

From: [Diane](#)
To: [Ben Quintana](#); [David Bieter](#); [Elaine Clegg](#); [Lauren McLean](#); [Maryanne Jordan](#); [Scot Ludwig](#); [TJ Thomson](#)
Cc: [Hal Simmons](#)
Subject: Additional thoughts on St. Luke's proposal
Date: Tuesday, June 30, 2015 9:09:50 AM
Importance: High

Good morning -

Some 20 years ago, a bunch of us (including some of you) got together and formed the Neighborhood Alliance, which with the city's support nurtured into being dozens of neighborhood associations throughout Boise. Our purpose was to give citizens equal legal footing in the development processes that affected the value of their property and the quality of their life. I'm very proud of the way East Enders have responded to St. Luke's proposal through their neighborhood association and through the ad hoc nonprofit they formed, Keep Boise Connected, Inc.

Unfortunately, the constructive give-and-take between applicant and neighbors that we worked so hard to codify in the city's planning process did not occur with this project. The applicant's attitude when making its mandatory presentation to EENA was, to put it bluntly, "like it or lump it." St. Luke's preferred alternative, which requires closing Jefferson Street, was non-negotiable in any substantial way.

If the council chooses to ignore this flawed process AND the recommendation of their own Planning and Zoning Commission to reject the proposal because it does not meet the requirements of the city's comprehensive plan, they will set a dangerous precedent. Citizens who devote substantial time and effort to work within the system only to see its requirements for honest, constructive give-and-take ignored by policy-makers will be disillusioned and unlikely to use this avenue again. The consequences of citizen disengagement are subtle but ultimately devastating to creating the "livable city" that you have so often said you want.

Tonight, you need only to uphold the P&Z recommendation to deny this master plan application and send it back to the applicant with instructions to alter it to meet the requirements of our comprehensive plan. This project will dramatically alter the east end of downtown, cut off a neighborhood, and add thousands of vehicles to already congested intersections over 30 years. We can afford to take another six months to find an alternative with fewer negative consequences. One suggestion: Bring ACHD and Valley Ride into the process meaningfully NOW, so the parties can include mass transit/park-and-ride as part of the "moving people not cars" equation. I still believe we can find a solution that works for everyone.

Thank you,
Diane Ronayne

Diane Ronayne
208-336-2128
dianeronayne@gmail.com

"It's not happiness that makes us grateful,
it's gratefulness that makes us happy."
- Brother David Steindl-Rast

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Another voice for keeping the quality of life in Boise - St Luke"s master plan deeply goes against this.
Date: Tuesday, June 30, 2015 10:22:22 AM

From: Kristen Cheyney [mailto:kristen.cheyney@gmail.com]
Sent: Tuesday, June 30, 2015 9:54 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Scot Ludwig; TJ Thomson
Subject: Another voice for keeping the quality of life in Boise - St Luke's master plan deeply goes against this.

Blueprint Boise calls for the city's growth occurring "in a sustainable, efficient, and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future."

The Master Plan and supporting documents provide detailed plans of the traffic impacts and mitigation planned for each specific intersection. However, the Master Plan does not articulate the overall, combined impact of changed routes, vastly expanded intersections, and more frequent trips generated by the Medical Office Buildings on vehicle congestion, pedestrian and bicycle safety, air quality and other local facilities. Residents, community businesses, and those traveling from other neighborhoods and Idaho communities will feel these impacts. It is, I believe, the antithesis of what is in Blueprint Boise.

I live in the East End, I care about Boise (deeply, deeply, 3rd generation Boisean). I am very active in my community and work daily to make it a GREAT place to live. Please don't let this travesty happen. Ask St. Luke's to go back and develop truly livable alternatives. I believe a compromise can be found. It doesn't have to be my way or the highway as St. Luke's likes to state.

Kristen Cheyney.

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Approve St. Luke's Expansion
Date: Monday, June 29, 2015 2:37:17 PM

From: Rolland Crosby [mailto:rolly.estevista@gmail.com]
Sent: Monday, June 29, 2015 2:35 PM
To: CityCouncil; MayorBieter
Subject: Approve St. Luke's Expansion

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

June 29, 2015

Dear Mayor Bieter and City Council Members:

This letter strongly supports the expansion of St Luke's Master Plan (CPA14-00004).

The expansion of St. Luke's is more than a local issue. People throughout the Treasure Valley and the whole area surrounding Boise rely on St. Luke's for the highest quality of medical care. St. Luke's plan to increase and improve medical care demonstrates their commitment to our city. We should commit ourselves to support their effort.

We strongly request that the Boise City council, ACHD and the community approve St. Luke's expansion plans.

Rolland Crosby
Linda Crosby
12458 N. Upper Ridge

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RC

Remember . . . your government is watching . . . everything.

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Comment on St. Luke's expansion
Date: Tuesday, June 30, 2015 11:28:21 AM

From: Maggie Koger [mailto:maggiekoger@msn.com]
Sent: Tuesday, June 30, 2015 11:28 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson
Subject: Comment on St. Luke's expansion

Dear Mayor and City Council Members;

I am writing to you as a group so that I will clearly address everyone with the same message. I have lived in the Warm Springs area most recently since 1991. I plead with you to avoid approving the St. Luke's expansion plan until more time has been given for alternatives. The construction of a 27 lane intersection at Broadway and Warm Springs will destroy the immediate residential quality and fill the air with pollution. Please consider working with the hospital to develop a plan that follows the city's master plan to move people and not cars.

The St Luke's expansion gives Boise an opportunity to provide leadership in the management of a city known for its vitality and opposition to deadening development. The point would be to keep downtown use available for all of us while also providing excellent hospital services. These two goals do not have to be short changed by hasty decision-making. We voters have put a great deal of faith in your ability to weigh the issues and I hope you will take the best path to a united Boise by granting a means for the whole St. Luke's expansion program to come to a more broadly based fruition.

Thank you for considering my request.

Maggie Koger

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Comments on St. Luke's expansion
Date: Monday, June 29, 2015 2:04:46 PM

From: Darla Christiansen [mailto:darlachristiansen@gmail.com]
Sent: Monday, June 29, 2015 2:03 PM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson
Subject: Comments on St. Luke's expansion

Mayor Bieter and Council Members,

I have concerns about the downtown St. Luke's expansion as proposed for three basic reasons:

1. **The expansion could forever change the character of this area**, and how we interact in that area. Expanded intersections, new buildings and parking structures will change how we interact with our surroundings. Increased traffic and new traffic configurations would certainly encourage people to get off the bike and back into a car.
2. **I don't understand why St. Luke's would choose a downtown Boise location**, rather than the large Meridian campus. One would expect St. Luke's might want to have the most services available to the most people - near the valley's population center, and near the interstate. Why is this expansion not happening at the Meridian site?
3. **Boise's own Planning and Zoning Commissioners** said the expansion "did not demonstrate consistency with Comprehensive Plan goals and policies related to street connectivity, protection of the downtown grid and provision of bicycle/pedestrian facilities."

I don't live in the East End or North End Neighborhoods, but I do drive and bike through this area on a regular basis, and I am a St. Luke's customer. Indeed, St. Luke's is an important medical provider and employer, and I have friends who work there.

I recognize that St. Luke's is working to meet the medical needs of our community, and that may include a medical campus to accommodate thousands of vehicles every day – but in this location, it just doesn't make sense to me.

Thank you for considering my concerns.
Respectfully,

Darla Christiansen
Boise

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: NO to St. Luke's downtown expansion
Date: Tuesday, June 30, 2015 8:13:43 AM

From: Jane Woychick [mailto:jawoychick@cableone.net]
Sent: Tuesday, June 30, 2015 12:43 AM
To: MayorBieter
Subject: NO to St. Luke's downtown expansion

Dear Mayor Bieter,

Thank you for all the work you do to keep Boise a livable community. I strongly support the goal of maintaining and improving the livability of our neighborhoods. For this reason, I oppose the St. Luke's downtown expansion plan. **The St. Luke's plan threatens livability in the East End and the North End by increasing motorized traffic in both areas. Increased traffic also threatens the goals of public safety and environmental health.**

I urge you to vote NO on the St. Luke's plan; if you are not voting on this issue, I hope you will use your influence with city council to oppose the expansion plan. The main roads in the affected areas cannot and should not bear more traffic. **The livable solution is not "mitigation" that allows for more traffic; the livable solution is less traffic—i.e., more people walking, biking, or using public transportation.** Neighborhood residents actively participate in that solution. Meanwhile, St. Luke's proposes more parking garages.

If you allow St. Luke's downtown expansion, the adjacent neighborhoods will not recover. Commercial and residential development—and the resulting increases in traffic—have already damaged the East End and the North End. Foothills development to the north, Harris Ranch to the east, and Boise State creeping up from the south—all of these projects have negatively and disproportionately affected people living in Boise's historic East End. **These are some of the most engaged voters in the city, but their neighborhood has been repeatedly sacrificed to business interests.**

The city has given more than enough support to business. Now it's time to support the people, the neighborhoods, and the livability of Boise—for real, not just in vision statements. Boise's East End and North End are models of livability for the rest of the Treasure Valley. Please protect our neighborhoods and the livability of Boise by voting NO on the St. Luke's expansion plan. We are counting on you!

Sincerely,

Jane Woychick

400 Union St.

Boise, ID 83702

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Opposition to St. Luke's expansion
Date: Monday, June 29, 2015 4:52:20 PM

From: Ken [mailto:prospero8@msn.com]
Sent: Monday, June 29, 2015 4:50 PM
To: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; Hal Simmons; MayorBieter
Subject: Opposition to St. Luke's expansion

Dear Members of the City Council and dear Mayor Bieter,

I am writing to register my strong opposition to the downtown expansion of St. Luke's Hospital.

For several reasons, this is the wrong location for an expansion of this size.

There is simply not enough physical space for all the planned buildings, parking garage[s], added lanes, and enlarged intersections at this site. At the same time, the expansion will have a sad negative impact on one of the most scenic spots in Boise.

The expansion will also harm one of Boise's most pleasant and valuable historic neighborhoods. The location is unique in its convenience for residents. Close to the river, foothills, BSU, Julia Davis Park, the grocery stores, and downtown stores and restaurants, it is arguably the most walkable of all neighborhoods. It is also a favorite with bikers and runners.

I have lived on East Bannock street (parallel to Warm Springs on the north side) for thirteen years, and I have seen the neighborhood blossom. There has been with an influx of families, including ones with children, who have moved in, restored homes, planted gardens and flowers. It is a lovely, old-fashioned community where neighbors meet at Roosevelt Market across from Roosevelt Elementary School, which was beautifully renovated not too long ago. On my street, neighbors gather in a private garden for social interaction, and children play on the sidewalks. If allowed to thrive, this neighborhood will shine even more more brightly as one of Boise's most attractive features.

I am truly not just motivated by self-interest when I say that I dread the prospect of lovely, tree-shaded East Bannock Street turning into a corridor, officially or unofficially.

I fear for the safety of the children. For myself, I dread waiting and then actually crossing the intersection of Broadway and Warm Springs by foot or by bike. Not just an inconvenience is the prospect of a blocked exodus in case of wildfire or flood. We are in a flood-zone, and I suspect that in case of disaster there could be a serious evacuation problem with the increase in traffic and just one major road allowing exit. In fact, I don't really understand why St. Luke's would want to invest so much money on an expansion in a flood-zone.

I have travelled some and seen beautiful cities. I have also seen some destroyed by unrestrained traffic. The ones I remember most fondly are not ones with most impressive freeways but ones with charming neighborhoods and pedestrian zones. As committee members, ask yourselves what you want to be remembered for--a huge hospital too big for its surroundings or the preservation of one of Boise's nicest areas.

Thank for you considering my perspective.

Truly,

Rena Sanderson

730 E. Bannock St.
Boise, ID 83712

rsanders@boisestate.edu

208-345-1317

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Please Support St. Luke's Boise Campus Master Plan
Date: Tuesday, June 30, 2015 10:27:42 AM
Attachments: [image002.png](#)

From: Falkner, Stacy [mailto:falkners@slhs.org]
Sent: Tuesday, June 30, 2015 10:24 AM
To: MayorBieter; CityCouncil
Cc: tellus@achdidaho.org
Subject: Please Support St. Luke's Boise Campus Master Plan

Dear Mayor Bieter and Members of the Boise City Council,

In full disclosure (as evidenced by my signature) I am a St. Luke's employee. However, I am also writing you this morning as a long-time resident of historic east Boise, mother, public health professional, recreational cyclist, and regular patron of many downtown Boise establishments.

For a decade, my husband and I have raised our family of four boys in east Boise off of Warm Springs. Currently, my children attend Boise High, Roosevelt Elementary and the Downtown YMCA Children's Village. We commute regularly as a family into the downtown core via bicycle, using 3 adult bikes, 1 child's bike, 1 Tag-Along bike and 1 bike trailer. Safety is our utmost concern.

Additionally, my oldest child often rides alone or with friends to Boise High for school or sports. Last fall, my son's best friend was hit on his bike in the intersection of Fort and Reserve by a hit-and-run driver. Due to heavy congestion at numerous points during the day, this is a very dangerous, uncontrolled intersection. Since that time, I have been deeply concerned about the safety of any route into downtown from the east. As it exists, I feel our current options (and I have attempted them all) between State Street and the Greenbelt fail to provide basic protections for riders. In this heavily trafficked grid, cyclists and pedestrians are at risk...we are simply not seen.

I understand why Jefferson is considered a safe haven and why its closure is concerning; it is one of the less traveled streets and riders feel a small measure of protection using that access point into the downtown core. However, as someone who spends a great deal of time walking the Boise hospital campus, I can tell you this block is not a safe solution. It is packed with parked cars, delivery vehicles, ambulances, and hospital staff crossing from the main hospital into various buildings. Although it is a public street, it essentially functions as an alley behind the hospital with poor visibility for riders.

For these reasons, I ask you to support the St. Luke's Campus Master Plan. Not only does this plan provide room for critical healthcare services to remain in downtown Boise, but it provides a better, safer commute for those traveling on bike or foot from the east end neighborhood. Please take advantage of this opportunity to build something that will benefit our neighborhood for years to come and maintain Boise's reputation as being a city friendly to those on two wheels.

Sincerely,

Stacy Falkner

Stacy Falkner, MHS
Community Relations Coordinator
[St. Luke's Sports Medicine Concussion Clinic](#)
Phone: (208) 381-9205 Fax: (208) 381-9201



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From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Regarding St. Lukes and their downtown .
Date: Monday, June 29, 2015 8:58:57 AM

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

From: jan solberg [<mailto:jan.solberg@live.com>]
Sent: Sunday, June 28, 2015 3:50 PM
To: MayorBieter
Subject: Regarding St. Lukes and their downtown .

St. Lukes has lost all credibility or support from me. I am amazed at the lack of openness and consideration of the people, surrounding neighborhoods, and to the City Council of Boise. I have just learned of the large parking lot they plan on the corner of 1st and Fort, and the estimate that they are planning for 30 cars an hour to be using the parking garage, yep that would be off of 1st and Fort.

I have also learned that a large majority of the "new building" is to consolidate their Outpatient services..... really ? First they state the dire need for emergency care and the children's cancer center (lets see some hard data about that from a nonpartisan source), and the need to shut down a neighborhood street and artery from the east and north side of town. The traffic will be more than ugly and if you think that the east State Street and Fort going towards town won't be affected by the traffic you would be mistaken. One of the reasons Boise is such a wonderful city is our neighborhoods. St. Lukes expansion to the north and east just doesn't make sense. May I suggest St. Lukes use the large property they own off of Americana and very near the interstate as well as their Meridian property and hospital, or how about the property they own south of the hospital... for the expansion or at least for the outpatient consolidation and the parking lot.

Today (Sunday) the Statesman editorial page has endorsed the St. Lukes expansion plan, buried below - the disclaimer small print - seventh line : Publisher Michael Jung is a member of the St Lukes Strategic initiatives Committee . Ok, this ranks right down there with St. Lukes' really bad ad they made with the Doctor who said if Boise didn't ok the plan they would move St. Lukes to Meridian, and the really embarrassing TV ad that had Kristin Armstrong saying that her son and our children would be able to ride their bikes safely on the St. Luke's campus.

Bottom line, I am asking you to hold true to the City Plan, to please take the time to check out the Keep Boise Connected website and see their information, and finally , while I understand the pressure you may be under, hold true to your heart, it has served you and our city well.

For me it really boils down to the fact that I've never liked bullies, and St. Lukes , for the last couple of years , feels like a bully who only wants only their own way , not only in this matter but it is also reflected in the recent ruling against St. Lukes Health Systems (Federal Trade Commission and the State of Idaho vs St. Lukes Health System Anti Trust Lawsuit).

I appreciate the service you have given to the people of Boise and the State of Idaho. Thank you for your time and consideration.

Jan Solberg

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St Lukes road closure plan is a bad idea
Date: Monday, June 29, 2015 8:56:41 AM

From: Denise Baird [mailto:denisecbaird@gmail.com]
Sent: Sunday, June 28, 2015 11:56 AM
To: MayorBieter
Subject: St Lukes road closure plan is a bad idea

Hi Dave,

Like many of my neighbors I am very concerned about the short sighted plan to close Jefferson Street.

It seems clear that St Luke's plan to close one of the few east/west streets in this town is going to end up being a nightmare as Boise grows to the east. The need to close Jefferson is allegedly driven by the need to shave seconds off precious time in the emergency room - but the increased traffic resulting from this expansion seems likely to add minutes to the time it takes for emergency vehicles to reach the emergency room.

I appreciate the good work done by both of our hospitals but it seems unwise to assume that St Luke's is looking out for Boise's best interest on this.

Please vote no on closing Jefferson!

Kind regards,
Denise

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's Boise Development Master Plan
Date: Monday, June 29, 2015 11:39:05 AM

From: Patrick Cusick [mailto:patrick.cusick@gmail.com]
Sent: Monday, June 29, 2015 11:27 AM
To: MayorBieter
Subject: St. Luke's Boise Development Master Plan

Mayor Bieter,

I do not support St Luke's proposal to close Jefferson St. as part of its Boise Development Master Plan.

Closing the proposed portion of Jefferson Street will be detrimental to commuters, businesses, and residents. Jefferson St. provides the only safe cycling route between NE Boise and the downtown area. Closing access would force cyclists to use highly hazardous routes, such as Fort St., Street, and the Main/Idaho/Ave B/Broadway intersection – neither of which provides bike lanes, or adequate protection for cyclists.

I am also deeply disappointed in St. Luke's public relations campaign to cultivate support for its plans. When St. Luke's announced it had the endorsement of local cycling legend, Kristin Armstrong, they failed to mention that she is an employee of St. Luke's. When the Idaho Statesman published an article in support of the plan to close Jefferson St., it did so citing that "Publisher Michael Jung is a member of the St. Luke's Strategic Initiatives Committee." At best this, this represents an overt conflict of interest; at worst, it's collusion.

The community is grateful to have a world-class medical facility such as St. Luke's in Boise. However, the city's gratitude does not extend beyond its desire to retain the livability for which it is famous. I am not opposed to St. Luke's expanding in the downtown corridor. However, I am vehemently opposed to any plan that allows St. Luke's to close a portion of any street - particularly a main thoroughfare such as Jefferson St. Perhaps St. Luke's should consider expanding over its existing, ground-level parking, rather than shutting off a significant commuting thoroughfare.

Thank you,

Patrick J. Cusick
208 N Jantoni Dr.
Boise, ID 83712

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's Downtown Boise Master Campus Plan
Date: Monday, June 29, 2015 11:39:26 AM
Attachments: [img-629112236-0001.pdf](#)
Importance: High

From: Jen Maier [mailto:jen@gardnercompany.net]
Sent: Monday, June 29, 2015 11:29 AM
To: Tommy Ahlquist; MayorBieter; CityCouncil
Subject: St. Luke's Downtown Boise Master Campus Plan
Importance: High

Mayor Bieter and City Council Members,

Please see the attached letter from Tommy Ahlquist. Thank you.

Jen Maier
Director of Commercial Operations
GARDNER COMPANY
101 S. Capitol Blvd., Suite 1700
Boise, ID 83702
Phone: 208.246.8909

June 18, 2015

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

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

Dear Mayor Bieter and City Council Members:

It is my sincere pleasure to write this letter expressing my thoughts and support for the St. Luke's expansion plans for the Downtown campus. Over the years, we have heard a lot of talk about smart growth, economic development, jobs and improved transportation in the downtown. With all of that history and talk in mind, it is time to ACT. Simply put, this plan is thoughtful, backed by extensive research, community outreach and meets or exceeds each goal that is talked about so frequently by the council and the city.

The St. Luke's Master Plan is the result of many years of plans, studies, and collaborative efforts to modernize the facility in a responsible and efficient way. St. Luke's has exhausted all potential scenarios for upgrading the Boise hospital. The proposal currently put forth is the only one that allows St. Luke's to meet modern hospital standards, patient needs by maximizing the internal flow of patient care in a hospital and best practices for delivering top-notch health care services for our community for decades to come.

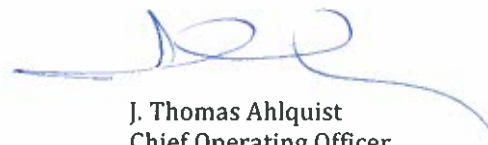
The St. Luke's campus in Boise already operates at or near capacity on most days and with the community expected to grow by as many as 300,000 residents by 2030. The healthcare needs of our community will continue to increase at a fast pace with our aging seniors. The time to prepare to meet the needs of that growth is now!

We talk about and are lectured on "smart growth" all of the time. The current plan uses land already owned by St. Luke's and allows them to upgrade and modernize to keep a state-of-the-art hospital in our community in a thoughtful way that minimizes impact. I have studied the site, the buildings and the impact on the surrounding area and believe that St. Luke's has deftly considered all of the critical factors in the proposed development.

The traffic improvements included in the plan are well thought out and long overdue. Having worked in the facility for years, I have experienced the current traffic patterns for residents and patrons of the facility. Failure to take St. Luke's up on their offer to move these projects forward now would be a grave mistake for the City of Boise.

Given the existing and future demands for healthcare in our community, the value to our community of the St. Luke's asset in downtown Boise, and their commitment to Boise and its populations, I strongly recommend that you approve the plan.

Sincerely,



J. Thomas Ahlquist
Chief Operating Officer
Gardner Company

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's Expansion
Date: Monday, June 29, 2015 8:48:34 AM

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

From: Tim Woodward [<mailto:tswoodward@msn.com>]
Sent: Friday, June 26, 2015 3:43 PM
To: MayorBieter; Lauren McLean; TJ Thomson; Elaine Clegg; sludwig@citofboise.org; Maryanne Jordan
Subject: St. Luke's Expansion

Dear Mayor Bieter and Council Members:

I'm writing as an East End resident to encourage you to ask St. Luke's at next week's council meeting to do further study of the impact of its downtown expansion plans on the neighborhood and the city as a whole. St. Luke's is a valuable asset to the community and clearly has done a lot of research on how the expansion will benefit the hospital and its patients. But in my opinion more study needs to be done on how it can benefit the neighborhood and the city and how it can meet the requirements Boise's Blueprint. I'm concerned about its impact on traffic and parking and the aesthetic impact of a blocked-off campus rather than one that's integrated into the community. Instead of selling part of a longtime public thoroughfare, Jefferson Street, to the medical center, I hope you will urge St. Luke's to find a way to keep the street open and modify its plan to include street-level shops and user-friendly access points. I also think more study should be given to increased utilization of property St. Luke's owns in other parts of the city rather than concentrating all of its expansion in one place. We all value St. Luke's. It's a wonderful medical center. But its proposed expansion should include additional study of more than medical considerations.

Sincerely,

Tim Woodward

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's Expansion Plan - vote in favor
Date: Monday, June 29, 2015 8:57:21 AM

From: Robert Spencer [mailto:spencer4112@hotmail.com]
Sent: Sunday, June 28, 2015 2:05 PM
To: MayorBieter
Subject: St. Luke's Expansion Plan - vote in favor

Dear Mayor Bieter,

I'm writing in support of St. Luke's plan for expansion of their Boise campus.

