

Hailey Urban Renewal Agency – Special Meeting
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, July 18, 2023
11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

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Or call in (audio only)

[+1 469-206-8535,,324529467#](#) United States, Dallas

Phone Conference ID: 324 529 467#

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, July 17, 2023.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the virtual platform with a phone or a computer or in person. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Walt Denekas, Martha Burke, Bob Brand
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

1. CALL TO ORDER
2. CONSENT AGENDA ACTION ITEM
 - a. Approval of Bills unpaid since June, 2023..... ACTION ITEM
3. Old Business:
 - a. Tentative approval of the FY 2024 Budget; selection of public hearing date of August15 and authorization to publish the budget public hearing notice..... ACTION ITEM
 - b. Update from GGLO regarding Downtown Master Plan..... ACTION ITEM
4. Staff Update
5. Adjourn

AGENDA ITEM SUMMARY

DATE: 07/18/2023

District: Gateway and Airport Way Districts

STAFF: JP/BS

SUBJECT: Approval of bills since June 2023.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Below is a summary of current bills due, all invoices are attached for details.

Bill Summary			
Company	Date	Invoice	Amount
Elam & Burke	5/31/23	202677	\$425.00
Kushlan & Associates	7/1/23	HURA 2023-5	\$350.00
GGLO	5/24/23	0000004	\$18,233.39
GGLO	7/12/23	0000006	\$5,800.00

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve payment for bills since June 2023.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

MAY 31, 2023

Invoice # 202677

Billing Atty - MSC

RE: General

CLIENT/MATTER: 00887-00001

*** INVOICE SUMMARY PAGE ***

PROFESSIONAL FEES	425.00
COSTS ADVANCED	.00
TOTAL INVOICE	425.00

INVOICE

208-473-0078
pkushlan@fiberpipe.net

PO Box 8463
Boise, ID
83707

Attention: Lisa Horowitz, City Administrator

115 Main Street, Suite H

Hailey, ID 83337

Date: 7/1/2023

Project Title: Hailey South URD

Project Description: Eligibility Report and Economic Feasibility Report for Hailey South URD

Number: HURA 2023-5

Terms: 30 Days

Date	Project	Activity	Hours	Rate	Cost
6/23	Hailey South URD	Eligibility Report	1.25	\$175.00	\$218.75
6/28	Hailey South URD	Eligibility Report	0.75	\$175.00	\$131.25
		Total			\$350.00

Invoice #5 for Hailey South URD

Phil Kushlan



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Hailey Urban Renewal Agency
115 Main Street S, Suite H
Hailey, ID 83337

May 24, 2023
Project No: 2022122.01
Invoice No: 0000004

Project 2022122.01 Hailey Urban Renewal Agency (HURA): Hailey Downtown Master Plan

Professional Services from April 01, 2023 to April 30, 2023

Task	00000	Reimbursable Expenses			
Reimbursable Expenses					
	Parking/Mileage/Travel			353.39	
	Total Reimbursables			353.39	353.39
Billing Limits					
		Current	Prior	To-Date	
	Total Billings	353.39	0.00	353.39	
	Limit			500.00	
	Remaining			146.61	
			Total this Task		\$353.39

Task	00280	Master Plan Alternatives			
Fee					
	Total Fee	20,000.00			
	Percent Complete	100.00	Total Earned	20,000.00	
			Previous Fee Billing	12,120.00	
			Current Fee Billing	7,880.00	
			Total Fee		7,880.00
			Total this Task		\$7,880.00

Task	00281	Preliminary Downtown Master Plan			
Fee					
	Total Fee	20,000.00			
	Percent Complete	50.00	Total Earned	10,000.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	10,000.00	
			Total Fee		10,000.00
			Total this Task		\$10,000.00
			Total this Invoice		\$18,233.39

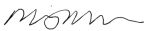
Outstanding Invoices

Number	Date	Balance
0000001	2/17/2023	1,480.00
0000002	3/17/2023	6,120.00

Project	2022122.01	HURA: Hailey Downtown MP	Invoice	0000004
	0000003	4/20/2023	13,520.00	
	Total		21,120.00	
			Total Now Due	\$39,353.39

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days. For proper allocation of your payment, please reference project and invoice numbers on your check.

