costs. This has been decisively substantiated both by expert medical court testimony and recent federal court decisions.**

**Second. Restructuring and enhancement of existing older medical facilities do not guarantee their future enhanced health care delivery and cost containment. One of our largest national medical delivery systems, Kaiser Permanente, heretofore has vacated for new ones their facilities more than 40 – 50 years old due to renovation costs to accommodate new medical care delivery needs exceeding investment returns and savings.**

**Third. Population demographics are dynamic as they have been in Rochester, MN, Cleveland and other cities where some of their major medical centers have had to follow their south headed citizen retirees and establish additional medical centers to serve or retain market share. Local deplorable demographic changes have required the venerable Johns Hopkins to purchase surrounding Baltimore real estate and also expand into more genteel neighborhoods.**

**Fourth. The very substantial accommodation demands upon both Boise City and Ada County to meet these new SLMC requests could be costly. How will these costs be met? Local real estate taxes have doubled in the last 15 years. How**



**much will the SLMC plan affect our local taxes when this enhanced medical center's size is aimed to serve medical needs of all central and southern Idaho?**

**Frederick W. Bauer, MD**

**Re: CPA14-00004 St. Luke's Master Plan**

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**much will the SLMC plan affect our local taxes when this enhanced medical center's size is aimed to serve medical needs of all central and southern Idaho?**

**Frederick W. Bauer, MD**

**From:** [FritzB](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Meagan Curtis](#)  
**Subject:** CPA14-00004  
**Date:** Friday, June 26, 2015 9:00:10 AM  
**Attachments:** [SLMC.docx](#)

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Regarding latest St. Luke's master plan please consider this letter and my attachment.

Thank you

F. W. Bauer, MD

**Re: CPA14-00004 St. Luke's Master Plan**

**A century ago a Christian bishop successfully began administering to Boise's souls and then moved to attend to this City's medical care needs. St. Luke's was then established and largely met many local medical needs. Now Boise must decide how much it must meet the expansion needs of St. Luke's. Quite likely the only East Enders now least concerned with this plan rest quietly in the Pioneer Cemetery. But for their future, given the new proposed St. Luke's Medical Center (SLMC) footprint, one cannot be too sure...**

**As a former medical "provider" and recent retiree I have benefited greatly from medical and surgical care at all three Boise medical centers –the lower cost VA included, but there can be no quibble with the excellence of each of their medical and nursing staffs. However, here there may be some serious SLMC administrative concerns.**

**First. Despite some claims to the contrary, increased medical center size and consolidation do not contain or reduce overall medical costs. This has been decisively substantiated both by expert medical court testimony and recent federal court decisions.**

**Second. Restructuring and enhancement of existing older medical facilities do not guarantee their future enhanced health care delivery and cost containment. One of our largest national medical delivery systems, Kaiser Permanente, heretofore has vacated for new ones their facilities more than 40 – 50 years old due to renovation costs to accommodate new medical care delivery needs exceeding investment returns and savings.**

**Third. Population demographics are dynamic as they have been in Rochester, MN, Cleveland and other cities where some of their major medical centers have had to follow their south headed citizen retirees and establish additional medical centers to serve or retain market share. Local deplorable demographic changes have required the venerable Johns Hopkins to purchase surrounding Baltimore real estate and also expand into more genteel neighborhoods.**

**Fourth. The very substantial accommodation demands upon both Boise City and Ada County to meet these new SLMC requests could be costly. How will these costs be met? Local real estate taxes have doubled in the last 15 years. How**

**much will the SLMC plan affect our local taxes when this enhanced medical center's size is aimed to serve medical needs of all central and southern Idaho?**

**Frederick W. Bauer, MD**

**From:** [John Meagher](#)  
**To:** [Mayor Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [David Eberle](#); [TJ Thomson](#)  
**Cc:** [Hal Simmons](#)  
**Subject:** CPA14-00004/St Luke's Health System/St Luke's Master Plan  
**Date:** Friday, June 26, 2015 7:11:27 PM

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St Luke's and my neighborhood,

Please reject the adoption of a Comprehensive Plan Amendment for St Luke's.

The non profit known as St Luke's has used a very heavy hand and shown a level of arrogance I have rarely seen. I do not support their demands on our community, which are akin to an ultimatum. Their way or the highway. May all the traffic lights be green as they make their way to Meridian.

St Luke's miserable use of space is stunning, the most glaring being the two story parking garage on E Idaho Street.

It is easy to see that a considerable amount of time, effort and money has been spent on the glossy media parade provided via mail to the public on an ill conceived Master Plan, with Jefferson Street closure being their preferred option. They can go peddle their services somewhere else. It is after all a community and a neighborhood.

The blocking of Jefferson Street is a totally unacceptable option in my view.

Respectfully,

John Robert Meagher  
210 S. Straughan Ave  
Boise, ID 83712

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: City Council's Consideration of St Luke's End End Expansion  
**Date:** Friday, June 26, 2015 9:21:05 AM

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

From: Ami Reid [<mailto:amitreid@icloud.com>]  
Sent: Thursday, June 25, 2015 8:50 PM  
To: MayorBieter  
Subject: City Council's Consideration of St Luke's End End Expansion

Dear Mr. Mayor:

I've lived in Boise's East End neighborhood on Jefferson Street since moving to Boise in 1997. We love the easy access to downtown restaurants, work and schools. I love riding my bike and walking downtown. These things might seem trivial to someone that has never experienced a city like Boise that offers such a safe pedestrian and bike-friendly place to live, work and raise kids.

I know Boise will continue to grow, but our hope is that it will grow in a way that keeps Boise a place where my family and I want to stay. I believe St. Luke's East End Expansion proposal threatens to grow downtown Boise in the wrong way by creating a super campus that will generate traffic on Broadway, Ave. B, Warm Springs, Idaho, Jefferson, State, Fort and 1st Streets for which these roads were never designed to accommodate.

Also, I do not think their super campus proposal is consistent with Boise's Master Plan for development and growth, which has served Boise and its citizens pretty very well to date. St. Luke's plan might be good for St. Luke's; but, I don't think its administration has considered what's best for everyone.

Therefore, please vote against St. Luke's proposed plan at your meeting on Tuesday 6/30/15 and force its administrators to consider alternatives to changing the character of Boise's East End and vibrate downtown forever.

Thank you for your service to the city I love.  
Ami Reid

Sent from my iPad



**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: Comment on St Luke's expansion plan  
**Date:** Tuesday, June 23, 2015 9:36:16 AM

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

From: Kohn Matthew [<mailto:mattkohn@boisestate.edu>]  
Sent: Tuesday, June 23, 2015 9:24 AM  
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson  
Subject: Comment on St Luke's expansion plan

Dear Mayor Bieter and City Council,

I will unfortunately be out of town during the public hearing on June 30, so wanted to write out what I would have said.

I have listened carefully to both sides of this debate and appreciate the different points of view. But as someone who lives within a few blocks of St Luke's, I am opposed to the proposed expansion.

Mainly, I'm struck by the fact that St Luke's was already permitted to close down Bannock to allow previous expansion, but hasn't used its land very effectively. I mean really - 1/4 of their footprint is allocated to an inefficient parking structure and open space.

Sure, we can all appreciate open space. But why does \*my\* open space have to be sacrificed first? Why am \*I\* being asked to fix St Luke's planning problems so they can save some money? That's just grossly unfair. After all, St Luke's is the one with all the resources: they've peppered my neighborhood with fliers, put up a huge ad on the connector, and offered testimony training resources to thousands of employees. If they really want to improve health care delivery as they advocate, they already have the space and the resources to do it.

I also share many of the concerns raised by others. Connectivity is a huge issue for me because, for safety reasons, I consistently use Jefferson and avoid larger roads. St Luke's plan basically shuffles me off onto major boulevards. Maybe that's faster, but it certainly isn't safer. And St Luke's has been strangely resistant to provide a reasonable plan to ensure safe bicycle traffic across its compound. Even recent modifications do not allow for clear bicycle flow-through.

I know St Luke's argues that they will improve traffic flow to accommodate an expected large influx of cars. I don't see how that helps. After all, the quality of a neighborhood - MY neighborhood - isn't defined by the number of cars you can pump through per hour. Increasing traffic in response to the expansion only hurts me and my neighbors.

More generally I question St Luke's long-term goals. Is it wise to expand a major medical complex in the middle of a city when there are \*so\* many issues with access, traffic and congestion?

Last, I know St Luke's employees want this expansion because they prefer to work downtown rather than elsewhere. Partly that's because I have such a nice neighborhood. So nice, in fact, that they prefer to use every square inch of parking on my street rather than use their own free parking facilities. But I'm not sure they realize that expansion will lessen the quality of my neighborhood. No one wants to live next to a medical-industrial complex, which is the ultimate outcome of all this. I sincerely hope you will help ensure that's not my future.

Thank you for considering my comments.

Matthew Kohn  
520 E Jefferson St.  
Boise

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#); [Alysha Prisbrey](#)  
**Subject:** FW: In-support of St. Luke's Plan  
**Date:** Monday, June 22, 2015 9:49:10 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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**From:** Gray, Beth [mailto:[grayb@slhs.org](mailto:grayb@slhs.org)]  
**Sent:** Saturday, June 20, 2015 10:43 AM  
**To:** MayorBieter  
**Subject:** In-support of St. Luke's Plan

I am writing to express my support of the St. Luke's Health System master plan which includes the Jefferson Street vacation. St. Luke's has a solid track record of supporting our community's health. As St. Luke's has worked to forecast what the health system needs to do to meet the needs of the community, they realized that they needed to expand. We know there are various options to accomplish this plan. To maintain their presence in the downtown sector, I believe they very thoughtfully and deliberately crafted a plan that will not only meet St. Luke's needs but will **enhance the livability** of the downtown area. This will be accomplished by:

**Making the area safer**—current intersections at Jefferson and Broadway are hazardous due to limited visibility. The roundabouts planned will create a traffic calming effect thus promoting safety and actually improve throughput.

**Advocating for healthier transportation choices**—the proposed changes will increase the pedestrian and bicycle access to downtown. This community environmental strategy has been shown to improve health by reducing obesity, a priority identified in the community health needs assessment.

**Enhancing the beauty of the area**—St. Luke's has received national awards for its landscaping. The proposed area will provide a green space in an otherwise concrete area.

In short, supporting the St. Luke's plan makes sense for St. Luke's **and** the community now and in the future.

Thank you for considering!



Beth Gray, DNP COHN-S NE-BC  
Senior Director Clinical Integration: Consumer Engagement/Wellness

**St. Luke's Health Partners**

office ☎: 208.381.9269 | fax ☎: 208.381.7138 | ✉: [grayb@slhs.org](mailto:grayb@slhs.org)



[Click here](#) to like St. Luke's Healthy U on Facebook and start receiving tips, recipes and updates

on becoming a healthier U!

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**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: Letter in support of St. Luke's Master Plan  
**Date:** Friday, June 19, 2015 8:29:35 AM

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**From:** Deidrick, Kathleen [mailto:deidrick@slhs.org]  
**Sent:** Thursday, June 18, 2015 4:51 PM  
**To:** MayorBieter  
**Subject:** Letter in support of St. Luke's Master Plan

To Whom It May Concern,

My name is Keely Deidrick. I am a new resident of Boise who moved here in January of 2014 from Columbia, Missouri in order to take a position as a pediatric neuropsychologist. I am also a resident of the Foothills East neighborhood. I hope that the Council will consider allowing St. Luke's to move forward with its Master Plan, including the expansion of the existing hospital and closure of Jefferson Street. As an employee of the hospital and a resident of Boise's East End I feel that the proposed expansion of the hospital would benefit the hospital *and* city residents. St. Luke's has already clearly laid out the improvements to patient care that could occur as a result of this expansion and I fully support these arguments. Because these arguments have already been made, I will focus instead on possible positive impacts on the growth of downtown Boise.

I believe that the location of St. Luke's downtown is a major recruiting tool that allows the hospital to draw physicians and other well-trained professionals from around the country to St. Luke's. I was recruited to St. Luke's from my position as Director of Pediatric Neuropsychology and Psychology at University of Missouri Columbia's Thompson Center for Autism and Neurodevelopmental Disorders. When I came to interview in Boise, I was curious, but anticipated that I would take a competing offer for a different position at the University of Missouri. However, I was immediately captivated by the quality of life that our family could enjoy by making this move. The idea that I could help to grow new services in a thriving healthcare organization while living in a vibrant downtown where my workplace, our children's schools, opportunities for recreation in the foothills and on the greenbelt, grocery stores, and businesses were all located within a 2-3 mile radius of my home was the deciding factor for me. I am accustomed to working long hours and this move has allowed my family to enjoy more time together and improve our health and well-being. It is unlikely that we would have moved to Boise if this had not been the case. In our neighborhood there are many physicians who moved to Boise for similar reasons. Keeping the hospital and clinics downtown will allow St. Luke's to continue to draw recruit excellent professionals from all over the country who will want to live near downtown. In the long run, this will help Boise's downtown to continue to thrive. I fear that moving the hospitals and clinics to Meridian will encourage more movement out of the city, which would have a negative impact on downtown.

I also believe that the improvements St. Luke's plans to make to walkways and bikeways downtown will add the livability of the city. As someone who moved from a city that was not bike or pedestrian friendly, I am still unwilling to allow our children to bike downtown with us. However, I believe that the new walkways and bikeways will be safer and encourage families like ours who live in the East End to safely enjoy Boise's downtown more regularly.

This will also help Boise's businesses to thrive.

Despite my support for this expansion, I understand the reservations as well. Many of my neighbors have very reasonable concerns about traffic and the impact to our neighborhood. I hope that the council and the hospital will continue to work together to meet everyone's needs in this respect.

Kathleen K. M. Deidrick

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**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#); [Alysha Prisbrey](#)  
**Subject:** FW: Mayor and Boise City Council  
**Date:** Thursday, June 18, 2015 11:07:30 AM

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**From:** Krahn's Home Furnishings [mailto:krahns@frontiernet.net]  
**Sent:** Tuesday, June 16, 2015 5:49 PM  
**To:** MayorBieter  
**Subject:** FW: Mayor and Boise City Council

**Subject: FW: Mayor and Boise City Council**

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

Re: St. Luke's Downtown Master Plan

Dear Mayor and Council Members,

Our family has been East End residents since the early 60's and have witnessed many evolutions of growth and change. The growth up Shaw Mtn. Rd., the addition of Foothills East, and Harris Ranch have increased demands on public services including healthcare. St. Luke's has been serving this community by providing high quality care and growing responsibly to serve patients and families in our region.

St. Luke's is now back meeting with the community discussing and sharing the next evolution of meeting community needs. I believe they have done this openly and with great transparency along with understanding community needs and desires.

We have been traveling the roadways in this neighborhood for over 50 years and there have been changes to many streets and alignments in that time, each has provided better service and travel for multiple types of users. The roadway proposal by St. Luke's will improve travel while allowing for the medical expansion to the Downtown Campus needed to meet the healthcare needs of Boise's growing community.

I am asking you all to support St. Luke's plan and encourage ACHD to embrace the traffic plans submitted by St. Luke's which have been designed and discussed with the Boise Community in mind.

Sincerely,  
Dan Krahn

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**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Amanda Brown](#)  
**Subject:** FW: Please vote to oppose St. Luke's proposed expansion plan  
**Date:** Friday, June 26, 2015 9:20:34 AM

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**From:** Julie Solberg [mailto:julie.solberg@outlook.com]  
**Sent:** Thursday, June 25, 2015 7:04 PM  
**To:** MayorBieter  
**Subject:** Please vote to oppose St. Luke's proposed expansion plan

Hi, Mayor Bieter - Please vote to oppose the proposed expansion plan for St. Luke's. I think it will definitely hurt the character of our neighborhood and I believe other options exist that will not leave such a big footprint. I don't think their plan is consistent with the way we want our city to grow. The 1200 car parking lot at the intersection of State, Fort, and 1st street is very poor planned and will result in total gridlock as all those cars take left turns off an already crowded city street (especially since they want to close Jefferson!). We live off Reserve Street and will be practically trapped from getting to downtown due to the expansion. Our best option will be to take streets that go through the baseball fields, community center, and senior citizen center in order to avoid the gridlock. That doesn't seem right or safe.

I believe that St. Luke's needs to go back to the drawing board and pursue other options for expansion (such as Health Districts and locating outpatient clinics at other locations), that will not be so devastating to our neighborhoods. If the master plan is amended to allow this type of multiplex in place of neighborhoods and mixed uses, what will that say about our vision: Boise as Las Vegas?

I appreciate the opportunity to provide input. I will not be available to testify on Tuesday because I am having knee replacement surgery at St. Luke's. They only schedule those surgeries at their Meridian hospital which is fine with me as it only takes me 15-20 minutes to get there now from my home. If St. Luke's expands in the way it has proposed however, it will take me at least twice as long to drive to the St. Luke's Meridian facility due to the traffic congestion caused by the St. Luke's downtown expansion.

Sincerely,

Julie Solberg  
1006 Aldape Cove  
Boise, ID 83712  
Phone: 208-350-6713



Sent from Surface

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: Request for approval of St Luke"s Master Campus Plan  
**Date:** Friday, June 26, 2015 9:20:53 AM  
**Attachments:** [Letter to Mayor Bieter.pages.zip](#)

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

From: THOMAS BECK [<mailto:thomasmbeck@cableone.net>]  
Sent: Thursday, June 25, 2015 8:40 PM  
To: MayorBieter  
Cc: CityCouncil  
Subject: Request for approval of St Luke's Master Campus Plan

I respectfully request you to read the attached letter.

June 25 2015

Dear Mayor Bieter and Members of the City Council,

I am writing to ask your support of the St Luke's Master Campus Plan for expansion. Increasing costs require St. Lukes to carefully configure how it can best serve our population. This plan provides St. Luke's the opportunity to provide efficient design and best care practices .

The footprint St. Luke's is proposing defines a campus that allows future expansion and replacement as our population increases. St Luke's has proactively tried to address and mitigate the Jefferson Street closure proposing significant improvement to area traffic patterns and safety. The Jefferson Street closure is an investment allowing St. Luke's to provide the excellence in healthcare at the lowest cost to the people of our community.

I ask the City Council for favorable consideration On behalf of all of us who will need the care that St. Lukes provides, I appeal to you, our city leaders, to consider the expanding services St Lukes offers our community The many increasing sophisticated and specialized services provide our residents service in their home communities.

Please support St Luke's request for approval of it's Master Campus Plan for expansion.

Sincerely,

Marilyn Beck

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: St Lukes expansion- please register our opinion as AGAINST. Rationale included in email.  
**Date:** Monday, June 22, 2015 9:50:51 AM

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**From:** Cathy Fischer [mailto:cathf2@hotmail.com]  
**Sent:** Friday, June 19, 2015 2:31 PM  
**To:** CityCouncil; MayorBieter  
**Cc:** Chris Hess  
**Subject:** St Lukes expansion- please register our opinion as AGAINST. Rationale included in email.

Dear Mayor Bieter and City Council-

We have lived at the corner of Jefferson and Avenue D since 2002.

While we generally feel St Lukes has been a good neighbor, we have some big concerns about their proposed expansion and would like to register our opinion as AGAINST the expansion as it is currently proposed. It is too big and we do not feel the St Lukes expansion proposal is in line with the vision Boise has for a liveable city with a vibrant downtown and neighborhoods.

Our biggest concern is the **increase in traffic and congestion**- especially at the Warm Springs/Idaho/Broadway, Jefferson/Broadway, Fort/State intersections. Another big concern is the **loss of Jefferson** as an access point into downtown.

I understand St Lukes has suggested they will mitigate for the loss of Jefferson by creating cycle tracks and safer intersections. However, I also understand the creation of these some of these items involves the participation of both the City and ACHD. I am concerned the City of Boise will approve the closure of Jefferson based on promises from St Lukes and ACHD which will later be changed or disregarded. I do not feel ACHD has made cyclists and pedestrians a priority in the past as evidenced by their **very poorly executed** rollout of the protected bike lanes on Capitol/Main/Idaho. I also tried to work with ACHD for years to help create a safer walking path to Roosevelt school- they did the absolute minimum intervention possible and it didn't make much, if any, difference.

Thank you-

Cathy Fischer and Christopher Hess

300 Avenue D

Boise 83712

208 340 2094

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: St. Luke's Support from an East End Resident  
**Date:** Friday, June 26, 2015 1:34:40 PM  
**Importance:** High

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**From:** LeAnn M. Hume, CCIM, CLS [mailto:LeAnn.Hume@comre.com]  
**Sent:** Friday, June 26, 2015 1:30 PM  
**To:** MayorBieter; CityCouncil; tellus@achdidaho.org  
**Subject:** St. Luke's Support from an East End Resident  
**Importance:** High

Mayor Bieter, President Jordan and Members of the Council –

First of all, let me applaud you for your commitment to the City of Boise and for enduring the very difficult task of politics and all that brings with it. I don't know if I could do it.

I know that you have an important decision before you on Tuesday 6/30 and it was my intention to testify at this hearing. Unfortunately, we will be out of town so I wanted to send you my thoughts which I hope you will strongly consider.

I am a graduate of Leadership Boise and a lifetime resident of this valley. I have held many other leadership positions in Boise and currently have the privilege to sit on several Board of Directors, but it is my Leadership Boise experience that applies to this project and my perspective, most of all.

During my time with LB, my eyes were opened to how Boise works and the vital importance of every aspect of our great city working TOGETHER for what is best. Government, Infrastructure, Education, Quality of Life, Healthcare, Business, Legal Social – These are not mutually exclusive. Approval of the St. Luke's project helps grow and strengthen every single one of these segments that we hold so dear. Conceding to concerned neighbors or to accommodate a city plan that may have never anticipated this tremendous investment in Boise and our downtown would be short sighted and I would be very disappointed as taxpayer, resident and as a business leader if this project were denied.