I believe the benefit of expanded services to meet the needs of our growing and aging population and more rapid access to care for individuals in critical need situations, outweighs the inconveniences posed by closing one block of Jefferson.

I also believe the proposed improvements to intersections, and the addition of bike and pedestrian lanes around and through the campus which are included in St. Luke's plan, largely compensate for any inconveniences inherent in the closure of the one block of Jefferson. They may even prove to be an overall improvement on the current situation, especially for pedestrians and cyclists.

Thank you for the opportunity to provide input on this important decision.

Faye Spencer
5631 N. Citadel Way, Boise 83703
(208) 331-5683
fayespencer@hotmail.com

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's expansion
Date: Tuesday, June 30, 2015 11:13:36 AM

From: Ann Cordum [mailto:annacordum@gmail.com]
Sent: Tuesday, June 30, 2015 11:10 AM
To: MayorBieter
Subject: St. Luke's expansion

Hello Mayor Bieter -

One Doctor's Opinion on the expansion. Thank you!

St. Luke's provides excellent care and top-notch expertise. Hospital executives argue that expansion is necessary because in emergencies, seconds matter. Closure of Jefferson Street would connect emergency services to interventional radiology and save lives.

What save lives are the following: adequate staffing on the front lines of patient care, clinician competence, well-designed processes, and effective communication across the care team. Physical space does not save lives. The larger an organization, the more logistical challenges, and the greater the delays in care. Physical grandeur and proximity do not equal better care. In fact, studies show that patients who have a stroke while in the hospital suffer long delays in getting thrombolysis and life-saving care. Larger facilities are also typically associated with greater overhead which translates into higher costs that are ultimately passed on to us all. Outpatient care costs are substantially higher at a hospital than at a physician's office.

Only a tiny minority of emergency room patients need interventional radiology. Most hospital admissions are for infections, congestive heart failure, drug overdoses, emphysema, blood clots, surgical issues, and the like. What good is it to whisk someone away for intervention while Mrs. Jones lies on a gurney for hours awaiting admission for her pneumonia? The reality is that cardiac and stroke patients are outnumbered by general medical/surgical patients who often sit in emergency rooms for hours awaiting admission and higher level care. Their lives are every bit as important as the stroke patient's.

I would ask our community: Has access to your physician improved as a result of expansion, i.e. by hospital acquisition of local physician groups? Did the quality of your health care improve? Has it become more cost effective? Would you prefer to navigate a larger hospital campus?

St. Luke's has a large enough footprint to reconfigure on its existing acreages without closing tax payer owned roads and encroaching on historic properties to expand intersections and roadways. Options include building upward from the existing hospital parking lot or relocating outpatient services to its other Boise properties. This would leave plenty of room at the existing downtown campus for inpatient services and future growth.

For community health, it benefits all to have a safe route of access to downtown, whether on bike, foot, or car. Jefferson Street is the safest route for a child, commuter or family to access downtown.

The solution to growth is reconfiguration, avoiding duplication of services (leave the trauma care to St. Al's), adequate staffing, and reduction of costly executive and managerial positions.

In conclusion, while I am thankful to have St. Luke's in my neighborhood, there are better ways to spend \$400 million improving health care in Boise than the proposed campus expansion.

Ann



Ann Cordum, M.D., PLLC
203 W. Fort St. • Boise, ID 83702
• cell 208 559-2958 • office 208 994-8656 • fax 888 972-4280
www.twoboisedocs.com

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's Master Plan - Comments
Date: Tuesday, June 30, 2015 3:18:02 PM
Attachments: [St Lukes Master Plan Comments Mayor.docx](#)

From: Helen Stoll [mailto:hstoll3@fiberpipe.net]
Sent: Tuesday, June 30, 2015 3:13 PM
To: MayorBieter
Subject: St. Luke's Master Plan - Comments

Dear Mayor Bieter,

Please see my attached comments regarding the St. Luke's Master Plan. I understand you will recuse yourself from tonight's vote. I hope you will be able to lend your voice of reason to the discussion. Please help encourage creative alternatives that help keep the East End from becoming collateral damage. There can be a win-win. Thank you for your consideration.

Sincerely,

Helen Stoll

June 30, 2015

The Honorable Mayor Bieter
Mayor, the City of Boise
150 North Capitol Blvd.
Boise, ID 83702

Dear Mayor Bieter,

Our thriving downtown neighborhoods are a vital part of Boise's uniqueness and livability. My family opposes the closure of Jefferson Street, a critical street connecting the East End to downtown and neighborhood amenities. We believe there are alternatives to the proposed Saint Luke's Master Plan that will allow Saint Luke's to grow, without sacrificing the East End neighborhood as collateral damage. Additionally, prior to approval, a Saint Luke's Master Plan needs to legitimately address the traffic impacts, not only at the Broadway/Warm Springs intersection, but also on neighborhood streets where spinoff traffic will increase, particularly Walnut Street and Warm Springs' Avenue.

We chose the East End as our home. We appreciate being able to easily and safely walk, bike or drive to work, downtown and the many attractions and services in our neighborhood. This includes amenities like the Boise Little Theater, Fort Boise Community Center, the Senior Center, the Universities and all of the wonderful parks and outdoor assets. This connectivity is critical to the East End lifestyle and our link to downtown.

My questions about traffic increases on Walnut and Warm Springs were not answered at the Saint Luke's information sessions. Many of us who live in the East End recognize that Walnut Street has already become the de facto "Broadway Bypass." If both Bannock and Jefferson Streets are closed, the trips will move somewhere else. It is reasonable to expect additional traffic on both Warm Springs and Walnut either by necessity or as a strategy to avoid the heavy traffic projected for the Broadway/Warm Springs' intersection. Yet, at a recent Saint Luke's information meeting, I was told that there would not be traffic impacts on Walnut or Warm Springs. Later I was informed by others that spin-off impacts on these streets were actually not considered during the Master Plan development and study process. I request that you require evaluation of the bigger picture neighborhood traffic impacts (specifically Walnut and Warm Springs) and consideration of design alternatives which would leave either Jefferson or Bannock Street open.

The East End neighborhood does not have to be marginalized as "East End Island" in order for a needed hospital expansion to move forward. Please direct Saint Luke's to work with the City to develop real, big picture alternatives to their present Master Plan, alternatives that honor Blueprint Boise, protect East End neighborhood connectivity and livability and provide a state of the art hospital.

Thank you for your consideration.

Sincerely,
Helen Stoll
1365 East Lewis Street
Boise, ID 83712

From: [Milan Kaldenberg](#)
To: [Hal Simmons](#)
Cc: kaldenberg2299@msn.com
Subject: Hearing CPA14-00004
Date: Monday, June 29, 2015 5:47:58 PM

I am opposed to the closing of E. Jefferson for the benefit of St. Lukes Hospital. I feel very strongly that this is unwarranted action by a major business in the City to use financial and political power to "get their way".

I have been a citizen of the City of Boise for over 70 years. During that time our family has either resided or owned property in the East End area.

During that time I have seen a disturbing change in the way St. Lukes has operated. In my early memories St. Lukes was a faith based hospital that cooperated with St. Alphonsus and Elks Rehabilitation to provide the best service to the citizens of Boise and the Treasure Valley. It now seems that there is a "hospital war" that seems both unnecessary and contrary to the needs of the community.

Several years ago Ada County assessed the St. Lukes property because they were no longer functioning as a non profit, but had accumulated funds in a way that was more like a commercial enterprise. They "lawyered up" and as I recall beat down the Commission.

When St. Alphonsus merged with Mercy Hospital in Nampa (also a catholic based hospital) St. Lukes purchased a medical practice that contained a vast majority of the doctors in the community. Because of the extensive use of referrals in the medical area, this would have caused great harm to Mercy Hospital (St. Alphonsus) They fought the justice department, lost in court, but are so arrogant that they refuse to comply with the court's decision.

Now they want to limit access to down town Boise for hundreds of residents of the East End of Boise.

If they must have access to both sides of E. Jefferson, perhaps they should consider a sky bridge similar to the one on the St. Alphonsus campus

I believe it is time for St. Lukes to return to a focus of service.

6/30/15

Kathleen Clifford

1818 N. 22nd St.

Boise, ID 83702

363-9542

kathclifford2@mack.com

I'm calling again; I called before when this first came up about the expansion of St. Luke's in downtown Boise and I know that it seems like a lot of attention has gone into the Jefferson St. closure. The City Council is hearing this again tonight and I wanted to again voice my opposition to the expansion of their main campus in downtown Boise. I actually work at St. Luke's and I haven't been able to be more active on this or go to meetings. It's kind of a subtle thing, but I think they're more sensitive about it than people anticipate. I was very pleased that there was a delay and that they were unable to push this through. Again, I feel like the closure of Jefferson is really somewhat of a smokescreen and the bigger issue is the traffic coming into downtown Boise. 75% of the people who work at the Boise downtown St. Luke's travel in from outside of the downtown area. I was a little incensed that they threatened to remove services from downtown. They have always said that they would have services, it would not just be the main campus anymore. I have serious concerns about the traffic circle on Fort St. and the impact on the North End. I was very disappointed in the North End Neighborhood Association where I live that they didn't take a more active stance against this. I think it will impact traffic, impact Fort Boise Community Center, that whole Foothills corridor there extending down to the VA, and all the way into 8th St. I know that Mayor Bieter walks and rides his bike in that area. The thought of a multi-floor center and multiple large buildings attracting people from all over the state to that area of town without planning for mass-transit is a mistake. You tried to have those trolley systems and I can tell you that St. Luke's did not support that in any way; there was no effort with employees to support that kind of plan. They have very poor commuter efforts with their van, and when it comes to bike lanes, I have actively ridden my bike to work for many years and have seen the traffic increase. They don't have good bike lanes, whoever is in charge of that, there's supposed to be a bike lane designated on Fort St. on that sidewalk that isn't even marked. There are always people riding their bikes on there without helmets; I'm very concerned about this whole growth and car-based focus on getting those employees into that area. I know this is a long message but it's my only opportunity; I would be happy to speak to someone, but again I'm feeling a little cautious. I've worked there for 24 years; I love St. Luke's but I'm not appreciative of this process at all. While I probably will be retired before this is done, I'm still dreading what it will do to the traffic in downtown Boise, the East End and the North End.

Mayor/Council

From: [Ken](#)
To: [Lauren McLean](#); [TJ Thomson](#); [Elaine Clegg](#); [Scot Ludwig](#); [Maryanne Jordan](#); [Hal Simmons](#); [Mayor Bieter](#)
Subject: Opposition to St. Luke's expansion
Date: Monday, June 29, 2015 4:49:56 PM

Dear Members of the City Council and dear Mayor Bieter,

I am writing to register my strong opposition to the downtown expansion of St. Luke's Hospital.

For several reasons, this is the wrong location for an expansion of this size.

There is simply not enough physical space for all the planned buildings, parking garage[s], added lanes, and enlarged intersections at this site. At the same time, the expansion will have a sad negative impact on one of the most scenic spots in Boise.

The expansion will also harm one of Boise's most pleasant and valuable historic neighborhoods. The location is unique in its convenience for residents. Close to the river, foothills, BSU, Julia Davis Park, the grocery stores, and downtown stores and restaurants, it is arguably the most walkable of all neighborhoods. It is also a favorite with bikers and runners.

I have lived on East Bannock street (parallel to Warm Springs on the north side) for thirteen years, and I have seen the neighborhood blossom. There has been with an influx of families, including ones with children, who have moved in, restored homes, planted gardens and flowers. It is a lovely, old-fashioned community where neighbors meet at Roosevelt Market across from Roosevelt Elementary School, which was beautifully renovated not too long ago. On my street, neighbors gather in a private garden for social interaction, and children play on the sidewalks. If allowed to thrive, this neighborhood will shine even more more brightly as one of Boise's most attractive features.

I am truly not just motivated by self-interest when I say that I dread the prospect of lovely, tree-shaded East Bannock Street turning into a corridor, officially or unofficially.

I fear for the safety of the children. For myself, I dread waiting and then actually crossing the intersection of Broadway and Warm Springs by foot or by bike. Not just an inconvenience is the prospect of a blocked exodus in case of wildfire or flood. We are in a flood-zone, and I suspect that in case of disaster there could be a serious evacuation problem with the increase in traffic and just one major road allowing exit. In fact, I don't really understand why St. Luke's would want to invest so much money on an expansion in a flood-zone.

I have travelled some and seen beautiful cities. I have also seen some destroyed by unrestrained traffic. The ones I remember most fondly are not ones with most impressive freeways but ones with charming neighborhoods and pedestrian zones. As committee members, ask yourselves what you want to be remembered for--a huge hospital too big for its surroundings or the preservation of one of Boise's nicest areas.

Thank for you considering my perspective.

Truly,

Rena Sanderson

730 E. Bannock St.
Boise, ID 83712

rsanders@boisestate.edu

208-345-1317

From: [Dale Reynolds](#)
To: [MayorBieter](#)
Cc: [Lauren McLean](#); [TJ Thomson](#); [Elaine Clegg](#); [Scot Ludwig](#); [Maryanne Jordan](#); [CityCouncil](#); [Hal Simmons](#)
Subject: Please vote no on the St. Luke's Master Plan
Date: Tuesday, June 30, 2015 8:02:19 AM

Mayor Bieter and City Council Members

June 28, 2015

St. Luke's Master Plan Public Hearing

RE: Please vote no on the St. Luke's Master Plan

We have lived in Boise's East End of Boise at 604 E. Jefferson and 1320 E. Hays Way, (our current address) for over 25 years. We chose to live in this neighborhood due to its livability and close proximity to work, good schools, the Boise River, foothills, and downtown. I pass through the St. Luke's corridor 4 to 8 times per day. We frequently drive, walk, and bike down E. Jefferson to get into downtown. We love our neighborhood and do not want to live any place else. Our daughters were born in the St. Lukes Hospital and we appreciate having this facility as our neighbor. However, it is important to remember that we are a historic neighborhood and that closing part of Jefferson Street and making a "superblock" will increase traffic congestion and reduce the East End's connectivity to downtown.

We are connected to downtown by State, Jefferson, Idaho, and Main streets. Even without the St Luke's expansion traffic has been increasing due to new development in the foothills and in the Harris Ranch area. The intersections at State and Fort, Jefferson and Avenue B, Warm Springs and Avenue B, and Broadway and the Connector are all getting congested. St. Luke's new expansion plan estimates an additional 17,000 plus traffic trips per day. A large portion of this traffic will be headed to the new employee and patient parking garage turning left across traffic onto 1st and 2nd streets making driving through this area difficult.

Making a left turn onto Warm Springs, across traffic, has become difficult. More traffic will also divert onto Warm Springs and Walnut to avoid getting onto Avenue B adding more traffic to this area. My understanding is that a traffic limit of 1400 trips per day was placed on Warm Springs when the Harris Ranch was first being developed. Will we or have we already exceeded this limit? Heavy traffic on Warm Springs street poses a serious threat to this beautiful and important street. Warm Springs is a historic district and one of the things that makes Boise, Boise.

The increase in traffic will also impact pedestrians and cyclists making it dangerous to cross this area. I believe there are some flashing lights proposed for the pedestrian crossing will be added to make cars aware and stop. I cannot see four lanes of traffic stopping that easily and

when they do stop, traffic will start to back up.

The Boise P and Z Commission has denied the St. Luke's application whose proposal is inconsistent with Boise's broader planning and livability goals and plans. St. Luke's has come up with one plan and eliminated all the options (such as developing St. Luke's Meridian and using other St. Luke's sites located in Boise) as too expensive. The neighborhoods have had little input and involvement in their plans.

We believe the St. Luke's Regional Medical facility expansion should be built in Meridian where they have 25 acres and easy access to the freeway. This location is more centralized to the valley's population. The expansions of St. Luke's in Boise on Avenue B will have to cease eventually, as there is no space to keep expanding in this area. The new larger traffic corridor in the East End planned by St. Luke's will make the East End neighborhood like an island with limited direct access to downtown. It will be like hitting a wall when we try to head west out of our neighborhood. I urge you to vote no on the St Luke's Master Plan.

Thank you for your consideration.

Feeling trapped in the East End,

Dale Reynolds

1320 E. Hays Way

Boise, ID

From: [Justin Maines](#)
To: [Hal Simmons](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Elaine Clegg](#); [Maryanne Jordan](#); [Scot Ludwig](#); [Mayor Bieter](#)
Subject: St. Luke's Hearing
Date: Tuesday, June 30, 2015 11:46:20 AM

City Leaders,

Due to a prior family commitment I am unable to attend the meeting this evening. I can't really add anything to the discussion that hasn't already been said, but I understand the importance of filling the room to show support.

I have been troubled by St. Luke's tactics, but the sound bite rhetoric of "every second counts" is simply an attempt to make people think emotionally instead of logically. If every second counts, St. Luke's should develop a plan that minimizes time without having an effect on surrounding residents, downtown Boise, and traffic in the area.

Please require St. Luke's to develop a plan that is good for everybody!

Thank you for your service.

Sincerely,
Justin Maines
E. State St.

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: Monday, June 29, 2015 4:43:53 PM
Attachments: [St. Luke"s 06.29.2015.pdf](#)

Council,

The latest packet of correspondence on the Master Plan is attached. I'll send another packet out tomorrow at noon and another before the start of the meeting if necessary.

Amanda

Amanda Brown

From: Fran Kearns <frankearns3@gmail.com>
Sent: Monday, June 29, 2015 1:56 PM
To: CityCouncil
Subject: St Luke's

I am writing to inform the City Council of my opposition to the plan currently proposed by St Luke's. My primary objection to the plan relates to the increased traffic and associated reduction in air quality. The East End and downtown Boise already experience several days of air quality problems each year. I can't imagine why we would deliberately allow further deterioration. Additionally, our little walkable, bikeable community-a quality that makes Boise so special-- would become a location of undesirable traffic congestion. In addition to the increase in traffic to St Luke's there will also be an increased burden on local traffic. Traffic that is feeding onto Avenue B or Fort or State Streets will be backed up waiting for access to these streets or St Luke's parking structures--all pumping out exhaust while they wait. I can't imagine trying to cross a street as a pedestrian--It can be challenging enough today. It seems a shame for this to happen when there are options for expansion in West Boise and elsewhere and when St Luke's has the abundant financial resources to develop a plan that would be friendly to Boise and her residents.

Thank you,
Fran Kearns
East End resident--just a couple of blocks from St Luke's

Amanda Brown

From: Rolland Crosby <rolly.estevista@gmail.com>
Sent: Monday, June 29, 2015 2:35 PM
To: CityCouncil; MayorBieter
Subject: Approve St. Luke's Expansion

Mayor Bieter and Boise City Council Members

June 29, 2015

City of Boise

150 N. Capitol Blvd

Boise, Idaho 83702

Dear Mayor Bieter and City Council Members:

This letter strongly supports the expansion of St Luke's Master Plan (CPA14-00004).

The expansion of St. Luke's is more than a local issue. People throughout the Treasure Valley and the whole area surrounding Boise rely on St. Luke's for the highest quality of medical care. St. Luke's plan to increase and improve medical care demonstrates their commitment to our city. We should commit ourselves to support their effort.

We strongly request that the Boise City council, ACHD and the community approve St. Luke's expansion plans.

Rolland Crosby

Linda Crosby

12458 N. Upper Ridge

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RC

Remember . .your government is watching . . .everything.

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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

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 2:37 PM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Approve St. Luke's Expansion

From: Rolland Crosby [<mailto:rolly.estevista@gmail.com>]
Sent: Monday, June 29, 2015 2:35 PM
To: CityCouncil; MayorBieter
Subject: Approve St. Luke's Expansion

Mayor Bieter and Boise City Council Members

June 29, 2015

City of Boise

150 N. Capitol Blvd

Boise, Idaho 83702

Dear Mayor Bieter and City Council Members:

This letter strongly supports the expansion of St Luke's Master Plan (CPA14-00004).

The expansion of St. Luke's is more than a local issue. People throughout the Treasure Valley and the whole area surrounding Boise rely on St. Luke's for the highest quality of medical care. St. Luke's plan to increase and improve medical care demonstrates their commitment to our city. We should commit ourselves to support their effort.

We strongly request that the Boise City council, ACHD and the community approve St. Luke's expansion plans.

Rolland Crosby

Linda Crosby

12458 N. Upper Ridge

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RC

Remember . . your government is watching . . everything.

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Amanda Brown

From: Lauren & Scott McLean <mcleans@mac.com>
Sent: Monday, June 29, 2015 7:55 AM
To: Amanda Brown
Subject: Fwd: St. Lukes

Sent from my iPhone

Begin forwarded message:

From: Penny Beach <pbeach@cableone.net>
Date: June 29, 2015 at 7:27:25 AM MDT
To: Lauren Mclean <mcleans@me.com>
Subject: St. Lukes

Hey Lauren -

I have been meaning for awhile to write you my opinion on the St. Luke's expansion project to throw in my two cents. I am sure you have heard from a lot of people on this.

As you may or may not know I am on the medical staffs of both hospitals but employed by neither. And since I work for the residency program, unlike most family doctors I do spend a lot of time taking care of inpatients inside the hospitals - St. Luke's Boise, St. Luke's Meridian, and St. Al's Boise.

It is undeniable to me that St. Luke's needs more space - they are bursting at the seams. Sometimes it is difficult to find a room for a new patient because all the rooms are full.

So with this being a given, Luke's needs to expand somewhere. What alarms me is talk I hear from my North and East End neighbors advocating that Luke's only expand in Meridian and move the core of its services out to Meridian. I think this would be devastating for Boise's economy and also would make it impossible for North and East End residents to access some valuable medical services without driving out to Meridian and the mess that is Eagle Road. I love the fact that I can bike to doctor's appointments, or that if I crash on my mountain bike there is an ER down the hill that is often not extremely busy. And St. Luke's is such a huge part of our economy, as hospitals are in most cities. Can you imagine if 40 years ago Boston had just said to Brigham and Women's or Mass General - sorry, you are causing too much congestion, please go ahead and move everything out to Newton or Wellesley? Boston would be nowhere near as economically vibrant as it is today.

So I am advocating that the city council make it possible for Luke's to keep the main parts of its services downtown and approve the expansion project. I know the city is taking a good long look at the project and will make sure that the project is done in a way which will cause the least impact on the surrounding neighborhoods.

Hope you guys are having a great summer,

Penny Beach

Amanda Brown

From: MayorBieter
Sent: Friday, June 26, 2015 1:13 PM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Support for St. Luke's downtown expansion plan

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

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:49 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's Expansion

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

From: Tim Woodward [<mailto:tswoodward@msn.com>]
Sent: Friday, June 26, 2015 3:43 PM
To: MayorBieter; Lauren McLean; TJ Thomson; Elaine Clegg; sludwig@citofboise.org; Maryanne Jordan
Subject: St. Luke's Expansion

Dear Mayor Bieter and Council Members:

I'm writing as an East End resident to encourage you to ask St. Luke's at next week's council meeting to do further study of the impact of its downtown expansion plans on the neighborhood and the city as a whole. St. Luke's is a valuable asset to the community and clearly has done a lot of research on how the expansion will benefit the hospital and its patients. But in my opinion more study needs to be done on how it can benefit the neighborhood and the city and how it can meet the requirements Boise's Blueprint. I'm concerned about its impact on traffic and parking and the aesthetic impact of a blocked-off campus rather than one that's integrated into the community. Instead of selling part of a longtime public thoroughfare, Jefferson Street, to the medical center, I hope you will urge St. Luke's to find a way to keep the street open and modify its plan to include street-level shops and user-friendly access points. I also think more study should be given to increased utilization of property St. Luke's owns in other parts of the city rather than concentrating all of its expansion in one place. We all value St. Luke's. It's a wonderful medical center. But its proposed expansion should include additional study of more than medical considerations.