DocuSigned by:



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Authorized By: _____

Date: 24-May-2023

Mark Sindell

Certificate Of Completion

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Status: Completed

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Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 2

Initials: 0

Kevin M. Kelly

AutoNav: Enabled

1301 5th Ave, Suite 2200

Envelopeld Stamping: Enabled

Seattle, WA 98101

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

kkelly@gglo.com

IP Address: 24.113.243.1

Record Tracking

Status: Original

Holder: Kevin M. Kelly

Location: DocuSign

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kkelly@gglo.com

Signer Events

Mark Sindell

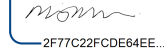
msindell@gglo.com

Member

GGLO, LLC

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:


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Signature Adoption: Uploaded Signature Image

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Electronic Record and Signature Disclosure:

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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Kevin M. Kelly

kkelly@gglo.com

Director of Finance

GGLO, LLC

Security Level: Email, Account Authentication
(None)**COPIED**

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Electronic Record and Signature Disclosure:

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Lisa Horowitz

lisa.horowitz@haileycityhall.com

Security Level: Email, Account Authentication
(None)**COPIED**

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Completed	Security Checked	5/24/2023 2:59:30 PM
Payment Events	Status	Timestamps



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Hailey Urban Renewal Agency
115 Main Street S, Suite H
Hailey, ID 83337

July 12, 2023
Project No: 2022122.01
Invoice No: 0000006

Project 2022122.01 Hailey Urban Renewal Agency (HURA): Hailey Downtown Master Plan

Professional Services from June 01, 2023 to June 30, 2023

Task 00281 Preliminary Downtown Master Plan

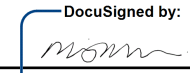
Fee

Total Fee	20,000.00		
Percent Complete	95.00	Total Earned	19,000.00
		Previous Fee Billing	13,200.00
		Current Fee Billing	5,800.00
		Total Fee	5,800.00
		Total this Task	\$5,800.00
		Total this Invoice	\$5,800.00

Outstanding Invoices

Number	Date	Balance	
0000004	5/24/2023	18,233.39	
0000005	6/19/2023	9,632.50	
Total		27,865.89	
		Total Now Due	\$33,665.89

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days. For proper allocation of your payment, please reference project and invoice numbers on your check.

Authorized By:  Date: 12-Jul-2023
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Mark Sindell

Certificate Of Completion

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Kevin M. Kelly

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Seattle, WA 98101

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kkelly@gglo.com

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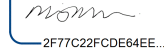
msindell@gglo.com

Member

GGLO, LLC

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Kevin M. Kelly

kkelly@gglo.com

Director of Finance

GGLO, LLC

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Lisa Horowitz

lisa.horowitz@haileycityhall.com

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(None)**COPIED**

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Electronic Record and Signature Disclosure:

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Jessica Parker

jessica.parker@haileycityhall.org

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(None)**COPIED**

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Notary Events	Signature	Timestamp
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Completed	Security Checked	7/12/2023 1:46:26 PM

Payment Events	Status	Timestamps
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Return to Agenda

AGENDA ITEM SUMMARY

DATE: 07/18/2023

District: All Districts

STAFF: BS/LH/JP

SUBJECT: Consideration of a request to adopt the preliminary budget amount of \$605,000.00 and schedule a public hearing to take place during the scheduled August 15, 2023 meeting to take public input.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Please see attached memo dated July 18, 2023.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to adopt preliminary budget mount of \$605,000.00 and schedule a public hearing to take place during the scheduled August 15, 2023 meeting to take public input.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH

HAILEY, IDAHO 83333

(208) 788-9815

Fax: (208) 788-2924

Date: July 18, 2023

To: Hailey Urban Renewal Agency

From: Lisa Horowitz, HURA Executive Director

Request:

Consideration of a request to adopt the preliminary budget amount of \$605,000.00 and schedule a public hearing to take place during the scheduled August 15, 2023 meeting to take public input.

Background:

Staff support: Hailey Urban Renewal pays actual costs of staff support for City staff. That is anticipated to increase due to the management of numerous Owner Participation Agreements, and continued consideration of a third district in the South Woodside/Oppenheimer area.