I am an East End resident and have been for 25 years. I was born at the downtown St. Luke's. My 3 children were born at this hospital. It is BECAUSE of the experience YOU gave me at Leadership Boise which helps me see the BIG PICTURE of how approval of this project will help our city. In fact, denial of this project will mean a slow death sentence to this incredible property. In addition, the property values in the foothills area where many doctors currently reside, will go down when St. Luke's is forced to develop their state of the art facilities in Meridian where they already own property. If the expansion is moved to Meridian, an important and valued service that NE Boise residents currently enjoy will be eliminated over time. Lastly, I can tell you that commercial demand for Broadway will be diminished over time without the addition of the jobs that this project will bring with it.

I drive down Jefferson street each and every morning to go to work. I am *more than happy* to alter my route in exchange for the incredible investment that St. Luke's is graciously willing to invest in our downtown. The East End neighborhood Association does NOT speak for all east end residents and it would be my assertion that this group has a very narrow focus and lack of vision for what the denial of this project would mean to our downtown, our neighborhoods and our economy in the City of Boise. PLEASE don't let this happen.

I am asking you as a lifelong resident of Boise, to please approve the St. Luke's Boise Campus Plan.

Sincerely Yours,

LeAnn M. Hume, CCIM, CLS  
Leadership Boise Graduate  
Board of Directors – Boise Chamber  
Board of Directors – BVEP  
Board of Directors – CCIM Idaho Chapter

**LeAnn M. Hume, CCIM, CLS**  
Senior Director – Retail / Investment Specialist

T +1 (208) 287 8436  
O +1 (208) 287 9500  
F +1 (208) 287 9501  
[LeAnn.Hume@comre.com](mailto:LeAnn.Hume@comre.com) | [view my online profile](#)



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**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: St. Luke's and the East End neighborhood  
**Date:** Friday, June 26, 2015 9:20:44 AM

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**From:** Hotdish Aprons [mailto:info@hotdishaprons.com]  
**Sent:** Thursday, June 25, 2015 7:57 PM  
**To:** MayorBieter; CityCouncil  
**Subject:** St. Luke's and the East End neighborhood

I've lived on Hillview Drive since 1990, and work on Old Penitentiary Road at one of the State offices.

I own a car but often do work and personal errands via bicycle. (I do so for many reasons, including the ease of parking a bike Downtown as compared to finding a spot for a car.)

Those errands often mean a trip Downtown, and my preferred route is to use Washington or one of the other streets parallel to Warm Springs, ride a few blocks on McKinley, then cross Avenue B and take Jefferson Street into Downtown. (This is a much nicer route than Warm Springs which has a lot of traffic and pools of shade that make it tough to see bicyclists.) If St. Luke's is allowed to go ahead with its expansion in the way it is currently designed, my route Downtown will be lost, and the resulting mess of additional traffic and a convoluted path will make it tough enough that I may GIVE UP on riding my bike for those errands rather than navigate that horrific snarl.

I think the expansion is a bad idea for those driving cars in the area as well. Around noon today in my car, I came east on State and intended to turn from Fort onto East Jefferson, but the entire area all the way to Broadway was gridlocked to the point I could not make the turn, and had to continue onto Broadway, finally turning east on East Park Boulevard. I thought to myself, "This area can barely handle the existing traffic, let alone any more through a hospital expansion." The intersection of Broadway and Warm Springs is stressed enough already with traffic from the hospital, sports complex, East End and Foothills all congealing in one, tight spot.

By the way, I've lived here long enough to remember the irritation of St. Luke's appropriating Bannock Street in their last expansion—which I used to drive on-- *and I do NOT want them to take over any more of our streets*. This is not their only location, and I feel if they want to expand they can do it at their other more expansive properties. I don't want the routes from the East End into Downtown to be further condensed.

This hospital already operates at a scale that overwhelms the neighborhood. Please give everyone who lives, works, and drives in this area a break, and deny St. Luke's current plan.

Christine Brady  
208 Hillview Drive  
Boise, ID 83712

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#); [Alysha Prisbrey](#)  
**Subject:** FW: St. Luke's Boise Campus Support  
**Date:** Monday, June 22, 2015 9:48:57 AM

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**From:** John Barnes [mailto:johnnbarnes@yahoo.com]  
**Sent:** Saturday, June 20, 2015 4:09 PM  
**To:** MayorBieter  
**Subject:** St. Luke's Boise Campus Support

Dear Mayor Bieter,

I live 1.4 miles north of the St. Luke's downtown hospital and I am writing in support of its Boise Campus Master Plan.

Air St. Luke's helicopters regularly fly over my house and make me reflect on the fact that people from hundreds of miles away get flown to my neighborhood hospital because it provides the most awarded patient care in the state. For the sake of my family, friends, and neighbors, I want St. Luke's to invest in providing even better care with the state of the art improvements they have planned.

Please approve the St. Luke's Boise master plan. Thank you.

Sincerely,

John Barnes  
336 Sherman St.  
Boise, ID 83702



**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Subject:** FW: St. Luke's Campus Expansion  
**Date:** Thursday, June 18, 2015 11:13:56 AM

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**From:** Taylor, Drew I. [mailto:[taylordr@slhs.org](mailto:taylordr@slhs.org)]  
**Sent:** Wednesday, June 17, 2015 4:23 PM  
**To:** 'mayor@cityofboise.org'; 'citycouncil@cityofboise.org'; 'tellus@achdidaho.org'  
**Subject:** St. Luke's Campus Expansion

I am writing to express my support for the St. Luke's Boise Campus expansion. As a Treasure Valley resident and St. Luke's employee, I understand the need for such high quality medical care to be centralized to meet our growing community's health needs. The benefit of having this occur in Boise rather than an outlying city is our Capital City will remain vibrant with increased use of downtown businesses by employees and visitors, along with having safer traffic patterns for pedestrians, cyclists and motorists. All of these benefits far outweigh the cost of closing Jefferson Street. Please approve the campus expansion.

Thank you,

*Drew Taylor*

Director of Outpatient Medical Imaging  
St Luke's Health System  
Phone 208 706 7008

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**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#); [Alysha Prisbrey](#)  
**Subject:** FW: St. Luke's Expansion  
**Date:** Monday, June 22, 2015 9:04:52 AM

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

From: Lynne Anderson [<mailto:landers1776@gmail.com>]  
Sent: Sunday, June 21, 2015 1:06 PM  
To: MayorBieter  
Subject: St. Luke's Expansion

'Hope the project goes through as planned. Salt Lake closed, of all things, Main Street, which was highly used going north from downtown. The closure impact was much greater in Salt Lake than closing Jefferson would be in Boise. Also when the Salt Palace was expanded it was done by creating an underpass which allowed for the expansion and traffic flow too!.

Figure out a way to make it work. Moving to Meridian would not be good for either Boise or the Treasure Valley medical community. This is something you just need to figure out.

Sent from my iPad

**From:** [Amanda Brown](#)  
**To:** [Hal Simmons](#); [Derick O'Neill](#); [Jade Riley](#)  
**Subject:** FW: St. Luke's Letter to the City of Boise 6.25.15  
**Date:** Friday, June 26, 2015 9:11:36 AM  
**Attachments:** [image001.png](#)  
[St. Luke's Letter to City of Boise 6.25.15.pdf](#)

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**From:** Wilmes, Carol [mailto:wilmesc@slhs.org]  
**Sent:** Thursday, June 25, 2015 4:16 PM  
**To:** Amanda Brown; CityCouncil  
**Subject:** St. Luke's Letter to the City of Boise 6.25.15

Please see attached letter sent on behalf of Chris Roth, Sr. V.P., COO, St. Luke's Health System.  
Thank you.

*Carol Wilmes*  
Executive Assistant



**St. Luke's Health System, Ltd.**  
**190 E. Bannock - Boise, ID 83712**  
**Ph. 208-381-1165 | Fax 208-381-1185 | [wilmesc@slhs.org](mailto:wilmesc@slhs.org)**

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*Via Electronic Mail & Hand Delivery*

June 25, 2015

City of Boise  
Mayor Bieter and City Council Members  
150 N. Capitol Boulevard  
Boise, ID 83702

**RE: St. Luke's Application for Comprehensive Plan Amendment/CPA14-00004  
Continued Outreach**

Dear Mayor and City Council Members,

Since the work session with the Council on May 19, our team has continued our outreach to neighborhood associations and individual stakeholders. These connections have been important to us since we began them in the fall of 2013. Our most recent engagements, including an additional neighborhood Open House held on June 18, have continued to provide valuable insights for us and, we trust, have answered questions that our neighbors have had.

However, we have become concerned about misinformation being circulated by some who oppose our plan, which is meant to confuse or, in many cases, mislead neighbors and other stakeholders. As just one example, the mailing (Tab 1) sent by "Keep Boise Connected" contains inaccurate information. We have addressed this and other misinformation below under the heading "Transportation Mitigation and Enhancements."

Members of the St. Luke's team have made additional efforts to reach out to individuals and neighborhood associations to clarify facts. These discussions have been welcomed by many. In some cases, however, our offers to present St. Luke's information and answer questions have been declined.

Understanding the details of our plan, and the associated adjustments made since it was originally submitted for your consideration, is critical. Therefore, I'm capturing here a summary of the questions and associated information we've been sharing with our neighbors, and providing this information to the Council for the public record.

### Existing Master Plan

Surprisingly, some stakeholders have reported they were now confused that the decision before the City Council is to adopt St. Luke's 30-year Master Plan into the City's Comprehensive Plan, replacing the existing St. Luke's 20-year Master Plan (Tab 2). Some people thought that the City's approval of our application meant that St. Luke's could immediately construct the improvements conceptually outlined in the Master Plan. We know the Council is aware that adoption of our proposed Master Plan is just the first step in a long line of continuing public hearing reviews. Although we have conveyed this information to stakeholders, we would appreciate it if the Council would remind the concerned public of this fact at the hearing on June 30.

Some people were not aware that St. Luke's has an existing Master Plan referenced in the City's 1997 Comprehensive Plan and Blueprint Boise (2011). The existing Master Plan has provided guidance to St. Luke's through more than 20 years of predictable development. Twenty years ago, St. Luke's and the City recognized, in the existing Master Plan, that future healthcare needs would require an analysis of vacating roads -- including Jefferson Street between Avenue B and First Street. Our proposed Master Plan represents the next step in the innovation of healthcare -- a horizontally integrated care model designed to provide the very best care for the community for decades to come in a balanced built environment.

### Compliance with Blueprint Boise

Since the work session on May 19, several neighborhood representatives, including some who participated in the work session itself, told us that, since May 19, they had been told, more than once, that St. Luke's application is not in compliance with Blueprint Boise and that Blueprint Boise cannot be amended. We know the Council understands Blueprint Boise can be amended (as it has been, seven times since it was first adopted in 2011). We also trust the Council will find that our application and our supplemental materials demonstrate St. Luke's proposed Master Plan meets the themes of Blueprint Boise and demonstrates a strong balance among Blueprint Boise's themes, principles and goals.

To clarify the misinformation regarding compliance with Blueprint Boise, we directed several stakeholders to our application and supplemental materials found on the City's website. To further demonstrate compliance for our neighbors and stakeholders, we also summarized the existing information in the record, relating the facts of our application to the seven themes of Blueprint Boise. That summary is enclosed as Tab 3. For those familiar with Smart Growth principles, New Urbanism, and Urban Land Institute's Healthy Communities Initiatives, you will see that the St. Luke's Master Plan promotes many of these same principles.

### Transportation Mitigation and Enhancements

The May work session with Council focused on St. Luke's transportation study, which identified transportation "mitigation" (that is, transportation improvements required to offset

the closure of a block of Jefferson Street), and also transportation “enhancements.”

Enhancements are not required; they are improvements to the existing pedestrian, bicycle and vehicle transportation system that have been conceptually identified by the City and other stakeholders. The community involvement since 2013 has generated many of the mitigation and enhancement solutions described in **Tabs 4 and 5**. Since the May work session, several stakeholders expressed confusion to us about the difference between mitigation and enhancements. To assist these stakeholders, we provided them with the information in **Tab 5**, which we summarized from the record before the Council. Community involvement and input will continue throughout the various stages of transportation design and implementation.

St. Luke’s is committed to working with all stakeholders in connection with transportation improvement design, and improvements would be constructed prior to any closure of Jefferson Street. The majority of the cost will be borne by St. Luke’s (in excess of \$12 million). As the Council knows, Staff has recommended the City’s approval of St. Luke’s Master Plan be conditioned on a formal, three-party agreement among St. Luke’s, the City and ACHD mapping out the mitigation and enhancements and the payment for the improvements. The improvements will aid the City and ACHD provide more and safer pedestrian, bicycle and vehicle facilities in and around the St. Luke’s Campus, Fort Boise, and the near East End.

Some have called into question our Transportation Impact Study (TIS) because our building square footage is not set in stone, which, of course, is true since we are proposing a Master Plan and not architectural drawings necessary for building permits. Some of these same people have not understood that the project includes facilities being replaced (resulting in a net reduction of trips) and facilities being added (resulting in a net addition of trips). Of course, as the planning progresses and architectural designs are settled, final numbers will also be settled and the applicable governmental agencies will require that we run our transportation models to confirm the required mitigation.

A YouTube video (put together by “Keep Boise Connected”) of the Broadway/Warm Springs/Avenue B intersection claims that the improvements to this location are the result of the St. Luke’s expansion. This is not the case. The improvements shown in the video are based on ACHD’s Capital Improvements Plan that was adopted by ACHD in 2012 – over two years before the St. Luke’s Master Plan application was submitted. ACHD developed this intersection project (which design is not final) in response to anticipated traffic growth in the area, unrelated to St. Luke’s proposed Master Plan. Additional impacts to ACHD’s programmed intersection improvements are not expected with the proposed St. Luke’s expansion.


Another YouTube video (also put together by “Keep Boise Connected”) regarding traffic at the parking garage proposed for the intersection at 1<sup>st</sup>, Fort and State Streets, claims that the proposed St. Luke’s expansion will increase traffic volumes 70% at this location. While we have not confirmed the claim of a 70% increase, the increase is not all related to St. Luke’s. Each intersection in our TIS study area was assessed to determine net impacts resulting from simple background traffic growth as well as those related to the proposed St. Luke’s expansion. From existing conditions to a 2035 No Build condition (that is, without the St. Luke’s project) the

average increase in these intersection traffic volumes is about 52%. Comparing the 2035 No Build conditions to the 2035 Build conditions (**that is, with the St. Luke's project**) the average increase in these intersection traffic volumes is about 14%, which is the St. Luke's impact. Stated another way, traffic growth at each of the TIS study area intersections is mostly attributable to background growth (as projected by COMPASS), which has very little to do with St. Luke's. At the specific intersection location referenced in the YouTube video, it is estimated that about 30% (of the unconfirmed 70% growth) is attributable to background growth (not specifically related to St. Luke's). Regardless of the amount of growth projected at this location we have proposed intersection improvements that will accommodate traffic volume increases expected at this location (and all locations) to an acceptable Level-of-Service. ACHD will require nothing less.

#### **St. Luke's Boards & Committees**

I'd also like to take this opportunity to make the Council aware of the various St. Luke's Community Boards and Committees (Tab 6) whose many members have, since St. Luke's began exploring an update to the existing Master Plan, worked tirelessly to help our professionals draft the proposed Master Plan. Although some of the names of Board and Committee members have changed over the years, every member of these Boards and Committees has given their time and their expertise to help ensure our proposed Master Plan application represents the best in community healthcare and a balanced built environment.

Sincerely,



Chris Roth

#### **Attachments:**

- Tab 1 KBC Mailer
- Tab 2 Existing Campus Master Plan
- Tab 3 Compliance with Blueprint Boise
- Tab 4 Blueprint for a Better Boise
- Tab 5 Transportation Mitigation and Enhancement
- Tab 6 St. Luke's Community Boards and Committees

**Tab 1**

**KBC Mailer**



# How would St. Luke's master plan affect you?

***Learn what's missing from the discussion so far***  
***June 24 Community Meeting—6:30pm—Ft. Boise Senior Center***

**The current community hospital facilities will not move**

## **Warm Springs/Broadway intersection**

- Imagine traffic going from 19 to 27 lanes—equal to Franklin/Milwaukee
- How will you get home during events at Outlaw Field or Dona Larsen?

## **Is it consistent with Boise's broader planning and livability goals?**

- DT-C 2.1 (c) "Avoid development of megastructures on 'superblocks' that create either real or perceived barriers to connectivity."\*
- Boise P&Z denied St. Luke's application "for the reason that it does not comply with substantial elements of the comprehensive plan."
- Public confidence in planning and policy is essential to Boise's future.

*\*Direct quote from Blueprint Boise / see also Boise, ID Downtown Walkability Analysis*

**Get educated and engaged at [www.keepboiseconnected.com](http://www.keepboiseconnected.com)**

***Not anti St. Luke's or anti growth; just pro Boise neighborhoods and connectivity.***

Warm Springs and Broadway

54,151 (existing + new trips)

27

lanes

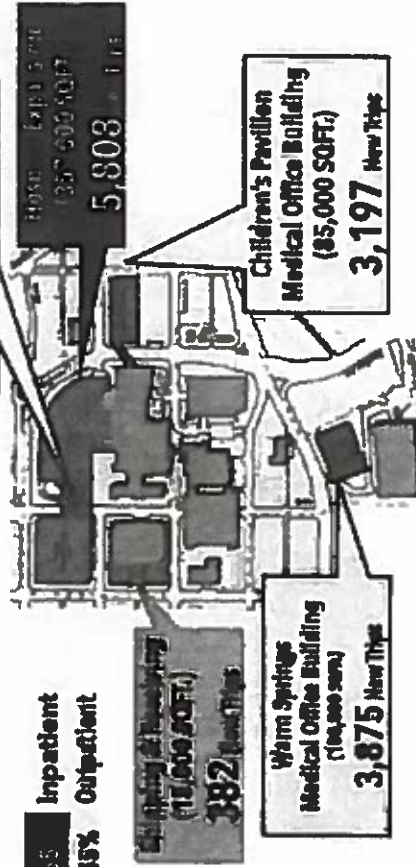
AGHD 24-Hr Traffic Counts & St. Luke's Expansion  
Master Plan Appendix (page 6-1)

## Proposed Plan Anticipates

**17,340 New Daily Trips**

**35 Inpatient  
45% Outpatient**

**First St. Medical Office Plaza  
(105,000 SQFT.)  
4,078 New Trips \*\***



**St. Luke's Master Plan (page 22 & 27) \*\* GH2MHILL Confirmed, May 15, 2015**

### Alternatives to distribute development, traffic, impacts

Could outpatient medical office buildings (and their traffic) be placed elsewhere in Boise locations with better access and fewer conflicts?

### When seconds matter...

As vehicle congestion and gridlock increase, emergency response times are impacted, non-urgent medical office traffic complicates patient access

### We can encourage healthy growth that preserves Boise values

Could we explore what works in other urban settings—a mixed used health district and diverse activity center—to yield better long-term outcomes?

*Keep Boise Connected, Inc. is a nonprofit, neighborhood-supported organization.*

## Critical Dates: Mark Your Calendar!

### Community Meeting June 24

Independent experts will explore likely impacts of proposed expansion as well as more community oriented health options. Ask questions, get answers

**When:** Wednesday, June 24

**Where:** Fort Boise Senior Center

690 Robbins Rd

**Time:** 6:30–8:30pm

### City Council/Public Hearing June 30

The most current plan is for City Council to hear public testimony before voting to approve or deny the master plan. **Make your voice count!\***

**When:** Tuesday, June 30th

**Where:** Boise City Hall/3rd Floor

**Time:** 6pm

**\*Arrive early; sign in to comment.**

**See [keepboiseconnected.com](http://keepboiseconnected.com) for updates.**

## **Tab 2**

### **Existing Campus Master Plan**

**ST. LUKE'S REGIONAL MEDICAL CENTER  
BOISE, IDAHO**

**CAMPUS PLAN**

## **TABLE OF CONTENTS**

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**Campus Plan.....Page 8**

**Plan Policies.....Page 11**

**Plan Implementation.....Page 20**

**Schematics**

## **ST. LUKE'S REGIONAL MEDICAL CENTER CAMPUS PLAN**

### **Executive Summary**

**St. Luke's Regional Medical Center, in its downtown location, faces many challenges as it strives to meet the growing health care needs of its local and regional population.**

**Available land and its acquisition, access to St. Luke's, aesthetics, image and identity, as well as interests of neighbors and regulatory bodies are all issues that must be addressed systematically and concurrently as the medical center proceeds to fulfill its vision of the "ideal campus."**

**In our vision, the "ideal campus" will be visually integrated and aesthetically consistent with community standards. The buildings will continue to reflect endurance and the medical center's community and medical ties, as well as its charitable religious heritage. There will be easy access to and simple, convenient circulation within, the St. Luke's campus. The defined campus growth area will be flexible to accommodate changing needs, with orderly growth that strengthens campus identity. The campus area will have distinctive boundaries, a recognizable mass of buildings, and the presence of a landmark.**

**The campus plan is intended to guide general land use decisions as well as determine which sites will be appropriate locations for new facilities.**

- The campus entrance along the newly realigned Avenue B will be emphasized.**
- A boulevard to be created west off Avenue B will provide an open view of the east wing and tower of the hospital from the Broadway/Main Street intersection.**
- The medical center structural expansion will primarily take place within the land St. Luke's currently owns on parcels between Bannock and Main Streets east of First Street. Hospital expansion may also occur in the area immediately west of Avenue B between Bannock and Jefferson Streets.**
- Related-use development, such as a medical office building and hospital related parking is expected to be built between Avenues B and C on the blocks bounded by First, Second, State and Idaho and on hospital owned property south of Main Street.**

- **Hospital related parking structures are contemplated for property west of MSTI and west of the Anderson Plaza on hospital property bordered by Bannock, Idaho, and Second Street.**
- **Bannock Street between First Street and Avenue B will be vacated completely and developed into a pedestrian mall and additional patient/visitor parking.**
- **A new chapel will be constructed at the Bannock Street entrance to the hospital.**
- **Additional surgery expansion may be necessary at ground level south into a portion of the existing vacated Bannock Street.**
- **Future long-term expansion of the medical center will require an analysis of vacating roadways to include Bannock Street between First and Second Streets, First Street between Jefferson and Idaho Streets, and Jefferson Street between Avenue B and First Street.**



**To realize our goals, and to ensure that the goals are in harmony with each other, St. Luke's has adopted specific campus plan policies including:**

- 1. St. Luke's hospital expansion, except for parking, will be maintained within the designated core area, and any structures constructed will conform to St. Luke's development guidelines. The hospital building is the focal point of the campus and will remain prominent.**
- 2. Uses related to St. Luke's will be encouraged to locate in the appropriate designated areas around the core area.**
- 3. The primary entrance to the core area has been reoriented to Avenue B near Bannock Street, with an open view of the building created and maintained.**
- 4. Major parking areas for patients/visitors are and will be concentrated near the main entrance, keeping parking structures out of the viewline. Future hospital-related parking can be located outside the core area.**
- 5. Vacation or right-of-way exchange of local streets will be sought to allow development of pedestrian malls and reduce conflict between pedestrians and vehicles.**

As planning is an ongoing process, the implementation of our campus plan is underway. The east wing expansion and related remodels are ongoing; revisions in signage are planned; parking structures will be proposed; a new chapel will be built; and expansions for Mountain States Tumor Institute, surgery and the Anderson Center are being contemplated.