Sincerely,

Tim Woodward

Amanda Brown

From: Jill Jasper <jillmjasper@gmail.com>
Sent: Sunday, June 28, 2015 8:11 PM
To: CityCouncil
Subject: St Luke's expansion

I am a resident of the east end, and I use Jefferson St to ride a bicycle to the YMCA about three times a week. I also use the Greenbelt and 8th Street to get to and from downtown. As full disclosure I was an employee of the downtown St Luke's for over 20 years, now retired. I have followed this issue closely and attended several information meetings. On balance, I believe that the east end, as well as the greater Boise community, would be best served by allowing St Luke's to expand downtown. Unlike most of the people who write to you, I have cared for patients in the hospital, and I know how impossible it would be to build only upper floors above Jefferson. I know how outdated and unsafe the old west end of the hospital is for patients. While I ride Jefferson frequently, I know it isn't perfect either. The parked cars opening doors in your face is hazardous, and the oneway grid forces bikes to use Bannock eastbound and then turn left across traffic to get back to Jefferson. A dedicated bike lane would be safer, and while we will complain that we are entitled to use the streets, we would come to appreciate the safety.

I think St Luke's made a mistake when they underestimated how much the east end would want to be involved in planning for construction that affects our neighborhood. St Luke's appeared to be arrogant and entitled, and they have been playing make-up ever since. That was a tactical error on their part, but it's not enough to deny them an *expansion* from which we will all benefit.

Thank you. Jill Jasper, 1262 E Holly St, Boise 83712 208-891-4812

Sent from my iPad

Amanda Brown

From: Steve Schaus <psschaus46@gmail.com>
Sent: Sunday, June 28, 2015 5:01 PM
To: CityCouncil
Subject: Citizen Input on St.Luke's Proposed Expansion Plans

Council Members - Knowing that as elected officials for the City of Boise, we hope that you will listen carefully to the many concerns of its citizens before voting on the critical issue of St.Luke's proposed expansion plans. We recently attended a public forum related to St. Luke's expansion plans and left with more concerns and questions than answers.

We were disappointed that community input was not sought earlier than this year even though St.Luke's unilateral planning has been in the works for at least the past 8 years. Equally disappointing, St. Luke's responses to citizen input and concerns have been superficial at best. For example, adding some bike lanes does not begin to compensate for the proposed closure of Jefferson St., thereby further isolating an historic neighborhood from its connection to downtown Boise.

As citizens, we are unaware if anyone besides St. Luke's has made an independent assessment of the extent of expansion or whether an expansion is even needed at all at this time. As we all know, the health care industry and its delivery systems are changing rapidly. Therefore, we find it incredible that St.Luke's is proposing to expand their facilities in anticipation of a future 30-year time horizon, and one which is not consistent with the approach of other health care delivery organizations throughout the country.

It is most unfortunate that St. Luke's is blaming citizens and neighbors of East Boise for all of the opposition to its expansion plans, when there are numerous other members of the community who are at least expressing their reservations because of St. Luke's "my way or the highway" ultimatum, as expressed by its carpetbagging administrators with their inflated egos and salaries.

In closing, we would ask you as City Council members, to delay your vote on this critical matter until such time as St. Luke's has more thoroughly considered other alternatives that would support its proposed expansion plans.

Thank you for your consideration in this matter.

Ellen and Steve Schaus
3990 S. Bard Ave.

Amanda Brown

From: Robert Spencer <spencer4112@hotmail.com>
Sent: Sunday, June 28, 2015 2:08 PM
To: CityCouncil
Subject: St. Luke's Expansion plan - a vote in favor

I'm writing in support of St. Luke's plan for expansion of their Boise campus.

I believe the benefit of expanded services to meet the needs of our growing and aging population and more rapid access to care for individuals in critical need situations, outweighs the inconveniences posed by closing one block of Jefferson.

I also believe the proposed improvements to intersections, and the addition of bike and pedestrian lanes around and through the campus which are included in St. Luke's plan, largely compensate for any inconveniences inherent in the closure of the one block of Jefferson. They may even prove to be an overall improvement on the current situation, especially for pedestrians and cyclists.

Thank you for the opportunity to provide input on this important decision.

Faye Spencer
5631 N. Citadel Way, Boise 83703
(208) 331-5683
fayespencer@hotmail.com

Amanda Brown

From: WILLIAM and KAY DOUGALL <kavik15@msn.com>
Sent: Friday, June 26, 2015 5:27 PM
To: CityCouncil
Subject: St. Luke's Hospital Expansion Plan

Dear Councilmembers:

St. Luke's master plan is a very costly endeavor with a number of potentially serious negative impacts which will not improve the economics or quality of life for Boise residents.

Firstly, in a recent traffic study conducted by the engineering firm CH2M HILL, it was recommended that an additional eight traffic lanes would be required at the intersection of Broadway-Warm Springs-Idaho-Avenue B to carry the 17,340 new daily trips the hospital expansion would generate. This means that a 27 lane intersection, similar to the one at Franklin Rd. and Milwaukie, would be placed in a residential environment. Since there is more pedestrian/bicycle usage in this area than at Franklin, a 27 lane intersection increases the likelihood of pedestrian/car accidents. Not only will residents have lost the use of through streets Bannock and potentially Jefferson, we will also have to put up with increased traffic, noise, pollution, and decreased pedestrian/bike safety to accommodate the master plan.

Secondly, acquisition of privately owned property in the area by St Luke's (a 501c3 charitable, non-profit) removes those properties from the Ada County tax rolls, creating a loss of tax revenue for Boise. In effect, property tax increases for residents will be used to subsidize St. Luke's master plan. Who will pay for the 27 lane intersection at Broadway that is required to accommodate the hospital's expansion? Using tax money to build an unnecessary intersection is a misuse of public funds to accommodate the needs of a private corporation.

Finally, whether St. Luke's likes to acknowledge it or not, there is another Regional Medical Center within five miles of this area--St. Alphonsus. It is not acceptable to the residents of East Boise to lose streets, historic structures, air quality, and tax monies so that St. Luke's can continue its aggressive competition with St. Al's. Part of St. Luke's master plan will add duplicate services already provided by St. Al's (for example, St. Al's has a staff of 17 doctors specializing in cardiology). The \$400 million cost of St. Luke's expansion could be reduced if the two hospitals would stop competing and start dividing up the services and specialties they offer.

Economically, the liabilities far outweigh the benefits of St. Luke's plan at this point. Please uphold the Boise Planning and Zoning Commission's rejection of this short-sighted and economically risky plan.

Respectfully,

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

Amanda Brown

From: LeAnn M. Hume, CCIM, CLS <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

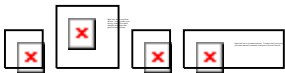
Board of Directors – Boise Chamber
Board of Directors – BVEP
Board of Directors – CCIM Idaho Chapter

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 | [view my online profile](#)



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Amanda Brown

From: Tom Saldin <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

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:53 AM
To: Amanda Brown
Subject: FW: Master Plan Public Comment
Attachments: 6_27 Supplemental_Summary and Analysis.pdf

From: Cyd Weiland [<mailto:cydweiland@gmail.com>]
Sent: Saturday, June 27, 2015 3:27 PM
To: MayorBieter; Maryanne Jordan; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson; Elaine Clegg
Cc: Hal Simmons
Subject: Master Plan Public Comment

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.

Overall¹

File ²	# 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 ³	27	13	12	12	12
TOTAL	588	251	146	164	316
% of Total Respondents*		43%	25%	28%	54%

*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 Affiliation⁴ (# 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]
TOTAL	588	251 [95]	146 [2]	164 [94]	316 [10]
% in Category w/St. Luke's Affil**		38%	< 1%	57%	3%

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

¹ 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.

²From <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.

³ 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.

⁴ 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 ⁵	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.

⁵ 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.

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:51 AM
To: Amanda Brown
Subject: FW: CPA14-00004/St Luke's Health System/St Luke's Master Plan

From: John Meagher [<mailto:jmeagher@spro.net>]
Sent: Friday, June 26, 2015 7:11 PM
To: MayorBieter; 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

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

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:57 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St Lukes road closure plan is a bad idea

From: Denise Baird [<mailto:denisecbaird@gmail.com>]
Sent: Sunday, June 28, 2015 11:56 AM
To: MayorBieter
Subject: St Lukes road closure plan is a bad idea

Hi Dave,

Like many of my neighbors I am very concerned about the short sighted plan to close Jefferson Street.

It seems clear that St Luke's plan to close one of the few east/west streets in this town is going to end up being a nightmare as Boise grows to the east. The need to close Jefferson is allegedly driven by the need to shave seconds off precious time in the emergency room - but the increased traffic resulting from this expansion seems likely to add minutes to the time it takes for emergency vehicles to reach the emergency room.

I appreciate the good work done by both of our hospitals but it seems unwise to assume that St Luke's is looking out for Boise's best interest on this.

Please vote no on closing Jefferson!

Kind regards,
Denise

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:57 AM
To: Amanda Brown
Subject: FW: Citizen-run meeting available for viewing

From: Erik Kingston [<mailto:erik.kingston@gmail.com>]
Sent: Sunday, June 28, 2015 1:49 PM
To: Elaine Clegg; Maryanne Jordan; Lauren McLean; Scot Ludwig; MayorBieter; TJ Thomson; Hal Simmons
Subject: Citizen-run meeting available for viewing

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/oblnrtn>

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 Kington, PCED
Boise, ID

--

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

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:57 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's Expansion Plan - vote in favor

From: Robert Spencer [<mailto:spencer4112@hotmail.com>]
Sent: Sunday, June 28, 2015 2:05 PM
To: MayorBieter
Subject: St. Luke's Expansion Plan - vote in favor

Dear Mayor Bieter,

I'm writing in support of St. Luke's plan for expansion of their Boise campus.

I believe the benefit of expanded services to meet the needs of our growing and aging population and more rapid access to care for individuals in critical need situations, outweighs the inconveniences posed by closing one block of Jefferson.

I also believe the proposed improvements to intersections, and the addition of bike and pedestrian lanes around and through the campus which are included in St. Luke's plan, largely compensate for any inconveniences inherent in the closure of the one block of Jefferson. They may even prove to be an overall improvement on the current situation, especially for pedestrians and cyclists.

Thank you for the opportunity to provide input on this important decision.

Faye Spencer
5631 N. Citadel Way, Boise 83703
(208) 331-5683
fayespencer@hotmail.com

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 8:59 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Regarding St. Lukes and their downtown .

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

From: jan solberg [<mailto:jan.solberg@live.com>]
Sent: Sunday, June 28, 2015 3:50 PM
To: MayorBieter
Subject: Regarding St. Lukes and their downtown .

St. Lukes has lost all credibility or support from me. I am amazed at the lack of openness and consideration of the people, surrounding neighborhoods, and to the City Council of Boise. I have just learned of the large parking lot they plan on the corner of 1st and Fort, and the estimate that they are planning for 30 cars an hour to be using the parking garage, yup that would be off of 1st and Fort.

I have also learned that a large majority of the "new building" is to consolidate their Outpatient services..... really ? First they state the dire need for emergency care and the children's cancer center (lets see some hard data about that from a nonpartisan source), and the need to shut down a neighborhood street and artery from the east and north side of town. The traffic will be more than ugly and if you think that the east State Street and Fort going towards town won't be affected by the traffic you would be mistaken. One of the reasons Boise is such a wonderful city is our neighborhoods. St. Lukes expansion to the north and east just doesn't make sense. May I suggest St. Lukes use the large property they own off of Americana and very near the interstate as well as their Meridian property and hospital, or how about the property they own south of the hospital... for the expansion or at least for the outpatient consolidation and the parking lot.

Today (Sunday) the Statesman editorial page has endorsed the St. Lukes expansion plan, buried below - the disclaimer small print - seventh line : Publisher Michael Jung is a member of the St Lukes Strategic initiatives Committee . Ok, this ranks right down there with St. Lukes' really bad ad they made with the Doctor who said if Boise didn't ok the plan they would move St. Lukes to Meridian, and the really embarrassing TV ad that had Kristin Armstrong saying that her son and our children would be able to ride their bikes safely on the St. Luke's campus.

Bottom line, I am asking you to hold true to the City Plan, to please take the time to check out the Keep Boise Connected website and see their information, and finally , while I understand the pressure you may be under, hold true to your heart, it has served you and our city well.

For me it really boils down to the fact that I've never liked bullies, and St. Lukes , for the last couple of years , feels like a bully who only wants only their own way , not only in this matter but it is also reflected in the recent ruling against St. Lukes Health Systems (Federal Trade Commission and the State of Idaho vs St. Lukes Health System Anti Trust Lawsuit).

I appreciate the service you have given to the people of Boise and the State of Idaho. Thank you for your time and consideration.

Jan Solberg

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 9:00 AM
To: Amanda Brown
Subject: FW: St Lukes Master Plan City Council Hearing

From: Judi Zuckert [<mailto:judi.zuckert@gmail.com>]
Sent: Sunday, June 28, 2015 5:28 PM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; TJ Thomson; David Eberle; Scot Ludwig
Cc: Hal Simmons
Subject: St Lukes Master Plan City Council Hearing

Dear Mayor Bieter, Honorable City Council Members, and Planning Director Simmons,

I am writing to express my concern with St Lukes proposed expansion. The addition of over 17,000 vehicle trips per day to the hospital area would create huge traffic flow problems, on streets that are already used beyond capacity. The increase in traffic, new intersection designs, and mega-block building construction design would in combination ruin the character of the adjacent neighborhoods.

Two of the new buildings, representing almost 8,000 new vehicle trips per day, are for medical office buildings. It would be better for Boise as a whole to have the medical office construction in other areas of Boise where there is available commercial space, better access and more parking. The hospital facility portion of the proposal should be redesigned to keep Jefferson Street open.

Please reject the master plan as it is currently written. The plan does not conform to Boise's comprehensive plan. St Lukes can expand in a manner that will be positive for the livability of Boise, rather than harmful.

Sincerely

Judi Zuckert

June 18, 2015

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

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

Dear Mayor Bieter and City Council Members:

It is my sincere pleasure to write this letter expressing my thoughts and support for the St. Luke's expansion plans for the Downtown campus. Over the years, we have heard a lot of talk about smart growth, economic development, jobs and improved transportation in the downtown. With all of that history and talk in mind, it is time to ACT. Simply put, this plan is thoughtful, backed by extensive research, community outreach and meets or exceeds each goal that is talked about so frequently by the council and the city.

The St. Luke's Master Plan is the result of many years of plans, studies, and collaborative efforts to modernize the facility in a responsible and efficient way. St. Luke's has exhausted all potential scenarios for upgrading the Boise hospital. The proposal currently put forth is the only one that allows St. Luke's to meet modern hospital standards, patient needs by maximizing the internal flow of patient care in a hospital and best practices for delivering top-notch health care services for our community for decades to come.

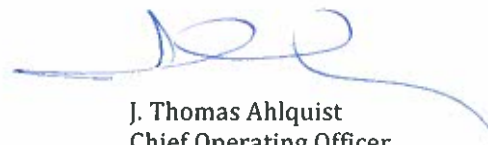
The St. Luke's campus in Boise already operates at or near capacity on most days and with the community expected to grow by as many as 300,000 residents by 2030. The healthcare needs of our community will continue to increase at a fast pace with our aging seniors. The time to prepare to meet the needs of that growth is now!

We talk about and are lectured on "smart growth" all of the time. The current plan uses land already owned by St. Luke's and allows them to upgrade and modernize to keep a state-of-the-art hospital in our community in a thoughtful way that minimizes impact. I have studied the site, the buildings and the impact on the surrounding area and believe that St. Luke's has deftly considered all of the critical factors in the proposed development.

The traffic improvements included in the plan are well thought out and long overdue. Having worked in the facility for years, I have experienced the current traffic patterns for residents and patrons of the facility. Failure to take St. Luke's up on their offer to move these projects forward now would be a grave mistake for the City of Boise.

Given the existing and future demands for healthcare in our community, the value to our community of the St. Luke's asset in downtown Boise, and their commitment to Boise and its populations, I strongly recommend that you approve the plan.

Sincerely,



J. Thomas Ahlquist
Chief Operating Officer
Gardner Company

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 11:39 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's Boise Development Master Plan

From: Patrick Cusick [<mailto:patrick.cusick@gmail.com>]
Sent: Monday, June 29, 2015 11:27 AM
To: MayorBieter
Subject: St. Luke's Boise Development Master Plan

Mayor Bieter,

I do not support St Luke's proposal to close Jefferson St. as part of its Boise Development Master Plan.

Closing the proposed portion of Jefferson Street will be detrimental to commuters, businesses, and residents. Jefferson St. provides the only safe cycling route between NE Boise and the downtown area. Closing access would force cyclists to use highly hazardous routes, such as Fort St., Street, and the Main/Idaho/Ave B/Broadway intersection – neither of which provides bike lanes, or adequate protection for cyclists.

I am also deeply disappointed in St. Luke's public relations campaign to cultivate support for its plans. When St. Luke's announced it had the endorsement of local cycling legend, Kristin Armstrong, they failed to mention that she is an employee of St. Luke's. When the Idaho Statesman published an article in support of the plan to close Jefferson St., it did so citing that "Publisher Michael Jung is a member of the St. Luke's Strategic Initiatives Committee." At best this, this represents an overt conflict of interest; at worst, it's collusion.

The community is grateful to have a world-class medical facility such as St. Luke's in Boise. However, the city's gratitude does not extend beyond its desire to retain the livability for which it is famous. I am not opposed to St. Luke's expanding in the downtown corridor. However, I am vehemently opposed to any plan that allows St. Luke's to close a portion of any street - particularly a main thoroughfare such as Jefferson St. Perhaps St. Luke's should consider expanding over its existing, ground-level parking, rather than shutting off a significant commuting thoroughfare.

Thank you,

Patrick J. Cusick
208 N Jantoni Dr.
Boise, ID 83712

Amanda Brown

From: Patrick Cusick <patrick.cusick@gmail.com>
Sent: Monday, June 29, 2015 11:29 AM
To: CityCouncil
Subject: Jefferson St. and the St. Luke's Boise Development Master Plan

City Council members,

I do not support St Luke's proposal to close Jefferson St. as part of its Boise Development Master Plan.

Closing the proposed portion of Jefferson Street will be detrimental to commuters, businesses, and residents. Jefferson St. provides the only safe cycling route between NE Boise and the downtown area. Closing access would force cyclists to use highly hazardous routes, such as Fort St., Street, and the Main/Idaho/Ave B/Broadway intersection – neither of which provides bike lanes, or adequate protection for cyclists.

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The community is grateful to have a world-class medical facility such as St. Luke's in Boise. However, the city's gratitude does not extend beyond its desire to retain the livability for which it is famous. I am not opposed to St. Luke's expanding in the downtown corridor. However, I am vehemently opposed to any plan that allows St. Luke's to close a portion of any street - particularly a main thoroughfare such as Jefferson St. Perhaps St. Luke's should consider expanding over its existing, ground-level parking, rather than shutting off a significant commuting thoroughfare.

Thank you,

Patrick J. Cusick
208 N Jantoni Dr.
Boise, ID 83712



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

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 1:52 PM
To: Amanda Brown
Subject: FW: St Luke's East End Expansion

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

From: Ami Reid [<mailto:amitreid@icloud.com>]
Sent: Thursday, June 25, 2015 8:52 PM
To: Lauren McLean
Subject: St Luke's East End Expansion

Dear Councilwoman McLean:

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

From: MayorBieter
Sent: Monday, June 29, 2015 2:05 PM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Comments on St. Luke's expansion

From: Darla Christiansen [<mailto:darlachristiansen@gmail.com>]
Sent: Monday, June 29, 2015 2:03 PM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson
Subject: Comments on St. Luke's expansion

Mayor Bieter and Council Members,

I have concerns about the downtown St. Luke's expansion as proposed for three basic reasons:

1. **The expansion could forever change the character of this area**, and how we interact in that area. Expanded intersections, new buildings and parking structures will change how we interact with our surroundings. Increased traffic and new traffic configurations would certainly encourage people to get off the bike and back into a car.
2. **I don't understand why St. Luke's would choose a downtown Boise location**, rather than the large Meridian campus. One would expect St. Luke's might want to have the most services available to the most people - near the valley's population center, and near the interstate. Why is this expansion not happening at the Meridian site?
3. **Boise's own Planning and Zoning Commissioners** said the expansion "did not demonstrate consistency with Comprehensive Plan goals and policies related to street connectivity, protection of the downtown grid and provision of bicycle/pedestrian facilities."

I don't live in the East End or North End Neighborhoods, but I do drive and bike through this area on a regular basis, and I am a St. Luke's customer. Indeed, St. Luke's is an important medical provider and employer, and I have friends who work there.

I recognize that St. Luke's is working to meet the medical needs of our community, and that may include a medical campus to accommodate thousands of vehicles every day – but in this location, it just doesn't make sense to me.

Thank you for considering my concerns.

Respectfully,

Darla Christiansen

Boise

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:06 PM
To: Amanda Brown
Subject: FW: Final Thoughts

From: Alan Shealy [<mailto:ashealy@claremontpartners.com>]
Sent: Monday, June 29, 2015 9:42 AM
To: David Bieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson
Subject: Final Thoughts

Dear Mayor and Council Members,

Forgive one last imposition on your time and attention before the hearing tomorrow, but I think this will not be a waste of your time. I am sending along a missive from a friend of ours who is a healthcare professional and an astute analyst of healthcare trends. Please see below.

One doctor's opinion on the St. Luke's expansion
by Ann Cordum MD

It is adequate staffing, systems, and processes that save lives and shave seconds off when timing counts in medical emergencies. The larger an organization becomes, the more cumbersome the processes, the more logistical challenges, and the greater the delays in care. I have seen this issue time and time again in hospitals over the past 25 years. Due to its purchase of a staggering number of doctor's practices in Boise, St. Luke's now has hundreds, perhaps thousands of middle managers and non-clinical staff to run the corporate machine. All of those people need offices and space. Many have never cared for a patient and have no idea what a patient needs. You are paying those managers' and executives' salaries through your health care premiums and out-of-pocket health care costs.

Patients are crying out for better care. Excessive growth and bureaucracy worsen access to care. Currently, there is so much bureaucracy in the large hospital systems that patients cannot even get in to see their own doctors when they call for an appointment. They are sometimes being sent to the emergency room instead of being seen in clinic. Some call our office desperate to be seen even though they have physicians in the big system. Physical expansion, hotel-like atriums, nice gardens and tree-lined parking lots will not solve that problem. Physical space does not equal faster treatment. There are studies showing that patients who have a stroke WHILE IN THE HOSPITAL suffer dreadfully long delays in getting thrombolysis and life-saving care (patients who are on the hospital premises when their medical emergency occurs!)

Outpatient services administered by hospitals substantially drive up care costs. For example, according to a 2012 IMS institute for health care informatics study, the cost of daunorubicin (a chemotherapy drug used for cancer treatment) was 975% higher when administered at a hospital compared to a doctor's office. This is especially interesting considering that hospitals benefit from

deeply discounted drug pricing. The lab test that costs you and your insurance company \$55 at the hospital costs \$4.10 at our office. The mark-ups are staggering and are growing at a rapid rate.

I am thankful to have St. Luke's in my neighborhood and I value their care. But the solution to growth is reconfiguration, avoiding duplication of services (leave the trauma care to St. Al's), input from doctors/nurses/patients, reduction of managers and executives, sophisticated communication, and adequate staffing.



Ann Cordum, M.D., PLLC

203 W. Fort St. • Boise, ID 83702

• cell [208 559-2958](tel:2085592958) • office [208 994-8656](tel:2089948656) • fax [888 972-4280](tel:8889724280)
www.twoboisedocs.com

I will add one last thought. As you know, my analysis of projects and investments focuses on the net present value of same, i.e. after considering the quantifiable benefits and detriments of an investment, does it make sense to go ahead. I have yet to see ANY thorough analysis done by a dispassionate 3rd party or sanctioned by the City that makes such an attempt (recall our study on double taxation as a good example). I suggested strongly to St. Luke's in a prior meeting that they make this effort and have seen no meaningful comprehensive study. Without a balance sheet that encompasses such things as changes in VMT, infrastructure needs, air quality, retail, connectivity, neighborhood health, etc., I cannot see how this project merits approval. This development will have long-lasting influences on the visage and functionality of Boise City. I heartily encourage you to postpone a decision until the aforementioned analysis is done. If St. Luke's can't wait that long, so be it. This one is too important.