Contracts for Services: Contracts for services are anticipated to increase due to the likely creation of the South Woodside/Oppenheimer Urban Renewal District. This District will be slightly more complex, as it will likely be created before the Oppenheimer land is annexed, therefore requiring County participation in the district formation. Staff is recommending an additional \$30,000 for FY24.

Gateway Urban Renewal District: The Gateway Urban Renewal District continues to experience revenues greater than estimated in the previous years budget. For FY23, revenues were estimated at \$375,000, with revenues of \$281,821.00 as of June 30, 2023. Additional Owner Participation Agreements are anticipated to in this district. Staff recommends \$311,700 be allocated towards capital projects, details of which will be discussed in the budget hearing. The Board allocated \$600,000 of capital funds towards River Street in FY22. This project is well underway.

Airport Way Urban Renewal District: The Airport Way Urban Renewal District for FY23, revenues were estimated at \$17,394, with actual revenues of \$51,065.11 as of June 30, 2023. The revenue and expense numbers for FY23 are derived from Attachment 5.1 of the Airport Way Urban Renewal Plan. These numbers were estimated by plan consultant Phil Kushlan. The earliest we may receive our first increment check for this District from Blaine County will be December 2022.

Approval Process:

Today's discussion is a review of the proposed budget. If the board requests further changes, staff will make those changes and publish the proposed budget, notifying the public and informing them when they can give input to the board before adoption of the final budget. The Agency will hold a public hearing during the scheduled August meeting and consider a request to adopt the budget after that hearing.

Budget Impact:

Adoption of the preliminary budget and the scheduling of a public meeting begins the process of implementing a final budget for the agency's next fiscal year.

Regulatory Impact:

N/A

Conclusion:

We ask the board to adopt the preliminary budget amount of \$ 605,000 and have staff schedule a public hearing on the budget prior to adopting the final budget at the scheduled August meeting on August 15, 2023.

Attachments:

1. Draft Resolution
2. Draft Notice of Budget
3. FY2024 Urban Renewal Agency Budget

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO A/K/A/ HAILEY URBAN RENEWAL AGENCY:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO A/K/A THE HAILEY URBAN RENEWAL AGENCY, TO BE TERMED THE ANNUAL APPROPRIATION RESOLUTION, APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE AGENCY ADMINISTRATOR TO SUBMIT SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of Hailey, Idaho, also known as the Hailey Urban Renewal Agency, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Hailey, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, the Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, as amended and supplemented (“Law”);

WHEREAS, on or about January 25, 2010, by Resolution No. 2010-02 the City Council (“City Council”) of the City of Hailey (“City”) found that deteriorating areas exist in the City; therefore, for the purposes of the Law, the City Council created an urban renewal agency pursuant to Chapter 20, Title 50, Idaho Code, authorizing it to transact business and exercise the powers granted by the Law and Act upon making the findings of necessity required for creating said Agency;

WHEREAS, pursuant to Resolution No. 2010-02, the Mayor, with the advice and consent of the City Council, appointed a Board of Commissioners of the Agency;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Gateway District Urban Renewal Project (the “Gateway Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1138 on October 15, 2013, approving the Gateway Plan and making certain findings;

WHEREAS, the City Council after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Airport Way District Urban Renewal Project (the “Airport Way Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 1295 on November 22, 2021, approving the Airport Way Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, Agency Administrator has prepared a budget, Exhibit A, and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2023, and ending September 30, 2024, by virtue of its action at the Agency's Board meeting of July 18, 2023;

WHEREAS, Agency has previously published notice of a public hearing to be conducted on August 15, 2023, at 11:00 am at the City Council Chambers, Hailey, Idaho, a copy of which is attached hereto as Exhibit B and incorporated herein by reference;

WHEREAS, on August 15, 2023, pursuant to Sections 50-2006, 50-2903(5), and 50-1002, Idaho Code, the Agency held a public hearing at the City Council Chambers, Hailey, Idaho, on the proposed budget and considered public comment on services, expenditures, and revenues planned for Fiscal Year 2024;

WHEREAS, pursuant to Sections 50-2006, 50-2903(5), and 50-2006, Idaho Code, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City of Hailey, Idaho, on or before September 1, 2023;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF HAILEY, IDAHO, A/K/A/ HAILEY URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in Exhibit B, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2024 Budget which was published on August 2, 2023 and August 9, 2023, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2023 and ending September 30, 2024.