## **ST. LUKE'S REGIONAL MEDICAL CENTER CAMPUS PLAN**

**St. Luke's Regional Medical Center, in its downtown location, faces many challenges as it strives to meet the growing health care needs of its local and regional population.**

**Available land and its acquisition, access to St. Luke's, aesthetics, image and identity, as well as interests of neighbors and regulatory bodies are all issues that must be addressed systematically and concurrently as the medical center proceeds to fulfill its vision of the "ideal campus."**

**The purpose of this campus plan is to set forth St. Luke's current analysis and proposed implementation in order to define and then attain this vision. The campus plan should also serve as a informational document for interested agencies and governmental bodies.**

**In our vision, the "ideal campus" will be visually integrated and aesthetically consistent with community standards. The buildings will**

continue to reflect endurance and the medical center's community and medical ties, as well as its charitable religious heritage. There will be easy access to and simple, convenient circulation within, the St. Luke's campus. The defined campus growth area will be flexible to accommodate changing needs, with orderly growth that strengthens campus identity. The campus area will have distinctive boundaries, a recognizable mass of buildings, and the presence of a landmark.

The strategy to achieve this campus includes:

- **Aesthetics.** Visual integration through use of complementary building, landscaping, and circulation path materials; consistent and conservative masonry architecture; and protection and incorporation of certain architectural and historic features.
- **Access and Circulation.** Support for projects that enhance access and circulation; adequate and well placed parking; emphasis on internal pedestrian circulation, particularly among campus facilities, directed by quality signage.
- **Boundaries and Growth.** Expansion of the medical center will continue in the current location; support services will occur in the surrounding transition zone; land acquisition priorities will be reviewed annually taking into consideration the population growth of the area; future space needs, the surrounding neighborhood, and economic

concerns; short-term (10-year) planning will be emphasized and updated in 3 to 5 year periods; vertical expansion will occur when practical, and design of building spaces will be flexible.

- **Identity.** To be achieved through use of human-scale symbols that reflect historic and medical ties as well as its religious heritage, emphasis of boundaries by consistency in landscaping, signage, paving, lighting, building design, and materials; use of existing or new landmarks; consideration of overall architecture, building materials, and setting to achieve appropriate sense of mass for new facilities.

## **CAMPUS PLAN OBJECTIVES**

- **Meet the health care and related needs of our growing community and region on a timely and economical basis.**
- **Maximize the community's investment in existing medical center facilities.**
- **Provide required facility and service expansions with minimum disruption of current operations.**
- **Provide continued flexibility for future growth.**
- **Create efficient and attractive facilities.**
- **Maximize the use of limited campus properties.**
- **Organize the campus into zones of related services.**
- **Expand and improve traffic circulation levels around St. Luke's.**
- **Provide logical internal traffic flow separating public, patient and service patterns.**

## **GOALS**

- **Develop an identity for the medical center that will help visitors recognize and gain access to the campus area and will establish a strong image of the center in the community.**
- **Determine appropriate areas for campus growth and development of related uses; short-term growth (10 years) should be the immediate concern, but long-term growth (30 years) also should be considered.**
- **Establish a well-defined circulation pattern, including easily discerned vehicular access to the campus from adjacent streets, and obvious pedestrian routes to and among major facilities.**
- **Identify additional parking areas for patients, visitors and employees, within or near the campus.**
- **Maintain and emphasize St. Luke's historic ties with the community, the human scale of the campus and its implication of personal attention to visitors, and the religious heritage of the medical center.**

## **CURRENT SITE ANALYSIS**

- **Consistency of features such as the red brick, historic street lights and landscaping help tie the facilities together visually.**
- **The major orientation of the campus is to the south, but views of the campus from other directions are limited. People need to see the campus before they arrive. Open spaces exist to the north and south of the campus, but few exist to the east or west.**
- **The general campus area is strongly defined by existing major arterial streets. Areas just beyond these streets are appropriate for related uses.**
- **Most traffic approaches St. Luke's from the south along Broadway and from the east along Main Street. The recent realignment of Broadway, Idaho and Main Streets improved the irregular intersections that previously confused visitors. The new lobby will help define the entrance, but it is still hidden from traffic by a private residence.**
- **The major visitors lot is visible and access to it is quite well defined. Other parking is not as easy to identify.**



- Auto circulation within the campus conflicts with pedestrian circulation. The distractions of pedestrians, other traffic, and informational signs also make campus driving difficult.
- Building entrances are often not evident to pedestrians, so routes are not clear. There is little consistency in appearance or type of building entrances throughout the campus.
- The major buildings of the campus core are oriented inward to Bannock and First Streets. Bannock Street between Avenue A and First Street is vacated, allowing the concept of a pedestrian mall along portions of First and Bannock Streets.
- Medical center building materials, lighting and landscaping presently provides great aesthetic appeal. The role of landscaping could be extended to emphasize functional aspects of the campus, define circulation, emphasize focal points, and delineate other types of land use.
- There are few support facilities near St. Luke's to accommodate the needs of patients, visitors or employees.
- Signs are generally oriented to auto traffic, but may contain too much information to be understood by motorists. Vegetation at the base of signs sometimes distracts the viewer's eye from the information. Sign colors tend to blend with background, almost disappearing visually.

## **THE PLAN**

**After reviewing the site analysis, existing land uses were mapped. (See figure 1.) Appropriate areas for campus development and related land uses were then identified and mapped incorporating the strategies already specified by the medical center leadership. (See figure 2.)**

**The result is a campus plan intended to guide general land use decisions (concerns such as parking and pedestrian circulation, for example) as well as which locations will be appropriate for new facilities.**

- 1.) Two major vehicular accesses to the medical center were significantly improved when Broadway was realigned to connect with Avenue B. The campus entrance along the newly realigned Avenue B will be emphasized.**

**A boulevard to be created to the west of Avenue B will provide an open view of the east wing and tower of the hospital from the Broadway/Main Street intersection. That view will be framed with landscaping. This will also provide a place for visitors to sit or walk while they are waiting. Ivy covered brick planters or sign foundations here could visually echo the historic west wall of the hospital.**

- 2.) The medical center structural expansion will initially take place on land St. Luke's currently owns between Bannock and Main Streets east of Second Street. Hospital expansion may also occur in the area immediately west of Avenue B between Bannock and Jefferson Streets.
- 3.) Related-use development, such as a medical office building and related parking is expected to be built east of Avenue B. Increased traffic volumes on Avenue B as well as the tendency of the area to become more rental and business properties make adjacent land between Avenues B and C less desirable for residential uses.

Hospital related parking structures are contemplated for sites west of MSTI and west of the Anderson Plaza on hospital property bordered by Bannock, Idaho, and Second Street.

- 4.) Further related-use development and/or hospital related parking may also occur on hospital-owned property in the blocks bounded by First, Second, State and Idaho Streets and south of Main Street if future growth patterns and medical practice expansion indicate these needs.
- 5.) Bannock Street between First Street and Avenue B will be vacated completely and developed into a pedestrian mall and additional patient/visitor parking.

- **A new chapel will be constructed at the Bannock Street entrance to the hospital.**
- **Additional surgery expansion may be necessary at ground level south into a portion of the existing vacated Bannock Street.**

**6.) Future long-term expansion of the medical center will require an analysis of vacating roadways to include Bannock Street between First and Second Streets, First Street between Jefferson and Idaho Streets, and Jefferson Street between Avenue B and First Street.**

## **PLAN POLICIES**

- 1. St. Luke's hospital expansion, except for parking, will initially be maintained within the designated core area, and any structures constructed will conform to St. Luke's development guidelines.**
  - By continuing intense development of medical center facilities within a relatively small, well defined area, campus identity will be strengthened.**
  - The blocks between Idaho and Main Streets, and between Avenue B and First Street will be brought into the medical services land use core area.**
  - For the shorter term, new structures are being constructed primarily within the area between Avenue B and First Street, and between Idaho and Fort Streets.**
- 2. Future parking can be located outside the core area.**
  - Surface parking has become inefficient for St. Luke's due to available land and cost of property values. By contrast, it is more efficient to stack parking in structures. These structures will conform both to the**

design standards for St. Luke's buildings, and to the aesthetics of the neighborhood.

3. Uses related to St. Luke's will be encouraged to locate in the appropriate designated areas around the core area.

- Physical boundaries, proximity to St. Luke's and existing land use patterns tend to direct appropriate locations for uses related to the hospital.
- For compatible uses such as medical offices, these areas have been defined as the area west of Avenue C between Warm Springs Avenue and Reserve Street; Main to Idaho Street between Avenue B and First Street, hospital owned property south of Main Street and the blocks bounded by First, Second, State and Idaho Streets.
- Related commercial uses will be encouraged to locate south of Main Street near the Broadway and Main/Warm Springs intersection.

4. The primary entrance to the core area has been reoriented to Avenue B near Bannock Street.

- The hospital core is, and will remain, the focal point of the campus. It generates the most traffic, and is the most identifiable site.

- Major traffic now flows directly from Broadway into Avenue B. The mass of the hospital building will attract visitors, and proper signage will direct them easily into the parking lot.
5. An open view of the hospital building will be created and maintained for visitors and others heading north on Broadway or heading north or south on Avenue B, the primary access roads to St. Luke's.
- Once the campus is seen, the direction for access will become obvious.
  - The proposed boulevard drive west from Avenue B will provide an advantageous view, as will the northwest corner of Avenue B and Warm Springs Avenue.
  - Key viewpoints will be determined, and identified obstructions will be removed or relocated to ensure an open view of the hospital.
  - New landscaping will be planned to frame and direct these new major viewlines.
6. Major parking areas for patients/visitors are and will be concentrated near the main entrance, keeping parking structures out of the viewline.

- Other large patient, visitor and staff parking areas will be located west of Second Street and east of Avenue B as needed. Ample parking for MSTI patients will be as close as can be to the MSTI entrances. A parking structure should be planned west of the present MSTI location spanning First Street at the second or third story level, if needed. An additional parking structure should be planned immediately west of First Street between Bannock and Idaho Streets.
  - Vacation of Bannock between Avenues A & B will allow expanded patient/visitor parking adjacent to the main entrance.
7. Vacation or right-of-way exchange of local streets will be sought to allow development of pedestrian malls and reduce conflict between pedestrians and vehicles.
- A plan for pedestrian walkways, landscaping and street furniture will be implemented after several streets are vacated.
  - These additions will make the traffic corridors more pleasant, tie the campus together visually and simplify foot travel.



- Emergency vehicle access will be maintained in these pedestrian corridors by using paving stones designed for such use.
8. Building entrances along planned pedestrian corridors will be emphasized and tied into the traffic pattern.
- When a pedestrian mall is developed, the building entrances will be designed to draw people into the building from the walkway.
  - Emphasis on certain entrances also will help direct people to those entrances preferred for visitor use.
  - Entrances will identify the building and provide visual interest, as well as serve as access points.
  - Consistent design of entrances will also establish campus identity.
9. Landscaping will be used to emphasize and articulate campus function and to create aesthetic appeal.
- Where viewlines are not critical, large shade trees will be used to define the campus boundary.

- Desirable views will be emphasized with trees that line and frame a view corridor.
- Internal circulation routes will be defined with trees and shrubs.
- Plantings will define and integrate architectural features such as entries and plazas.
- A grand view of the campus will be created at the Broadway/Main Street intersection area using large-scale trees and colorful flower beds.

10. The design, placement, and materials for all SLRMC structures will be consistent throughout the campus.

- St. Luke's will follow this concept in consistently using brick for all SLRMC buildings.
- Similar strategies will be used for paving, street furniture, street lighting, landscaping, and building facades.
- Consistency will be achieved by using a reduced palette of materials.

- Restricting the materials to a few that harmonize (are commonly used together) and can be used in a variety of ways will give future designers freedom of expression and at the same time achieve a consistent appearance.
- Because the campus development will occur over a number of years, the materials must remain available and the way they are used should not be faddish.
- St. Luke's will continue to present a traditional image in the community. The red brick, ivy-covered west hospital wall and large trees on the campus will further that image. Continued use of dark-colored masonry for buildings, darker woods for street furniture, and simple traditional design in all improvements will further this image and help establish strong identity.
- Detail in design of any aspect, whether in the shape of a planting area or in a building facade, will be minimized to avoid a dated appearance.

**11. Signs throughout the campus will have consistent design of information style, materials, and color.**

- Signs identifying the medical center and directing motorists into the campus and to parking will be located only at key points around the periphery of the campus.

- These signs will be relatively large and contain greatly simplified information.
- Text will be minimized and symbols used whenever possible.
- Color will be used to catch the eye, and the signs should be illuminated.
- Medical center directory signs will be located in parking lots at points where visitors enter the pedestrian system.
- Smaller signs that point to specific facilities will be placed along pedestrian walkways; signs that give directions to various facilities, at intersections of pedestrian walkways.
- While these different sign types should be consistent in materials and general design, each specific type might be distinguished by its shape and size. The following guidelines should be applied in SLRMC's sign plan:
  - Lighting will be considered for brightness. External, directed lighting will have less impact than internal illumination when adjacent uses might be affected by sign

lighting. Some lighting (i.e., high pressure sodium) can change perceived colors.

- Letters will be more than 1-inch tall to be clearly seen at 30 feet. For each additional 30 feet of distance, letter size must be increased by 1 inch. No line will be longer than 30 letters.
- Signs that incorporate either symbols or text will be consistent. All symbols and text will be the same size and style.
- Only two directions will be indicated on any single sign. Each directional symbol will be separated by a space equal to one symbol.

12. The hospital building is the focal point of the campus and will remain prominent.

- o The design review of new buildings and additions will not compete for attention through size. In general, the mass of any building must be in proportion to its size, but will be of materials and systems that reflect the solid nature of the medical treatment offered.

## **CAMPUS PLAN IMPLEMENTATION**

**(Figure 3)**

### **East Wing Expansion and Related Remodels 1992-2000**

- 1. Third floor east wing developed as a replacement 25-bed critical care unit.**
- 2. The east wing will expand vertically by 6 patient floors, plus a mechanical floor, adding approximately 185,000 square feet; replacement beds only.**
  - a. Three floors as acute care 35-bed units.**
  - b. One floor as an expanded 23-bed pediatric unit and an expanded 6-bed pediatric intensive care unit.**
- 3. Areas vacated by relocations of functions to the new east tower will be remodeled.**
  - a. The cardiovascular surgery suite will be relocated and expanded on 3 North, the area vacated by pediatrics.**
  - b. The coronary care unit on 3 South will be expanded into the area vacated by the intensive care unit relocation.**

- c. General space reassignment and redistribution of west and central wing areas vacated by inpatient bed relocations and cardiovascular surgery relocation will occur.

#### **Directional Assistance 1992-1994**

In conjunction with the east wing, parking and other projects, revisions in the campus signage will occur.

#### **Parking Structure 1993-1994**

1. Development of a 400-600 stall parking structure will occur on existing medical center property.
2. Currently owned contemplated sites are west of MSTI between Bannock and Idaho along First, and west of the Anderson Plaza between Idaho and Bannock along Second Street.

#### **Medical Office Building 1992-1993**

1. Approximately 30,000 square feet of medical office space will be developed in a single new building. The proposed site is at Avenue B and Jefferson.
2. Additional and replacement medical office space with related parking will be required in the late 1990's.

#### **Chapel Construction and Surgery Expansion 1993-1994**

A new chapel will be constructed at the Bannock Street entrance to the hospital. Additional surgery expansion may be necessary at ground level south into a portion of the existing vacated Bannock Street.

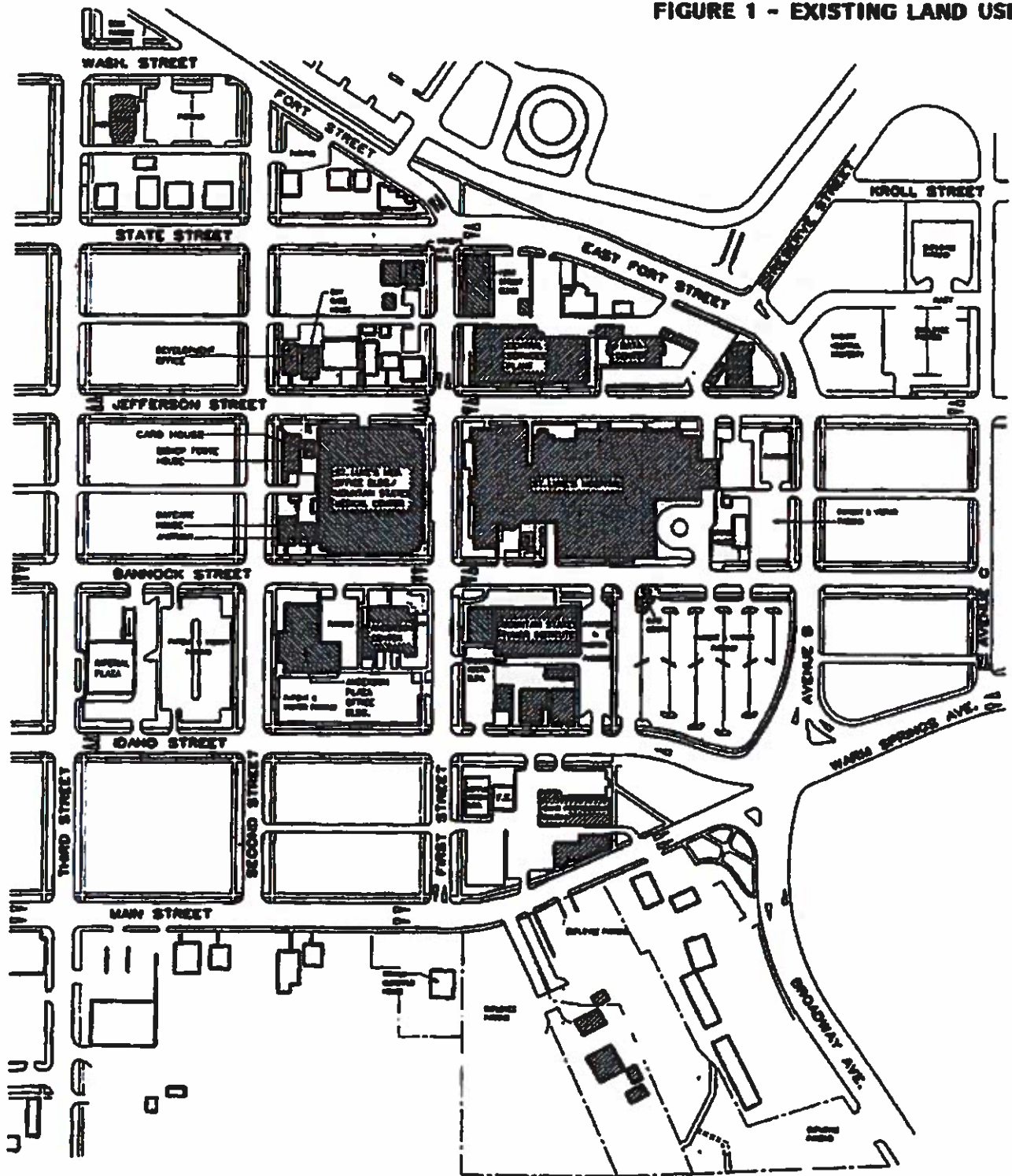
#### **Mountain States Tumor Institute 1993-1994**

Although the Nampa facility relieves some pressure on MSTI, patient care and professional support areas will require expansion. A combination of vertical and horizontal growth is expected. Expansion of MSTI will require relocation of accounting, insurance billing, and personnel departments into existing or newly constructed space in the campus core area.