Best regards,
Alan

Alan Shealy, Principal
Claremont Partners, L.P.
2153 E Solitude Ct
Boise, ID 83712-7575
208-433-9247 ph
208-433-9256 fax

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:07 PM
To: Amanda Brown
Subject: FW: St Luke's

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

From: Jane Hardison [<mailto:janehardison@gmail.com>]
Sent: Monday, June 29, 2015 9:00 AM
To: Lauren McLean
Subject: St Luke's

Dear Ms. McLean,

I am writing to add my voice to those who oppose the current proposed expansion of St. Luke's in Boise. I am a resident of the East End and value the progressive transition zone between Downtown and my neighborhood. Creating a massive structural block at the end of Downtown, re routing traffic and thereby increasing congestion would significantly diminish the connectivity and livability of our fair city. Please encourage St Luke's to go back to the drawing board and get more neighborhood input to the development of their master plan.
Thank you for your consideration.

Jane Hardison

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:07 PM
To: Amanda Brown
Subject: FW: St. Lukes hospital expansion

From: marcycope315@cablone.net [<mailto:marcycope315@cablone.net>]
Sent: Monday, June 29, 2015 8:28 AM
To: Lauren McLean
Subject: St. Lukes hospital expansion

As an East End resident I would like to ask you to oppose St. Lukes expansion request. Medical needs will continue to be met with the hospital as it is now. Regional medical needs can be accessed more quickly from the interstate if St. Lukes would consider expanding the Meridian center. Traffic is already a problem in the Warm Springs, Broadway, Fort Street and Reserve. Expansion and closing Jefferson will only increase the traffic problems.

Thank you,
Marcy Cope
315 McGuffin 83712

Sent from Windows Mail

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:08 PM
To: Amanda Brown
Subject: FW: St. Luke's

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

From: Penny Beach [<mailto:pbeach@cablone.net>]
Sent: Monday, June 29, 2015 7:29 AM
To: Lauren McLean
Subject: St. Luke's

Hey Lauren -

I have been meaning for awhile to write you my opinion on the St. Luke's expansion project to throw in my two cents. I am sure you have heard from a lot of people on this.

As you may or may not know I am on the medical staffs of both hospitals but employed by neither. And since I work for the residency program, unlike most family doctors I do spend a lot of time taking care of inpatients inside the hospitals - St. Luke's Boise, St. Luke's Meridian, and St. Al's Boise.

It is undeniable to me that St. Luke's needs more space - they are bursting at the seams. Sometimes it is difficult to find a room for a new patient because all the rooms are full.

So with this being a given, Luke's needs to expand somewhere. What alarms me is talk I hear from my North and East End neighbors advocating that Luke's only expand in Meridian and move the core of its services out to Meridian. I think this would be devastating for Boise's economy and also would make it impossible for North and East End residents to access some valuable medical services without driving out to Meridian and the mess that is Eagle Road. I love the fact that I can bike to doctor's appointments, or that if I crash on my mountain bike there is an ER down the hill that is often not extremely busy. And St. Luke's is such a huge part of our economy, as hospitals are in most cities. Can you imagine if 40 years ago Boston had just said to Brigham and Women's or Mass General - sorry, you are causing too much congestion, please go ahead and move everything out to Newton or Wellesley? Boston would be nowhere near as economically vibrant as it is today.

So I am advocating that the city council make it possible for Luke's to keep the main parts of its services downtown and approve the expansion project. I know the city is taking a good long look at the project and will make sure that the project is done in a way which will cause the least impact on the surrounding neighborhoods.

Hope you guys are having a great summer,

Penny Beach

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:08 PM
To: Amanda Brown
Subject: FW: St Lukes Master Plan City Council Hearing

From: Judi Zuckert [<mailto:judi.zuckert@gmail.com>]
Sent: Sunday, June 28, 2015 5:28 PM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; TJ Thomson; David Eberle; Scot Ludwig
Cc: Hal Simmons
Subject: St Lukes Master Plan City Council Hearing

Dear Mayor Bieter, Honorable City Council Members, and Planning Director Simmons,

I am writing to express my concern with St Lukes proposed expansion. The addition of over 17,000 vehicle trips per day to the hospital area would create huge traffic flow problems, on streets that are already used beyond capacity. The increase in traffic, new intersection designs, and mega-block building construction design would in combination ruin the character of the adjacent neighborhoods.

Two of the new buildings, representing almost 8,000 new vehicle trips per day, are for medical office buildings. It would be better for Boise as a whole to have the medical office construction in other areas of Boise where there is available commercial space, better access and more parking. The hospital facility portion of the proposal should be redesigned to keep Jefferson Street open.

Please reject the master plan as it is currently written. The plan does not conform to Boise's comprehensive plan. St Lukes can expand in a manner that will be positive for the livability of Boise, rather than harmful.

Sincerely

Judi Zuckert

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:08 PM
To: Amanda Brown
Subject: FW: Master Plan Public Comment
Attachments: 6_27 Supplemental_Summary and Analysis.pdf

From: Cyd Weiland [<mailto:cydweiland@gmail.com>]
Sent: Saturday, June 27, 2015 3:27 PM
To: MayorBieter; Maryanne Jordan; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson; Elaine Clegg
Cc: Hal Simmons
Subject: Master Plan Public Comment

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.

Overall¹

File ²	# 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 ³	27	13	12	12	12
TOTAL	588	251	146	164	316
% of Total Respondents*		43%	25%	28%	54%

*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 Affiliation⁴ (# 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]
TOTAL	588	251 [95]	146 [2]	164 [94]	316 [10]
% in Category w/St. Luke's Affil**		38%	< 1%	57%	3%

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

¹ 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.

²From <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.

³ 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.

⁴ 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 ⁵	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.

⁵ 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.

Amanda Brown

From: John Meagher <jmeagher@spro.net>
Sent: Friday, June 26, 2015 7:11 PM
To: MayorBieter; 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

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

Amanda Brown

From: Bob Kaiser <idaho.bkaiser@gmail.com>
Sent: Friday, June 26, 2015 4:53 PM
To: Lauren McLean
Subject: I wanted to let you know about this...

Lauren,

Keep Boise Connected, Inc has raised money to bring David Allison to Boise June 30th.

[St Luke's Expansion: David Allison Architecture + Health](#) Design Intelligence Magazine named him one of the nation's 30 Most Admired Design Educators in 2013-14. Important decisions call for top notch expertise. David Allison brings to the table nationally recognized leadership in healthcare design + livability.

Making Boise the most livable city in the country.

Thank you,
Bob

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:13 PM
To: Amanda Brown
Subject: FW: Comments on St. Luke's expansion

From: Darla Christiansen [<mailto:darlachristiansen@gmail.com>]
Sent: Monday, June 29, 2015 2:03 PM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; Scot Ludwig; TJ Thomson
Subject: Comments on St. Luke's expansion

Mayor Bieter and Council Members,

I have concerns about the downtown St. Luke's expansion as proposed for three basic reasons:

1. **The expansion could forever change the character of this area**, and how we interact in that area. Expanded intersections, new buildings and parking structures will change how we interact with our surroundings. Increased traffic and new traffic configurations would certainly encourage people to get off the bike and back into a car.
2. **I don't understand why St. Luke's would choose a downtown Boise location**, rather than the large Meridian campus. One would expect St. Luke's might want to have the most services available to the most people – near the valley's population center, and near the interstate. Why is this expansion not happening at the Meridian site?
3. **Boise's own Planning and Zoning Commissioners** said the expansion "did not demonstrate consistency with Comprehensive Plan goals and policies related to street connectivity, protection of the downtown grid and provision of bicycle/pedestrian facilities."

I don't live in the East End or North End Neighborhoods, but I do drive and bike through this area on a regular basis, and I am a St. Luke's customer. Indeed, St. Luke's is an important medical provider and employer, and I have friends who work there.

I recognize that St. Luke's is working to meet the medical needs of our community, and that may include a medical campus to accommodate thousands of vehicles every day – but in this location, it just doesn't make sense to me.

Thank you for considering my concerns.

Respectfully,

Darla Christiansen

Boise

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:12 PM
To: Amanda Brown
Subject: FW: Questions about St. Luke's Master Plan

From: Kathy Stearns [<mailto:kstearns@arcadvisers.net>]

Sent: Tuesday, June 09, 2015 6:24 PM

To: Lauren McLean; Lauren McLean

Subject: Questions about St. Luke's Master Plan

Hi Lauren,

Enjoyed reading your posts from China – running on the Great Wall is awesome!

I appreciate your response to my letter to the Mayor and all City Council members regarding St. Luke's. I'm sure there is a ton going on behind the scenes, but there are some important issues and opportunities that did not come out at the hearings that I think it's critical for City Council to be aware of before the vote. As you know, this is not my area of expertise. I have just been doing a little research and talking to a few people, and a good friend of mine has been analyzing data from the Master Plan. Some of the things that have surfaced include:

- Medical Office Building space is about 45% of the proposed expansion (in square feet), while the hospital is 55%. Couldn't medical office buildings be located elsewhere in the city without compromising care? Medical office buildings could actually help bring much-needed economic activity to other, less congested, areas of the city like Americana Blvd and River St. (where they already own property, I think) or downtown Boise's West End.
- It looks like traffic related to the First Street Medical Office Plaza (4,078 new trips) was not included in the traffic analysis. If that's added to the 13,262 new daily trips that the Master Plan projects, then the total becomes 17,340 new trips. Of that total, nearly 64% is attributed to medical office buildings. Dispersing those buildings would reduce traffic concerns enormously.
- Total projected daily traffic for the Warm Springs/Broadway intersection would be 54,000 trips per day – equivalent to current trips at the Franklin/Milwaukee intersection by the mall! The Warm Springs/Broadway intersection would have 27 lanes entering/exiting the intersection – same as Franklin/Milwaukee today.
- ICL and Advocates for the West are petitioning the EPA to declare Ada/Canyon Counties as nonattainment areas. I have made a few calls to learn about any analysis done regarding the potential impact on air quality of the expansion, and haven't been able to find any information. I can't help but think that locating some of this proposed expansion elsewhere, near the Connector and/or the Interstate, would have a less detrimental impact on air quality.

I'm wondering if you could find a half hour to explore these issues further. I'd like to include my friend Bob who has done a lot of this analysis. It would be fun to host you in my office, but I'm happy to meet you wherever it's convenient. I am not against St. Luke's expansion. If done right, it could be great for the city and St. Luke's. I hope we can find a time to talk about it. Thanks for your time and all you do for Boise.

Kathy Stearns, CFP®
Kstearns@arcadvisers.net

WEB: <http://www.arcadvisers.net/>
208-350-6557
P.O. Box 488, Boise, ID 83701

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Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:12 PM
To: Amanda Brown
Subject: FW: St. Lukes expansion

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

From: Mark Mering [<mailto:mark.mering@gmail.com>]
Sent: Saturday, June 13, 2015 9:50 AM
To: Lauren McLean
Subject: St. Lukes expansion

Dear Lauren,,

I am asking you to vote not to allow St. Luke's to expand its hospital campus as it currently proposes. This includes the closing of Jefferson street. i attended and testified at the Planning and Zoning meeting where they voted 6 to 1 against St. Luke's proceeding under its proposed plan. I and my family use the Jefferson street corridor for transportation mostly using bicycles. The argument that if they do not close Jefferson their design would harm patient care and affect outcomes has no validity. I asked the architect about that and he told me there are no studies or data to support what they are trying to convince us is a significant patient safety issue. St. Luke's has already closed Bannock. Boise should be looking at ways to improve connectivity, not allow things that might significantly hurt it.

I have not heard about the traffic issues. There was no discussion at Planning and Zoning re: the proposal to widen streets to accommodate the 14,000 new traffic trips each day. It was pointed out by Deanna Smith of Smart Growth that it has been recommended by Planning and Zoning, Boise City Council, and ACHD against mega campuses such as what St. Luke's is proposing to be developed in and area so close to Downtown and residential areas.

Please recommend that St. Luke's come up with another plan that is in compatible with keeping Boise livable.

Mark Mering
2075 E. Lamar Court
Boise, ID 83712

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:12 PM
To: Amanda Brown
Subject: FW: St. Lukes

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

From: Bev Harad [<mailto:bevharad@hotmail.com>]
Sent: Friday, June 12, 2015 4:18 PM
To: Lauren McLean
Subject: St. Lukes

Hi Lauren,

Welcome home !!

A short note to tell you that George and I are in favor of the St. Lukes expansion. Our major concern is adequate parking so that area of town does not become a parking nightmare.

Good Luck with your decision making...

Bev

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:12 PM
To: Amanda Brown
Subject: FW: Please do NOT bring "cement world" to neighborhood

From: annetterun@aol.com [<mailto:annetterun@aol.com>]

Sent: Tuesday, June 16, 2015 10:18 AM

To: Maryanne Jordan; TJ Thomson; Ben Quintana; Lauren McLean; Scot Ludwig; Elaine Clegg

Subject: Please do NOT bring "cement world" to neighborhood

Dear City Council members

Yes, I do go to St. Luke's. My personal doctor is relatively close to St. Luke's. I do want them to have good facilities. But they have NOT been totally honest and up front with their information on what they what to do to the Downtown and East & North end neighborhoods.

At first it was just closing Jefferson and making a "nice bike path" around the area where families "could bring their children to ride". Now I receive a postcard telling about their community event of music and produce like it's what they've always done - though it is the first community event they have had like this.

But no where is there mention of changing the Broadway/Warm Spring intersection to look like Milwaukee and Fairview. No where is there discussion of all the new office spaces that will bring 17,000 more car trips to the area.

Why isn't this being discussed? Why are questions not being asked?

This will have an incredible negative effect to the downtown and neighborhood areas.

Why aren't other options being discussed? Like offices over on Americana where the old store area?

Where is the transparency and information?

The more I learn, the crazier their request becomes. Where is the idea the city has always pushed of downtown being pedestrian/biker friendly? This change is going in the opposite direction of all that the city has been trying to accomplish with bike paths, bike rentals, and even the proposed trolley system (which would be a great system especially if they moved health offices to Americana).

Please do NOT approve St. Luke's expansion.

Annette Hanson
208 383-0349
2061 E. Feldspar Ct.
Boise, ID 83712

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:12 PM
To: Amanda Brown
Subject: FW: St. Luke's Boise Facility Master Plan - Comments (Ronayne)

From: Diane [mailto:dianeronayne@gmail.com]
Sent: Friday, June 19, 2015 5:23 PM
To: Lauren McLean
Subject: RE: St. Luke's Boise Facility Master Plan - Comments (Ronayne)

I know, Lauren. This is a toughie. But I trust you and your fellow council members. If anyone can find a win-win, you can. I'm rooting for you!

Diane

P.S. If the June 30 meeting could be videotaped and broadcast, that would be wonderful!

Diane Ronayne
208-336-2128
dianeronayne@gmail.com

*"It's not happiness that makes us grateful,
it's gratefulness that makes us happy."
- Brother David Steindl-Rast*

From: Lauren McLean [mailto:LMcLean@cityofboise.org]
Sent: Friday, June 19, 2015 4:16 PM
To: Diane
Subject: Re: St. Luke's Boise Facility Master Plan - Comments (Ronayne)

Diane,
Thanks for letting me know in advance. There are so many things to consider I'm working hard to get through it all. I appreciate your comments.
Lauren

Sent from my iPad

On Jun 18, 2015, at 7:39 PM, Diane <dianeronayne@gmail.com> wrote:

Hi, Lauren -

Unfortunately, I have a commitment on June 24 and won't be able to attend the council public hearing. So I am writing this email to let you know my thoughts on the St. Luke's proposal. As you know, I have followed it for two years, attending numerous open houses and gatherings to learn as much possible about what might happen if St. Luke's doubles its physical size and employee count at this location.

After watching St. Luke's presentation to the council on May 19 (thanks for broadcasting it!), standing in the spot where the roundabout would be built, and considering the many negative effects a project of this scale would have on transportation infrastructure and connectivity and on 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 see all sides of the issue, Lauren. On balance, I hope you will agree, the negatives outweigh the positives.

If you want to discuss this issue further, I'd be happy to get together with you.

Take care,
Diane

<image001.jpg>
<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: Lauren McLean [<mailto:LMcLean@cityofboise.org>]
Sent: Wednesday, April 15, 2015 12:22 PM
To: Diane
Subject: RE: St. Luke's Boise Facility Master Plan - Comments (Ronayne)

Dear Diane,

Thank you for your email. When it comes to issues such as this one, we take these decisions very seriously and consider the area as a whole - not only what is in the boundaries of the project. A complete picture of not only what will take place on the St. Luke's campus, but how that will impact the area around it, is something that we want to fully understand as we move forward with any formal action on this matter.

The St. Luke's Master Plan is currently before the Council. We had the first of a series of work sessions on this plan at our meeting on Tuesday, April 14th. We will have another work session as part of our regular meeting on Tuesday, May 19th to help determine a path forward on this application. While a public hearing has not yet been scheduled, you will have your chance to share your thoughts with the Mayor and full Council before any formal vote is taken. The comments that you have sent in will be added to the public record on this application.

I really value hearing from you and others on this issue. I hope you are able to join us at the hearing to further share your thoughts.

Best,

Lauren McLean

From: Diane [<mailto:dianeronayne@gmail.com>]
Sent: Sunday, March 29, 2015 11:40 PM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Ben Quintana; David Eberle; TJ Thomson
Cc: Derick O'Neill; Hal Simmons; jhansen@achdidaho.org; sbaker@achdidaho.org; pwoods@achdidaho.org; tellus@achdidaho.org; kgoldthorpe@achdidaho.org

Subject: St. Luke's Boise Facility Master Plan - Comments (Ronayne)

Importance: High

Dear Mayor and Council members -

Attached are my comments on CPA14-0004, which you will consider at your meeting on April 7. Please review them and let me know if you have any questions. I plan to attend the meeting and look forward to hearing the testimony and your responses to it. I am sharing these comments with your staff and the ACHD commissioners, too.

Thank you for your service to our community!

Diane

Diane Ronayne

208-336-2128

dianeronayne@gmail.com

*"It's not happiness that makes us grateful,
it's gratefulness that makes us happy."*

- Brother David Steindl-Rast

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:11 PM
To: 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

From: Lauren McLean
Sent: Monday, June 29, 2015 2:11 PM
To: Amanda Brown
Subject: FW: Thanks and links to videos

From: Kathy Stearns [<mailto:kstearns@arcadvisers.net>]
Sent: Tuesday, June 23, 2015 12:30 PM
To: Lauren McLean
Cc: 'Bob Kaiser'
Subject: Thanks and links to videos

Lauren,

Just wanted to say thanks for meeting with me and Bob yesterday. It is clear from the City Council meetings and our meeting yesterday that you are fully engaged in this issue and committed to examining it fully before making any decisions. I appreciate that. We also really appreciate your input.

One thing I have been muddling over from our conversation is the issue of how improving roads and intersections just attracts more traffic, and if you don't do the improvements people find another way of getting to their destination. What I can't quite reconcile is that there don't seem to be many options to the Warm Springs/Broadway intersection for people traveling to/from the East End whether by car, bike, or on foot, particularly if Jefferson is closed and Military Reserve/State/Fort area is messy. It's not easy to find an alternate route to get to the Connector, or WinCo, or the airport, or even downtown, without going through the Warm Springs/Broadway intersection or going way out of the way. The only reasonable alternative I can think of is to go to Walnut and cross Warm Springs (which is hard most times of day), to get on Park Center. The Walnut/Warm Springs intersection is already difficult and it doesn't seem like Walnut can handle a lot of traffic, either. Just something I have been trying to figure out.

Below are the five videos we mentioned – all under 2 minutes or so. Safe travels and thanks again.

- a. 27 Lane Intersection(Boise's 4th Largest): https://www.youtube.com/watch?v=0cReIRGgv_Y
- b. Proposal is 45% Outpatient Services: <https://www.youtube.com/watch?v=POt8acxSJdo>
- c. Parking Garage Traffic Impact: https://www.youtube.com/watch?v=3_ZeL5iv5qA
- d. Parking and Possibilities: <https://www.youtube.com/watch?v=oPzUkVqLHmw>
- e. Vibrant Urban Healthcare District: <https://www.youtube.com/watch?v=FgbqHHR4FCY>

Kathy Stearns, CFP®
[Kstearns@arcadvisers.net](mailto:kstearns@arcadvisers.net)
WEB: <http://www.arcadvisers.net/>
208-350-6557
P.O. Box 488, Boise, ID 83701

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Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:11 PM
To: Amanda Brown
Subject: FW: Comment on St Luke's expansion plan

-----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

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:10 PM
To: Amanda Brown
Subject: FW: Boise livability

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

From: Mary and David Dudley [<mailto: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

From: Lauren McLean
Sent: Monday, June 29, 2015 2:10 PM
To: Amanda Brown
Subject: FW: Council Hearing June 30

From: Deanna Smith [<mailto:dehtsmith@cableone.net>]
Sent: Friday, June 26, 2015 11:29 AM
To: David Bieter; Jade Riley; Hal Simmons
Cc: Maryanne Jordan; Scot Ludwig; Lauren McLean; Elaine Clegg; TJ Thomson; Ben Quintana; Mark Baltes; Jeff Kuhns
Subject: Council Hearing June 30

Dear Mayor Bieter,

As I've not heard back from you regarding my June 17 email I wanted to try again to inquire about our conversation following the St. Luke's special work session in May. You had raised the idea of minute bundling as technique Council has used at times in order to hear more developed and thoughtful information than the typical 3 minutes can provide. My understanding is that a decision has been made to not allow this at next Tuesday's hearing. I was sorry to learn of this decision and would like to inquire as to the Council's reasoning.

After the May work session and learning there would be no additional sessions before the hearing Keep Boise Connected (KBC) decided to try and bring an outside expert on hospital facility planning and health districts in an effort to get answers to some still unanswered questions. As you know they are bringing David Allison here for this purpose. They were disappointed in learning Council was not interested in giving him time on the agenda but the opportunity to bundle would allow him this time and frankly likely bring some time efficiency to the evening.

It seems, given the extraordinary process created in order for Council and the community to more fully understand St. Luke's position through the two special work sessions held in April and May that you would also want to give differing views some equal opportunity in order for all to better understand them. As you know many community members were hoping for such an opportunity in a third work session. As that did not occur, it seems the best opportunity for this information to be heard would be to allow 10 individuals who otherwise would use their 3 minutes to briefly articulate their views to give them to Mr. Allison.

So I am requesting one last time that Council consider this option.

I included Council and staff on this email as I also wanted to clarify some misunderstanding as well as confirm information as to whether the three neighborhood associations (EENA, NENA, DBNA) can choose to use their allotted time however they wish to use it.

I personally approached Mark Baltes and Jeff Kuhns on the NENA and DBNA Boards respectively because I have communicated with them at length about the proposed St. Luke's Master Plan and I knew of our shared concerns. I wanted to let them know that KBC was bringing David Allison to present some alternate perspective on hospital expansions and in depth expert knowledge about the creation of health districts. I sent them an article by Mr. Allison for them to determine if they felt he had something to offer from their neighborhood

perspectives and asked on behalf of KBC to consider offering him some of their allotted time if they felt it would be beneficial to their neighborhoods. KBC offered this to these two associations rather than request it of them.

Both took this to their boards, then one asked city staff whether or not they could do this and were told "no" they could not. I think, unfortunately the request was misunderstood/misrepresented as whether or not they could give some of their time to EENA.

To clarify, EENA has not requested additional time nor would we, from these or any other neighborhood associations as we appreciate that fact the city has already offered us more time than any other association. That said, the EENA Board has agreed that if other time cannot be provided, whether through bundling or sharing we will give him some of our time.