Section 3. That the Agency Administrator shall submit said budget to the City of Hailey on or before September 1, 2023.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of the City of Hailey, Idaho, on August 15, 2023. Signed by the Chair of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on August 15, 2023.

HAILEY URBAN RENEWAL AGENCY

Chair

ATTEST:

By _____
Secretary

EXHIBIT A

Notice of Public Hearing Hailey Urban Renewal Agency Proposed Budget for Fiscal Year 2023

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year October 1, 2022 through September 30, 2023, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on August 2, 2022 at 11:00 AM, pursuant to Idaho Code 50-1002 and 50-2903(5). Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Lisa Horowitz, 115 Main St. S., Hailey, ID, 83333 or emailed to lisa.horowitz@haileycityhall.org. Oral comments are welcome at the public hearing.

City Council Resolution No. 2010-02 adopted on January 25, 2010, authorized the establishment of the Urban Renewal Agency. The Agency has completed the urban renewal plan for the Gateway District, thereby establishing the baseline of assessed value according to 2013 values. The Agency established the new Airport Way District (Ordinance No. 1295), thereby establishing the baseline of assessed value according to the 2021 values. The Agency expenses will primarily include capital projects, insurance, legal expenses and other consulting expenses in FY23. Those activities will be funded through the projected tax increment revenue of \$375,000 (Gateway) and \$17,394 (Airport Way).

The public hearing on the proposed budget is required for formal adoption of the FY23 budget, The City Council chambers are accessible to persons with disabilities.

	ACTUAL FY21	BUDGET FY22	PROPOSED FY23
REVENUE			
Tax Increment Revenue-Gateway District	281,821	275,000	375,000
Tax Increment Revenue-Airport Way District			17,394
Other Revenue/Interest	1,903	2,000	2,000
TOTAL HAILEY URA REVENUE	283,724	277,000	394,394
EXPENDITURES-Gateway District			
Debt Service			
Professional and Legal	38,526	50,000	70,000
Administration & Insurance	17,186	12,000	26,000
Other Expenses	277	2,500	2,500
Capital Expenses	891	600,000	300,000
EXPENDITURES-Airport Way District			
Debt Service (Note to Gateway URD)			50,000
Professional and Legal			5,000
Administration & Insurance			25,000
Other Expenses			
Capital Expenses			
Total Expenditures	56,880	664,500	478,500
CHANGE IN FUND BALANCE	226,844	(387,500)	(84,106)
CARRY OVER FUND BALANCE	807,739	420,239	336,133

The proposed expenditures and revenues for FY23 have been tentatively approved by the Urban Renewal Agency at the Board Meeting on July 19, 2022.

Lisa Horowitz, Executive Director of the Hailey Urban Renewal Agency.

RESOLUTION NO. HURA 2023-____
Adopted: August 15, 2023

**Notice of Public Hearing
Hailey Urban Renewal Agency
Proposed Budget for Fiscal Year 2024**

A public hearing for consideration of the proposed Hailey Urban Renewal Agency budget for the fiscal year October 1, 2023 through September 30, 2024, will be held at the Hailey City Council Chambers, located at 115 Main St. S, Hailey, Idaho on August 15, 2023 at 11:00 AM, pursuant to Idaho Code 50-1002 and 50-2903(5). Written comments may be mailed prior to the meeting to: Hailey Urban Renewal Agency, ATTN: Lisa Horowitz, 115 Main St. S., Hailey, ID, 83333 or emailed to lisa.horowitz@haileycityhall.org. Oral comments are welcome at the public hearing.

City Council Resolution No. 2010-02 adopted on January 25, 2010, authorized the establishment of the Urban Renewal Agency. The Agency has completed the urban renewal plan for the Gateway District, thereby establishing the baseline of assessed value according to 2013 values. The Agency established the new Airport Way District (Ordinance No. 1295), thereby establishing the baseline of assessed value according to the 2021 values. The Agency expenses will primarily include capital projects, insurance, legal expenses and other consulting expenses in FY24. Those activities will be funded through the projected tax increment revenue of \$475,000 (Gateway), \$75,000 (Airport Way) and \$15,000 (South Urban District).