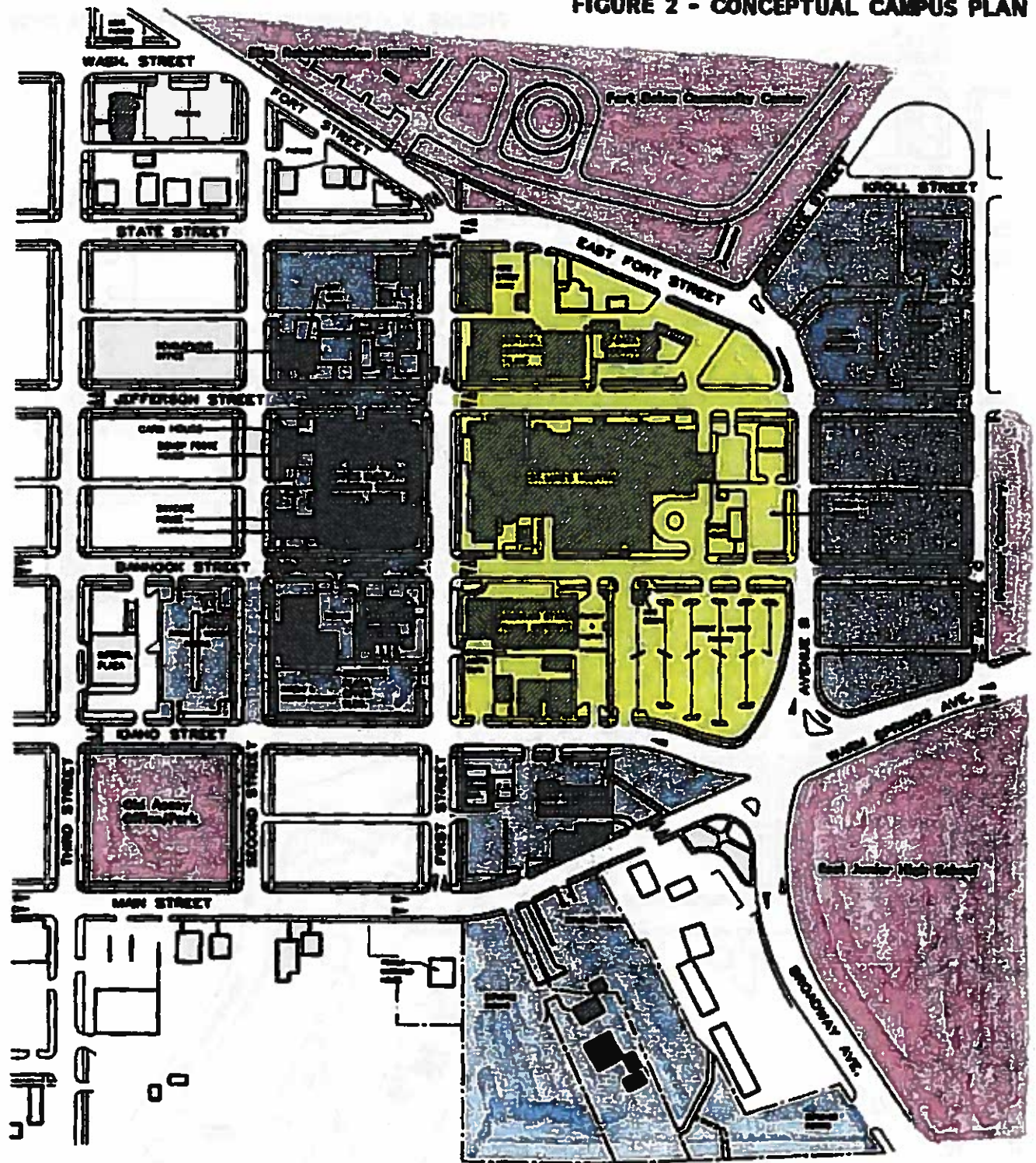
#### **Anderson Center 1995**

Expansion of meeting and conference areas of approximately 5,000 square feet will be undertaken.



[illegible]

**FIGURE 2 - CONCEPTUAL CAMPUS PLAN**



**CAMPUS CORE**

St. Luke's Hospital  
MSTI  
Patient/Visitor Parking  
Support Buildings

**RELATED SERVICES**

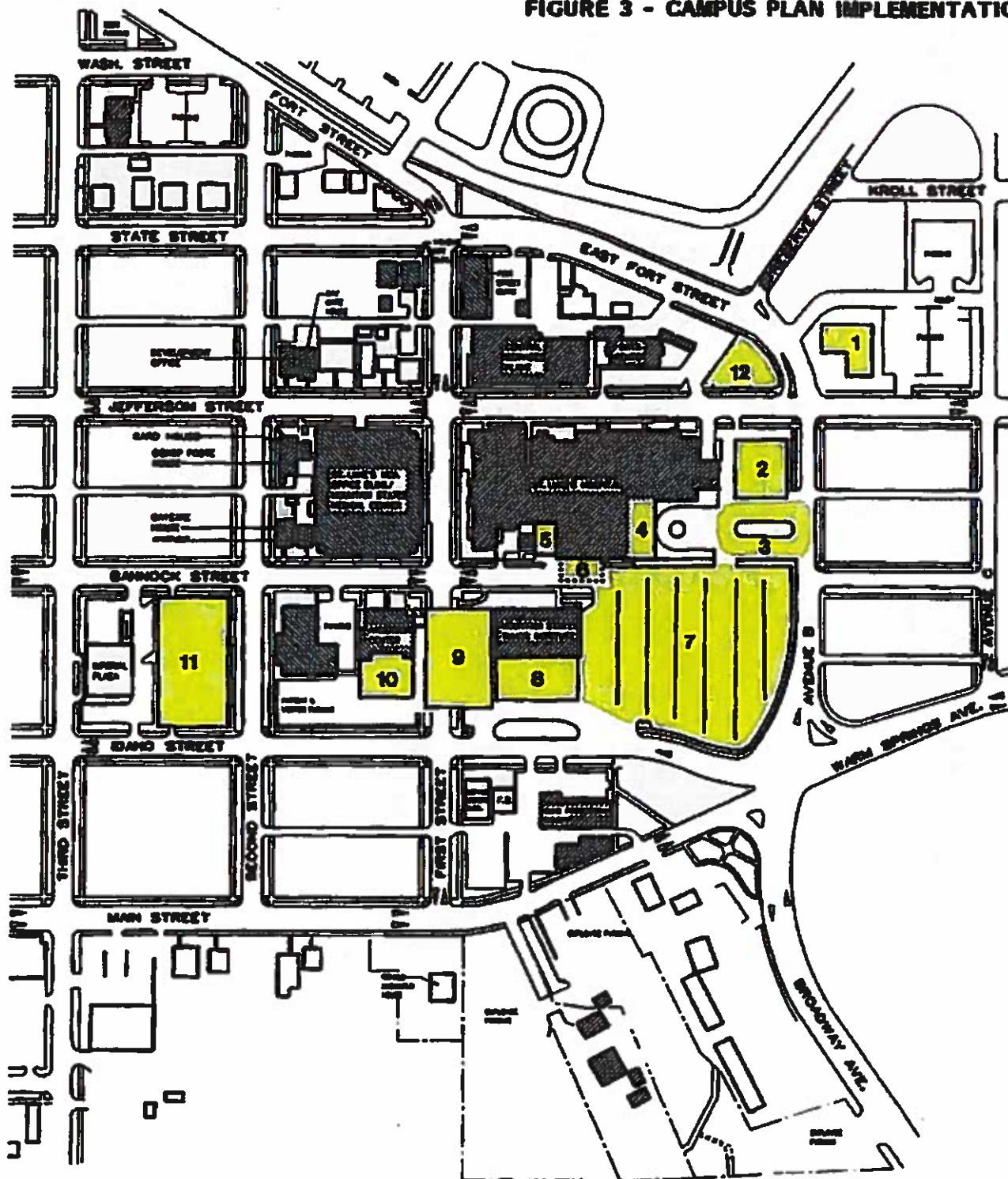
Medical Offices  
Parking  
Outpatient Clinics  
Pharmacy

**BOUNDARIES**

Elks Rehabilitation Hospital  
Fort Boise Community Center  
East Junior High School  
Pioneer Cemetery  
Old Assay Office/Park



**FIGURE 3 - CAMPUS PLAN IMPLEMENTATION**



- # 1 - Medical Office Building
- # 2 - Hospital Expansion (future)
- 3 - Blvd. Entrance off Ave. B
- # 4 - New Lobby & Elevator Bank
- # 5 - Chapel
- # 6 - Operating Room Expansion

- # 7 - Vacation of Bannock St. and Expansion of Patient/Visitor Parking Lot
- # 8 - MSTI Expansion
- # 9 - Parking Structure
- #10 - Anderson Center Expansion
- #11 - Parking Structure
- #12 - Future Staff Parking

## **Tab 3**

### **Compliance with Blueprint Boise**

BLUEPRINT BOISE		ST. LUKE'S MASTER PLAN
Themes	Principles	Compliance
#1 Environmental Stewardship	<ul style="list-style-type: none"> <li>• Preserve and enhance natural resources</li> <li>• Promote the use of environmentally friendly development practices</li> <li>• Inform and Educate the Community on Their Role in a Sustainable Future</li> <li>• Monitor our Progress Toward a More Sustainable Community</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling awards for reduced energy consumption (Idaho Power)</li> <li>• construction waste recycling (Jackson Fund)</li> <li>• Environmental Stewardship Award (iYERP)</li> <li>• EnviroGuard Award (City of Boise): one of only 50 businesses recognized for reducing their environmental footprint</li> <li>• Have implemented energy conservation measures, campus-wide recycling, alternative transportation program, use of biodegradable packaging and certified green cleaning products</li> <li>• Reduces amount of solid waste being landfilled or incinerated</li> <li>• Protection and enhancement of existing landscape improvements to enhance the city's urban forest, air quality, and appearance</li> <li>• Landscape plantings reduce heat islands, improve water quality; reduce or eliminate storm water discharges to help protect groundwater</li> <li>• Multi-modal transportation planning to improve air quality and reduce emissions</li> <li>• Planning for 24-hour operations to be located away from residential areas to reduce noise intrusion</li> <li>• Green or vegetated roofs and walls reducing heat island effects and reducing peak storm water runoff by as much as 50%</li> <li>• Manage and retain rainfall to keep on site to enhance natural watershed processes, promote efficient water use, and minimize impacts of development on natural and man-made hydrology</li> <li>• Sustainable building practices provides natural light, clean filtered air, connection to nature</li> <li>• Building materials chosen to increase air quality and cleanliness (to lessen spread of bacteria)</li> <li>• Pocket parks</li> <li>• Trees and shrubs are subject to arborist review for health to ensure healthy urban forest</li> <li>• Education of community on multi-modal transportation systems</li> <li>• Major supporter of Boise GreenBike</li> <li>• Encourage employees to walk and bike to work</li> <li>• The cycle track will minimize pedestrian conflict by providing buffers between sidewalk, bicycling and automobile traffic.</li> </ul>
#2 A Predictable Development Pattern	<ul style="list-style-type: none"> <li>• Encourage compact growth</li> <li>• Plan for and coordinate growth within the city's area of impact</li> <li>• Use and expand public facilities and services efficiently</li> </ul>	<ul style="list-style-type: none"> <li>• Blueprint Boise coordinates the growth of the City and the Campus Master Plan provides St. Luke's with its blueprint for development.</li> <li>• 1990s Campus Master Plan showed the way for the last 20 years. St. Luke's has been consistent with the original campus master plan</li> <li>• Proposed expansion of the multi-modal transportation system (cars, bikes, pedestrians, transit) expands public services efficiently and provides convenient access to public facilities</li> <li>• Adequate public facilities will be required</li> <li>• Infill and redevelopment of the Campus helps preclude sprawl and encourages compact growth</li> <li>• Creates a blueprint for development to serve community need for decades</li> </ul>
#3: A Community of Stable Neighborhoods and	<ul style="list-style-type: none"> <li>• Ensure neighborhoods are served by a hierarchy of mixed-use activity centers, including schools</li> </ul>	<ul style="list-style-type: none"> <li>• System of micro paths provides safe connections to pedestrian facilities and daily needs</li> </ul>



BLUEPRINT BOISE		ST. LUKE'S MASTER PLAN
Themes	Principles	Compliance
Vibrant Mixed-Use Activity Centers	<ul style="list-style-type: none"> <li>• Protect stable neighborhoods</li> <li>• Encourage a variety of housing choices</li> <li>• Emphasize the importance of high-quality urban design in the built environment</li> <li>• Protect the city's historic resources</li> </ul>	<ul style="list-style-type: none"> <li>• Work with historic preservation organizations will aid in the preservation with purpose of historically interesting structures</li> <li>• Preservation with purpose of historically interesting structures will enhance the character of the neighborhood and contribute to community identity and history</li> <li>• Committed to working with all stakeholders to improve the transportation system near St. Luke's and the East End</li> <li>• Multimodal transportation promotes high-quality pedestrian, bicycle and transit -oriented design</li> <li>• Revitalization of Broadway 111 commercial center</li> <li>• Robust outreach to stakeholders provided with opportunity to participate in shaping the future of their neighborhoods.</li> <li>• Work with VRT to provide a high quality transit system</li> </ul>
#4: A Connected Community	<ul style="list-style-type: none"> <li>• Promote an integrated approach to land use and transportation planning</li> <li>• Expand the city's non-motorized transportation options</li> <li>• Expand the city's transit system</li> <li>• Support technological and social connections</li> </ul>	<ul style="list-style-type: none"> <li>• St. Luke's sits on the City's transit steering committee with the goal to expand the City's transit system</li> <li>• Multimodal transportation and complete streets provides connectivity for all modes of transportation</li> <li>• Increased traffic safety</li> <li>• Improved traffic operations and circulation</li> <li>• Traffic calming</li> <li>• Increased bike and pedestrian safety</li> <li>• Increased bike and pedestrian alternative choices</li> <li>• Integration of Fort Boise and St. Luke's area plans</li> <li>• Enhanced connection to BSU</li> <li>• Reconfiguration of Bannock will allow pedestrians to move easily between Downtown and the East End.</li> <li>• The plan provides amenities such as sidewalks, paths, bicycle facilities and maintaining and improving the transportation network in and around the study area.</li> <li>• [Micro] paths would create a safe, alternate connection to other pedestrian facilities in the vicinity.</li> </ul>
#5: A Community that Values its Culture, Education, Arts, and History	<ul style="list-style-type: none"> <li>• Reinforce the role of visual and performing arts within the community</li> <li>• Provide high quality Library/ Services for city residents</li> <li>• Support the development of public spaces that promote community gatherings and cultural events</li> <li>• Support institutions of higher education that meet the changing needs of Boise's residents and business community</li> </ul>	<ul style="list-style-type: none"> <li>• Create public spaces to experience urban green space and public art</li> <li>• Public art planned for open spaces and parking garages</li> <li>• New open spaces and public art opportunities created between structures; pocket parks</li> <li>• Farmers market</li> <li>• Organizations will aid in the preservation with purpose of historically interesting structures</li> <li>• Preservation with purpose of historically interesting structures will enhance the character of the neighborhood and contribute to community identity and history</li> <li>• Historical exhibits provided within St. Luke's buildings</li> <li>• Art exhibits for local artists curated within St. Luke's buildings</li> <li>• Children's Hospital maintains K-12 Children's School serving approximately 1,000 in-patient and out-patient students each year; ensures school accommodations for those that could not otherwise attend</li> </ul>

BLUEPRINT BOISE		ST. LUKE'S MASTER PLAN
Themes	Principles	Compliance
		<ul style="list-style-type: none"> <li>• Coordinate medical training outreach with BSU to enhance higher education and maximize the ability of BSU to provide quality education</li> <li>• Bannock Street plaza area displays sculptures, water features and a labyrinth adjacent to the pediatric infusion play area.</li> </ul>
#6: A Strong, Diverse Economy	<ul style="list-style-type: none"> <li>• Maintain and enhance the city's primary job base diversity</li> <li>• Leverage the city's concentration of state and federal activities</li> <li>• Reinforce the role of downtown Boise as the city, state, and region's civic, cultural, and employment center</li> </ul>	<ul style="list-style-type: none"> <li>• 400 new jobs; with increase in rollover job growth</li> <li>• \$400 million in development expenditures</li> <li>• Total economic benefit of \$1.4 billion</li> <li>• Maximizes City's existing market strengths</li> <li>• Enhances Downtown Boise vitality</li> <li>• Promotes opportunity to attract new businesses</li> <li>• Commitment to providing Boise residents with access to medical facilities</li> <li>• Promotes Blueprint Boise goal to promote opportunities for business expansion</li> <li>• Will help promote the City's housing goals for an increase in housing in and near the urban core.</li> </ul>
#7: A Safe, Healthy, and Caring Community	<ul style="list-style-type: none"> <li>• Protect life and property from natural hazards</li> <li>• Promote a safe community</li> <li>• Promote active living and healthy lifestyles</li> <li>• Support a range of health and social services</li> </ul>	<ul style="list-style-type: none"> <li>• Building design will support seismic innovations</li> <li>• Promotes healthy lifestyle through activity, open space, farmers market access, Boise GreenBike</li> <li>• Encourages wellness through care and prevention, encouraging employees to walk or bike to work</li> <li>• Active and passive recreational facilities</li> <li>• Promotes best practices in medical care through integrated care design</li> <li>• Maximizes social, mental and medical health service access for Boise residents</li> <li>• Optimizes emergency medical services.</li> <li>• Food services primarily intended to provide services for existing patients, visitors, and employees without generating additional parking demand.</li> <li>• Public drinking fountains, with integral dog waters, and brick seating walls with views of the foothills to the north would be included in the streetscape.</li> <li>• Conservation of energy, incorporation of nature indoors, and meticulous material selection create an indoor setting utilizing the positive effects of nature on personal and environmental health.</li> </ul>

## Tab 4

### Blueprint for a Better Boise



# St. Luke's Transportation and Connectivity

## ACHD-Required Improvements

St. Luke's is required by the Ada County Highway District (ACHD) to mitigate the impact of our proposed Boise Campus Master Plan, which includes net new square footage and the closure of one block of Jefferson Street.

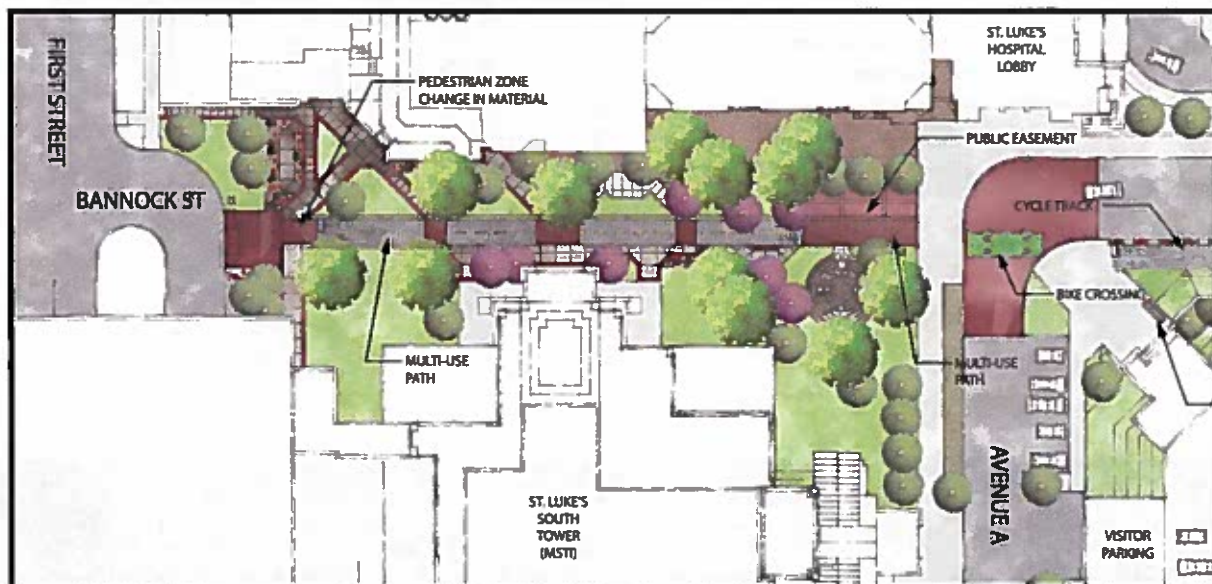
### *Vehicular Traffic Improvements*

- Additional turn lanes at 1st/Fort/State streets and Avenue B/Jefferson Street
- Center turn lanes on State Street from 1<sup>st</sup> through 5th streets
- New traffic signals at 2<sup>nd</sup>/Main and 3<sup>rd</sup>/State streets

### *Bicycle and Pedestrian Connectivity*

- 10-foot sidewalks along Avenue B and Fort Street
- 5-foot bike lanes along Avenue B and Fort Street

## St. Luke's Wants to Do More...



## St. Luke's Enhanced Improvements

These proposed improvements have evolved through discussions with the City of Boise, ACHD, and community members. The majority of the investment will be made by St. Luke's.

### ***Vehicular Traffic Improvements***

- Roundabouts at Fort/Reserve streets and Robbins Road/3rd Street
- Realignment at 1st/Fort/State streets intersection

### ***Bicycle and Pedestrian Connectivity***

- 10-foot, two-way cycle track and 5-foot sidewalk encircling St. Luke's along Fort, State, 2nd, and Idaho streets, and Avenue B
- 5-foot bike lanes along State, Fort, and 1st streets and east side of Avenue B
- Intersection markings and signal improvements
- Rapid-flashing beacon to allow pedestrian crossing of Avenue B at Bannock Street
- Micropaths to serve "unofficial" access routes
- 10-foot, two-way cycle track on Bannock Street and improved bike access through the plaza



***All ACHD-required and St. Luke's enhanced improvements, except the roundabout at Robbins and 3rd, will be completed and functional before the closure of Jefferson Street to ensure continued connectivity and the smoothest possible traffic flow.***

**Learn more at [stlukesonline.org](http://stlukesonline.org)**

## Tab 5

### Transportation Mitigation and Enhancement

# St. Luke's Mitigation Plan

## ***Baseline Mitigation***

Baseline mitigation is founded on the requirements developed through the Traffic Impact Study for the ACHD. The baseline mitigation is the improvement system by which St. Luke's financial responsibility is developed. Baseline mitigation required to mitigate the project impact includes:

- **Bicycle and Pedestrian Connectivity Improvements** – These items are functionally necessary prior to the 2024 midpoint analysis, but have been identified for completion immediately at project outset, prior to any closure of Jefferson Street, in order to mitigation connectivity loss.
  - 10-ft sidewalk on the St. Luke's side starting from Warm Springs along Ave. B and continuing along Fort Street and ending at 2<sup>nd</sup> Street
  - 10-ft sidewalk on the east side of Fort Street between Jefferson and Reserve Streets
  - 5-ft bike lane on St. Luke's side starting from Warm Springs along Ave. B and continuing along Fort Street and ending at 2<sup>nd</sup> Street
  - 5-ft bike lane east side of Ave. B/Fort Street from Warm Springs to Reserve Street and along State Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets
- **Traffic Improvements** – These improvements are necessary to mitigation for vehicular traffic impacts due to the project. They are not functionally needed until after the 2024 midpoint analysis, so are required to be completed as needed prior to 2035.
  - Median control starting at Front Street along Broadway, Ave. B, Fort Street, and State Street ending at 5th Street
  - Westbound left turn restriction at Bannock onto Ave. B
  - Northbound right turn lane at Jefferson from Ave. B
  - Dual southbound left turn lanes along Fort Street at the 1st/Fort/State intersection including signal modification
  - Left turn bays in both directions on State Street from 2nd to 5th Streets
  - New traffic signal at 2nd and Main Street
  - New traffic signal at 3rd and State Street

Baseline mitigation requires all bicycle and pedestrian improvements, including sidewalks and bike lanes, are to be completed prior to the closure of Jefferson.