EENA and KBC hope you will find Mr. Allison's information valuable and help you better understand our positions on and reasons for not supporting the **proposed** master plan. I cannot speak for NENA or DBNA although I have heard from some of them that they too see benefit and value in having Mr. Allison speak. If you decide to reconsider I encourage you to ask them what they would like to do.

I hope you understand these efforts are truly In the spirit of wanting to support our mutual goal for making Boise the most livable city.

Sincerely,

Deanna Smith

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:09 PM
To: Amanda Brown
Subject: FW: St. Luke's Support from an East End Resident

Importance: High

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,

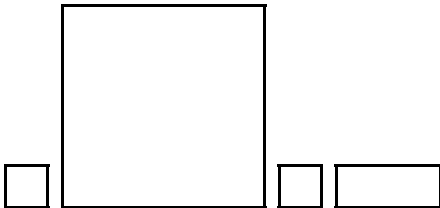
LeAnn M. Hume, CCIM, CLS
Leadership Boise Graduate
Board of Directors – Boise Chamber
Board of Directors – BVEP
Board of Directors – CCIM Idaho Chapter

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 | [view my online profile](#)



Commerce Real Estate Solutions
A Member of the Cushman & Wakefield Alliance
398 South 9th Street, Suite 260, Boise, ID, 83702, United States



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Amanda Brown

From: Tim Woodward <tswoodward@msn.com>
Sent: Friday, June 26, 2015 3:43 PM
To: MayorBieter; Lauren McLean; TJ Thomson; Elaine Clegg; sludwig@citofboise.org; Maryanne Jordan
Subject: St. Luke's Expansion

Dear Mayor Bieter and Council Members:

I'm writing as an East End resident to encourage you to ask St. Luke's at next week's council meeting to do further study of the impact of its downtown expansion plans on the neighborhood and the city as a whole. St. Luke's is a valuable asset to the community and clearly has done a lot of research on how the expansion will benefit the hospital and its patients. But in my opinion more study needs to be done on how it can benefit the neighborhood and the city and how it can meet the requirements Boise's Blueprint. I'm concerned about its impact on traffic and parking and the aesthetic impact of a blocked-off campus rather than one that's integrated into the community. Instead of selling part of a longtime public thoroughfare, Jefferson Street, to the medical center, I hope you will urge St. Luke's to find a way to keep the street open and modify its plan to include street-level shops and user-friendly access points. I also think more study should be given to increased utilization of property St. Luke's owns in other parts of the city rather than concentrating all of its expansion in one place. We all value St. Luke's. It's a wonderful medical center. But its proposed expansion should include additional study of more than medical considerations.

Sincerely,

Tim Woodward

Amanda Brown

From: Erik Kingston <erik.kingston@gmail.com>
Sent: Friday, June 26, 2015 3:14 PM
To: Elaine Clegg; Maryanne Jordan; Lauren McLean; Scot Ludwig; MayorBieter; TJ Thomson
Cc: Hal Simmons
Subject: CPA14-00004 / St. Luke's Health System / St. Luke's Master Plan
Attachments: KBC letter - Hospital.pdf

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)

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 through 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

--

www.rampupidaho.org
www.keepboiseconnected.com
www.reservestreetarmory.com
www.irp.idaho.gov
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

Amanda Brown

From: mike winter <pianoconcert@fiberpipe.net>
Sent: Friday, June 26, 2015 3:04 PM
To: MayorBieter; Hal Simmons; Maryanne Jordan; Scot Ludwig; Elaine Clegg; TJ Thomson; Lauren McLean
Cc: 'Mona Morrison'
Subject: The flagship property needs to go West where the land is, and where the population is

Dear friends,

Mona and I have lived in Boise's East End for 30 years, and it seems that St. Luke's has been building non-stop for all of those years.

Now the hospital wants approval for a plan for growth for the next 30 years, and so it will continue until one day the City of Boise says "no more." That day has come.

The reason is that St. Luke's downtown exists in a residential neighborhood. Because of geography, there are only three roads that lead from Boise's East side to downtown and the West, and all three roads lead to St. Luke's, already a bottleneck area.

St. Luke's is a large corporation (which pays no taxes), its corporate headquarters in a residential area, and big division in a non-residential area. Why grow the residential area division? To save money, sure; for prestige, sure. To help St. Luke's maintain or grow its market share, sure.

At the last City Council meeting we heard pleas from doctors explaining how much better their service would be if everything was located closely together. We also heard that it's 5% of the population that drives 90% (or thereabouts) of health care costs.

All of us wish we had better working conditions. But we live with limits.

Boise has another fine hospital not far away, on Curtis Road. Please honor your Planning and Zoning Commission's recommendation. Please honor the integrity of "Blue Print Boise," which the St. Luke's asks you to circumvent, and tell the hospital it has reached its limit in the East End, where we cannot have a chunk of Southern California congestion (I moved here from San Diego in 1982).

Thank you,

Mike Winter

Amanda Brown

From: Ami Reid <amitreid@icloud.com>
Sent: Thursday, June 25, 2015 8:52 PM
To: Lauren McLean
Subject: St Luke's East End Expansion

Dear Councilwoman McLean:

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

From: B Young <byinid@gmail.com>
Sent: Thursday, June 25, 2015 5:44 PM
To: Lauren McLean
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
Byinid@gmail.com

Amanda Brown

From: Julie Solberg <julie.solberg@outlook.com>
Sent: Thursday, June 25, 2015 7:35 PM
To: Lauren McLean
Subject: Please vote to oppose St. Luke's expansion proposal

Hello, Ms. McLean - 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.

ell

Sincerely,

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

Sent from Surface

Amanda Brown

From: Lauren McLean
Sent: Monday, June 29, 2015 2:10 PM
To: Amanda Brown
Subject: FW: Comments on Jefferson Street
Attachments: Jefferson Street Comments.docx

From: Sandra Carter [<mailto:sandrichboise@caleone.net>]
Sent: Wednesday, June 24, 2015 11:00 PM
To: Lauren McLean
Subject: Comments on Jefferson Street

Please consider my comments in your consideration of Jefferson Street.

Thank You,

Sandy Carter

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 9th 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: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke's Emails
Date: Tuesday, June 30, 2015 4:10:22 PM
Attachments: [St. Luke's 06.30.2015 pm.pdf](#)

Council,

Attached are all of the emails on St. Luke's that have arrived as of 4:09pm.

Amanda

From: [Deanna Smith](#)
To: [Hal Simmons](#)
Cc: [David Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#); [Ben Quintana](#)
Subject: EENA formal comments on St. Luke's proposed master plan
Date: Tuesday, June 30, 2015 4:01:28 PM
Attachments: [EENA comments to St. Luke's Plan.doc](#)

My apologies for getting this to you so late. I don't have an expectation you will be able to read and review these before tonight's hearing but they provide the basis for our comments you will hear this evening.

Deanna Smith

TO: Mayor Bieter and Council Members
DATE: June 30, 2015
RE: CPA14-00004/St. Luke's Health System Boise Facility Master Plan
FROM: East End Neighborhood Association

The East End Neighborhood Association (EENA) is on record as opposed to St. Luke's proposed Master plan and recommends against adoption of this plan as an amendment to the Comprehensive Plan, Blueprint Boise, in large part due to proposed closure of 2 blocks of Jefferson but also because we believe a true, public alternatives analysis was never conducted. One that looks at all aspects to this plan from both the hospital's needs for expansion and facilities improvements AND the community's needs for growth and development. The plan criteria included mostly internal considerations with few considerations of the community. Resulting in a plan that has arrived at unsupported conclusions. In short we believe many options were not considered and this plan does not achieve Boise's LIV goals of Livability, Innovation and Vibrancy. We request Council deny this application in order to allow a better process that seeks an outcome that strives to fulfill that vision.

We concur with the findings of the Planning and Zoning Commission that this proposal

- a. Does not comply with Blueprint Boise
- b. Lacks adequate cost benefit analysis to support giving of a major public asset, i.e. two blocks of public right of way on Jefferson Street
- c. Lacks an adequate alternatives analysis to support the conclusion that the proposed expansion plan is the best option for the City
- d. The alternatives analysis inadequately considered criteria related to the community and surrounding neighborhoods and properties.

We challenge all five findings in the staff report and its conclusion that since the P & Z hearing, there have been changes to the plan that address these issues as well as others previously raised in the record.

"a) The amendment is required for the public convenience or necessity, or for the general welfare of the community."

We find this finding incorrect on two points. It implies that this master plan is the only way for St. Luke's to "provide for the health needs and welfare of the community..." and it further states the plan has adequately considered the "infrastructure needs and other mitigation to minimize impact on the community."

"b) The amendment is necessary to address changes in conditions within the community that have occurred since the Boise Comprehensive Plan was adopted or is necessary to correct one or more goal, objective or policy that exist in the plan."

We disagree with this finding as it also implies this plan is necessitated by the changing and growing medical needs of our community and that the proposed plan will improve the deteriorated transportation system around the St. Luke's facility. It is unclear whether this plan is the best plan to address changes that have occurred in the community and we challenge that it "proposes appropriate mitigation for existing and projected transportation deficiencies in the larger area."

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Principle #3 - A Community of Stable Neighborhoods and Vibrant Mixed Use Activity Centers

NAC14.3: Protective Measures

Due to the lack of adequate alternatives analysis there is no "emergency" merit to this proposal.

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Goal CC2: Create an interconnected network of complete streets that serve all modes of transportation.

CC2.1: Connectivity

(a) Develop a street network that interconnects and distributes vehicle, bicycle, and pedestrian traffic to multiple streets.

(c) Explore opportunities to improve connectivity in existing neighborhoods without widening existing streets.

DT-C 1.5: Bicycle Network (a) and (b) Implement the improvements to the bicycle network identified in the Downtown Boise Mobility Study – Implementation Program as resources allow.

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A circular cycle track built to allow access around a superblock in order to reconnect with existing facilities on the other side, i.e. shared bike routes on Bannock and Jefferson is not an expansion of facilities, but rather a mitigation to a network disruption. We find this an unacceptable solution for loss of the existing street grid and direct connectivity to downtown. Many of the other “improvements” such as improved sidewalks and crossings likely would be required regardless and the existing facilities have quality sidewalks along most of the streets with detached, landscaped sidewalks. So there is little improvement for the pedestrian and possibly some of the pleasant walking environment that exists today may have to be compromised in order fit all the proposed new facilities into the limited space.

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Principle #6 - A Strong Diverse Economy

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EC3.4: Foster Expansion of Existing Medical Clusters - Work with existing medical facilities to ensure that their future space needs can be accommodated within adjacent established neighborhoods.

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The mitigation interrupts the high level of connectivity and does not maintain the traditional street grid and most definitely lengthens the pedestrian trip.

The plan did not work with the neighborhood and surrounding property owners on developing the plan and does not even attempt to approximate the traditional block size, which in downtown Boise is 300 feet.

This plan does the opposite of re-establishing the street grid and also is in opposes the goal to avoid “superblocks that create either real or perceived barriers to connectivity.”

DT-CCN 1.6: Relationship to Nearby Neighborhoods

(c) Keep residents in these neighborhoods informed about Downtown issues, plans, regulations and development projects, and invite the neighborhood associations to participate in reviewing and commenting on these items.

While it is true that many open houses and other opportunities were provided to review and comment on the proposed plan, it was most disturbing for East End Board representatives to learn that St. Luke's has been communicating with City and ACHD staff since as early as 2009 or even 2005 given that the public had not notification of the impending potential loss of a key public asset resulting from these conversations until the fall of 2013. This does not qualify as keeping residents informed. Prior to this our last real communication with St. Luke's occurred during a previous expansion when we supported selling them public ROW on Bannock they informed us at that time and subsequently confirmed their intentions for future growth were to the south and Meridian.

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- (a) 24-hour activity,
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5. St. Luke's agrees to a Performance Bond that requires St. Luke's to reestablish the full two blocks of public ROW on Jefferson at any point they no longer require the use of the full facility, change direction and relocate any/all of their facilities, the facility is not providing the assumed (or identified if condition 3 occurs) economic gains.

Summary

In summary EENA believes a more robust process with all stakeholders that takes into consideration the goals and planning policies in Blueprint Boise, other planning documents and embraces Boise's LIV that

Boise leaders, staff and citizens have worked hard to put into place, rather than an internal analysis that used limited criteria, would create an excellent outcome for both St. Luke's, their patients, the City at large and surrounding neighborhoods. We encourage Council to deny this application and work with St. Luke's and us on such an effort.

Sincerely,

Deanna Smith

From: [Deanna Smith](#)
To: [Hal Simmons](#)
Cc: [David Bieter](#); [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#); [Ben Quintana](#)
Subject: EENA formal comments on St. Luke's proposed master plan
Date: Tuesday, June 30, 2015 4:01:28 PM
Attachments: [EENA comments to St. Luke's Plan.doc](#)

My apologies for getting this to you so late. I don't have an expectation you will be able to read and review these before tonight's hearing but they provide the basis for our comments you will hear this evening.

Deanna Smith

TO: Mayor Bieter and Council Members
DATE: June 30, 2015
RE: CPA14-00004/St. Luke's Health System Boise Facility Master Plan
FROM: East End Neighborhood Association

The East End Neighborhood Association (EENA) is on record as opposed to St. Luke's proposed Master plan and recommends against adoption of this plan as an amendment to the Comprehensive Plan, Blueprint Boise, in large part due to proposed closure of 2 blocks of Jefferson but also because we believe a true, public alternatives analysis was never conducted. One that looks at all aspects to this plan from both the hospital's needs for expansion and facilities improvements AND the community's needs for growth and development. The plan criteria included mostly internal considerations with few considerations of the community. Resulting in a plan that has arrived at unsupported conclusions. In short we believe many options were not considered and this plan does not achieve Boise's LIV goals of Livability, Innovation and Vibrancy. We request Council deny this application in order to allow a better process that seeks an outcome that strives to fulfill that vision.

We concur with the findings of the Planning and Zoning Commission that this proposal

- a. Does not comply with Blueprint Boise
- b. Lacks adequate cost benefit analysis to support giving of a major public asset, i.e. two blocks of public right of way on Jefferson Street
- c. Lacks an adequate alternatives analysis to support the conclusion that the proposed expansion plan is the best option for the City
- d. The alternatives analysis inadequately considered criteria related to the community and surrounding neighborhoods and properties.

We challenge all five findings in the staff report and its conclusion that since the P & Z hearing, there have been changes to the plan that address these issues as well as others previously raised in the record.

"a) The amendment is required for the public convenience or necessity, or for the general welfare of the community."

We find this finding incorrect on two points. It implies that this master plan is the only way for St. Luke's to "provide for the health needs and welfare of the community..." and it further states the plan has adequately considered the "infrastructure needs and other mitigation to minimize impact on the community."

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Principle #3 - A Community of Stable Neighborhoods and Vibrant Mixed Use Activity Centers

NAC14.3: Protective Measures

Due to the lack of adequate alternatives analysis there is no "emergency" merit to this proposal.

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Sincerely,

Deanna Smith

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: Final St. Luke's Emails
Date: Wednesday, July 01, 2015 2:34:01 PM
Attachments: [St. Luke's last batch.pdf](#)

Council,

Attached are 4 St. Luke's emails that came in to the Mayor's account during the public hearing last night. I spoke to Steve earlier and these will be added to the record.

Amanda

Amanda Brown

From: MayorBieter
Sent: Wednesday, July 01, 2015 11:53 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's master plan

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

From: Shannon Erstad [<mailto:serstad@healthwise.org>]
Sent: Tuesday, June 30, 2015 5:43 PM
To: MayorBieter
Subject: St. Luke's master plan

Dear Mayor Bieter,

Please register my strong support for the St. Luke's master plan application. They have thoroughly explored all options in relation to the growing and changing healthcare needs of our region.

I appreciate St. Luke's massive effort to respond to the concerns of the neighborhood, and their years of careful planning. I have lived near St. Luke's most of my life and have found the hospital to be an exceptional neighbor.

Respectfully,
Shannon Erstad
223 E. Crestline Dr., Boise

Sent from my iPhone

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From: MayorBieter
Sent: Wednesday, July 01, 2015 11:54 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: possibilities abound - deny changes to city master plan

From: annetterun@aol.com [<mailto:annetterun@aol.com>]
Sent: Tuesday, June 30, 2015 8:48 PM
To: CityCouncil; MayorBieter
Subject: possibilities abound - deny changes to city master plan

Dear Mayor Bieter & Boise City Council

After watching the presentation as to what CAN be possible when a plan is done with patience and good thought are amazing.

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The plan that St. Luke's is presenting does not match with Boise City's Master Plan

Please look to the future and ask for better.

Thanks
Annette Hanson
2061 E. Feldspar Ct.
Boise, ID 83712
208 383-0349

Amanda Brown

From: MayorBieter
Sent: Wednesday, July 01, 2015 11:54 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Resubmission of Testimony re: St. Luke's Master Plan

From: Harriett Jastremsky [<mailto:harriettjas@gmail.com>]
Sent: Tuesday, June 30, 2015 10:30 PM
To: MayorBieter; Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; Hal Simmons
Subject: Resubmission of Testimony re: St. Luke's Master Plan

Dear Mayor and Council Members,

I am Harriett Jastremsky and I live at 611 N. Haines St. Boise.

I am submitting in writing what I intended to testify this evening. I learned that I need more practice in public speaking.

I ask that you do not support the current expansion plan proposed by St. Luke's and request a better plan that matches Boise City's Master Plan.

I have one comment:

My family tries to make a difference to Boise's Air Quality by biking as much as possible. We have been trying to use the Bannock Street corridor from downtown to the East End and we find it difficult to cross Avenue B once we go through St. Luke's campus. The lanes and traffics are for cars and are wide and dense and direct away from the East End. It is very difficult to cross Avenue B from Bannock Street on a Bicycle.

I have two questions:

Why is the hospital expansion plan bundled with Out Patient services located in East End Downtown Boise?

Could St. Luke's expansion include its West End Downtown Boise sites including the property it owns on Americana Boulevard?

I have three requests from the city:

To ask St. Luke's to make the most existing infrastructure such as the roads connecting to West End Downtown and the big parking lot in front of its Americana Boulevard property.

To keep walking through downtown safe by keeping the grid of downtown blocks where there are more choices of where to walk. Grid blocks are safer than being funneled along heavily trafficked corridors with long buildings.

To use what the city has learned from past growth projects and to look to other hospitals and cities to make a plan where, in the future, other cities look to Boise and St. Luke's Hospital and Medical Center to see what Best Practice Hospital and City Planning creates.

Thank you for your time.

Sincerely,
Harriett Jastremsky

Amanda Brown

From: MayorBieter
Sent: Wednesday, July 01, 2015 11:56 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's

This is the last one sent before closing

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

From: LaMont Keen [<mailto:lamontkeen@hotmail.com>]
Sent: Wednesday, July 01, 2015 12:26 AM
To: MayorBieter
Subject: St. Luke's

Have you noticed the speakers for St. Luke's tonight are nearly all conflicted by their association with St. Luke's?
Sent from my iPhone

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
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I am submitting in writing what I intended to testify this evening. I learned that I need more practice in public speaking.

I ask that you do not support the current expansion plan proposed by St. Luke's and request a better plan that matches Boise City's Master Plan.

I have one comment:

My family tries to make a difference to Boise's Air Quality by biking as much as possible. We have been trying to use the Bannock Street corridor from downtown to the East End and we find it difficult to cross Avenue B once we go through St. Luke's campus. The lanes and traffics are for cars and are wide and dense and direct away from the East End. It is very difficult to cross Avenue B from Bannock Street on a Bicycle.

I have two questions:

Why is the hospital expansion plan bundled with Out Patient services located in East End Downtown Boise?

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To keep walking through downtown safe by keeping the grid of downtown blocks where there are more choices of where to walk. Grid blocks are safer than being funneled along heavily trafficked corridors with long buildings.

To use what the city has learned from past growth projects and to look to other hospitals and cities to make a plan where, in the future, other cities look to Boise and St. Luke's Hospital and Medical Center to see what Best Practice Hospital and City Planning creates.

Thank you for your time.

Sincerely,
Harriett Jastremsky

Amanda Brown

From: MayorBieter
Sent: Wednesday, July 01, 2015 11:56 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's

This is the last one sent before closing

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

From: LaMont Keen [<mailto:lamontkeen@hotmail.com>]
Sent: Wednesday, July 01, 2015 12:26 AM
To: MayorBieter
Subject: St. Luke's

Have you noticed the speakers for St. Luke's tonight are nearly all conflicted by their association with St. Luke's?
Sent from my iPhone

From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: possibilities abound - deny changes to city master plan
Date: Wednesday, July 01, 2015 11:53:41 AM

From: annetterun@aol.com [mailto:annetterun@aol.com]
Sent: Tuesday, June 30, 2015 8:48 PM
To: CityCouncil; MayorBieter
Subject: possibilities abound - deny changes to city master plan

Dear Mayor Bieter & Boise City Council

After watching the presentation as to what CAN be possible when a plan is done with patience and good thought are amazing.

Why would we look only at a plan that goes against the city master plan of connectivity?

Looking at maps the North End has numerous access point to get to downtown. But the East End, besides the main arterial of Warm Springs, is only Jefferson. Bannock does not have a light and does not have connectivity.

The cycle track is not an appropriate way to deal with connectivity. As a bike commuter (and one who helps keep our environmental air cleaner by cutting down on driving and pollution), I know that the traffic that will come to this area will discourage bikers who are not as comfortable with traffic. The City of Boise has tried to make Boise more bicycle friendly and bring in alternative transportation.

The plan that St. Luke's is presenting does not match with Boise City's Master Plan

Please look to the future and ask for better.

Thanks
Annette Hanson
2061 E. Feldspar Ct.
Boise, ID 83712
208 383-0349

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: Resubmission of Testimony re: St. Luke's Master Plan
Date: Wednesday, July 01, 2015 11:53:58 AM

From: Harriett Jastremsky [mailto:harriettjas@gmail.com]
Sent: Tuesday, June 30, 2015 10:30 PM
To: MayorBieter; Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; Hal Simmons
Subject: Resubmission of Testimony re: St. Luke's Master Plan

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's expansion - opposition comments
Date: Tuesday, June 30, 2015 4:25:59 PM

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

From: Bill Boehner [<mailto:billboehner@cableone.net>]
Sent: Tuesday, June 30, 2015 4:24 PM
To: MayorBieter
Subject: St. Luke's expansion - opposition comments

Dear Mayor Bieter:

We are opposed to the expansion of St. Luke's Hospital in downtown Boise. We feel that expansion of the hospital is best done at their Meridian location where there is more room and better access. Their Meridian location has much better access to the freeway, and is, of course, closer to the center of the Treasure Valley population.

We have lived in the North End for over 20 years. This expansion plan is in direct opposition to the vision of excellent accessibility to downtown whether walking, bicycling, or driving. As senior citizens we enjoy walking downtown and this expansion will bring heavy traffic to all streets in the surrounding quiet neighborhoods as well as downtown proper as residents try to avoid the intersection of Warm Springs/Broadway/Idaho/Main streets.

Susan Boehner
Bill Boehner

2219 Heights Dr
Boise, ID 83702

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<http://www.avast.com>

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Boise, ID 83702

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From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke's master plan
Date: Wednesday, July 01, 2015 11:53:28 AM

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

From: Shannon Erstad [<mailto:serstad@healthwise.org>]
Sent: Tuesday, June 30, 2015 5:43 PM
To: MayorBieter
Subject: St. Luke's master plan

Dear Mayor Bieter,

Please register my strong support for the St. Luke's master plan application. They have thoroughly explored all options in relation to the growing and changing healthcare needs of our region.

I appreciate St. Luke's massive effort to respond to the concerns of the neighborhood, and their years of careful planning. I have lived near St. Luke's most of my life and have found the hospital to be an exceptional neighbor.

