



Via Electronic Mail & Hand Delivery

June 23, 2015

Hal Simmons, Planning Director
Department of Planning and
Development Services
City of Boise
150 N. Capitol Boulevard
Boise, ID 83702

**RE: St. Luke's Application for Comprehensive Plan Amendment/CPA14-00004
Conditions of Approval**

Dear Hal,

Thank you for meeting with me and with Gary Sorensen to review the proposed Conditions of Approval contained in your June 16, 2015 Staff Report, and for inviting us to provide comments. We understand that you would appreciate, assuming the Council approves our application, that we include in the Master Plan illustrations capturing Conditions 1.a through 1.e and text capturing Conditions 2.a through 2.g. We are generally in agreement with the conditions as modified below

Conditions of Approval

1. The St. Luke's Health Facilities Master Plan as amended by the March 2015 Supplemental Narrative is the approved Plan, with the following additional modifications:
 - a. The Bannock Corridor between Avenue B and 1st Street shall be preserved for public access by an approximately 28-foot wide easement within which no further building construction is allowed and shall include a 10-foot dual use pathway as conceptually depicted in the Supplemental Narrative, dated March 2015, that is open to the public pedestrians and cyclists. The pathway shall include visually identifiable yield zones for cyclists at pedestrian crossings. The final design of the pathway will emerge through workshop(s) with the City and interested stakeholders. The easement shall be as approved by the Boise City Attorney and shall be maintained by St. Luke's.
 - b. Transit stops intended to serve a future fixed line downtown circulator shall be depicted conceptually at appropriate locations on Main and Idaho Streets between 2nd Street and Avenue B.
 - c. Bicycle lane facilities on Idaho and Main Streets shall be described and depicted in the Master Plan with a strong preference for a buffered or protected lane design.
 - d. The Design Standards in the Master Plan shall be modified to describe a requirement that the Design Review Committee, in its review of visible exterior improvements on for the outer edges of new buildings on the campus perimeter, to create shall review such buildings for a compatible inter-face with adjacent uses through, for example, upper story setbacks, additional modulation and/or enhanced landscaping and ground level setbacks.
 - e. St. Luke's shall work with Boise Urban Forestry and PDS to preserve existing mature trees and vegetation in the public right-of-way around the campus perimeter, particularly on 2nd Street where large street trees exist. Building facade modulation, cycle track width or street sections may be reduced or modified on those

frontages in return for setbacks that preserve mature trees. If trees are lost, replacement trees should be Class 3 or similar.

2. A new section shall be added to the approved Master Plan stipulating the following administrative requirements:
 - a. Any request by St. Luke's for expanded HS (Health Services) zoning consistent with the Master Plan, shall be accompanied by a Land Use Map amendment application for the Public/Quasi-Public Land Use designation to match the boundaries of the rezone.
 - b. Air quality permitting for the Central Plant shall be successfully obtained and documented to the City prior to submittal of a building permit.
 - c. All mitigation/enhancement for roads and pathways (excluding the Broadway intersection) as required in the TIS, and the Master Plan and shall be addressed in the proposed three-party Development Agreement, shall be installed and in place prior to any construction other than the Children's Pavilion. Physical closure of Jefferson Street shall not occur until the improvements covered in the Development Agreement are in place or in progress, or bonded for improvement, as per the timing to be stipulated in the Development Agreement.
 - d. Prior to any construction of any new building, other than the Children's Pavilion, St. Luke's shall schedule a "check-in" with the City Council at a public work session to review the status of roadway and pathway mitigation.
 - f. If any required mitigation measure is determined to be infeasible to construct, the St. Luke's Master Plan shall be returned to the City Council for further review and potential amendment.
 - g. St. Luke's shall enter into a three-party development agreement with the City of Boise and ACHD for the expedited design and construction of roadway and pedestrian improvements around the St. Luke's Campus as described in the Master Plan and the Fort Boise Concept Plan. Responsibilities for the three parties shall at minimum include the following: i) Boise City to facilitate redesign of the Fort Boise sports fields to accommodate a roundabout intersection at Avenue B and Reserve Street; ii) ACHD to move the Broadway intersection design and construction forward in the CIP; iii) St. Luke's to provide design assistance for all roadway mitigation (other than the Broadway intersection) including roundabouts at Reserve and 3rd/Robbins Street; (iv) physical closure of Jefferson Street shall not occur until the improvements covered in the Development Agreement are in place or in progress, or bonded for improvement, as per the timing to be stipulated in the Development Agreement and construct the improvements prior to any medical facility construction other than the Children's Pavilion; and iv) ACHD to enter into reimbursement agreement with St. Luke's for non-CIP improvements funded by St. Luke's.

3. Blue Print Boise shall be amended as follows to reflect the St. Luke's Master Plan approval:

Table of Contents — List of Plans Adopted by Reference (Page vii) — Add new adoption date to St. Luke's Campus Master Plan reference

NE-CCN 2.2: St. Luke's Regional Medical Center (Page NE 8)

(a) Develop the St. Luke's Regional Medical Center area in accordance with the St. Luke's Health System's Master Plan as approved by the City Council on , 2015.

~~(b) Require an amendment to the Land Use Map for expansion of the HS zoning district outside of the designated Public/Institutional use area, in order for the City and St. Luke's to mitigate the impact on adjoining neighborhoods.~~

I will be happy to review further with you these Conditions of Approval and St. Luke's comments at your convenience.

Sincerely,

Jeff Hull

Cc: Gary Sorensen
Theresa McLeod