## ***Fort Boise-St. Luke's Transportation Plan Enhancement***

The enhanced improvements have evolved as the City of Boise conducted its Fort Boise Masterplan study and the public process has continued to progress. The improvements identified below are current as of the writing of this document:

- **Bicycle and Pedestrian Connectivity Improvements** – These items have expanded beyond the baseline mitigation, but similar to the baseline mitigation, they must be completed prior to the closure of Jefferson to ensure continued available connectivity.

- 10-ft cycle track with adjacent 5-ft sidewalk encircling St. Luke's campus on the hospital side of the streets along:
    - Ave. B from Warm Springs to Reserve
    - Fort Street from Reserve to 1st/Fort/State Street
    - State Street from 1st/Fort/State Street to 2nd Street
    - 2nd Street from State Street to Idaho Street
    - Idaho Street from 2nd Street to Ave. B
  - Improvement and realignment of the existing 10-ft multi-use path on the Fort Boise Park side of Fort Street from Reserve to 5<sup>th</sup> Street as needed to accommodate roadway geometry changes
  - 10-ft sidewalk on the east side of Fort Street between Jefferson and Reserve Streets
  - 5-ft bike lane east side of Ave. B/Fort Street from Warm Springs to Reserve Street
  - 5-ft bike lane on both sides of Fort Street from Reserve to Robbins
  - 5-ft bike lane on north side of State Street between 1<sup>st</sup> and 3<sup>rd</sup> Streets
  - 10-ft multi-use path along Bannock from Ave. A to 1<sup>st</sup> Street
  - 10-ft cycle track on south side of Bannock from Ave. B to Ave. A, with enhanced sidewalk on north side of Bannock in this area
  - Rectangular Rapid Flashing Beacon (RRFB) on Ave. B at Bannock Street
  - Micropaths through St. Luke's parking garage area south of Main Street to connect Broadway to St. Luke's campus via Ave. A crossing or 1<sup>st</sup> Street
  - Enhanced bicycle safety markings (green boxes, better intersection crossing markings, possible bike signals, etc.)
  - Improved signal function to better accommodate pedestrians and cyclists
  - Connection to existing or planned ACHD bicycle features (lanes, sharrows, etc.) as applicable within St. Luke's area
- Traffic Improvements – These improvements are necessary to mitigation for vehicular traffic impacts due to the project; however, in this scenario, these improvements have been enhanced. The baseline mitigation improvements identified above would still be completed as noted. In addition, the following enhancements would be included:
    - Roundabout at Reserve and Fort Streets
    - Realignment of the 1st/Fort/State intersection to better accommodate dual left turn lanes and new bike lanes
    - Roundabout at Robbins and 3rd Streets

Similar to baseline mitigation, all enhanced bicycle and pedestrian improvements, including cycle track, sidewalks, RRFB, crosswalks, and bike lanes, are to be completed prior to the closure of Jefferson. This includes completing the Fort and Reserve roundabout and the geometry changes to the 1<sup>st</sup>/Fort/State intersections in order to properly complete the bike and pedestrian improvements in those two intersections.

## **Tab 6**

### **St. Luke's Community Boards and Committees**

## **St. Luke's Boards & Committees**

### **Health System Board of Directors**

Arthur F. (Skip) Oppenheimer, Chairman  
Brigette Bilyeu  
Larry Cope  
Lucie DiMaggio, MD  
Alan Horner  
Dan Krahm  
Bob Lokken  
Jon Miller  
David C. Pate, MD, JD, President / CEO  
Rich Raimondi  
Tom Saldin  
Bill Whitacre  
Barbara Wilson

### **West Region Board**

Mike Mooney, Chairman  
A.J. Balukoff  
Jim Everett  
Kami Faylor  
Carol Feider  
Dean Hovdey  
Thomas Huntington, MD  
George Iliff  
Ron Jutzy, MD  
Joy Kealey  
Kathy Moore, West Region CEO  
Catherine Reynolds, MD  
Bill Ringert  
Ron Sali  
Bishop Brian Thom  
Brad Wiskirchen

### **Treasure Valley Community Board**

Jim Everett, Chairman  
Linda Clark  
Jim Cleary  
Bayo Crownson, MD  
Darin DeAngeli  
Alice Hennessey  
Paul Lodge  
Glenn Michael  
Kathy Moore, West Region CEO  
Doug Oppenheimer  
Joel Poppen  
Roger Quarles  
Tara Russell  
Willie Stewart  
Nicole Thurston, MD

### **Strategic Initiatives Committee**

Tommy Ahlquist  
James Bailey  
Art Berry  
Dr. Ted Bohlman  
Kenny Bolton  
Mike Brassey  
Steve Brown  
Clay Carley  
Larry Chetwood  
Bill Connors  
John Cunningham  
Ed Dahlberg  
Sandra Dalton  
Darin DeAngeli  
William J. Deasy  
Michael Fery  
Gary L. Fletcher  
Jerry Frank  
Bill Gilbert  
Bob Glaisyer  
Steven Goddard  
David D. Goss  
Dick Hackborn  
Steve Hanks  
George Harad  
James V. Hawkins  
Alice Hennessey  
Jefferson Jewell  
Mike Jung  
Ray Kaufman  
Joy Kealey  
Jim Kissler  
Dr. Vincent M. Kituku  
Dr. Peter Langhus  
Todd Lindsay  
Michael Ling  
Scott Madison  
David McAnaney  
Pat McMurray  
Dr. David Merrick  
Neil Nelson  
Peter Oliver  
Doug Oppenheimer  
Skip Oppenheimer  
David Palfreyman  
Dick Parrish  
Dr. David Pate  
Herb Patriarche  
Rich Raimondi  
Phil Reberger  
Bob Rice



**Treasure Valley Foundation Board**

Doug Oppenheimer, Chairman  
Marilyn Beck  
Eldon Book  
Jeff Cilek, Executive Director  
Darin DeAngeli  
Bill Gilbert  
Jefferson Jewell  
Peter Langhus, MD  
Paul Lodge  
Alexandra Manning  
Gail May  
Mike Mooney  
Kathy Moore, West Region CEO  
Mike Shannahan  
Tom Siegert  
Cathy Silak  
John Witte, MD  
Judy Wright

**Children's Advisory Board**

Tom Siegert, Chairman  
Teresa Alexander  
Joe Atalla  
Mark Bowen  
Tyler Burpee, MD  
Ronda Conger  
Karalie DeLuca  
Lisa Derig  
Dixie Dykman  
Jolly Eck  
Kami Faylor  
Larry Geyer  
John Grizzaffi  
Cindy Hanks  
Doug Houston  
Mike Mahan  
Tomi McGee  
Don Nelson  
Creig Ohman  
Shirley Osborn  
Joey Perry  
Rick Phillips  
Marlene Puckett  
Jim Rowell  
Shannon Satz  
Lisa Simplot  
ReBecca Suits

Deanna Turner  
Bryan Wewers  
Noreen Womack, MD

**Strategic Initiatives Committee – cont'd**

Tom Ripke  
Mark Rivers  
Mike Shannahan  
Walt Sinclair  
Gordon C. Smith  
Shannon Stoeger  
Scott J. Straubhar  
Duane Stueckle  
Michael W. Sullivan  
Dr. Jim Swartley  
Carolyn Terteling  
Mark Tidd  
Karen Vauk  
Chuck Walter  
Jim Webb  
Bill Whitacre  
Tim R. Wilcomb  
Tom Wilford  
Barbara L. Wilson  
Charles Wilson  
John Witte, MD  
Ed Zimmer

**Boise/Meridian Medical Executive Committee**

Ronald Jutzy, MD, Chief of Staff  
Clifford Tenley, MD, Chief of Staff Elect  
Lee Kornfield, MD, Secretary / Treasurer

***Department Chairmen***

Robert Centeno, MD, Anesthesiology  
Samual Bass, MD, Cardiac and Vascular Services  
Kenneth Bramwell, MD, Emergency Medicine  
Kara Cadwallader, MD, Family Medicine  
James Olson, MD, General Surgery  
Steven Marx, MD, Medical Imaging  
Frank Johnson, MD, Medicine  
Jacqueline Maybach, MD, OB/GYN  
Tonya Kuhn, MD, Oncology  
Erik Heggland, MD, Orthopedics  
Misty Payne, MD, Pathology  
Mark McConnell, MD, Pediatrics  
Robert Korn, MD, Surgery

***Clinical Section Chairmen***

Scott Grant, DMD, Dentistry  
Steven Mings, MD, Dermatology  
Raymond Otto, MD, Hyperbaric Medicine and Wound Management  
James Whiteside, MD, Neurology  
Kenneth Little, MD, Neurosurgery  
Ralph Sutherlin, DO, Occupational Medicine  
Scott Simpson, MD, Ophthalmology  
Eric Nelson, MD, Oral Maxillofacial Surgery



**Children's Hospital Board**

Patricia Olsson, Chairman  
Angela Beauchaine, MD  
David Bettis, MD  
Mark Bowen  
Susie Molenaar Butterfield  
Eugenia Chang, MD  
Bruce Cherny, MD  
Joanne Clavelle  
John Eck, MD  
Andy Erstad  
Mindy Gaddis, MD  
David Goss  
Doug Houston  
Patricia Kempthorne  
Greg Satz  
John Ullery, MD

**St. Luke's Boise/Meridian Auxiliary Board**

Cindy Hanks, President  
Sharon Aalbers  
Donna Anders  
Randy Andrews  
Joanne Clavelle  
Jan Eastes  
Robin Fisher  
Carrie Guanell  
Debbie Haltermann  
Nancy Harvey  
Mary Iacoboni  
Diane Jacobsen  
Alexandra Manning  
Bob Newell  
Colleen O'Tyson  
Carrie Simplot  
Celeste Sweet  
Carol Teater  
Renee Zerwas, Volunteer Director

***Clinical Section Chairmen – cont'd***

John Boyajian, MD, Otolaryngology  
Michael Sant, MD, Physical Medicine and Rehabilitation  
Dean Sorensen, MD, Plastic/Reconstructive Surgery  
Stephen Miller, MD, Urology

***Committee Chairmen***

David Fonseca, MD, Blood Product Management  
Renee Bourquard, MD, Credentials  
Philip Jensen, MD, Endoscopy  
John Jambura, MD, Ethics  
Sky Blue, MD and Thomas Coffman, MD, Infection Prevention  
Steve Sadicario, MD, Medical Records  
Mark McConnell, MD, Pediatric Intensive Care  
Philippe Masser, MD, Pharmacy and Therapeutics  
Brent Nelson, MD, Physician Excellence  
Michael Hedemark, MD, Quality and Patient Safety  
William Bergquist, MD, Thrombology  
Mark Kieckbusch, MD, Transfusion / Blood Utilization  
Susan Blough, MD, Utilization Management  
Leslie Nona, MD, Wellness

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Amanda Brown](#)  
**Subject:** FW: St. Luke's proposal  
**Date:** Friday, June 26, 2015 8:48:54 AM

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

From: Tama everett [<mailto:tamaeverett7@gmail.com>]  
Sent: Thursday, June 25, 2015 5:25 PM  
To: MayorBieter  
Cc: mike everett  
Subject: St. Luke's proposal

Tama and Mike Everett  
2270 Table Rock Road  
Boise ID 83712

We have lived at this current address since 1989 where we raised our two children and now have grandchildren who are also living in this wonderful community.

We are extremely pleased to see this well developed and thoughtful plan St. Luke has proposed for our community to address the needs of the future by still remaining sensitive to the integrity of the surrounding community.

How fortunate we are to live in Boise but must accept some change is warranted to keep our community vibrant as it continues to grow and expand.

We are extremely pleased to support this progressive plan and encourage the Mayor and the City Council to give the green to St. Luke to implement the plan and move ahead.

Sincerely,  
Tama and Mike Everett

Sent from my iPad

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Amanda Brown](#)  
**Subject:** FW: St. Lukes  
**Date:** Friday, June 26, 2015 8:49:05 AM

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**From:** B Young [mailto:byinid@gmail.com]  
**Sent:** Thursday, June 25, 2015 5:40 PM  
**To:** MayorBieter  
**Subject:** St. Lukes

I am writing in regards to the St. Luke's master plan. I am both an employee of St. Luke's and a 20 year Boise resident. Having received the company line on the need to support the St. Luke's plan I decided to attend a couple public discussions on the subject and visit the Keep Boise Connected website to gain a 360 degree perspective of the proposed expansion. I am convinced that the expansion of healthcare facilities in Idaho is needed and that this is a great opportunity for Boise to really do something special. I am not convinced that we have truly "imagined all the possibilities" of how best to accomplish the expansion in the best possible way for both St. Luke's and Boise. I am not confident that sufficient alternatives for this unique opportunity have been considered and fear that if approved we will have missed a chance to do something special and damaged a long standing partnership between St. Luke's and the communities that surround it. This could easily be a "lose-lose" situation without your leadership. I recommend that more time be spent on alternative solutions and that the City Council insist on a more collaborative relationship between St. Luke's and the key stakeholders. I believe that the expansion can be better accomplished in a way that is mutually beneficial to both.

I encourage you to reject the current change to the city master plan until you are convinced that alternatives have been sufficiently studied and presented.

Thank you for your commitment to Boise.

Brian Young  
208-859-4667

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#); [Alysha Prisbrey](#)  
**Subject:** FW: Support for St. Luke's Boise campus expansion  
**Date:** Thursday, June 18, 2015 11:13:13 AM

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**From:** Taylor, Rebecca [mailto:rltaylor@slhs.org]  
**Sent:** Wednesday, June 17, 2015 3:08 PM  
**To:** MayorBieter; CityCouncil; tellus@achdidaho.org  
**Subject:** Support for St. Luke's Boise campus expansion

I am writing to express my support for the St. Luke's Boise Campus expansion. As a Treasure Valley resident and St. Luke's employee, I understand the need for such high quality medical care to be centralized to meet our growing community's health needs. The benefit of having this occur in Boise rather than an outlying city is our Capital City will remain vibrant with increased use of downtown businesses by employees and visitors, along with having safer traffic patterns for pedestrians, cyclists and motorists. All of these benefits far outweigh the cost of closing Jefferson Street. Please approve the campus expansion.

Thank you,

*Rebecca Taylor, Au.D.*

Doctor of Audiology/Clinic Manager  
St. Luke's Hearing and Balance  
3101 E State St, Suite 2108  
Eagle, ID 83616  
(208) 385-3480 ph  
(208) 385-3481 fax

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

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Amanda Brown](#)  
**Subject:** FW: Support for St. Luke's downtown expansion plan  
**Date:** Friday, June 26, 2015 1:12:34 PM

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**From:** Tom Saldin [mailto:tomsaldin@aol.com]  
**Sent:** Friday, June 26, 2015 1:12 PM  
**To:** MayorBieter; CityCouncil; tellus@achdidaho.org  
**Cc:** ssaldin@aol.com  
**Subject:** Support for St. Luke's downtown expansion plan

St. Luke's has been our hospital for well over thirty years, caring for our family through surgeries, cancer, childbirth, and various illnesses and emergencies. We have always valued having a top-notch, full-service hospital downtown in close proximity when needed, and we applaud St. Luke's commitment to providing the highest quality care in a fully integrated manner. While we understand change can be upsetting and difficult, we also understand that with the dynamic growth of Boise and the massive transformations occurring both nationally and locally in healthcare, change is inevitable. Expansions and improvements are not only desirable but necessary, and it is critical that those expansions and improvements be done without compromising the accessibility and the quality we all rely on and expect. In light of the demonstrable need affecting us all, as well as the significant plan modifications which have been made in response to East End Neighborhood concerns, we urge your approval of St. Luke's downtown expansion plan and your support for St. Luke's continuing pursuit of excellence in healthcare.

With appreciation, Tom and Sue Saldin

Tom Saldin  
[tomsaldin@aol.com](mailto:tomsaldin@aol.com)

**From:** [MayorBieter](#)  
**To:** [Hal Simmons](#)  
**Cc:** [Amanda Brown](#)  
**Subject:** FW: Support of St. Luke's Master Plan  
**Date:** Wednesday, June 24, 2015 11:54:52 AM

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**From:** KAREN PALMER [mailto:kpalm04@cableone.net]  
**Sent:** Wednesday, June 24, 2015 11:53 AM  
**To:** MayorBieter  
**Subject:** Support of St. Luke's Master Plan

I am writing today to lend my support to the St. Luke's downtown master plan. I have lived in Boise all my life and have been used St. Luke's for my medical care. I like having this service in my Southeast Boise neighborhood. I will not travel to Meridian for my medical care. Please approve the new plan and allow them to close Jefferson St.

Thank you,

Karen Palmer-Heitz  
3703 E Shady Glen Drive  
Boise, ID 83706

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**From:** [Gary E. Richardson](#)  
**To:** [Hal Simmons](#)  
**Subject:** Fwd: St. Luke's Master Plan  
**Date:** Thursday, June 25, 2015 12:52:20 PM  
**Attachments:** [Comments-2.odt](#)

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Hal:

Here are my thoughts (attached) on the proposed master plan for expansion of St. Luke's Regional Medical Center.

Sincerely,

**Gary**

Gary E. Richardson

746 Santa Paula Ct  
Boise ID 83712-6564  
(208) 336-2128

[garyerichardson@gmail.com](mailto:garyerichardson@gmail.com)  
[garyerichardson.com](http://garyerichardson.com)



*My purpose in life may be to  
serve as a warning to others.*



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

I am truly torn over the St. Luke's master plan. I would like to see the hospital expand in its present location in a conscientious manner. I do not think that I, personally, would be affected by the closure of Jefferson, but I don't think closing Jefferson is necessary for St. Luke's to meet its objectives.

A bit of background: I have lived in the St. Luke's neighborhood since 1982, first renting on 2<sup>nd</sup> St. a few blocks away. In 1986, we bought our home in Aldape Heights, overlooking St. Luke's about a mile away. One of the reasons I decided to locate there permanently is the proximity to St. Luke's, where my primary care provider, a couple of my specialists, as well as the hospital and its ancillary services—labs, radiology, ER, etc.—are within a 15-minute walk or a five-minute bike or car ride.

That said, unless I am headed for the St. Luke's “campus” itself or south on Broadway, I avoid the Avenue B-Jefferson-Fort-Reserve streets intersection whether walking, cycling or driving. I prefer, for safety, to weave through the Fort Boise recreational complex if headed west or downtown, or through the East End if headed east or southeast. The proposal for a properly designed, modern roundabout at the Fort-Reserve intersection is one aspect of this plan I wholeheartedly endorse.

What troubles me most about St. Luke's proposal is the high-handed way they have approached it. Apparently their administration and public-affairs folks haven't heard of strategic development of informed consent. It entails identifying all of the affected stakeholders at early planning stages of a proposed action and involving them deeply enough in the decision process that they have all the information upon which the ultimate decisions are based. While they may not agree with the ultimate outcome, they are much more likely to assent, having been heard and understanding how the various costs and benefits were weighed. Additionally, the stakeholders actually may contribute to a better decision if they are truly heard. St. Luke's initial “my way or the highway” is a *two-way* street, as they have learned. It has brought out a sentiment that truly surprised me, with many of my friends and neighbors suggesting that perhaps St. Luke's *should* move their expansion to the population center of the Valley: Meridian.