Respectfully,
Shannon Erstad
223 E. Crestline Dr., Boise

Sent from my iPhone

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To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
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From: [MayorBieter](#)
To: [Hal Simmons](#)
Cc: [Amanda Brown](#)
Subject: FW: St. Luke"s
Date: Wednesday, July 01, 2015 11:56:02 AM

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From: LaMont Keen [<mailto:lamontkeen@hotmail.com>]
Sent: Wednesday, July 01, 2015 12:26 AM
To: MayorBieter
Subject: St. Luke's

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From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: Fwd: Scanned from a Xerox Multifunction Device
Date: Tuesday, June 30, 2015 6:27:56 PM
Attachments: [Scanned from a Xerox Multifunction Device.pdf](#)
[ATT00001.htm](#)

Sent from my iPad

Begin forwarded message:

From: <ABrown@cityofboise.org>
Date: June 30, 2015 at 5:48:33 PM MDT
To: "ABrown@cityofboise.org" <ABrown@cityofboise.org>
Subject: Scanned from a Xerox Multifunction Device
Reply-To: <ABrown@cityofboise.org>

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

Attachment File Type: pdf, Multi-Page

Multifunction Device Location:

Device Name: PTR-MAY-MFP

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<http://www.xerox.com>

Mayor Beter and City Council members: Phone: 208.333.1500

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 change here - some positive; some not. Urban sprawl, ever-expanding roads / intersections / interchanges / congestion and traffic are among negative ~~change and impacts~~ impacts.

St. Luke's Master Plan to expand exponentially downtown would require city and county infrastructure to accommodate additional traffic ~~to and from~~ to and from three new medical office buildings daily - the major source of the 70% increase in traffic, ~~in addition to expanded and important hospital facilities.~~

If such a mega-medical complex were built downtown, parking demands will more than double present needs.

Sacrificing an entire city block in the heart of Boise to erect a four story Hulk for vehicles violates the essence of Boise's livable neighborhoods, quiet and accessible, all virtues deemed vital in Boise's Blueprint. Significantly, Planning and Zoning rejected St. Luke's Master Plan for the same reasons and more.

Keeping Boise livable is a challenging and critical goal for all of us.
I support St. Luke's goal to expand and improve health care in Boise.

I respectfully request that City Council reject St. Luke's Master Plan ~~is~~, and require that a revised Master Plan be submitted, one that includes alternate sites for medical office buildings, including urban renewal-vacant-sites in Boise that beg to be revitalized.

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

Mary Dudley
2100 N. 23rd

dmdudley@CenturyLink.net

Rule 70 87700

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#)
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Subject: Fwd: Scanned from a Xerox Multifunction Device
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Subject: Fwd: St. Luke's expansion - opposition comments
Date: Tuesday, June 30, 2015 5:12:38 PM

Sent from my iPad

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From: MayorBieter <Mayor@cityofboise.org>
Date: June 30, 2015 at 4:25:58 PM MDT
To: Hal Simmons <HSIMMONS@cityofboise.org>
Cc: Amanda Brown <ABrown@cityofboise.org>
Subject: FW: St. Luke's expansion - opposition comments

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From: Bill Boehner [<mailto:billboehner@cableone.net>]
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Bill Boehner
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Cc: [Hal Simmons](#)
Subject: Fwd: St. Luke's Master Plan
Date: Tuesday, June 30, 2015 10:27:31 PM

Sent from my iPad

Begin forwarded message:

From: Lisa Hecht <lhecht01@yahoo.com>
Date: June 30, 2015 at 9:59:52 PM MDT
To: "Abrown@cityofboise.org" <Abrown@cityofboise.org>
Subject: St. Luke's Master Plan

Dear Mayor Bieter and City Council Members,
My name is Lisa Hecht, and I live in Harris Ranch at 4920 E. Harris Ranch. I am a cancer survivor who used St. Luke's oncology services and a cyclist who frequently cycles through East Boise. It is one of two routes to Downtown Boise, and frequently the quickest.
After reviewing the St. Luke's Master plan and request to modify the long-thought-out Blueprint for Boise, and listening to much testimony, I am opposed to the plan as a result of the closure of Jefferson Street and resulting impacts to the East End and beyond. I am otherwise for the expansion of St. Luke's as an outstanding medical facility, but that shouldn't give them license to deep-six Boise's long work towards LIVability. We do not have to compromise it to keep this facility. The bicycle and pedestrian impact and extra vehicular traffic (+17,000 trips/day) would have a negative impact on Boise's health.
I urge you to deny St. Luke's push to modify Boise's comprehensive plan. They have the funds to come up with one that works for the whole community, and enhances the health of the whole community in healthy lifestyles.
Thank you for the opportunity to provide input.
Sincerely,
Lisa Hecht
Sent from Lisa's iPhone

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#)
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Sent from Lisa's iPhone

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: Fwd: St. Luke's
Date: Tuesday, June 30, 2015 10:48:36 PM

Sent from my iPad

Begin forwarded message:

From: Lisa Hecht <lhecht01@yahoo.com>
Date: June 30, 2015 at 10:28:31 PM MDT
To: Amanda Brown <Abrown@cityofboise.org>
Subject: St. Luke's

Amanda,
I wanted to add to my testimony that I did not experience an openness by St.
Luke's to options other than closing Franklin Street. I have followed all of their
Master Plans.
Lisa
Sent from Lisa's iPhone

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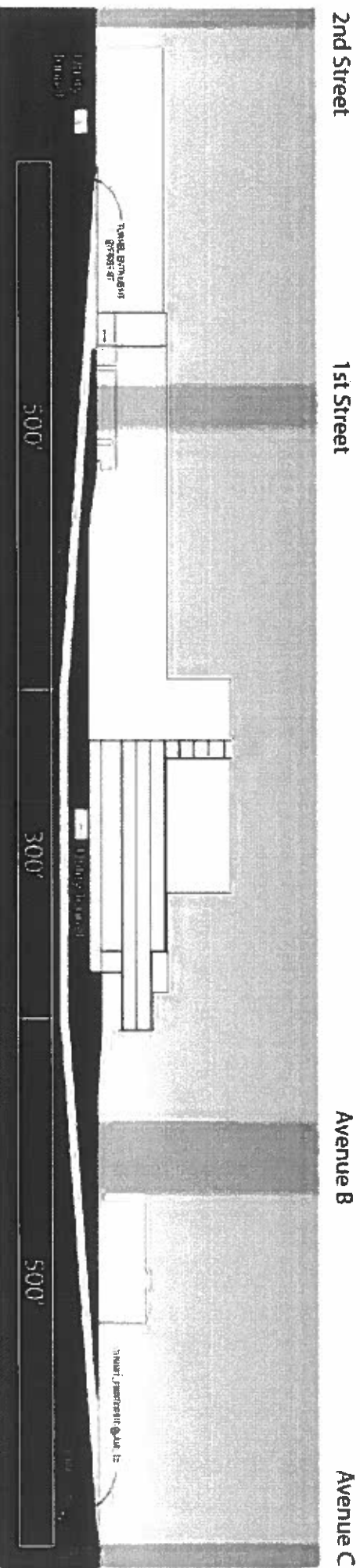
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St Luke's concept from Supplemental Narrative, page 29

Jefferson Street Tunnel



1300 feet long and 38 feet deep!!!!!!
35

My concept for a short, shallow underpass

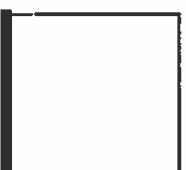
Sheldon B. Weston

skybridge as high as you like



structure extending as high as you like from E.R. floor level

street grade



E.R. floor in existing building;
is 5 feet above street grade

lots of room for tunnels
for utilities



ten feet down to bottom of underpass

1. reduce the building over the current Jefferson from 300 feet wide, to 60 feet wide
2. starting from street grade, go down 10 feet with underpass (about a 150 foot approach for a 7% grade)
3. build a simple overpass/connector at floor level of the present E.R. for instant passage from E.R. to Imaging
4. 10 feet down to the bottom of the underpass, 5 feet up to the present E.R. floor, minus 2 or 3 feet for structure, and you've got a very nice, short, shallow underpass for people, bikes, and cars

From: [Hull, Jeff](#)
To: [Hal Simmons](#)
Cc: [McLeod, Theresa](#); [Gary Sorensen](#)
Subject: Previous letter with Additions and Deletions
Date: Monday, June 29, 2015 9:57:09 AM
Attachments: [letter to boise city re conditions of approval 6-26-15 Mark Up.pdf](#)

Hal, as requested, please find attached my letter, sent previously, showing proposed additions and deletions.



[Jeff Hull, AIA](#) | Senior Director of Architecture, Construction, and Real Estate | St. Luke's Health System
190 E. Bannock Street | Boise, ID 83712 | ☎: 208.381.2023 | 📠: 208.381.4613 | ✉: jeff.hull@slhs.org
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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.

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Theresa McLeod

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Theresa McLeod

From: [Amanda Brown](#)
To: [Hal Simmons](#)
Subject: RE: Previous letter with Additions and Deletions
Date: Monday, June 29, 2015 1:42:09 PM

Just sent it over. Should I make copies for tomorrow night?

From: Hal Simmons
Sent: Monday, June 29, 2015 1:38 PM
To: Amanda Brown
Subject: FW: Previous letter with Additions and Deletions

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Thanks,
-Hal

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Subject: RE: Previous letter with Additions and Deletions
Date: Monday, June 29, 2015 3:54:07 PM

That is my understanding, yes. I'm looping in Hal just in case I am wrong.

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Are they asking for revisions to Conditions of Approval?
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From: [Harriett Jastremsky](#)
To: [Mayor Bieter](#); [Lauren McLean](#); [TJ Thomson](#); [Elaine Clegg](#); [Scot Ludwig](#); [Maryanne Jordan](#); [Hal Simmons](#)
Subject: Resubmission of Testimony re: St. Luke's Master Plan
Date: Tuesday, June 30, 2015 10:30:19 PM

Dear Mayor and Council Members,

I am Harriett Jastremsky and I live at 611 N. Haines St. Boise.

I am submitting in writing what I intended to testify this evening. I learned that I need more practice in public speaking.

I ask that you do not support the current expansion plan proposed by St. Luke's and request a better plan that matches Boise City's Master Plan.

I have one comment:

My family tries to make a difference to Boise's Air Quality by biking as much as possible. We have been trying to use the Bannock Street corridor from downtown to the East End and we find it difficult to cross Avenue B once we go through St. Luke's campus. The lanes and traffics are for cars and are wide and dense and direct away from the East End. It is very difficult to cross Avenue B from Bannock Street on a Bicycle.

I have two questions:

Why is the hospital expansion plan bundled with Out Patient services located in East End Downtown Boise?

Could St. Luke's expansion include its West End Downtown Boise sites including the property it owns on Americana Boulevard?

I have three requests from the city:

To ask St. Luke's to make the most existing infrastructure such as the roads connecting to West End Downtown and the big parking lot in front of its Americana Boulevard property.

To keep walking through downtown safe by keeping the grid of downtown blocks where there are more choices of where to walk. Grid blocks are safer than being funneled along heavily trafficked corridors with long buildings.

To use what the city has learned from past growth projects and to look to other hospitals and cities to make a plan where, in the future, other cities look to Boise and St. Luke's Hospital and Medical Center to see what Best Practice Hospital and City Planning creates.

Thank you for your time.

Sincerely,
Harriett Jastremsky

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Cc: [Hal Simmons](#)
Subject: St. Luke's Emails
Date: Tuesday, June 30, 2015 11:27:03 AM
Attachments: [St. Luke's 06.30.2015 am.pdf](#)

Council,

Attached are all of the St. Luke's Emails that have come in as right now. I'll send another batch out before the start of the meeting tonight.

Amanda

Amanda Brown

From: MayorBieter
Sent: Tuesday, June 30, 2015 11:14 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's expansion

From: Ann Cordum [<mailto:annacordum@gmail.com>]
Sent: Tuesday, June 30, 2015 11:10 AM
To: MayorBieter
Subject: St. Luke's expansion

Hello Mayor Bieter -

One Doctor's Opinion on the expansion. Thank you!

St. Luke's provides excellent care and top-notch expertise. Hospital executives argue that expansion is necessary because in emergencies, seconds matter. Closure of Jefferson Street would connect emergency services to interventional radiology and save lives.

What save lives are the following: adequate staffing on the front lines of patient care, clinician competence, well-designed processes, and effective communication across the care team. Physical space does not save lives. The larger an organization, the more logistical challenges, and the greater the delays in care. Physical grandeur and proximity do not equal better care. In fact, studies show that patients who have a stroke while in the hospital suffer long delays in getting thrombolysis and life-saving care. Larger facilities are also typically associated with greater overhead which translates into higher costs that are ultimately passed on to us all. Outpatient care costs are substantially higher at a hospital than at a physician's office.

Only a tiny minority of emergency room patients need interventional radiology. Most hospital admissions are for infections, congestive heart failure, drug overdoses, emphysema, blood clots, surgical issues, and the like. What good is it to whisk someone away for intervention while Mrs. Jones lies on a gurney for hours awaiting admission for her pneumonia? The reality is that cardiac and stroke patients are outnumbered by general medical/surgical patients who often sit in emergency rooms for hours awaiting admission and higher level care. Their lives are every bit as important as the stroke patient's.

I would ask our community: Has access to your physician improved as a result of expansion, i.e. by hospital acquisition of local physician groups? Did the quality of your health care improve? Has it become more cost effective? Would you prefer to navigate a larger hospital campus?

St. Luke's has a large enough footprint to reconfigure on its existing acreages without closing tax payer owned roads and encroaching on historic properties to expand intersections and roadways. Options include building upward from the existing hospital parking lot or relocating outpatient services to its other Boise properties. This would leave plenty of room at the existing downtown campus for inpatient services and future growth.

For community health, it benefits all to have a safe route of access to downtown, whether on bike, foot, or car. Jefferson Street is the safest route for a child, commuter or family to access downtown.

The solution to growth is reconfiguration, avoiding duplication of services (leave the trauma care to St. Al's), adequate staffing, and reduction of costly executive and managerial positions.

In conclusion, while I am thankful to have St. Luke's in my neighborhood, there are better ways to spend \$400 million improving health care in Boise than the proposed campus expansion.

Ann



Ann Cordum, M.D., PLLC

203 W. Fort St. • Boise, ID 83702

• cell 208 559-2958 • office 208 994-8656 • fax 888 972-4280

www.twoboisedocs.com

Amanda Brown

From: Falkner, Stacy <falkners@slhs.org>
Sent: Tuesday, June 30, 2015 10:24 AM
To: MayorBieter; CityCouncil
Cc: tellus@achdidaho.org
Subject: Please Support St. Luke's Boise Campus Master Plan

Dear Mayor Bieter and Members of the Boise City Council,

In full disclosure (as evidenced by my signature) I am a St. Luke's employee. However, I am also writing you this morning as a long-time resident of historic east Boise, mother, public health professional, recreational cyclist, and regular patron of many downtown Boise establishments.

For a decade, my husband and I have raised our family of four boys in east Boise off of Warm Springs. Currently, my children attend Boise High, Roosevelt Elementary and the Downtown YMCA Children's Village. We commute regularly as a family into the downtown core via bicycle, using 3 adult bikes, 1 child's bike, 1 Tag-Along bike and 1 bike trailer. Safety is our utmost concern.

Additionally, my oldest child often rides alone or with friends to Boise High for school or sports. Last fall, my son's best friend was hit on his bike in the intersection of Fort and Reserve by a hit-and-run driver. Due to heavy congestion at numerous points during the day, this is a very dangerous, uncontrolled intersection. Since that time, I have been deeply concerned about the safety of any route into downtown from the east. As it exists, I feel our current options (and I have attempted them all) between State Street and the Greenbelt fail to provide basic protections for riders. In this heavily trafficked grid, cyclists and pedestrians are at risk...we are simply not seen.

I understand why Jefferson is considered a safe haven and why its closure is concerning; it is one of the less traveled streets and riders feel a small measure of protection using that access point into the downtown core. However, as someone who spends a great deal of time walking the Boise hospital campus, I can tell you this block is not a safe solution. It is packed with parked cars, delivery vehicles, ambulances, and hospital staff crossing from the main hospital into various buildings. Although it is a public street, it essentially functions as an alley behind the hospital with poor visibility for riders.

For these reasons, I ask you to support the St. Luke's Campus Master Plan. Not only does this plan provide room for critical healthcare services to remain in downtown Boise, but it provides a better, safer commute for those traveling on bike or foot from the east end neighborhood. Please take advantage of this opportunity to build something that will benefit our neighborhood for years to come and maintain Boise's reputation as being a city friendly to those on two wheels.

Sincerely,

Stacy Falkner

Stacy Falkner, MHS
Community Relations Coordinator
[St. Luke's Sports Medicine Concussion Clinic](#)
Phone: (208) 381-9205 Fax: (208) 381-9201



"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

From: MayorBieter
Sent: Tuesday, June 30, 2015 10:22 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Another voice for keeping the quality of life in Boise - St Luke's master plan deeply goes against this.

From: Kristen Cheyney [<mailto:kristen.cheyney@gmail.com>]
Sent: Tuesday, June 30, 2015 9:54 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Scot Ludwig; TJ Thomson
Subject: Another voice for keeping the quality of life in Boise - St Luke's master plan deeply goes against this.

Blueprint Boise calls for the city's growth occurring "in a sustainable, efficient, and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future."

The Master Plan and supporting documents provide detailed plans of the traffic impacts and mitigation planned for each specific intersection. However, the Master Plan does not articulate the overall, combined impact of changed routes, vastly expanded intersections, and more frequent trips generated by the Medical Office Buildings on vehicle congestion, pedestrian and bicycle safety, air quality and other local facilities. Residents, community businesses, and those traveling from other neighborhoods and Idaho communities will feel these impacts. It is, I believe, the antithesis of what is in Blueprint Boise.

I live in the East End, I care about Boise (deeply, deeply, 3rd generation Boisean). I am very active in my community and work daily to make it a GREAT place to live. Please don't let this travesty happen. Ask St. Luke's to go back and develop truly livable alternatives. I believe a compromise can be found. It doesn't have to be my way or the highway as St. Luke's likes to state.

Kristen Cheyney.

Amanda Brown

From: Paul Remeis <paulremeis@gmail.com>
Sent: Monday, June 29, 2015 6:56 PM
To: Lauren McLean
Cc: Amanda Brown; Lauren McLean
Subject: Re: Follow up to your correspondence regarding St Luke's

Hi Lauren,

Thank you for the email. I am impressed that you and the city council are considering this issue with diligence and deep concern for all aspects of the plan.

I agree, the current plan to address downtown access for pedestrians and bicycles with a easement, and the agreement to provide this access before the closure of Jefferson does address the specific concerns that I voiced. I believe this plan is huge improvement over the plan to vacate Jefferson before the mitigation was put in place. And the mitigation plan is also much improved.

I am still concerned that the current plan creates an effective “wall” separating the hospital complex from the east end neighborhood. The pocket park has been presented as a public place, but I feel that this is disingenuous. I know that this an issue that the city council has asked about, but I still feel that the plan does not adequately integrate with the east end neighborhood.

My other concern is that the level of traffic that will be moving along Broadway and Avenue B will be incompatible with the residential nature of the neighborhood.

Unfortunately, I am traveling this week and I will not be able to attend the meeting this Tuesday. I am not in favor of the plan until these additional concerns are addressed more completely.

Paul Remeis

On Jun 28, 2015, at 8:23 AM, Lauren McLean <lauren.mclean@mac.com> wrote:

Hi Paul -

I'm emailing from a work account because I'm on an airplane. Please note that I've included Amanda Brown and my city email for purposes of the record. Please reply to this email at my city council address only, if at all possible. Thank you.

I've read your comments about the timing of the mitigation and closure of Jefferson Street several times. Recognizing that those were sent to me in advance of the updated proposal from St. Luke's, and because I really appreciated the depth with which you focused on transportation alternatives, I'm curious to know your thoughts on the proposal that the Bannock Street pedestrian area be revamped for thru-biking and an easement given over to the City?

By my read of the application, the requirement that mitigation be completed before closure of Jefferson is allowed meets some of your concerns, correct?

Thanks for your time and input,

Lauren McLean
idahoinvestornetwork@gmail.com
208.866.6797

<Idaho Investor Network_Logo_XS.jpg>

Amanda Brown

From: LaMont Keen <lamontkeen@hotmail.com>
Sent: Monday, June 29, 2015 5:39 PM
To: CityCouncil
Subject: CPA14-00004 St. Lukes Expansion

Dear Council Members,

Neither the revised St. Luke's Master Plan or P & Z Staff comments adequately address the impact of the expansion on vehicular traffic. Much attention is given to bikes and pedestrians, however, the simple truth is that most traffic in the area is by vehicles. Reserve Street is the main connection for hundreds of homes located up the mountain off of Shaw Mountain Road and Table Rock Road. Walking or biking is not a viable alternative for most of for our daily activities. Therefore adding additional traffic to an already very busy intersection while adding new bike lanes is going to create chaos. A Roundabout seems ill suited to handle the volume of traffic that will pass through the intersection post closure of Jefferson if you allow it. Rest assured that while the adversely impacted residents will be angry at St. Luke's, the animus will also be directed at you if you approve a faulty plan. Please save those of us who use the intersection and yourselves from dealing with this after the fact. Please either deny the request or demand a traffic arrangement that adequately addresses the real needs of Boise residents to be able to pass quickly and safely through that area.

Thank you for the opportunity to comment.

LaMont Keen
481 N Strata Via Way
Boise, Id 83712

email lamontkeen@hotmail.com

Amanda Brown

From: Rena Sanderson <rsanders@boisestate.edu>
Sent: Monday, June 29, 2015 5:56 PM
To: CityCouncil
Subject: Fwd: Opposition to St. Luke's expansion

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

From: **Ken** <prospero8@msn.com>
Date: Mon, Jun 29, 2015 at 4:49 PM
Subject: Opposition to St. Luke's expansion
To: lmclean@cityofboise.org, tjthomson@cityofboise.org, eclegg@cityofboise.org, sludwig@cityofboise.org,
mjordan@cityofboise.org, hsimmons@cityofboise.org, mayor@cityofboise.org

Dear Members of the City Council and dear Mayor Bieter,

I am writing to register my strong opposition to the downtown expansion of St. Luke's Hospital.

For several reasons, this is the wrong location for an expansion of this size.

There is simply not enough physical space for all the planned buildings, parking garage[s], added lanes, and enlarged intersections at this site. At the same time, the expansion will have a sad negative impact on one of the most scenic spots in Boise.

The expansion will also harm one of Boise's most pleasant and valuable historic neighborhoods. The location is unique in its convenience for residents. Close to the river, foothills, BSU, Julia Davis Park, the grocery stores, and downtown stores and restaurants, it is arguably the most walkable of all neighborhoods. It is also a favorite with bikers and runners.

I have lived on East Bannock street (parallel to Warm Springs on the north side) for thirteen years, and I have seen the neighborhood blossom. There has been with an influx of families, including ones with children, who have moved in, restored homes, planted gardens and flowers. It is a lovely, old-fashioned community where neighbors meet at Roosevelt Market across from Roosevelt Elementary School, which was beautifully renovated not too long ago. On my street, neighbors gather in a private garden for social interaction, and children play on the sidewalks. If allowed to thrive, this neighborhood will shine even more more brightly as one of Boise's most attractive features.

I am truly not just motivated by self-interest when I say that I dread the prospect of lovely, tree-shaded East Bannock Street turning into a corridor, officially or unofficially.

I fear for the safety of the children. For myself, I dread waiting and then actually crossing the intersection of Broadway and Warm Springs by foot or by bike. Not just an inconvenience is the prospect of a blocked exodus in case of wildfire or flood. We are in a flood-zone, and I suspect that in case of disaster there could be a serious evacuation problem with the increase in traffic and just one major road allowing exit. In fact, I don't really understand why St. Luke's would want to invest so much money on an expansion in a flood-zone.

I have travelled some and seen beautiful cities. I have also seen some destroyed by unrestrained traffic. The ones I remember most fondly are not ones with most impressive freeways but ones with charming neighborhoods and pedestrian zones. As committee members, ask yourselves what you want to be remembered for--a huge hospital too big for its surroundings or the preservation of one of Boise's nicest areas.

Thank for you considering my perspective.

