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Planning & Development Services

To: Mayor and Council Members
From: Hal Simmons, Planning Director
Date: July 21, 2015
Subject: Reconsideration Request Regarding CPA14-00004 Conditions of Approval and Reasons for Decision

On July 14, 2015, the City Council approved the Conditions of Approval and Reasons for Decision for CPA14-00004 (St. Luke's Master Plan). An issue has arisen regarding the intent of Condition 2.c. and the statement within the condition that no construction other than the Children's Pavilion may occur until all mitigation is installed. In fact, there may be a variety of construction elements that do not affect temporary or permanent closure of Jefferson Street and that may be beneficial to complete prior to full mitigation efforts. Revised language to Condition 2.c. (and related language in 2.f) is proposed by Staff for City Council consideration.

With this memorandum I am requesting in my capacity as Planning Director, pursuant to Boise City Code Section 1-02-16, that the City Council reconsider their July 14, 2015 approval of the Conditions of Approval and Reasons for Decision of CPA14-00004, and consider the following modified language for conditions 2.c and 2.f.

2.c. All mitigation/enhancement for roads and pathways (excluding the Broadway intersection) as required in the TIS, Master Plan and proposed Development Agreement, shall be installed and in place prior to the physical closure of Jefferson Street ~~or any construction other than the Children's Pavilion.~~ **Construction which does not affect temporary or permanent closure of Jefferson St. such as the central plant, shipping and receiving, relocation of historically interesting homes, and remodel of existing facilities may be permitted prior to mitigation.** ~~Other construction not related to new uses in the 2-15 Master Plan may also be permitted at PDS staff discretion prior to mitigation.~~ Further variations in regard to this condition may only be permitted subject to City Council review and authorization.

f. 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 and construct the improvements ~~prior to any medical facility construction other than the Children's Pavilion.~~; iv) ACHD to enter into reimbursement agreement with St. Luke's for non-CIP improvements funded by St. Luke's; and v) all three parties to share in a public process for refinement of roadway and pathway mitigation designs.