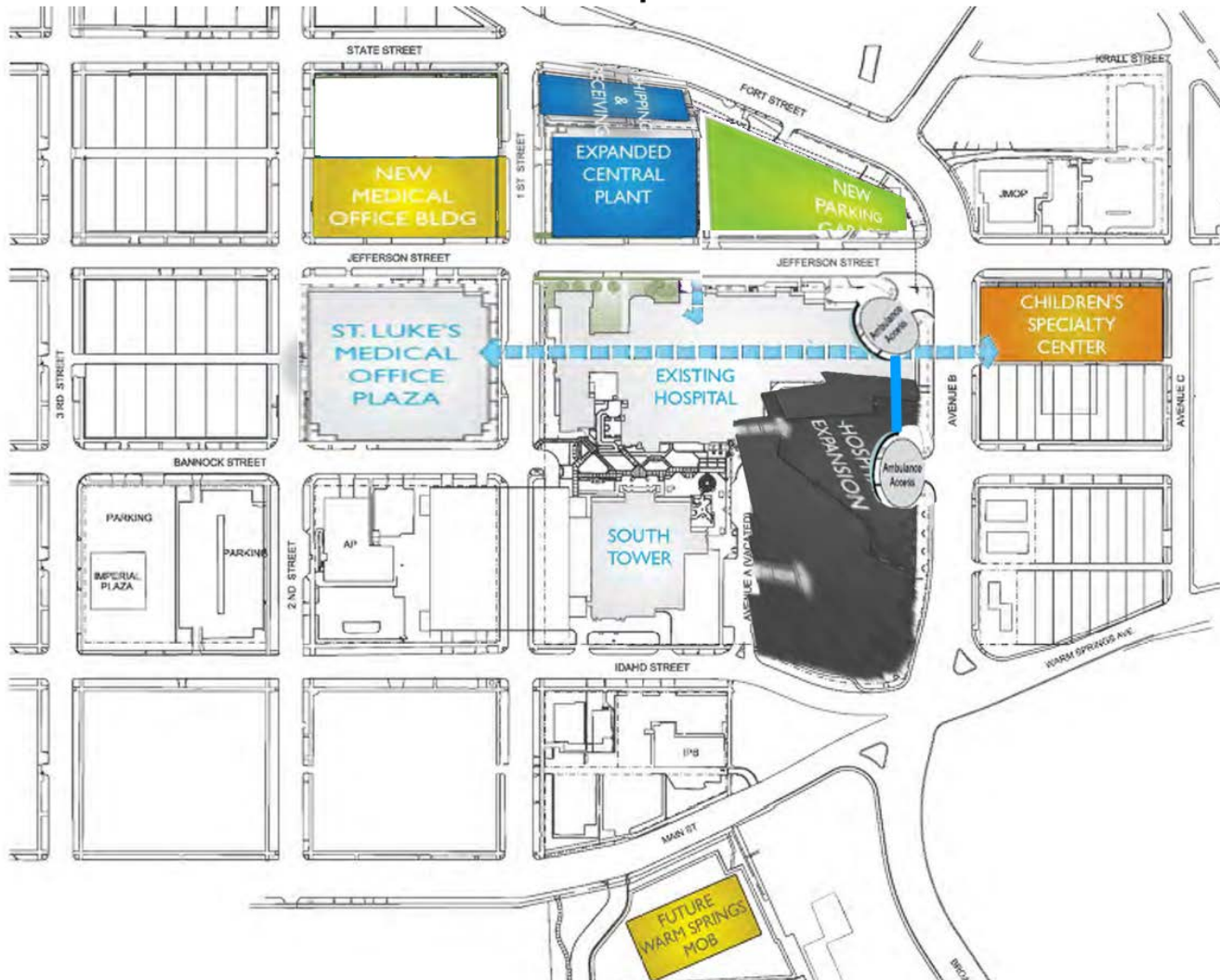
When I saw the footprint of the addition for which Jefferson St. would be vacated, it seemed obvious that a southward expansion by removing or building over the existing parking garage would meet the same horizontal-service-connectivity/continuum-of-care objectives as a northward expansion and would obviate the need for losing two more blocks of public right of way in addition to that already vacated on Bannock and Avenue A.

The rationale for rejecting the “Expansion South” alternative toward Warm Springs and over Avenue B is misleading, unconvincing and somewhat disingenuous. Objections to the Expansion South alternative stated in the plan documents are attached as an end note.\* Almost every objection to expanding southward relates not to the main building expansion but to the (unnecessary) placement of ancillary buildings—the medical office building and the parking garage—to the *east*, across Ave. B on land much of which St. Luke's does not own.

Below is an illustration of a southward expansion plan that connects the main expansion to the existing hospital floors and corridors as desired but keeps the new parking garage and medical office building *north of Jefferson*. Logistically, relegating the parking, central plant, shipping and receiving facilities to the Front/First/Jefferson “island” gets them away from the residential areas yet accessible to thoroughfares and immediately across Jefferson from the hospital building. The new MBO is across Jefferson from the existing medical “plaza,” which also can expand to the west or provide additional parking. These facilities can easily be connected across Jefferson—underground, overhead or both—to the main buildings.



## Potential St. Luke's facility south solution for expansion improved!



The other objections to a southward expansion stated in the plan relate to location of the

main entrance and the emergency department. Here is where another bit of ingenuousness creeps into the objections: *Expansion to the south causes redevelopment of the entire front of the existing hospital. Patient and visitor access to front door is problematic.* Of course, St. Luke's preferred, northward expansion envisions just that: redevelopment of the entire front of the hospital by moving it to the northeast corner of the expanded building and closing or converting the existing entrance.

For a southward expansion, several options for locating the new entrance and the emergency department are workable. A couple are shown on the illustration above. A grand entrance at the corner of Jefferson and Ave. B, or further up Jefferson, is possible, as is one on Ave. B across from East Bannock. I don't pretend to be an architect or planner; I just want to illustrate that solutions are possible without vacating Jefferson.

I have heard a couple objections to the southward expansion that were not stated in the plan. The obvious one is the additional cost of removing or building over the (relatively small) existing parking structure. My response to that is, perhaps that location for expansion should have been considered prior to building the garage. The public should not have to pay for the hospital's short-sighted planning.

The other objection I've heard relates to the inconvenience caused during construction when the existing entrance would be blocked by the southward expansion. That inconvenience can be engineered around with an alternate entrance during construction—a temporary inconvenience, which should be weighed against the permanent inconvenience to the public of disregarding the connectivity already built into the city's comprehensive plan.

\* Below, the objections to a southward expansion stated in the plan documents that are *not* related to the main building expansion are **highlighted**:

Reasons for rejecting the “South Solution” presented in the October, 2014, Appendix:

The new Patient Tower would be located between Avenues A and B in place of the existing parking garage and expand through Bannock Street to the current emergency room entrance. The new parking garage would be located across Avenue B between Avenues B and C south of Bannock Street. The Children’s Pavilion and the new Medical Office Building would be combined in the block north of the garage. This expansion would require the relocation of the emergency department entrance to Jefferson Street, and cause a significant impact to the traffic load on Jefferson Street. Access on Bannock between Avenues A and B would be eliminated to accommodate the expansion of the hospital. Congestion on Bannock Street between Avenues B and C would be increased due to lobby and parking garage entrances, increasing the potential for vehicular-pedestrian conflict on this block. The location of the parking and lobby entrances on Bannock Street between Avenues B and C would likely increase the use of Avenue C as an access route, increasing the encroachment on the neighborhood. Skybridges over Avenue B would provide the conduit from the parking garage to the new hospital and between the new hospital and the Children’s Pavilion/Medical Office Building.

With the parking and lobby entrances on Bannock Street, queue lengths could extend back to Avenues B and C during peak hours. Increased congestion is correlated to increased emissions and decreased air quality. The increased traffic exiting the hospital lobby or parking garage left onto Avenue B from Bannock Street would likely require a signal to get onto Avenue B. Proximity to the Warm Springs signal would be a challenge for signal timing. Additionally, as noted with the expansion to the east, St. Luke’s does not currently own all of the property between Avenues B and C from Warm Springs north to Jefferson Street. Acquiring these properties requires time and resources.

Reasons for rejecting the “South Solution” presented in the original plan as revised December, 2014:

- With some exceptions, St. Luke’s does not currently own the property required to accommodate the South Solution.
- Development to the east across Avenue B straddles Zoning Districts H-S and R-3, and a Minor Arterial. Rezoning to allow the new use involves risk and decreases possibility of success.
- Internal connectivity and circulation becomes inefficient and problematic between the medical office building (MOB) and the expansion.
- Bannock Street MOB drop-off and garage access would require closure of Bannock Street to through traffic.
- Additional access points would be necessary on Avenue C, increasing congestion deeper into the East End.
- Insufficient floor area for the anticipated building program would cause the height of the proposed expansion to increase.
- Expansion to the south causes redevelopment of the entire front of the existing hospital. Patient and visitor access to front door is problematic.
- Access to the Emergency Department becomes challenging.
- Parking is potentially eliminated at the main hospital entrance. All parking would be located across Avenue B from the main hospital.
- All new traffic volume is concentrated at Warm Springs/Avenue B/Main/Idaho Street intersection, further congesting an already congested area.
- Street level connectivity between new construction and existing presents safety challenges to pedestrians crossing Avenue B.

**From:** [Cyd Weiland](#)  
**To:** [MayorBieter](#); [Maryanne Jordan](#); [Lauren McLean](#); [Ben Quintana](#); [Scot Ludwig](#); [TJ Thomson](#); [Elaine Clegg](#)  
**Cc:** [Hal Simmons](#)  
**Subject:** Master Plan Public Comment  
**Date:** Saturday, June 27, 2015 3:27:19 PM  
**Attachments:** [6\\_27 Supplemental Summary and Analysis.pdf](#)

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Greetings:

Enclosed please find a "comment" for Council review and consideration. My "comment" is a three-page supplemental summary and analysis of the public comment received to date (e.g., through June 15) on the proposed St. Luke's Master Plan, including observations and assumptions.

This summary and analysis supplements a May 17, 2015 summary/preliminary analysis submitted to the City as a public comment on May 18, 2015. The May analysis examined comments placed on the City's website as of May 17, 2015, as documented in four pdf files, which encompassed comments received between November 17, 2014 and April 14, 2015. This summary and analysis examines public comments received between April 14 and June 15, 2015, as documented in two additional pdf files on the City's website.

As a retired environmental analyst/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.

Thank you!

Cydney A Weiland  
124 N Coston Street  
Boise, ID 83712

**St. Luke's Master Plan Public Comments: Nov 17, 2014 – June 15, 2015**  
**Supplemental Summary and Analysis (new information in *italics*)**

This summary and analysis supplements a May 17, 2015 summary/preliminary analysis submitted to the City as a public comment on May 18, 2015. The May 18 analysis examined comments placed on the City's website as of May 17, 2015, as documented in four pdf files, which encompassed comments received between November 17, 2014 & April 14, 2015. This summary and analysis adds public comments received between April 14 and June 15, 2015, as documented in two pdf files.

**Overall<sup>1</sup>**

File <sup>2</sup>	# Respondents	Expand Boise?		Close E Jefferson?	
		Y	N	Y	N
11_17 to 12_11.pdf	40	4	6	1	36
12_31 to 1_30.pdf	39	4	3	3	35
2_6 to 3_31.pdf	240	99	42	47	132
4_1 to 4_14.pdf	176	95	65	69	81
4-14 to 5-13.pdf	66	36	18	32	20
5-14 to 6-15.pdf <sup>3</sup>	27	13	12	12	12
<b>TOTAL</b>	<b>588</b>	<b>251</b>	<b>146</b>	<b>164</b>	<b>316</b>
<b>% of Total Respondents*</b>		<b>43%</b>	<b>25%</b>	<b>28%</b>	<b>54%</b>

\*For comparison, prelim analysis, 11/17 thru 4/14: Expand Boise (Y- 41%, N - 23%), close Jefferson (Y - 24%, N - 57%). [495 respondents]

**St. Luke's Affiliation<sup>4</sup> (# affiliated in brackets)**

File	# Respondents	Expand Boise?		Close E Jefferson?	
		Y	N	Y	N
11_17 to 12_11.pdf	40	4 [0]	6 [0]	1 [0]	36 [0]
12_31 to 1_30.pdf	39	4 [3]	3 [0]	3 [3]	35 [0]
2_6 to 3_31.pdf	240	99 [39]	42 [0]	47 [39]	132 [7]
4_1 to 4_14.pdf	176	95 [21]	65 [1]	69 [21]	81 [1]
4-14 to 5-13.pdf	66	36 [23]	18 [1]	32 [23]	20 [1]
5-14 to 6-15.pdf	27	13 [9]	12 [0]	12 [8]	12 [1]
<b>TOTAL</b>	<b>588</b>	<b>251 [95]</b>	<b>146 [2]</b>	<b>164 [94]</b>	<b>316 [10]</b>
<b>% in Category w/St. Luke's Affil**</b>		<b>38%</b>	<b>&lt; 1%</b>	<b>57%</b>	<b>3%</b>

\*\* For comparison, prelim analysis, 11/17 thru 4/14: Expand Boise (Y - 30%, N - <1%), close Jefferson (Y - 53%, N - 3%). [495 respondents]

<sup>1</sup> Responses do not total because for many respondents, their positions on these two specific issues (expand in Boise; close E Jefferson) were not apparent and therefore not recorded.

<sup>2</sup>From <http://pds.cityofboise.org/planning/st-lukes-master-plan/> as of 6/26/15. Numbers were generated from summaries developed for each file, available upon request. The pdf files (especially recent files) contained within and between them several duplicate or triplicate copies of individual comments -- every effort was made to "weed out" multiple copies and not include duplicates.

It is assumed that the four pdf files encompassing the Nov 17 - April 14 comments have remained unchanged since the May 2015 analysis was completed, and therefore that the above summaries for those dates remain valid.

<sup>3</sup> The 5-14 to 6-15 file included questions submitted by the public for the May 19 City Council worksession. These questions were not included as comments for this analysis, except for one specific position noted as part of a question. A petition containing 600+ signatures, also included in the 5-14 to 6-15, was similarly not included as a comment.

<sup>4</sup> St. Luke's affiliation = anyone who is an employee, contractor, volunteer, or donor or retiree; determined via commenter self-identification, by e-mail domain name ("slhs.org"), or by brief Google or LinkedIn searches.

### Perception of St. Luke's "Bad" Behavior

File	# Respondents	# Who Cite "Bad" Behavior <sup>5</sup>	Percentage
11_17 to 12_11.pdf	40	0	0
12_31 to 1_30.pdf	39	0	0
2_6 to 3_31.pdf	240	82	34%
4_1 to 4_14.pdf	176	61	35%
4-14 to 5-13.pdf	66	8	12%
5-14 to 6-15.pdf	27	0	0
TOTAL ***	588	151	26%

\*\*\* For comparison, prelim analysis thru 4/14: 29% cite "bad" behavior. [495 commenters]

### Observations on Public Comments

- The St. Luke's employees who responded Y to Boise expansion generally tended to be specialist physicians, administrators, or managers. That observation, initially made regarding the May 2015 analysis, remained the same for this supplemental analysis.
- There were few St. Luke's employees who responded N to expansion, but those that did respond against expansion tended to represent a greater cross section of employees (e.g., from physicians to those in nonmanagerial roles). This observation is likely less than robust, because of the limited numbers. However, one St. Luke's employee respondent did express her reluctance to speak at public hearings for fear of reprisal. Another respondent (not a St. Luke's employee) noted that a fellow East Ender/St. Luke's employee felt he could not speak out against the proposed Master Plan, after receiving numerous emails from his boss that he should attend and support St. Luke's. This respondent noted that because of St. Luke's pressure, the support among employees might be overrepresented while the opposition is underrepresented.
- The most often cited reason for not closing E Jefferson was the resulting traffic congestion. Bicycle/pedestrian access, and loss of a public resource to a private corporation, were also frequently cited.
- There were several anecdotal comments regarding the cost of health care; the perception that when St. Luke's "buys up" physician practices, costs go up; the burgeoning size of St. Luke's; the "grab" of a public resource by a tax exempt private corporation.
- There were also several expressions about the amount of money St. Luke's makes and the prices they charge, given that they are a tax exempt organization.
- Several of those who called for expanding in Boise specifically called out their desire to not have St. Luke's move their downtown facility to Meridian. Many clearly believed the continued presence of the entire Boise medical facility (not just "major services") was at stake.

<sup>5</sup> From Acrobat Pro occurrence search within each pdf file for the each of the following: bully, blackmail, fear, scare, megalomania, appalled/appalling, offend/offensive, arrogant, repulsed, ego, monopolistic, threat, aggressive. There may be some limited doublecounting, because two pdf files (2\_6 to 3\_31 and 4\_1 to 4-14) contain some duplicate comments, and because a few comments include more than one of the listed adjectives.

**Assumptions Used in Public Comment Summary: Expand in Boise/Close E Jefferson (Y/N)**

- Any St. Luke's affiliate that was Y on Boise expansion knew enough about the Master Plan such that he/she also concurred with closing E Jefferson, and he/she was marked in favor of closing E Jefferson. This assumption was based on knowledge that St. Luke's has actively promoted the Master Plan to their employees, and belief they have similarly done so to contractors, donors, volunteers and retirees.
- If anyone else (i.e., not St. Luke's affiliate) that was Y on Boise expansion specifically called out a Y for closing E Jefferson, it was duly noted. However, if they were Y for expansion but did not specifically call out their support for closing E Jefferson, the "closing E Jefferson" columns were left blank. This approach was conservative: it assumed that these respondents did not necessarily know that Y on expansion meant closing Jefferson, because "closing E Jefferson" was not disclosed as a Master Plan element in St. Luke's PR blitz of late March.
- If someone was N for closing E Jefferson but was silent on expansion, the "expand in Boise" columns were blank.
- If they were N on closing E Jefferson but specifically said Y to expansion, a Y for expansion was noted.
- If they were N on Boise expansion, a N on closing Jefferson was assumed.

**From:** [Sandy Musser](#)  
**To:** [Alysha Prisbrey](#); [Amanda Brown](#); [Hal Simmons](#)  
**Subject:** Mayor's Hotline Message RE St. Luke's plan 6/16/15  
**Date:** Wednesday, June 17, 2015 10:15:30 AM

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6/16/15

Annette Hanson  
2061 E. Feldsbar Ct.  
Boise, ID 83702  
383-0349

This is concerning the St. Luke's expansion. I got their postcard telling about the wonderful thing they're having down there this week; however, it is not like a community gathering place if they build out what they want to do with their offices. I understand the emergency thing; I use St. Luke's; I've been to St. Luke's a number of times; I live close to it. But they were only proposing before that it was an emergency room issue that they had to have, but now that I'm learning it's a lot more office space, which I think they should look at maybe using Americana, that area over there; there's a lot of empty buildings and empty space. When I saw how they want to upgrade the road at Broadway and Warm Springs, I do not want a Milwaukee and Fairview over in that area. This is a neighborhood; this should not be like 6 lanes every which way and 17,000 more cars of traffic. This is totally unacceptable for this neighborhood and to have downtown connected. That is not a nice little "let's have a little family gathering and bike around us". I bike all the time downtown and that area is going to be a nightmare; I hate going down over Fairview and Milwaukee; how can you even think about have craziness like that in our neighborhood. It really should be denied when it comes up; look at other options. St Luke's can put offices in other areas that are close by, but they do not have to expand to such gigantic proportions right there; that area is not designed to be that crazy. I look forward to hearing from you and I hope you deny this.

*City Council/PDS*

**From:** [Julie Solberg](#)  
**To:** [Hal Simmons](#)  
**Subject:** Please oppose St. Luke's proposed expansion plan  
**Date:** Thursday, June 25, 2015 7:48:36 PM

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Dear Mr. Simmons,

I hope you will oppose the St. Luke's proposed expansion plan. I think it will definitely hurt the character of our neighborhood and I believe other options exist that will not leave such a big footprint. I don't think their plan is consistent with the way we want our city to grow. The 1200 car parking lot at the intersection of State, Fort, and 1st street is very poor planned and will result in total gridlock as all those cars take left turns off an already crowded city street (especially since they want to close Jefferson!). We live off Reserve Street and will be practically trapped from getting to downtown due to the expansion. Our best option will be to take streets that go through the baseball fields, community center, and senior citizen center in order to avoid the gridlock. That doesn't seem right or safe.

I believe that St. Luke's needs to go back to the drawing board and pursue other options for expansion (such as Health Districts and locating outpatient clinics at other locations), that will not be so devastating to our neighborhoods. If the master plan is amended to allow this type of multiplex in place of neighborhoods and mixed uses, what will that say about our vision: Boise as Las Vegas?

I appreciate the opportunity to provide input. I will not be available to testify on Tuesday because I am having knee replacement surgery at St. Luke's. They only schedule those surgeries at their Meridian hospital which is fine with me as it only takes me 15-20 minutes to get there now from my home. If St. Luke's expands in the way it has proposed however, it will take me at least twice as long to drive to the St. Luke's Meridian facility due to the traffic congestion caused by the St. Luke's downtown expansion.

Sincerely,

Julie Solberg  
1006 Aldape Cove  
Boise, ID 83712  
Phone: 208-350-6713

Sent from Surface



**From:** [Ruth Grasser](#)  
**To:** [Meagan Curtis](#)  
**Subject:** Re: Boise City Council, Legal Notice of Public Hearing | June 30, 2015 [St. Luke's Master Plan | CPA14-00004]  
**Date:** Tuesday, June 23, 2015 11:56:40 AM

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Hi Meagan --

In an earlier e-mail St Luke's was mentioned to be operating from the bully pulpit. If this is allowed to go forward, what will be next? Many op submitters have reiterated that the good ole lacking sainthood institution should go back to the architects and planners. A new hospital was just announced for Nampa by this same "good will" group.

Let's rip out all of downtown Boise and call it St. Luke's Provenance with amenities.

This group has no honor, no loyalty and will stoop to and try anything!!!  
As with Saltzer, there is a hidden agenda.

The whole subject is so exhausting, am forced to go pull more weeds . . . and off with their heads!!!

Thank you for your time.

Ruth Grasser

On Jun 23, 2015, at 9:37 AM, Meagan Curtis <[MCurtis@cityofboise.org](mailto:MCurtis@cityofboise.org)> wrote:

**Please reference the attached Legal Notice of Public Hearing for the St. Luke's Master Plan.** *\*(Follow the hyperlink to view associated documents, reports, and meeting minutes)*

**This application will be heard on June 30, 2015 at 5:00pm in City Council chambers on the 3rd Floor of City Hall.**

**Live video stream of the City Council hearing will be available at the start of the meeting on the City of Boise, "Council Live" webpage.**

<image005.jpg><image006.jpg>

<Boise City Council, Legal Notice of Public Hearing, St. Luke's Master Plan \_ June 30, 2015.pdf>

**From:** [grant.anderson](#)  
**To:** [Meagan.Curtis](#)  
**Subject:** RE: Boise City Council, Legal Notice of Public Hearing | June 30, 2015 [St. Luke's Master Plan | CPA14-00004]  
**Date:** Tuesday, June 23, 2015 11:23:55 AM

---

Megan, since I will not be in town I thought I would respond to this email and hope you have a way to forward to the council members.

I support the St Lukes master plan and want the mayor and council to approve their plan as they proposed.  
Thank you for sending this information.

---

From: MCurtis@cityofboise.org  
Subject: Boise City Council, Legal Notice of Public Hearing | June 30, 2015 [St. Luke's Master Plan | CPA14-00004]  
Date: Tue, 23 Jun 2015 15:37:34 +0000  
To:

**Please reference the attached Legal Notice of Public Hearing for the [St. Luke's Master Plan](#).** *\*(Follow the hyperlink to view associated documents, reports, and meeting minutes)*

**This application will be heard on [June 30, 2015 at 5:00pm](#) in City Council chambers on the 3rd Floor of City Hall.**

Live video stream of the City Council hearing will be available at the start of the meeting on the [City of Boise, "Council Live"](#) webpage.



#### Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P.O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

### Legal Notice of Public Hearing

Legal notice is hereby given that the **BOISE CITY COUNCIL** will hold a public hearing on **JUNE 30, 2015 at 5:00 P.M.** in the **BOISE CITY HALL COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR** to hear the item(s) described below. You are invited to attend the hearing, and anyone may offer oral or written comments for the Council's consideration if the hearing is not an appeal. Any written testimony should identify the file number.

#### **CPA14-00004 / St. Luke's Health System / St. Luke's Master Plan**

Applicant is requesting to adopt an update to the St. Luke's Master Plan and reference the new Master Plan in the Comprehensive Plan. A copy of the Master Plan and supporting documents is available on the City's website at the following location: <http://pds.cityofboise.org/planning/st-lukes-master-plan/>

**NOTE:** The Planning and Zoning Commission recommended denial of this request.

**From:** [Amanda Brown](#)  
**To:** [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)  
**Cc:** [Hal Simmons](#)  
**Subject:** St. Luke"s  
**Date:** Tuesday, June 23, 2015 2:57:29 PM  
**Attachments:** [St. Luke"s 06.23.2015.pdf](#)

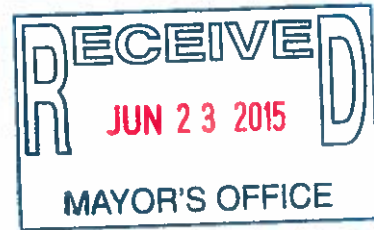
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Council,

The latest batch of St. Luke's emails are attached.

Thanks!

Amanda



June 20, 2015

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

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

Dear Mayor Bieter and City Council Members:

Over the last 32 years of living in the East End Neighborhood, St. Luke's has been a great neighbor and lends a sense of security with its close proximity. During that time, I spent several weeks with my mother who had a lengthy stay in the hospital. There were long days and nights that I didn't leave her side and had the good fortune to have St. Luke's close by to make quick trips home, and for my daughter to make frequent visits to see her grandmother on her way home from school which is all part of the healing process.

Closing one block of Jefferson is a small price to pay to keep not only good healthcare in our neighborhood, but world class healthcare available for my family, my friends and my neighbors. For me and my family the traffic redirection would not affect us at all and we would happily be inconvenienced by a closure of one block to have access to great health care in the neighborhood. That person who my need great health care close to home could be your son, your daughter your neighbor or your mother as it was in my case.

This letter is being written in strong support of St. Luke's Boise Downtown Campus Master Plan. As a St. Luke's employee and resident of the East End Neighborhood, we have seen growth and change all for the betterment of its residents, this is just one more change for the better. The traffic improvements included in the plan are well thought out and long overdue. Failure to take St. Luke's up on their offer to move forward on these projects would be a mistake. I am proud of St. Luke's for their willingness to fund these improvements for the benefit of our community.

On behalf of my family, I urge you to approve St. Luke's proposal and allow Boise residents to have great health care close to home.

Sincerely,

Celeste Keller  
2033 Mortimer Drive  
Boise, Idaho 83712

June 22, 2015

To: Mayor Bieter, Planning Director, Boise City Council Members

From: Paula Benson, Boise and East End Resident

RE: St. Luke's Proposed Master Plan

I am writing to voice my strong concern and disapproval of the St Luke's Master Plan. As a resident of the East End for the past 5 years, I was attracted to Boise and to the East End because of the thoughtful balance between "downtown and neighborhood" and "commercial and residential". Having these elements co-exist with both street-size and building-size being balanced is a unique and powerful attraction.

I support having a residential area with a community hospital nearby. If St Luke's feels that it will need to move some services to Meridian in order to expand, I think that is a good choice and I support having them do that. The infrastructure in Meridian would support those increased services much better than the East End, without impacting existing residential and small commercial neighborhoods. Having a mega-hospital would overwhelm nearby residential areas, due to necessary traffic, parking, and building requirements. It moves tax-paying residents away from a good quality of life in favor of a non-tax paying hospital whose needs and goals will supersede the surrounding neighborhoods. Having lived in Phoenix and San Diego, it is easy to see what happens when hospitals expand to the extent that St Luke's is asking to. Home values nearby decrease as people move away from the resulting noise and congestion and thriving neighborhoods and schools become lower-income areas. Rather than the solid balance we have now in the East End between upper and lower price points, it will move steadily downward, eroding the existing tax base that is in place.

Neighbors Associations exist in Boise because residents (homeowners, business owners, and renters) care about their neighborhoods and work hard to keep them in good condition. That doesn't just mean new streets, sewers and services; it means lifestyle elements, infrastructure elements, and strategic planning to keep the balance that allows for a walk-able and bike-able neighborhood with local schools and businesses supporting residents without being taken over by one large company/hospital who owns needs and goals supplant those of everyone else.

More noise, more traffic, larger streets/intersections (27 lanes at Warm Springs & Broadway!), more parking concerns, people from all over the region descending on the limited resources in the East End; none of this is of benefit to Boise. St Luke's overstates this hospital's value to the city. A mid-size community hospital that offers emergency services and a smaller roster of healthcare services is appropriate and appreciated. The "hospital-city" that would be created and the permanent damage to a 150 year-old area would be a travesty.

I hope that you will vote against the St Luke's expansion. They need to keep streets open, keep streets right-sized for the area, keep growth in check and located where growth is appropriate. Boise is growing and can keep the balance between revenue and quality of life if we do things strategically. St Luke's Master Plan is a bad plan. Please! Vote No!

## Amanda Brown

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**From:** MayorBieter  
**Sent:** Tuesday, June 23, 2015 8:47 AM  
**To:** Alysha Prisbrey; Amanda Brown  
**Subject:** FW: St. Lukes Master Plan

**From:** randialbrechtsen . [<mailto:randi.albrechtsen@gmail.com>]

**Sent:** Monday, June 22, 2015 8:18 PM

**To:** Hal Simmons; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson; MayorBieter

**Subject:** St. Lukes Master Plan

June 22, 2015

To: Mayor Bieter, Planning Director, Boise City Council Members

From: Randi Beth Albrechtsen, East End Resident

RE: St. Luke's Proposed Master Plan

I am writing to voice my strong concern and disapproval of the St Luke's Master Plan. As a homeowner and resident of the East End the since 2009, I was attracted to the East End because of the thoughtful balance between "downtown and neighborhood" and "commercial and residential". Having these elements co-exist with both street-size and building-size being balanced is a unique and powerful attraction.

I support having a residential area with a community hospital nearby. If St Luke's feels that it will need to move some services to Meridian in order to expand, I think that is a good choice and I support having them do that. The infrastructure in Meridian would support those increased services much better than the East End, without impacting existing residential and small commercial neighborhoods. Having a mega-hospital would overwhelm nearby residential areas, due to necessary traffic, parking, and building requirements. It moves tax-paying residents away from a good quality of life in favor of a non-tax paying hospital whose needs and goals will supersede the surrounding neighborhoods. Home values nearby may decrease as people move away from the resulting noise and congestion and thriving neighborhoods and schools become lower-income areas. Rather than the solid balance we have now in the East End between upper and lower price points, it will move steadily downward, eroding the existing tax base that is in place.

Neighbors Associations exist in Boise because residents (homeowners, business owners, and renters) care about their neighborhoods and work hard to keep them in good condition. That doesn't just mean new streets, sewers and services; it means lifestyle elements, infrastructure elements, and strategic planning to keep the balance that allows for a walk-able and bike-able neighborhood with local schools and businesses supporting residents without being taken over by one large company/hospital who owns needs and goals supplant those of everyone else.

More noise, more traffic, larger streets/intersections (27 lanes at Warm Springs & Broadway!), more parking concerns, people from all over the region descending on the limited resources in the East End; none of this is of benefit to Boise. St Luke's overstates this hospital's value to the city. A mid-

size community hospital that offers emergency services and a smaller roster of healthcare services is appropriate and appreciated. The “hospital-city” that would be created and the permanent damage to a 150 year-old area would be a travesty.

I hope that you will vote against the St Luke’s expansion. They need to keep streets open, keep streets right-sized for the area, keep growth in check and located where growth is appropriate. Boise is growing and can keep the balance between revenue and quality of life if we do things strategically. St Luke’s Master Plan is a bad plan. Please! Vote No!

With Respect,

Randi Beth Albrechtsen  
1209 E. Washington St.  
Boise, ID 836712

Physical Therapist Assistant  
St.Luke's Therapy Services

"Thoughts become things"



## Amanda Brown

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**From:** Ross <blanchardros@netscape.net>  
**Sent:** Monday, June 22, 2015 9:38 AM  
**To:** Amanda Brown  
**Subject:** Saint Luke's comprehensive plan

Amanda, please incorporate this email into the official public comment record, and distribute to councilmembers.

My comment includes remarks (numbered below) about topics that I believe are appropriate for consideration during the City Council deliberation on the comprehensive plan update.

1. On street parking. Jefferson/McKinley & A streets Remove parking from Jefferson/McKinley where they enter east end neighborhood (roadway curve along cemetery) . Reclaim and utilize this width of roadway for striping bicycle lane. Highly confident that most vehicles (15 to 18) which park here are associated with St Luke's services. ACHD has posting/signage responsibility, but Boise city is enforcement agency.

2. Structure setbacks from New public right-of-way limits Assist ACHD to retain existing or obtain new right-of-way necessary for transportation improvements along State Street, Fort St., Avenue B.

3. Cyclist and pedestrian connectivity across Avenue B and through/around the St. Luke's campus. Include dedicated sidewalk/cycle path in vicinity of prior existing Bannock Street roadway right of way, In addition to dedicated path along Fort Street (north boundary of project limits), as easement on St. Luke's property.

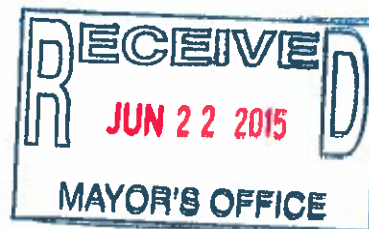
If Boise city Council demonstrates support and commitment to the above topics, I support Boise city Council approval of the comprehensive plan with one condition that...

\*\*\* all improvements to public rights of way required as mitigation for closure/right of way vacation of Jefferson Street by Ada County Highway, District be complete prior to Boise city issues building permits for structures on the vacated Jefferson Street right of way.

Boise city Council can demonstrate leadership by approving a plan that enables ACHD to make decisions for roadway designs that will sustain all varieties of roadway users well into the future.

Thank You.  
Ross Blanchard

June 22, 2015



Mayor Dave Bieter  
City of Boise  
P.O. Box 500  
Boise, ID 83701-0500

Dear Mayor Bieter:

Please accept this letter of support of St. Luke's Boise Campus Development Master Plan application. As a longstanding St. Luke's Health System Board member and former Board chairman, I have a firm understanding of the great lengths to which St. Luke's has analyzed this modernization and expansion plan. Be assured the St. Luke's boards of directors, made up of community members who volunteer their time to guide the organization, challenged St. Luke's leaders, healthcare providers, architects, and engineers to position the plan to ensure development that both supports the highest quality and safest patient care and enhances the experience for motorists, bicyclists, and pedestrians alike.

Your approval of the Master Plan is requested for these reasons:

- St. Luke's has been an essential part of the Boise community for more than 112 years. Throughout these years, we have invested hundreds of millions of dollars in our Boise hospital and clinics—all to ensure that the best possible medical care is available to Boiseans and citizens of our greater region, when and where they need it. With your support, St. Luke's commitment to investing in this city can continue.
- The closure of one block of Jefferson Street is necessary to the creation of an integrated, defined hospital that will facilitate the high quality, safe, and efficient care our patients want and deserve. St. Luke's has worked with the City, ACHD, neighbors, and other stakeholders to create a proposal that significantly improves the area's traffic patterns, safety, and appearance.
- The Master Plan supports St. Luke's mission "To improve the health of people in our region." This is a mission we are firmly committed to fulfilling for the residents in the communities we serve.

The people of Boise count on having state-of-the-art, specialized care in the heart of the city we all love. With your favorable consideration, they can—both now and for generations to come.

Sincerely,

Jon Miller  
3320 Mountain View Dr.  
Boise, ID 83703

JM/dt  
dt/ltr/mdb jm bc

## Amanda Brown

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**From:** Lauren McLean <idahoinvestornetwork@gmail.com>  
**Sent:** Monday, June 22, 2015 9:49 AM  
**To:** Lauren McLean; Amanda Brown  
**Subject:** Fwd: Quick question re: SLRMC/ Is it a done deal?

For the record.

Lauren McLean  
[idahoinvestornetwork@gmail.com](mailto:idahoinvestornetwork@gmail.com)  
208.866.6797



Begin forwarded message:

**From:** Lauren McLean <[idahoinvestornetwork@gmail.com](mailto:idahoinvestornetwork@gmail.com)>  
**Subject:** Re: Quick question re: SLRMC/ Is it a done deal?  
**Date:** June 22, 2015 at 9:48:41 AM MDT  
**To:** Sue & Henry Reents <[sue@reents.us](mailto:sue@reents.us)>

Hi Sue,

It's always very important that we hear from everyone before we make our decision so please encourage people to submit comments.

I'd send whatever you have before leaving - I'd certainly appreciate reading it.

Thanks,

Lauren McLean  
[idahoinvestornetwork@gmail.com](mailto:idahoinvestornetwork@gmail.com)  
208.866.6797



On Jun 18, 2015, at 12:46 PM, Sue Reents <[sue@reents.us](mailto:sue@reents.us)> wrote:

OK, Lauren, do you think the closing of Jefferson St. is a “done deal?” (That’s what I’ve heard “on the street” from several usually reliable sources. I’m glad they’ve modified their threatening - or bullying - posture that they assumed earlier. However, I think St. Luke’s RMC current leadership sees Boise as a “Company” town, i.e. city will do anything they want. And I believe their interests are not necessarily the best interests of Boise.

The reason I’m asking is that I don’t want to put a lot of effort into organizing my testimony nor encouraging others to do same if the question is “moot.” Thanks in advance for your advice! *sue*

Sue Reents  
Board & Fund Development Consultant  
908 N 18<sup>th</sup> Street Boise ID 83702  
208.343-7009 (h/o) 859-5038 (cell)  
[sue@reents.us](mailto:sue@reents.us)

## Amanda Brown

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**From:** Gray, Beth <grayb@slhs.org>  
**Sent:** Saturday, June 20, 2015 10:44 AM  
**To:** CityCouncil  
**Subject:** In-support of St. Luke's Plan

I am writing to express my support of the St. Luke's Health System master plan which includes the Jefferson Street vacation. St. Luke's has a solid track record of supporting our community's health. As St. Luke's has worked to forecast what the health system needs to do to meet the needs of the community, they realized that they needed to expand. We know there are various options to accomplish this plan. To maintain their presence in the downtown sector, I believe they very thoughtfully and deliberately crafted a plan that will not only meet St. Luke's needs but will **enhance the livability** of the downtown area. This will be accomplished by:

**Making the area safer**—current intersections at Jefferson and Broadway are hazardous due to limited visibility. The roundabouts planned will create a traffic calming effect thus promoting safety and actually improve throughput.

**Advocating for healthier transportation choices**—the proposed changes will increase the pedestrian and bicycle access to downtown. This community environmental strategy has been shown to improve health by reducing obesity, a priority identified in the community health needs assessment.

**Enhancing the beauty of the area**—St. Luke's has received national awards for its landscaping. The proposed area will provide a green space in an otherwise concrete area.

In short, supporting the St. Luke's plan makes sense for St. Luke's **and** the community now and in the future.

Thank you for considering!



Beth Gray, DNP COHN-S NE-BC

Senior Director Clinical Integration: Consumer Engagement/Wellness

**St. Luke's Health Partners**

office ☎: 208.381.9269 | fax ☎: 208. 381.7138 | ✉:grayb@slhs.org



[Click here](#) to like St. Luke's Healthy U on Facebook and start receiving tips, recipes and updates on becoming a healthier U!

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

**Amanda Brown**

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**From:** John Barnes <johnnbarnes@yahoo.com>  
**Sent:** Saturday, June 20, 2015 4:11 PM  
**To:** CityCouncil  
**Subject:** St. Luke's Boise Campus Support

Dear Boise City Council,

I live 1.4 miles north of the St. Luke's downtown hospital and I am writing in support of its Boise Campus Master Plan.

Air St. Luke's helicopters regularly fly over my house and make me reflect on the fact that people from hundreds of miles away get flown to my neighborhood hospital because it provides the most awarded patient care in the state. For the sake of my family, friends, and neighbors, I want St. Luke's to invest in providing even better care with the state of the art improvements they have planned.

Please approve the St. Luke's Boise master plan. Thank you.

Sincerely,

John Barnes  
336 Sherman St.  
Boise, ID 83702

**Amanda Brown**

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**From:** Lynne Anderson <landers1776@gmail.com>  
**Sent:** Sunday, June 21, 2015 1:04 PM  
**To:** CityCouncil  
**Subject:** St. Luke's Expansion Project

'Hope the project goes through as planned. Salt Lake closed, of all things, Main Street, which was highly used going north from downtown. The closure impact was much greater in Salt Lake than closing Jefferson would be in Boise. Also when the Salt Palace was expanded it was down by creating an underpass which allowed for the expansion and traffic flow too!.

Figure out a way to make it work. Moving to Meridian is not a good answer.

Sent from my iPad

## Amanda Brown

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**From:** Cathy Fischer <cathf2@hotmail.com>  
**Sent:** Friday, June 19, 2015 2:31 PM  
**To:** CityCouncil; MayorBieter  
**Cc:** Chris Hess  
**Subject:** St Lukes expansion- please register our opinion as AGAINST. Rationale included in email.

Dear Mayor Bieter and City Council-

We have lived at the corner of Jefferson and Avenue D since 2002.

While we generally feel St Lukes has been a good neighbor, we have some big concerns about their proposed expansion and would like to register our opinion as AGAINST the expansion as it is currently proposed. It is too big and we do not feel the St Lukes expansion proposal is in line with the vision Boise has for a liveable city with a vibrant downtown and neighborhoods.

Our biggest concern is the **increase in traffic and congestion**- especially at the Warm Springs/Idaho/Broadway , Jefferson/Broadway, Fort/State intersections. Another big concern is the **loss of Jefferson** as an access point into downtown.

I understand St Lukes has suggested they will mitigate for the loss of Jefferson by creating cycle tracks and safer intersections. However, I also understand the creation of these some of these items involves the participation of both the City and ACHD. I am concerned the City of Boise will approve the closure of Jefferson based on promises from St Lukes and ACHD which will later be changed or disregarded. I do not feel ACHD has made cyclists and pedestrians a priority in the past as evidenced by their **very poorly executed** rollout of the protected bike lanes on Capitol/Main/Idaho. I also tried to work with ACHD for years to help create a safer walking path to Roosevelt school- they did the absolute minimum intervention possible and it didn't make much, if any, difference.

Thank you-

Cathy Fischer and Christopher Hess  
300 Avenue D  
Boise 83712  
208 340 2094



## **Amanda Brown**

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**From:** Amanda Brown  
**Sent:** Friday, June 19, 2015 11:18 AM  
**To:** CityCouncil  
**Subject:** St. Luke's

Doris Denney

Is against the St. Luke's expansion and thinks that they should go west and expand on the Meridian campus.

## Amanda Brown

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**From:** Deidrick, Kathleen <deidrick@slhs.org>  
**Sent:** Thursday, June 18, 2015 4:52 PM  
**To:** CityCouncil  
**Subject:** Letter in Support of the St. Luke's Master Plan

To Whom It May Concern,

My name is Keely Deidrick. I am a new resident of Boise who moved here in January of 2014 from Columbia, Missouri in order to take a position as a pediatric neuropsychologist. I am also a resident of the Foothills East neighborhood. I hope that the Council will consider allowing St. Luke's to move forward with its Master Plan, including the expansion of the existing hospital and closure of Jefferson Street. As an employee of the hospital and a resident of Boise's East End I feel that the proposed expansion of the hospital would benefit the hospital *and* city residents. St. Luke's has already clearly laid out the improvements to patient care that could occur as a result of this expansion and I fully support these arguments. Because these arguments have already been made, I will focus instead on possible positive impacts on the growth of downtown Boise.

I believe that the location of St. Luke's downtown is a major recruiting tool that allows the hospital to draw physicians and other well-trained professionals from around the country to St. Luke's. I was recruited to St. Luke's from my position as Director of Pediatric Neuropsychology and Psychology at University of Missouri Columbia's Thompson Center for Autism and Neurodevelopmental Disorders. When I came to interview in Boise, I was curious, but anticipated that I would take a competing offer for a different position at the University of Missouri. However, I was immediately captivated by the quality of life that our family could enjoy by making this move. The idea that I could help to grow new services in a thriving healthcare organization while living in a vibrant downtown where my workplace, our children's schools, opportunities for recreation in the foothills and on the greenbelt, grocery stores, and businesses were all located within a 2-3 mile radius of my home was the deciding factor for me. I am accustomed to working long hours and this move has allowed my family to enjoy more time together and improve our health and well-being. It is unlikely that we would have moved to Boise if this had not been the case. In our neighborhood there are many physicians who moved to Boise for similar reasons. Keeping the hospital and clinics downtown will allow St. Luke's to continue to draw recruit excellent professionals from all over the country who will want to live near downtown. In the long run, this will help Boise's downtown to continue to thrive. I fear that moving the hospitals and clinics to Meridian will encourage more movement out of the city, which would have a negative impact on downtown.

I also believe that the improvements St. Luke's plans to make to walkways and bikeways downtown will add the livability of the city. As someone who moved from a city that was not bike or pedestrian friendly, I am still unwilling to allow our children to bike downtown with us. However, I believe that the new walkways and bikeways will be safer and encourage families like ours who live in the East End to safely enjoy Boise's downtown more regularly. This will also help Boise's businesses to thrive.