Truly,

Rena Sanderson

730 E. Bannock St.
Boise, ID 83712

rsanders@boisestate.edu

[208-345-1317](tel:208-345-1317)

From: Ann Cordum <annacordum@gmail.com>
Sent: Monday, June 29, 2015 11:40 PM
To: CityCouncil
Subject: St. Luke's Master plan

St. Luke's provides excellent care and top-notch expertise. Hospital executives argue that expansion is necessary because in emergencies, seconds matter. Closure of Jefferson Street would connect emergency services to interventional radiology and save lives.

What save lives are the following: adequate staffing on the front lines of patient care, clinician competence, well-designed processes, and effective communication across the care team. Physical space does not save lives. The larger an organization, the more logistical challenges, and the greater the delays in care. Physical grandeur and proximity do not equal better care. In fact, studies show that patients who have a stroke *while in the hospital* suffer long delays in getting thrombolysis and life-saving care. Larger facilities are also typically associated with greater overhead which translates into higher costs that are ultimately passed on to us all. Outpatient care costs are substantially higher at a hospital than at a physician's office.

Only a tiny minority of emergency room patients need interventional radiology. Most hospital admissions are for infections, congestive heart failure, drug overdoses, emphysema, blood clots, surgical issues, and the like. What good is it to whisk someone away for intervention while Mrs. Jones lies on a gurney for hours awaiting admission for her pneumonia? The reality is that cardiac and stroke patients are outnumbered by general medical/surgical patients who often sit in

emergency rooms for hours awaiting admission and higher level care. Their lives are every bit as important as the stroke patient's.

I would ask our community: Has access to your physician improved as a result of expansion, i.e. by hospital acquisition of local physician groups? Did the quality of your health care improve? Has it become more cost effective? Would you prefer to navigate a larger hospital campus?

St. Luke's has a large enough footprint to reconfigure on its existing acreages without closing tax payer owned roads and encroaching on historic properties to expand intersections and roadways. Options include building upward from the existing hospital parking lot or relocating outpatient services to its other Boise properties. This would leave plenty of room at the *existing* downtown campus for inpatient services and future growth.

For community health, it benefits all to have a safe route of access to downtown, whether on bike, foot, or car. Jefferson Street is the safest route for a child, commuter or family to access downtown.

The solution to growth is reconfiguration, avoiding duplication of services (leave the trauma care to St. Al's), adequate staffing, and reduction of costly executive and managerial positions.

In conclusion, there are better ways to improve community health care than the proposed \$400 million campus expansion.

Amanda Brown

From: Dale Reynolds <bedrockplace43@gmail.com>
Sent: Tuesday, June 30, 2015 8:02 AM
To: MayorBieter
Cc: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; CityCouncil; Hal Simmons
Subject: Please vote no on the St. Luke's Master Plan

Mayor Bieter and City Council Members

June 28, 2015

St. Luke's Master Plan Public Hearing

RE: Please vote no on the St. Luke's Master Plan

We have lived in Boise's East End of Boise at 604 E. Jefferson and 1320 E. Hays Way, (our current address) for over 25 years. We chose to live in this neighborhood due to its livability and close proximity to work, good schools, the Boise River, foothills, and downtown. I pass through the St. Luke's corridor 4 to 8 times per day. We frequently drive, walk, and bike down E. Jefferson to get into downtown. We love our neighborhood and do not want to live any place else. Our daughters were born in the St. Lukes Hospital and we appreciate having this facility as our neighbor. However, it is important to remember that we are a historic neighborhood and that closing part of Jefferson Street and making a "superblock" will increase traffic congestion and reduce the East End's connectivity to downtown.

-

We are connected to downtown by State, Jefferson, Idaho, and Main streets. Even without the St Luke's expansion traffic has been increasing due to new development in the foothills and in the Harris Ranch area. The intersections at State and Fort, Jefferson and Avenue B, Warm Springs and Avenue B, and Broadway and the Connector are all getting congested. St. Luke's new expansion plan estimates an additional 17,000 plus traffic trips per day. A large portion of this traffic will be headed to the new employee and patient parking garage turning left across traffic onto 1st and 2nd streets making driving through this area difficult.

Making a left turn onto Warm Springs, across traffic, has become difficult. More traffic will also divert onto Warm Springs and Walnut to avoid getting onto Avenue B adding more traffic to this area. My understanding is that a traffic limit of 1400 trips per day was placed on Warm Springs when the Harris Ranch was first being developed. Will we or have we already exceeded this limit? Heavy traffic on Warm Springs street poses a serious threat to this beautiful and important street. Warm Springs is a historic district and one of the things that makes Boise, Boise.

The increase in traffic will also impact pedestrians and cyclists making it dangerous to cross this area. I believe there are some flashing lights proposed for the pedestrian crossing will be added to make cars aware and stop. I cannot see four lanes of traffic stopping that easily and when they do stop, traffic will start to back up.

The Boise P and Z Commission has denied the St. Luke's application whose proposal is inconsistent with Boise's broader planning and livability goals and plans. St. Luke's has come up with one plan and eliminated all the options (such as developing St. Luke's Meridian and using other St. Luke's sites located in Boise) as too expensive. The neighborhoods have had little input and involvement in their plans.

We believe the St. Luke's Regional Medical facility expansion should be built in Meridian where they have 25 acres and easy access to the freeway. This location is more centralized to the valley's population. The expansions of St. Luke's in Boise on Avenue B will have to cease eventually, as there is no space to keep expanding in this area. The new larger traffic corridor in the East End planned by St. Luke's will make the East End neighborhood like an island with limited direct access to downtown. It will be like hitting a wall when we try to head west out of our neighborhood. I urge you to vote no on the St Luke's Master Plan.

Thank you for your consideration.

Feeling trapped in the East End,

Dale Reynolds

1320 E. Hays Way

Boise, ID

Amanda Brown

From: MayorBieter
Sent: Tuesday, June 30, 2015 8:14 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: NO to St. Luke's downtown expansion

From: Jane Woychick [<mailto:jawoychick@cablone.net>]
Sent: Tuesday, June 30, 2015 12:43 AM
To: MayorBieter
Subject: NO to St. Luke's downtown expansion

Dear Mayor Bieter,

Thank you for all the work you do to keep Boise a livable community. I strongly support the goal of maintaining and improving the livability of our neighborhoods. For this reason, I oppose the St. Luke's downtown expansion plan. **The St. Luke's plan threatens livability in the East End and the North End by increasing motorized traffic in both areas. Increased traffic also threatens the goals of public safety and environmental health.**

I urge you to vote NO on the St. Luke's plan; if you are not voting on this issue, I hope you will use your influence with city council to oppose the expansion plan. The main roads in the affected areas cannot and should not bear more traffic. **The livable solution is not "mitigation" that allows for more traffic; the livable solution is less traffic—i.e., more people walking, biking, or using public transportation.** Neighborhood residents actively participate in that solution. Meanwhile, St. Luke's proposes more parking garages.

If you allow St. Luke's downtown expansion, the adjacent neighborhoods will not recover. Commercial and residential development—and the resulting increases in traffic—have already damaged the East End and the North End. Foothills development to the north, Harris Ranch to the east, and Boise State creeping up from the south—**all of these projects have negatively and disproportionately affected people living in Boise's historic East End. These are some of the most engaged voters in the city, but their neighborhood has been repeatedly sacrificed to business interests.**

The city has given more than enough support to business. Now it's time to support the people, the neighborhoods, and the livability of Boise—for real, not just in vision statements. Boise's East End and North End are models of livability for the rest of the Treasure Valley. Please protect our neighborhoods and the livability of Boise by voting NO on the St. Luke's expansion plan. We are counting on you!

Sincerely,

Jane Woychick

400 Union St.

Boise, ID 83702

Amanda Brown

From: MayorBieter
Sent: Tuesday, June 30, 2015 8:15 AM
To: Amanda Brown
Subject: FW: Please vote no on the St. Luke's Master Plan

From: Dale Reynolds [<mailto:bedrockplace43@gmail.com>]
Sent: Tuesday, June 30, 2015 8:02 AM
To: MayorBieter
Cc: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; CityCouncil; Hal Simmons
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Mayor Bieter and City Council Members

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-

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serious threat to this beautiful and important street. Warm Springs is a historic district and one of the things that makes Boise, Boise.

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Thank you for your consideration.

Feeling trapped in the East End,

Dale Reynolds

1320 E. Hays Way

Boise, ID

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 4:52 PM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Opposition to St. Luke's expansion

From: Ken [<mailto:prospero8@msn.com>]
Sent: Monday, June 29, 2015 4:50 PM
To: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; Hal Simmons; MayorBieter
Subject: Opposition to St. Luke's expansion

Dear Members of the City Council and dear Mayor Bieter,

I am writing to register my strong opposition to the downtown expansion of St. Luke's Hospital.

For several reasons, this is the wrong location for an expansion of this size.

There is simply not enough physical space for all the planned buildings, parking garage[s], added lanes, and enlarged intersections at this site. At the same time, the expansion will have a sad negative impact on one of the most scenic spots in Boise.

The expansion will also harm one of Boise's most pleasant and valuable historic neighborhoods. The location is unique in its convenience for residents. Close to the river, foothills, BSU, Julia Davis Park, the grocery stores, and downtown stores and restaurants, it is arguably the most walkable of all neighborhoods. It is also a favorite with bikers and runners.

I have lived on East Bannock street (parallel to Warm Springs on the north side) for thirteen years, and I have seen the neighborhood blossom. There has been with an influx of families, including ones with children, who have moved in, restored homes, planted gardens and flowers. It is a lovely, old-fashioned community where neighbors meet at Roosevelt Market across from Roosevelt Elementary School, which was beautifully renovated not too long ago. On my street, neighbors gather in a private garden for social interaction, and children play on the sidewalks. If allowed to thrive, this neighborhood will shine even more more brightly as one of Boise's most attractive features.

I am truly not just motivated by self-interest when I say that I dread the prospect of lovely, tree-shaded East Bannock Street turning into a corridor, officially or unofficially.

I fear for the safety of the children. For myself, I dread waiting and then actually crossing the intersection of Broadway and Warm Springs by foot or by bike. Not just an inconvenience is the prospect of a blocked exodus in case of wildfire or flood. We are in a flood-zone, and I suspect that in case of disaster there could be a serious evacuation problem with the increase in traffic and just one major road allowing exit. In fact, I don't really understand why St. Luke's would want to invest so much money on an expansion in a flood-zone.

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Thank for you considering my perspective.

Truly,

Rena Sanderson

730 E. Bannock St.
Boise, ID 83712

rsanders@boisestate.edu

208-345-1317

From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke's Emails
Date: Tuesday, June 30, 2015 11:27:03 AM
Attachments: [St. Luke's 06.30.2015 am.pdf](#)

Council,

Attached are all of the St. Luke's Emails that have come in as right now. I'll send another batch out before the start of the meeting tonight.

Amanda

Amanda Brown

From: MayorBieter
Sent: Tuesday, June 30, 2015 11:14 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: St. Luke's expansion

From: Ann Cordum [<mailto:annacordum@gmail.com>]
Sent: Tuesday, June 30, 2015 11:10 AM
To: MayorBieter
Subject: St. Luke's expansion

Hello Mayor Bieter -

One Doctor's Opinion on the expansion. Thank you!

St. Luke's provides excellent care and top-notch expertise. Hospital executives argue that expansion is necessary because in emergencies, seconds matter. Closure of Jefferson Street would connect emergency services to interventional radiology and save lives.

What save lives are the following: adequate staffing on the front lines of patient care, clinician competence, well-designed processes, and effective communication across the care team. Physical space does not save lives. The larger an organization, the more logistical challenges, and the greater the delays in care. Physical grandeur and proximity do not equal better care. In fact, studies show that patients who have a stroke while in the hospital suffer long delays in getting thrombolysis and life-saving care. Larger facilities are also typically associated with greater overhead which translates into higher costs that are ultimately passed on to us all. Outpatient care costs are substantially higher at a hospital than at a physician's office.

Only a tiny minority of emergency room patients need interventional radiology. Most hospital admissions are for infections, congestive heart failure, drug overdoses, emphysema, blood clots, surgical issues, and the like. What good is it to whisk someone away for intervention while Mrs. Jones lies on a gurney for hours awaiting admission for her pneumonia? The reality is that cardiac and stroke patients are outnumbered by general medical/surgical patients who often sit in emergency rooms for hours awaiting admission and higher level care. Their lives are every bit as important as the stroke patient's.

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For community health, it benefits all to have a safe route of access to downtown, whether on bike, foot, or car. Jefferson Street is the safest route for a child, commuter or family to access downtown.

The solution to growth is reconfiguration, avoiding duplication of services (leave the trauma care to St. Al's), adequate staffing, and reduction of costly executive and managerial positions.

In conclusion, while I am thankful to have St. Luke's in my neighborhood, there are better ways to spend \$400 million improving health care in Boise than the proposed campus expansion.

Ann



Ann Cordum, M.D., PLLC

203 W. Fort St. • Boise, ID 83702

• cell 208 559-2958 • office 208 994-8656 • fax 888 972-4280

www.twoboisedocs.com

Amanda Brown

From: Falkner, Stacy <falkners@slhs.org>
Sent: Tuesday, June 30, 2015 10:24 AM
To: MayorBieter; CityCouncil
Cc: tellus@achdidaho.org
Subject: Please Support St. Luke's Boise Campus Master Plan

Dear Mayor Bieter and Members of the Boise City Council,

In full disclosure (as evidenced by my signature) I am a St. Luke's employee. However, I am also writing you this morning as a long-time resident of historic east Boise, mother, public health professional, recreational cyclist, and regular patron of many downtown Boise establishments.

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Additionally, my oldest child often rides alone or with friends to Boise High for school or sports. Last fall, my son's best friend was hit on his bike in the intersection of Fort and Reserve by a hit-and-run driver. Due to heavy congestion at numerous points during the day, this is a very dangerous, uncontrolled intersection. Since that time, I have been deeply concerned about the safety of any route into downtown from the east. As it exists, I feel our current options (and I have attempted them all) between State Street and the Greenbelt fail to provide basic protections for riders. In this heavily trafficked grid, cyclists and pedestrians are at risk...we are simply not seen.

I understand why Jefferson is considered a safe haven and why its closure is concerning; it is one of the less traveled streets and riders feel a small measure of protection using that access point into the downtown core. However, as someone who spends a great deal of time walking the Boise hospital campus, I can tell you this block is not a safe solution. It is packed with parked cars, delivery vehicles, ambulances, and hospital staff crossing from the main hospital into various buildings. Although it is a public street, it essentially functions as an alley behind the hospital with poor visibility for riders.

For these reasons, I ask you to support the St. Luke's Campus Master Plan. Not only does this plan provide room for critical healthcare services to remain in downtown Boise, but it provides a better, safer commute for those traveling on bike or foot from the east end neighborhood. Please take advantage of this opportunity to build something that will benefit our neighborhood for years to come and maintain Boise's reputation as being a city friendly to those on two wheels.

Sincerely,

Stacy Falkner

Stacy Falkner, MHS
Community Relations Coordinator
[St. Luke's Sports Medicine Concussion Clinic](#)
Phone: (208) 381-9205 Fax: (208) 381-9201



"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

From: MayorBieter
Sent: Tuesday, June 30, 2015 10:22 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Another voice for keeping the quality of life in Boise - St Luke's master plan deeply goes against this.

From: Kristen Cheyney [<mailto:kristen.cheyney@gmail.com>]
Sent: Tuesday, June 30, 2015 9:54 AM
To: MayorBieter; Maryanne Jordan; Elaine Clegg; Lauren McLean; Scot Ludwig; TJ Thomson
Subject: Another voice for keeping the quality of life in Boise - St Luke's master plan deeply goes against this.

Blueprint Boise calls for the city's growth occurring "in a sustainable, efficient, and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future."

The Master Plan and supporting documents provide detailed plans of the traffic impacts and mitigation planned for each specific intersection. However, the Master Plan does not articulate the overall, combined impact of changed routes, vastly expanded intersections, and more frequent trips generated by the Medical Office Buildings on vehicle congestion, pedestrian and bicycle safety, air quality and other local facilities. Residents, community businesses, and those traveling from other neighborhoods and Idaho communities will feel these impacts. It is, I believe, the antithesis of what is in Blueprint Boise.

I live in the East End, I care about Boise (deeply, deeply, 3rd generation Boisean). I am very active in my community and work daily to make it a GREAT place to live. Please don't let this travesty happen. Ask St. Luke's to go back and develop truly livable alternatives. I believe a compromise can be found. It doesn't have to be my way or the highway as St. Luke's likes to state.

Kristen Cheyney.

Amanda Brown

From: Paul Remeis <paulremeis@gmail.com>
Sent: Monday, June 29, 2015 6:56 PM
To: Lauren McLean
Cc: Amanda Brown; Lauren McLean
Subject: Re: Follow up to your correspondence regarding St Luke's

Hi Lauren,

Thank you for the email. I am impressed that you and the city council are considering this issue with diligence and deep concern for all aspects of the plan.

I agree, the current plan to address downtown access for pedestrians and bicycles with a easement, and the agreement to provide this access before the closure of Jefferson does address the specific concerns that I voiced. I believe this plan is huge improvement over the plan to vacate Jefferson before the mitigation was put in place. And the mitigation plan is also much improved.

I am still concerned that the current plan creates an effective “wall” separating the hospital complex from the east end neighborhood. The pocket park has been presented as a public place, but I feel that this is disingenuous. I know that this an issue that the city council has asked about, but I still feel that the plan does not adequately integrate with the east end neighborhood.

My other concern is that the level of traffic that will be moving along Broadway and Avenue B will be incompatible with the residential nature of the neighborhood.

Unfortunately, I am traveling this week and I will not be able to attend the meeting this Tuesday. I am not in favor of the plan until these additional concerns are addressed more completely.

Paul Remeis

On Jun 28, 2015, at 8:23 AM, Lauren McLean <lauren.mclean@mac.com> wrote:

Hi Paul -

I'm emailing from a work account because I'm on an airplane. Please note that I've included Amanda Brown and my city email for purposes of the record. Please reply to this email at my city council address only, if at all possible. Thank you.

I've read your comments about the timing of the mitigation and closure of Jefferson Street several times. Recognizing that those were sent to me in advance of the updated proposal from St. Luke's, and because I really appreciated the depth with which you focused on transportation alternatives, I'm curious to know your thoughts on the proposal that the Bannock Street pedestrian area be revamped for thru-biking and an easement given over to the City?

By my read of the application, the requirement that mitigation be completed before closure of Jefferson is allowed meets some of your concerns, correct?

Thanks for your time and input,

Lauren McLean
idahoinvestornetwork@gmail.com
208.866.6797

<Idaho Investor Network_Logo_XS.jpg>

Amanda Brown

From: LaMont Keen <lamontkeen@hotmail.com>
Sent: Monday, June 29, 2015 5:39 PM
To: CityCouncil
Subject: CPA14-00004 St. Lukes Expansion

Dear Council Members,

Neither the revised St. Luke's Master Plan or P & Z Staff comments adequately address the impact of the expansion on vehicular traffic. Much attention is given to bikes and pedestrians, however, the simple truth is that most traffic in the area is by vehicles. Reserve Street is the main connection for hundreds of homes located up the mountain off of Shaw Mountain Road and Table Rock Road. Walking or biking is not a viable alternative for most of for our daily activities. Therefore adding additional traffic to an already very busy intersection while adding new bike lanes is going to create chaos. A Roundabout seems ill suited to handle the volume of traffic that will pass through the intersection post closure of Jefferson if you allow it. Rest assured that while the adversely impacted residents will be angry at St. Luke's, the animus will also be directed at you if you approve a faulty plan. Please save those of us who use the intersection and yourselves from dealing with this after the fact. Please either deny the request or demand a traffic arrangement that adequately addresses the real needs of Boise residents to be able to pass quickly and safely through that area.

Thank you for the opportunity to comment.

LaMont Keen
481 N Strata Via Way
Boise, Id 83712

email lamontkeen@hotmail.com

Amanda Brown

From: Rena Sanderson <rsanders@boisestate.edu>
Sent: Monday, June 29, 2015 5:56 PM
To: CityCouncil
Subject: Fwd: Opposition to St. Luke's expansion

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

From: **Ken** <prospero8@msn.com>
Date: Mon, Jun 29, 2015 at 4:49 PM
Subject: Opposition to St. Luke's expansion
To: lmclean@cityofboise.org, tjthomson@cityofboise.org, eclegg@cityofboise.org, sludwig@cityofboise.org,
mjordan@cityofboise.org, hsimmons@cityofboise.org, mayor@cityofboise.org

Dear Members of the City Council and dear Mayor Bieter,

I am writing to register my strong opposition to the downtown expansion of St. Luke's Hospital.

For several reasons, this is the wrong location for an expansion of this size.

There is simply not enough physical space for all the planned buildings, parking garage[s], added lanes, and enlarged intersections at this site. At the same time, the expansion will have a sad negative impact on one of the most scenic spots in Boise.

The expansion will also harm one of Boise's most pleasant and valuable historic neighborhoods. The location is unique in its convenience for residents. Close to the river, foothills, BSU, Julia Davis Park, the grocery stores, and downtown stores and restaurants, it is arguably the most walkable of all neighborhoods. It is also a favorite with bikers and runners.

I have lived on East Bannock street (parallel to Warm Springs on the north side) for thirteen years, and I have seen the neighborhood blossom. There has been with an influx of families, including ones with children, who have moved in, restored homes, planted gardens and flowers. It is a lovely, old-fashioned community where neighbors meet at Roosevelt Market across from Roosevelt Elementary School, which was beautifully renovated not too long ago. On my street, neighbors gather in a private garden for social interaction, and children play on the sidewalks. If allowed to thrive, this neighborhood will shine even more more brightly as one of Boise's most attractive features.

I am truly not just motivated by self-interest when I say that I dread the prospect of lovely, tree-shaded East Bannock Street turning into a corridor, officially or unofficially.

I fear for the safety of the children. For myself, I dread waiting and then actually crossing the intersection of Broadway and Warm Springs by foot or by bike. Not just an inconvenience is the prospect of a blocked exodus in case of wildfire or flood. We are in a flood-zone, and I suspect that in case of disaster there could be a serious evacuation problem with the increase in traffic and just one major road allowing exit. In fact, I don't really understand why St. Luke's would want to invest so much money on an expansion in a flood-zone.

I have travelled some and seen beautiful cities. I have also seen some destroyed by unrestrained traffic. The ones I remember most fondly are not ones with most impressive freeways but ones with charming neighborhoods and pedestrian zones. As committee members, ask yourselves what you want to be remembered for--a huge hospital too big for its surroundings or the preservation of one of Boise's nicest areas.

Thank for you considering my perspective.

Truly,

Rena Sanderson

730 E. Bannock St.
Boise, ID 83712

rsanders@boisestate.edu

[208-345-1317](tel:208-345-1317)

From: Ann Cordum <annacordum@gmail.com>
Sent: Monday, June 29, 2015 11:40 PM
To: CityCouncil
Subject: St. Luke's Master plan

St. Luke's provides excellent care and top-notch expertise. Hospital executives argue that expansion is necessary because in emergencies, seconds matter. Closure of Jefferson Street would connect emergency services to interventional radiology and save lives.

What save lives are the following: adequate staffing on the front lines of patient care, clinician competence, well-designed processes, and effective communication across the care team. Physical space does not save lives. The larger an organization, the more logistical challenges, and the greater the delays in care. Physical grandeur and proximity do not equal better care. In fact, studies show that patients who have a stroke *while in the hospital* suffer long delays in getting thrombolysis and life-saving care. Larger facilities are also typically associated with greater overhead which translates into higher costs that are ultimately passed on to us all. Outpatient care costs are substantially higher at a hospital than at a physician's office.

Only a tiny minority of emergency room patients need interventional radiology. Most hospital admissions are for infections, congestive heart failure, drug overdoses, emphysema, blood clots, surgical issues, and the like. What good is it to whisk someone away for intervention while Mrs. Jones lies on a gurney for hours awaiting admission for her pneumonia? The reality is that cardiac and stroke patients are outnumbered by general medical/surgical patients who often sit in

emergency rooms for hours awaiting admission and higher level care. Their lives are every bit as important as the stroke patient's.