Despite my support for this expansion, I understand the reservations as well. Many of my neighbors have very reasonable concerns about traffic and the impact to our neighborhood. I hope that the council and the hospital will continue to work together to meet everyone's needs in this respect.

Kathleen K. M. Deidrick

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**From:** [Diane](#)  
**To:** [Maryanne Jordan](#); [Lauren McLean](#); [Elaine Clegg](#); [TJ Thomson](#); [Scot Ludwig](#)  
**Cc:** [Hal Simmons](#); [David Bieter](#); [Ben Quintana](#)  
**Subject:** St. Luke's Boise Facility Master Plan - Comments  
**Date:** Thursday, June 18, 2015 8:17:42 PM

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Dear Boise City Council Members -

Unfortunately, I have a commitment on June 24 and won't be able to attend your public hearing on St. Luke's Boise Facility master Plan. So I am writing this email to let you know my thoughts on this proposal. Please consider these my official comments for the record.

As you may know, I have lived in the Foothills directly behind St. Luke's since 1986 and am intimately familiar with the area. I have followed this proposal for two years, attending numerous open houses and gatherings to learn as much as possible about what might happen if St. Luke's doubles its physical size and employee count at this location. At first I wasn't too concerned, but as I learned more about the plan, walked around the blocks that would be transformed completely, and imagined twice as many vehicles on fewer streets, I realized this would totally change the look and feel of this part of Boise--and not for the better.

After watching St. Luke's presentation to the council on May 19 (thanks for broadcasting it!), standing on the spot where the roundabout would replace a large expanse of green open space, and considering the many negative effects expansion at this scale would have on transportation infrastructure, connectivity and our neighborhood's quality of life, I have to agree with your Planning and Zoning Commission that the proposal does *not* comply with our city's comprehensive plan. I therefore ask you to vote to deny the St. Luke's Boise Facility Master Plan as currently proposed.

I appreciate your efforts to learn about all sides of the issue. On balance, I hope you will agree, the negatives outweigh the positives.

Thank you for your service on behalf of the city we all love,

Diane



<http://www.BoiseAtHome.org>

1009 W. Fort St., Boise, ID 83702

Diane Ronayne, secretary

208-297-0730 (office M-F); 208-336-2128 (home)

**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:** Thursday, June 18, 2015 11:44:00 AM  
**Attachments:** [St. Luke's 06.18.2015.pdf](#)

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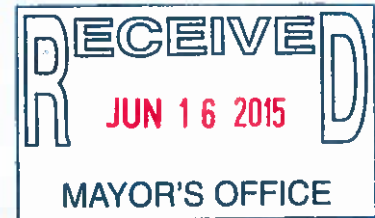
Council,

Attached are the most recent emails and letters that have come in on the St. Luke's Master Plan.

Amanda

Dan Krahn  
June 13, 2015

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



Re: St. Luke's Downtown Master Plan

Dear Mayor and Council Members,

Our family has been East End residents since the early 60's and have witnessed many evolutions of growth and change. The growth up Shaw Mtn. Rd. and the additions of Foothills East and Harris Ranch have increased demands on public services including healthcare. St. Luke's has been serving this community by providing high quality care and growing responsibly to serve patients and families in our region.

St. Luke's is now back meeting with the community discussing and sharing the next evolution of meeting community needs. I believe they have done this openly and with great transparency along with understanding community needs and desires.

We have been traveling the roadways in this neighborhood for over 50 years and there have been changes to many streets and alignments in that time, each has provided better service and travel for multiple types of users. The roadway proposal by St. Luke's will improve travel while allowing for the medical expansion to the Downtown Campus needed to meet the healthcare needs of Boise's growing community.

I am asking you all to support St. Luke's plan and encourage ACHD to embrace the traffic plans submitted by St. Luke's which have been designed and discussed with the Boise Community in mind.

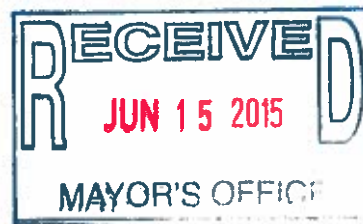
Sincerely,

Dan Krahn



June 12, 2015

Mayor & City Council  
PO Box 500  
Boise, Idaho 83701-0500



Re: St. Luke's Master Campus Plan

Dear Mayor and City Council Members:

Please accept this letter as my support of St. Luke's Master Campus Plan in the interest of expanding and modernizing the Boise downtown community.

Community health is the number one priority for health care providers and the importance of thoughtful community design and growth that can incorporate and support the interest of our community to be active should be supported by our community leaders as well. The St. Luke's Master Campus Plan includes a two-way cycle track and pedestrian walkway that allows for an enjoyable experience in the downtown area. The traffic improvements that are also included in the Master Plan are overdue for this area and would benefit the community as St. Luke's is funding those improvements.

Our Magic Valley and regional patients are sometimes transferred for treatments or referrals in Boise and so our community members have some familiarity with downtown Boise.

If I can be of help in conveying this region's interest in the enhancements proposed, feel free to contact me at 208/814-0004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Angle".

James L. Angle, FACHE  
Chief Executive Officer – East Region

**From:** [Krahn's Home Furnishings](#)  
**To:** [CityCouncil](#)  
**Subject:** FW: Mayor and Boise City Council  
**Date:** Tuesday, June 16, 2015 5:47:54 PM

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**Subject: FW: Mayor and Boise City Council**

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

Re: St. Luke's Downtown Master Plan

Dear Mayor and Council Members,

Our family has been East End residents since the early 60's and have witnessed many evolutions of growth and change. The growth up Shaw Mtn. Rd., the addition of Foothills East, and Harris Ranch have increased demands on public services including healthcare. St. Luke's has been serving this community by providing high quality care and growing responsibly to serve patients and families in our region.

St. Luke's is now back meeting with the community discussing and sharing the next evolution of meeting community needs. I believe they have done this openly and with great transparency along with understanding community needs and desires.

We have been traveling the roadways in this neighborhood for over 50 years and there have been changes to many streets and alignments in that time, each has provided better service and travel for multiple types of users. The roadway proposal by St. Luke's will improve travel while allowing for the medical expansion to the Downtown Campus needed to meet the healthcare needs of Boise's growing community.

I am asking you all to support St. Luke's plan and encourage ACHD to embrace the traffic plans submitted by St. Luke's which have been designed and discussed with the Boise Community in mind.

Sincerely,  
Dan Krahn

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

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**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:** [Sandy Musser](#)  
**To:** [Alysha Prisbrey](#); [Amanda Brown](#); [Hal Simmons](#)  
**Subject:** Mayor's Hotline Message RE St. Luke's plan 6/16/15  
**Date:** Wednesday, June 17, 2015 10:15:30 AM

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6/16/15

Annette Hanson  
2061 E. Feldsbar Ct.  
Boise, ID 83702  
383-0349

This is concerning the St. Luke's expansion. I got their postcard telling about the wonderful thing they're having down there this week; however, it is not like a community gathering place if they build out what they want to do with their offices. I understand the emergency thing; I use St. Luke's; I've been to St. Luke's a number of times; I live close to it. But they were only proposing before that it was an emergency room issue that they had to have, but now that I'm learning it's a lot more office space, which I think they should look at maybe using Americana, that area over there; there's a lot of empty buildings and empty space. When I saw how they want to upgrade the road at Broadway and Warm Springs, I do not want a Milwaukee and Fairview over in that area. This is a neighborhood; this should not be like 6 lanes every which way and 17,000 more cars of traffic. This is totally unacceptable for this neighborhood and to have downtown connected. That is not a nice little "let's have a little family gathering and bike around us". I bike all the time downtown and that area is going to be a nightmare; I hate going down over Fairview and Milwaukee; how can you even think about have craziness like that in our neighborhood. It really should be denied when it comes up; look at other options. St Luke's can put offices in other areas that are close by, but they do not have to expand to such gigantic proportions right there; that area is not designed to be that crazy. I look forward to hearing from you and I hope you deny this.

*City Council/PDS*

**From:** [Butler Russell](#)  
**To:** [CityCouncil](#)  
**Subject:** St Lukes Master Plan  
**Date:** Sunday, June 14, 2015 7:24:45 PM

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After thought about St Lukes expansion plans.

1. How much is St Lukes proposing to pay to acquire the Jefferson Street property?
2. How much will it cost the Ada County taxpayers for the proposed street construction?

Thank you

Russ Butler

**From:** [Mariah Courtright](#)  
**To:** [CityCouncil](#)  
**Subject:** St. Luke"s Boise Campus Master Plan  
**Date:** Monday, June 15, 2015 8:17:02 AM

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Dear City Council Members:

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:** [Taylor, Drew I.](#)  
**To:** ["mayor@cityofboise.org"](#); ["citycouncil@cityofboise.org"](#); ["tellus@achdidaho.org"](#)  
**Subject:** St. Luke's Campus Expansion  
**Date:** Wednesday, June 17, 2015 4:23:51 PM

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I am writing to express my support for the St. Luke's Boise Campus expansion. As a Treasure Valley resident and St. Luke's employee, I understand the need for such high quality medical care to be centralized to meet our growing community's health needs. The benefit of having this occur in Boise rather than an outlying city is our Capital City will remain vibrant with increased use of downtown businesses by employees and visitors, along with having safer traffic patterns for pedestrians, cyclists and motorists. All of these benefits far outweigh the cost of closing Jefferson Street. Please approve the campus expansion.

Thank you,

*Drew Taylor*

Director of Outpatient Medical Imaging  
St Luke's Health System  
Phone 208 706 7008

This email message may contain information that is confidential or privileged or patient-related (Protected Health Information), and the disclosure of the information may be governed by applicable law or St. Luke's policies. If you determine this message has been sent to you in error, you are hereby notified that any distribution, copying, or saving of the message is prohibited. Immediately notify the Privacy Officer at 208-493-0383 or [privacyofficer@slhs.org](mailto:privacyofficer@slhs.org). After hours and weekends/holidays: notify the Compliance Officer at: 208-420-9010.

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**From:** [Jeffrey Janis](#)  
**To:** [Amanda Brown](#); [Alysha Prisbrey](#)  
**Subject:** St. Luke"s Support Letter  
**Date:** Tuesday, June 16, 2015 9:37:06 AM  
**Attachments:** [D.KrahnStLukesSupport061615.pdf](#)  
[image001.png](#)

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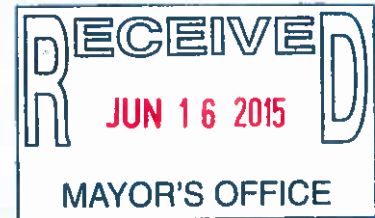
Letter of support for St. Lukes from Dan Krahn



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

Dan Krahn  
June 13, 2015

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



Re: St. Luke's Downtown Master Plan

Dear Mayor and Council Members,

Our family has been East End residents since the early 60's and have witnessed many evolutions of growth and change. The growth up Shaw Mtn. Rd. and the additions of Foothills East and Harris Ranch have increased demands on public services including healthcare. St. Luke's has been serving this community by providing high quality care and growing responsibly to serve patients and families in our region.

St. Luke's is now back meeting with the community discussing and sharing the next evolution of meeting community needs. I believe they have done this openly and with great transparency along with understanding community needs and desires.

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I am asking you all to support St. Luke's plan and encourage ACHD to embrace the traffic plans submitted by St. Luke's which have been designed and discussed with the Boise Community in mind.

Sincerely,

  
Dan Krahn



**From:** [Jeffrey Janis](#)  
**To:** [Amanda Brown](#); [Alysha Prisbrey](#)  
**Subject:** St. Luke"s Support Letter  
**Date:** Monday, June 15, 2015 9:39:57 AM  
**Attachments:** [J.AngleStLukesSupport061215.pdf](#)  
[image001.png](#)

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Letter of Support for St. Luke's from James Angle.

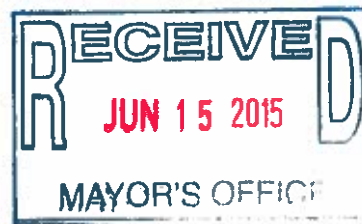


Jeff Janis  
Administrative Specialist  
Office of the Mayor  
**CITY OF BOISE**  
Phone - 208/384-4422; Fax - 208/384-4420  
[jjanis@cityofboise.org](mailto:jjanis@cityofboise.org)



June 12, 2015

Mayor & City Council  
PO Box 500  
Boise, Idaho 83701-0500



Re: St. Luke's Master Campus Plan

Dear Mayor and City Council Members:

Please accept this letter as my support of St. Luke's Master Campus Plan in the interest of expanding and modernizing the Boise downtown community.

Community health is the number one priority for health care providers and the importance of thoughtful community design and growth that can incorporate and support the interest of our community to be active should be supported by our community leaders as well. The St. Luke's Master Campus Plan includes a two-way cycle track and pedestrian walkway that allows for an enjoyable experience in the downtown area. The traffic improvements that are also included in the Master Plan are overdue for this area and would benefit the community as St. Luke's is funding those improvements.

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If I can be of help in conveying this region's interest in the enhancements proposed, feel free to contact me at 208/814-0004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Angle".

James L. Angle, FACHE  
Chief Executive Officer – East Region

**From:** [Taylor, Rebecca](#)  
**To:** [MayorBieter](#); [CityCouncil](#); [tellus@achdidaho.org](mailto:tellus@achdidaho.org)  
**Subject:** Support for St. Luke's Boise campus expansion  
**Date:** Wednesday, June 17, 2015 3:08:42 PM

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I am writing to express my support for the St. Luke's Boise Campus expansion. As a Treasure Valley resident and St. Luke's employee, I understand the need for such high quality medical care to be centralized to meet our growing community's health needs. The benefit of having this occur in Boise rather than an outlying city is our Capital City will remain vibrant with increased use of downtown businesses by employees and visitors, along with having safer traffic patterns for pedestrians, cyclists and motorists. All of these benefits far outweigh the cost of closing Jefferson Street. Please approve the campus expansion.

Thank you,

*Rebecca Taylor, Au.D.*

Doctor of Audiology/Clinic Manager  
St. Luke's Hearing and Balance  
3101 E State St, Suite 2108  
Eagle, ID 83616  
(208) 385-3480 ph  
(208) 385-3481 fax

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**From:** [randialbrechtsen.](#)  
**To:** [Hal Simmons](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [Scot Ludwig](#); [TJ Thomson](#); [MayorBieter](#)  
**Subject:** St. Lukes Master Plan  
**Date:** Monday, June 22, 2015 8:17:59 PM

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June 22, 2015

To: Mayor Bieter, Planning Director, Boise City Council Members

From: Randi Beth Albrechtsen, East End Resident

RE: St. Luke's Proposed Master Plan

I am writing to voice my strong concern and disapproval of the St Luke's Master Plan. As a homeowner and resident of the East End the since 2009, I was attracted to the East End because of the thoughtful balance between "downtown and neighborhood" and "commercial and residential". Having these elements co-exist with both street-size and building-size being balanced is a unique and powerful attraction.

I support having a residential area with a community hospital nearby. If St Luke's feels that it will need to move some services to Meridian in order to expand, I think that is a good choice and I support having them do that. The infrastructure in Meridian would support those increased services much better than the East End, without impacting existing residential and small commercial neighborhoods. Having a mega-hospital would overwhelm nearby residential areas, due to necessary traffic, parking, and building requirements. It moves tax-paying residents away from a good quality of life in favor of a non-tax paying hospital whose needs and goals will supersede the surrounding neighborhoods. Home values nearby may decrease as people move away from the resulting noise and congestion and thriving neighborhoods and schools become lower-income areas. Rather than the solid balance we have now in the East End between upper and lower price points, it will move steadily downward, eroding the existing tax base that is in place.

Neighbors Associations exist in Boise because residents (homeowners, business owners, and renters) care about their neighborhoods and work hard to keep them in good condition. That doesn't just mean new streets, sewers and services; it means lifestyle elements, infrastructure elements, and strategic planning to keep the balance that allows for a walk-able and bike-able neighborhood with local schools and businesses supporting residents without being taken over by one large company/hospital who owns needs and goals supplant those of everyone else.

More noise, more traffic, larger streets/intersections (27 lanes at Warm Springs & Broadway!), more parking concerns, people from all over the region descending on the limited resources in the East End; none of this is of benefit to Boise. St Luke's overstates this hospital's value to the city. A mid-size community hospital that offers emergency services and a smaller roster of healthcare services is appropriate and appreciated. The "hospital-city" that would be created and the permanent damage to

a 150 year-old area would be a travesty.

I hope that you will vote against the St Luke's expansion. They need to keep streets open, keep streets right-sized for the area, keep growth in check and located where growth is appropriate. Boise is growing and can keep the balance between revenue and quality of life if we do things strategically. St Luke's Master Plan is a bad plan. Please! Vote No!

With Respect,

Randi Beth Albrechtsen  
1209 E. Washington St.  
Boise, ID 836712

Physical Therapist Assistant  
St.Luke's Therapy Services

"Thoughts become things"

**From:** [Robert McCarl](#)  
**To:** [CityCouncil](#); [Hal Simmons](#)  
**Subject:** St. Luke"s Master Plan  
**Date:** Friday, June 26, 2015 10:37:40 AM  
**Attachments:** [stlukes06262015.pdf](#)

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Dear Council Members and City Staff: Please find attached my comments regarding St. Luke's proposed Master Plan. Thank you, Robert McCarl, 816 E. State, Boise.

June 25, 2015

Boise City Council

Boise City

Re: CPA14-00004 Proposal for St. Luke's Master Plan

Dear Council Members:

I am writing in opposition to St. Luke's Master Plan proposal to close Jefferson Street and further isolate those of us who live in the East End of Boise. I have lived in the East End for over twenty years and I have witnessed the gradual encroachment of St. Lukes into the lives and the fabric of our neighborhood. I offer the following reasons for my opposition to this newest, proposed development:

- 1) St. Lukes is not now, nor has it ever been a good neighbor. I have witnessed the destruction of historic homes and structures; the closing of streets and the arrogance of traffic decisions made by administrators at St. Lukes without regard for the needs and desires of their neighbors. St. Lukes grudgingly adheres to planning ordinances and the law regarding parking and traffic flow. They make decisions unilaterally and then expect those of us who live near the hospital to just live with them. St. Lukes does not ask for our opinions until they have made a decision, begun to move on its implementation and then are required by law to accept the perspectives of local citizens.
- 2) St. Lukes administrators seek only their own financial and construction goals. The single-mindedness of administrators who continue to seek ways to appeal the Saltzer decision, reveal executives who are obsessed with personal, not community needs. Statistics in Consumer Reports Health under Hospitals and additional information on the Center for Medicare and Medicaid Services indicate that St. Lukes has a overall rating of 65 out of 100 points. One of the biggest failings of the hospital is communication between patients and the hospital. Even though St. Lukes is a non-profit entity, it is run like a corporation. And like a corporation, there is very little communication between the executives who make CEO level salaries, and the rest of us---patients, staff and neighbors. St. Lukes is viewed as a large business in our neighborhood that is run for the benefit of its administrators. It would be better served to pay closer attention to the quality of its services, and less attention to its empire building. Frustrated by their inability to create a monopoly in health care delivery, these same administrators at St. Luke's seek to create a spatial monopoly of the east end.
- 3) If St. Lukes is allowed to close off Jefferson Street as they have proposed, that will be the cork in bottling of our neighborhood. Currently Jefferson Street offers a pedestrian-bike-auto friendly route to downtown. Simply for the convenience of the hospital, an entire section of the urban environment will be sequestered. This not only contradicts the cities Master Plan to expand multi-modal transportation, it jeopardizes the comfort and possibly the safety of our residents.



- 4) The use of threats in mailings and in the media ("Accept our Master Plan or we will move out of Boise") is a further illustration of St. Luke's attempt to move unilaterally by imposing its will on the residents of our city. Rather than engaging in real public discourse that might find a middle ground, the administrators of the hospital assume that they are powerful enough to make this decision and threatening enough to quash any dissent. They are wrong. I taught Urban Sociology for a number of years at Boise State. One of the key insights provided by urban sociologists like Jane Jacobs and Mike Davis, is that city planning conducted by large institutions is often the most destructive and expensive change that occurs. Change that includes diverse perspectives, particularly those of local residents, more often creates positive and financially responsible results.

I would like to stress to the City Council that I and many residents of the city vehemently oppose the closing of Jefferson Street to accommodate St. Lukes. Thank you for considering this testimony.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert McCarl", with a long, sweeping flourish extending to the right.

Robert McCarl, Ph.D.

816 E. State/208-283-4108



**From:** [B Young](#)  
**To:** [Hal Simmons](#)  
**Subject:** St. Lukes  
**Date:** Thursday, June 25, 2015 5:49:26 PM

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I am writing in regards to the St. Luke's master plan. I am both an employee of St. Luke's and a 20 year Boise resident. Having received the company line on the need to support the St. Luke's plan I decided to attend a couple public discussions on the subject and visit the Keep Boise Connected website to gain a 360 degree perspective of the proposed expansion. I am convinced that the expansion of healthcare facilities in Idaho is needed and that this is a great opportunity for Boise to really do something special. I am not convinced that we have truly "imagined all the possibilities" of how best to accomplish the expansion in the best possible way for both St. Luke's and Boise. I am not confident that sufficient alternatives for this unique opportunity have been considered and fear that if approved we will have missed a chance to do something special and damaged a long standing partnership between St. Luke's and the communities that surround it. This could easily be a "lose-lose" situation without your leadership. I recommend that more time be spent on alternative solutions and that the City Council insist on a more collaborative relationship between St. Luke's and the key stakeholders. I believe that the expansion can be better accomplished in a way that is mutually beneficial to both.

I encourage you to reject the current change to the city master plan until you are convinced that alternatives have been sufficiently studied and presented.

Thank you for your commitment to Boise.

Brian Young  
[Byinid@gmail.com](mailto:Byinid@gmail.com)