I would ask our community: Has access to your physician improved as a result of expansion, i.e. by hospital acquisition of local physician groups? Did the quality of your health care improve? Has it become more cost effective? Would you prefer to navigate a larger hospital campus?

St. Luke's has a large enough footprint to reconfigure on its existing acreages without closing tax payer owned roads and encroaching on historic properties to expand intersections and roadways. Options include building upward from the existing hospital parking lot or relocating outpatient services to its other Boise properties. This would leave plenty of room at the *existing* downtown campus for inpatient services and future growth.

For community health, it benefits all to have a safe route of access to downtown, whether on bike, foot, or car. Jefferson Street is the safest route for a child, commuter or family to access downtown.

The solution to growth is reconfiguration, avoiding duplication of services (leave the trauma care to St. Al's), adequate staffing, and reduction of costly executive and managerial positions.

In conclusion, there are better ways to improve community health care than the proposed \$400 million campus expansion.

Amanda Brown

From: Dale Reynolds <bedrockplace43@gmail.com>
Sent: Tuesday, June 30, 2015 8:02 AM
To: MayorBieter
Cc: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; CityCouncil; Hal Simmons
Subject: Please vote no on the St. Luke's Master Plan

Mayor Bieter and City Council Members

June 28, 2015

St. Luke's Master Plan Public Hearing

RE: Please vote no on the St. Luke's Master Plan

We have lived in Boise's East End of Boise at 604 E. Jefferson and 1320 E. Hays Way, (our current address) for over 25 years. We chose to live in this neighborhood due to its livability and close proximity to work, good schools, the Boise River, foothills, and downtown. I pass through the St. Luke's corridor 4 to 8 times per day. We frequently drive, walk, and bike down E. Jefferson to get into downtown. We love our neighborhood and do not want to live any place else. Our daughters were born in the St. Lukes Hospital and we appreciate having this facility as our neighbor. However, it is important to remember that we are a historic neighborhood and that closing part of Jefferson Street and making a "superblock" will increase traffic congestion and reduce the East End's connectivity to downtown.

-

We are connected to downtown by State, Jefferson, Idaho, and Main streets. Even without the St Luke's expansion traffic has been increasing due to new development in the foothills and in the Harris Ranch area. The intersections at State and Fort, Jefferson and Avenue B, Warm Springs and Avenue B, and Broadway and the Connector are all getting congested. St. Luke's new expansion plan estimates an additional 17,000 plus traffic trips per day. A large portion of this traffic will be headed to the new employee and patient parking garage turning left across traffic onto 1st and 2nd streets making driving through this area difficult.

Making a left turn onto Warm Springs, across traffic, has become difficult. More traffic will also divert onto Warm Springs and Walnut to avoid getting onto Avenue B adding more traffic to this area. My understanding is that a traffic limit of 1400 trips per day was placed on Warm Springs when the Harris Ranch was first being developed. Will we or have we already exceeded this limit? Heavy traffic on Warm Springs street poses a serious threat to this beautiful and important street. Warm Springs is a historic district and one of the things that makes Boise, Boise.

The increase in traffic will also impact pedestrians and cyclists making it dangerous to cross this area. I believe there are some flashing lights proposed for the pedestrian crossing will be added to make cars aware and stop. I cannot see four lanes of traffic stopping that easily and when they do stop, traffic will start to back up.

The Boise P and Z Commission has denied the St. Luke's application whose proposal is inconsistent with Boise's broader planning and livability goals and plans. St. Luke's has come up with one plan and eliminated all the options (such as developing St. Luke's Meridian and using other St. Luke's sites located in Boise) as too expensive. The neighborhoods have had little input and involvement in their plans.

We believe the St. Luke's Regional Medical facility expansion should be built in Meridian where they have 25 acres and easy access to the freeway. This location is more centralized to the valley's population. The expansions of St. Luke's in Boise on Avenue B will have to cease eventually, as there is no space to keep expanding in this area. The new larger traffic corridor in the East End planned by St. Luke's will make the East End neighborhood like an island with limited direct access to downtown. It will be like hitting a wall when we try to head west out of our neighborhood. I urge you to vote no on the St Luke's Master Plan.

Thank you for your consideration.

Feeling trapped in the East End,

Dale Reynolds

1320 E. Hays Way

Boise, ID

Amanda Brown

From: MayorBieter
Sent: Tuesday, June 30, 2015 8:14 AM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: NO to St. Luke's downtown expansion

From: Jane Woychick [<mailto:jawoychick@cablone.net>]
Sent: Tuesday, June 30, 2015 12:43 AM
To: MayorBieter
Subject: NO to St. Luke's downtown expansion

Dear Mayor Bieter,

Thank you for all the work you do to keep Boise a livable community. I strongly support the goal of maintaining and improving the livability of our neighborhoods. For this reason, I oppose the St. Luke's downtown expansion plan. **The St. Luke's plan threatens livability in the East End and the North End by increasing motorized traffic in both areas. Increased traffic also threatens the goals of public safety and environmental health.**

I urge you to vote NO on the St. Luke's plan; if you are not voting on this issue, I hope you will use your influence with city council to oppose the expansion plan. The main roads in the affected areas cannot and should not bear more traffic. **The livable solution is not "mitigation" that allows for more traffic; the livable solution is less traffic—i.e., more people walking, biking, or using public transportation.** Neighborhood residents actively participate in that solution. Meanwhile, St. Luke's proposes more parking garages.

If you allow St. Luke's downtown expansion, the adjacent neighborhoods will not recover. Commercial and residential development—and the resulting increases in traffic—have already damaged the East End and the North End. Foothills development to the north, Harris Ranch to the east, and Boise State creeping up from the south—**all of these projects have negatively and disproportionately affected people living in Boise's historic East End. These are some of the most engaged voters in the city, but their neighborhood has been repeatedly sacrificed to business interests.**

The city has given more than enough support to business. Now it's time to support the people, the neighborhoods, and the livability of Boise—for real, not just in vision statements. Boise's East End and North End are models of livability for the rest of the Treasure Valley. Please protect our neighborhoods and the livability of Boise by voting NO on the St. Luke's expansion plan. We are counting on you!

Sincerely,

Jane Woychick

400 Union St.

Boise, ID 83702

Amanda Brown

From: MayorBieter
Sent: Tuesday, June 30, 2015 8:15 AM
To: Amanda Brown
Subject: FW: Please vote no on the St. Luke's Master Plan

From: Dale Reynolds [<mailto:bedrockplace43@gmail.com>]
Sent: Tuesday, June 30, 2015 8:02 AM
To: MayorBieter
Cc: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; CityCouncil; Hal Simmons
Subject: Please vote no on the St. Luke's Master Plan

Mayor Bieter and City Council Members

June 28, 2015

St. Luke's Master Plan Public Hearing

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-

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serious threat to this beautiful and important street. Warm Springs is a historic district and one of the things that makes Boise, Boise.

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The Boise P and Z Commission has denied the St. Luke's application whose proposal is inconsistent with Boise's broader planning and livability goals and plans. St. Luke's has come up with one plan and eliminated all the options (such as developing St. Luke's Meridian and using other St. Luke's sites located in Boise) as too expensive. The neighborhoods have had little input and involvement in their plans.

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Thank you for your consideration.

Feeling trapped in the East End,

Dale Reynolds

1320 E. Hays Way

Boise, ID

Amanda Brown

From: MayorBieter
Sent: Monday, June 29, 2015 4:52 PM
To: Hal Simmons
Cc: Amanda Brown
Subject: FW: Opposition to St. Luke's expansion

From: Ken [<mailto:prospero8@msn.com>]
Sent: Monday, June 29, 2015 4:50 PM
To: Lauren McLean; TJ Thomson; Elaine Clegg; Scot Ludwig; Maryanne Jordan; Hal Simmons; MayorBieter
Subject: Opposition to St. Luke's expansion

Dear Members of the City Council and dear Mayor Bieter,

I am writing to register my strong opposition to the downtown expansion of St. Luke's Hospital.

For several reasons, this is the wrong location for an expansion of this size.

There is simply not enough physical space for all the planned buildings, parking garage[s], added lanes, and enlarged intersections at this site. At the same time, the expansion will have a sad negative impact on one of the most scenic spots in Boise.

The expansion will also harm one of Boise's most pleasant and valuable historic neighborhoods. The location is unique in its convenience for residents. Close to the river, foothills, BSU, Julia Davis Park, the grocery stores, and downtown stores and restaurants, it is arguably the most walkable of all neighborhoods. It is also a favorite with bikers and runners.

I have lived on East Bannock street (parallel to Warm Springs on the north side) for thirteen years, and I have seen the neighborhood blossom. There has been with an influx of families, including ones with children, who have moved in, restored homes, planted gardens and flowers. It is a lovely, old-fashioned community where neighbors meet at Roosevelt Market across from Roosevelt Elementary School, which was beautifully renovated not too long ago. On my street, neighbors gather in a private garden for social interaction, and children play on the sidewalks. If allowed to thrive, this neighborhood will shine even more more brightly as one of Boise's most attractive features.

I am truly not just motivated by self-interest when I say that I dread the prospect of lovely, tree-shaded East Bannock Street turning into a corridor, officially or unofficially.

I fear for the safety of the children. For myself, I dread waiting and then actually crossing the intersection of Broadway and Warm Springs by foot or by bike. Not just an inconvenience is the prospect of a blocked exodus in case of wildfire or flood. We are in a flood-zone, and I suspect that in case of disaster there could be a serious evacuation problem with the increase in traffic and just one major road allowing exit. In fact, I don't really understand why St. Luke's would want to invest so much money on an expansion in a flood-zone.

I have travelled some and seen beautiful cities. I have also seen some destroyed by unrestrained traffic. The ones I remember most fondly are not ones with most impressive freeways but ones with charming neighborhoods and pedestrian zones. As committee members, ask yourselves what you want to be remembered for--a huge hospital too big for its surroundings or the preservation of one of Boise's nicest areas.

Thank for you considering my perspective.

Truly,

Rena Sanderson

730 E. Bannock St.
Boise, ID 83712

rsanders@boisestate.edu

208-345-1317

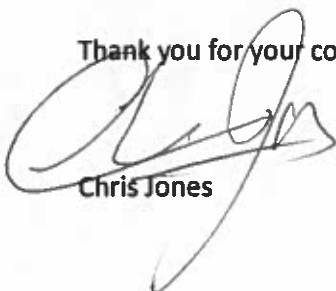
From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke"s
Date: Tuesday, June 30, 2015 8:20:15 PM
Attachments: [St. Luke"s 06.30.2015 8.19pm.pdf](#)

My name is Chris Jones; I live at 1012 North 11th, Boise Idaho 83702. I am against the St Luke's expansion for the following reasons:

- 1) The city should not start the precedent of vacating public land, roads, and right away for private interests. St. Luke's is not any different than other developers when dealing with land. A least developers pay taxes.
- 2) Taking land that is part of the tax base and allowing a hospital that does not pay taxes on property and land like a most businesses and taxpayers is a not a good precedent for Boise city.
- 3) The large expansion of the hospital will lead to increase the number of doctors and staff to accommodate the increase hospital care. This increase in personnel with increase the need for more additional office space and parking which will impact eh quality of life in the East End Neighborhood.
- 4) When considering St Luke's expansion along with the Armory development to the north this expansion will adversely impact the homes, people, and traffic on Reserve St. /Fort Boise. The increase of businesses, people and cars plus the location of the fire department in the neighborhood has the potential to recondition all into commercial property at eh expense of the east end neighborhood.

I assume St Luke's did its due diligence a determined the need to expand to Meridian where they have room to expand. One would think that St Luke's use the same logic and relocate this large expansion to the South where they have land, roads in place and among other commercial businesses.

Thank you for your consideration,



Chris Jones

Douglas Hughes

316 Hot Springs Dr

Boise, Idaho 83712

I am an East ender and the Eastend Association does not speak for me. I approve of the St Luke's plan and support it completely.

The Eastend expert seemed to espouse turning the area around the hospital into a business district which I do not support.

Parking is a problem already and that change would make it worse for competing space

Sincerely

Doug Hughes

PS As a patient, I would not want to drive from clinic to clinic, trying to find the correct site for treatment. Nor would I want to walk great distances when I feel ill or hurt.

Amanda Brown

From: Cherie <dplum65@aol.com>
Sent: Tuesday, June 30, 2015 4:40 PM
To: CityCouncil
Cc: dplum65@aol.com
Subject: St. Lukes Expansion hearing testimony

Boise City Mayor and Council,

Please consider an alternative street closure of Fort Street for the St. Lukes expansion. St. Lukes now owns the previous Elks Rehab facility, so could focus growth in that direction. Fort Street has far more cyclists and joggers than Jefferson Street.

Cut through traffic using Fort Street negatively impacts the health and safety of many thousands more children and families per day all along this route, traffic which will likely increase with the proposed closure and ongoing valley growth. This is an existing problem that is well documented, has been for decades, without any meaningful corrections despite scores of children being struck by traffic. Fort Street was never intended to be used as it is currently.

Fort Street and nearby school streets and generations of school children were sacrificed a few decades ago to protect politically active residents on other streets, which Mayor Bieter may be able to further explain as his family lived on 8th Street at the time. It was in violation of all planning standards and ethics, is still in violation of planning goals and policies.

St. Lukes should also be very interested in protecting public health and safety, knowing that children are more at risk from speeding vehicles, roadway fumes and particulates, and stranger dangers. Protecting generations of childrens' health also protects the City from future indigent health care costs, which can bankrupt communities.

I hope Boise City, ACHD, and St. Lukes will look at the bigger picture, documented health and safety and planning problems for decades, and consider providing corrections to existing problems with an alternative expansion plan with far reaching health and safety improvements for Boise. Communities protect what they value. Jobs are important, but so is a healthy population. Make Fort Street a major bike way to provide and encourage more cycling and safer routes to schools and employment.

Thank you for your consideration.

Cherie Cole
1221 N. 15th
Boise, Idaho 83702
345-3246

Amanda Brown

From: Mark Kieckbusch <mek411@cox.net>
Sent: Tuesday, June 30, 2015 5:25 PM
To: CityCouncil
Subject: St. Luke's

I support the St. Luke's downtown expansion. I live on the east end. The expansion will keep downtown a viable vibrant center city environment. I feel the closure of Jefferson will NOT adversely impact travel through area.

Mark Kieckbusch

Amanda Brown

From: Shannon Erstad <serstad@healthwise.org>
Sent: Tuesday, June 30, 2015 5:44 PM
To: CityCouncil
Subject: St. Luke's master plan

Dear Council Members,

Please register my strong support for the St. Luke's master plan application. They have thoroughly explored all options in relation to the growing and changing healthcare needs of our region.

I appreciate St. Luke's massive effort to respond to the concerns of the neighborhood, and their years of careful planning. I have lived near St. Luke's most of my life and have found the hospital to be an exceptional neighbor.

Respectfully,
Shannon Erstad
223 E. Crestline Dr., Boise

Sent from my iPhone

June 30, 2015

The Honorable Mayor Bieter
Mayor, the City of Boise
150 North Capitol Blvd.
Boise, ID 83702

Dear Mayor Bieter,

Our thriving downtown neighborhoods are a vital part of Boise's uniqueness and livability. My family opposes the closure of Jefferson Street, a critical street connecting the East End to downtown and neighborhood amenities. We believe there are alternatives to the proposed Saint Luke's Master Plan that will allow Saint Luke's to grow, without sacrificing the East End neighborhood as collateral damage. Additionally, prior to approval, a Saint Luke's Master Plan needs to legitimately address the traffic impacts, not only at the Broadway/Warm Springs intersection, but also on neighborhood streets where spinoff traffic will increase, particularly Walnut Street and Warm Springs' Avenue.

We chose the East End as our home. We appreciate being able to easily and safely walk, bike or drive to work, downtown and the many attractions and services in our neighborhood. This includes amenities like the Boise Little Theater, Fort Boise Community Center, the Senior Center, the Universities and all of the wonderful parks and outdoor assets. This connectivity is critical to the East End lifestyle and our link to downtown.

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The East End neighborhood does not have to be marginalized as "East End Island" in order for a needed hospital expansion to move forward. Please direct Saint Luke's to work with the City to develop real, big picture alternatives to their present Master Plan, alternatives that honor Blueprint Boise, protect East End neighborhood connectivity and livability and provide a state of the art hospital.

Thank you for your consideration.

Sincerely,
Helen Stoll
1365 East Lewis Street
Boise, ID 83712

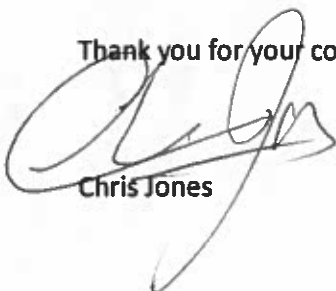
From: [Amanda Brown](#)
To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [Ben Quintana](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke"s
Date: Tuesday, June 30, 2015 8:20:15 PM
Attachments: [St. Luke"s 06.30.2015 8.19pm.pdf](#)

My name is Chris Jones; I live at 1012 North 11th, Boise Idaho 83702. I am against the St Luke's expansion for the following reasons:

- 1) The city should not start the precedent of vacating public land, roads, and right away for private interests. St. Luke's is not any different than other developers when dealing with land. A least developers pay taxes.
- 2) Taking land that is part of the tax base and allowing a hospital that does not pay taxes on property and land like a most businesses and taxpayers is a not a good precedent for Boise city.
- 3) The large expansion of the hospital will lead to increase the number of doctors and staff to accommodate the increase hospital care. This increase in personnel with increase the need for more additional office space and parking which will impact eh quality of life in the East End Neighborhood.
- 4) When considering St Luke's expansion along with the Armory development to the north this expansion will adversely impact the homes, people, and traffic on Reserve St. /Fort Boise. The increase of businesses, people and cars plus the location of the fire department in the neighborhood has the potential to recondition all into commercial property at eh expense of the east end neighborhood.

I assume St Luke's did its due diligence a determined the need to expand to Meridian where they have room to expand. One would think that St Luke's use the same logic and relocate this large expansion to the South where they have land, roads in place and among other commercial businesses.

Thank you for your consideration,



Chris Jones

Douglas Hughes

316 Hot Springs Dr

Boise, Idaho 83712

I am an East ender and the Eastend Association does not speak for me. I approve of the St Luke's plan and support it completely.

The Eastend expert seemed to espouse turning the area around the hospital into a business district which I do not support.

Parking is a problem already and that change would make it worse for competing space

Sincerely

Doug Hughes

PS As a patient, I would not want to drive from clinic to clinic, trying to find the correct site for treatment. Nor would I want to walk great distances when I feel ill or hurt.

Amanda Brown

From: Cherie <dplum65@aol.com>
Sent: Tuesday, June 30, 2015 4:40 PM
To: CityCouncil
Cc: dplum65@aol.com
Subject: St. Lukes Expansion hearing testimony

Boise City Mayor and Council,

Please consider an alternative street closure of Fort Street for the St. Lukes expansion. St. Lukes now owns the previous Elks Rehab facility, so could focus growth in that direction. Fort Street has far more cyclists and joggers than Jefferson Street.

Cut through traffic using Fort Street negatively impacts the health and safety of many thousands more children and families per day all along this route, traffic which will likely increase with the proposed closure and ongoing valley growth. This is an existing problem that is well documented, has been for decades, without any meaningful corrections despite scores of children being struck by traffic. Fort Street was never intended to be used as it is currently.

Fort Street and nearby school streets and generations of school children were sacrificed a few decades ago to protect politically active residents on other streets, which Mayor Bieter may be able to further explain as his family lived on 8th Street at the time. It was in violation of all planning standards and ethics, is still in violation of planning goals and policies.

St. Lukes should also be very interested in protecting public health and safety, knowing that children are more at risk from speeding vehicles, roadway fumes and particulates, and stranger dangers. Protecting generations of childrens' health also protects the City from future indigent health care costs, which can bankrupt communities.

I hope Boise City, ACHD, and St. Lukes will look at the bigger picture, documented health and safety and planning problems for decades, and consider providing corrections to existing problems with an alternative expansion plan with far reaching health and safety improvements for Boise. Communities protect what they value. Jobs are important, but so is a healthy population. Make Fort Street a major bike way to provide and encourage more cycling and safer routes to schools and employment.

Thank you for your consideration.

Cherie Cole
1221 N. 15th
Boise, Idaho 83702
345-3246

Amanda Brown

From: Mark Kieckbusch <mek411@cox.net>
Sent: Tuesday, June 30, 2015 5:25 PM
To: CityCouncil
Subject: St. Luke's

I support the St. Luke's downtown expansion. I live on the east end. The expansion will keep downtown a viable vibrant center city environment. I feel the closure of Jefferson will NOT adversely impact travel through area.

Mark Kieckbusch

Amanda Brown

From: Shannon Erstad <serstad@healthwise.org>
Sent: Tuesday, June 30, 2015 5:44 PM
To: CityCouncil
Subject: St. Luke's master plan

Dear Council Members,

Please register my strong support for the St. Luke's master plan application. They have thoroughly explored all options in relation to the growing and changing healthcare needs of our region.

I appreciate St. Luke's massive effort to respond to the concerns of the neighborhood, and their years of careful planning. I have lived near St. Luke's most of my life and have found the hospital to be an exceptional neighbor.

Respectfully,
Shannon Erstad
223 E. Crestline Dr., Boise

Sent from my iPhone

June 30, 2015

The Honorable Mayor Bieter
Mayor, the City of Boise
150 North Capitol Blvd.
Boise, ID 83702

Dear Mayor Bieter,

Our thriving downtown neighborhoods are a vital part of Boise's uniqueness and livability. My family opposes the closure of Jefferson Street, a critical street connecting the East End to downtown and neighborhood amenities. We believe there are alternatives to the proposed Saint Luke's Master Plan that will allow Saint Luke's to grow, without sacrificing the East End neighborhood as collateral damage. Additionally, prior to approval, a Saint Luke's Master Plan needs to legitimately address the traffic impacts, not only at the Broadway/Warm Springs intersection, but also on neighborhood streets where spinoff traffic will increase, particularly Walnut Street and Warm Springs' Avenue.

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1365 East Lewis Street
Boise, ID 83712

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To: [Maryanne Jordan](#); [Elaine Clegg](#); [Lauren McLean](#); [TJ Thomson](#); [Scot Ludwig](#)
Cc: [Hal Simmons](#)
Subject: St. Luke"s
Date: Tuesday, June 30, 2015 9:33:54 PM
Attachments: [possibilities abound - deny changes to city master plan.msg](#)
[St Luke"s Expansion.msg](#)

From: annetterun@aol.com
To: [CityCouncil](#); [MayorBieter](#)
Subject: possibilities abound - deny changes to city master plan
Date: Tuesday, June 30, 2015 8:48:31 PM

Dear Mayor Bieter & Boise City Council

After watching the presentation as to what CAN be possible when a plan is done with patience and good thought are amazing.

Why would we look only at a plan that goes against the city master plan of connectivity?

Looking at maps the North End has numerous access point to get to downtown. But the East End, besides the main arterial of Warm Springs, is only Jefferson. Bannock does not have a light and does not have connectivity.

The cycle track is not an appropriate way to deal with connectivity. As a bike commuter (and one who helps keep our environmental air cleaner by cutting down on driving and pollution), I know that the traffic that will come to this area will discourage bikers who are not as comfortable with traffic. The City of Boise has tried to make Boise more bicycle friendly and bring in alternative transportation.

The plan that St. Luke's is presenting does not match with Boise City's Master Plan

Please look to the future and ask for better.

Thanks
Annette Hanson
2061 E. Feldspar Ct.
Boise, ID 83712
208 383-0349

From: [Chris Jones](#)
To: [CityCouncil](#)
Subject: St Luke's Expansion
Date: Tuesday, June 30, 2015 6:55:51 PM

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