The public hearing on the proposed budget is required for formal adoption of the FY24 budget, The City Council chambers are accessible to persons with disabilities.

	ACTUAL FY22	BUDGET FY23	PROPOSED FY24
REVENUE			
Tax Increment Revenue – Gateway	\$ 371,010.00	\$ 375,000.00	\$ 475,000.00
Tax Increment Revenue – Airport Way	\$ -	\$ 17,394.00	\$ 75,000.00
Tax Increment Revenue – South District	\$ -	\$ -	\$ 15,000.00
Other Revenue/Interest	\$ 4,770.00	\$ 2,000.00	\$ 40,000.00
TOTAL HAILEY URA REVENUE	\$ 375,780.00	\$ 394,394.00	\$ 605,000.00
EXPENDITURES – Gateway District			
TOTAL GATEWAY DISTRICT EXPENSES	\$ 318,718.00	\$ 398,500.00	\$ 475,000.00
EXPENDITURES – Airport Way District			
TOTAL AIRPORT WAY DISTRICT EXPENSES		\$ 80,000.00	\$ 75,000.00
EXPENDITURES – South Urban District			
TOTAL SOUTH URBAN DISTRICT EXPENSES			\$ 100,000.00
TOTAL EXPENDITURES	\$ 318,718.00	\$ 478,500.00	\$ 650,000.00
CHANGE IN FUND BALANCE	\$ 57,062.00	\$ (84,106.00)	\$ (45,000.00)
CARRY OVER FUND BALANCE	\$ 864,801.00	\$ 780,695.00	\$ 735,695.00

The proposed expenditures and revenues for FY24 have been tentatively approved by the Urban Renewal Agency at the Board Meeting on July 18, 2023.

Lisa Horowitz, Executive Director of the Hailey Urban Renewal Agency.

PUBLISH IDAHO MOUNTAIN EXPRESS **August 2 and August 9, 2023.**

PUBLISH IDAHO MOUNTAIN EXPRESS *July 20 and 27, 2022*

RESOLUTION NO. HURA 2023-____
Adopted: August 15, 2023

FY2024 Hailey Urban Renewal Agency Budget

	ACTUAL FY22	BUDGET FY23	PROPOSED FY24
REVENUE			
Tax Increment Revenue – Gateway	\$ 371,010.00	\$ 375,000.00	\$ 475,000.00
Tax Increment Revenue – Airport Way	\$ -	\$ 17,394.00	\$ 75,000.00
Tax Increment Revenue – South District	\$ -	\$ -	\$ 15,000.00
Other Revenue/Interest	\$ 4,770.00	\$ 2,000.00	\$ 40,000.00
TOTAL HAILEY URA REVENUE	\$ 375,780.00	\$ 394,394.00	\$ 605,000.00
EXPENDITURES – Gateway District			
Debt Service	\$ -		
Professional and Legal	\$ 10,982.00	\$ 70,000.00	\$ 73,500.00
Administration & Insurance	\$ 3,522.00	\$ 26,000.00	\$ 27,300.00
Other Expenses	\$ 277.00	\$ 2,500.00	\$ 2,500.00
Participation Agreements			\$ 60,000.00
Capital Expenses	\$ 303,937.00	\$ 300,000.00	\$ 311,700.00
EXPENDITURES – Airport Way District			
Debt Service		\$ 50,000.00	
Professional and Legal		\$ 5,000.00	\$ 5,000.00
Administration & Insurance		\$ 25,000.00	\$ 25,000.00
Capital Expenses			\$ 45,000.00
EXPENDITURES – South Urban District			
Debt Service			\$ 50,000.00
Professional and Legal			\$ 30,000.00
Administration & Insurance			\$ 20,000.00
Other Expenses			
Participation Agreements			
Capital Expenses			
TOTAL EXPENDITURES	\$ 318,718.00	\$ 478,500.00	\$ 650,000.00
CHANGE IN FUND BALANCE	\$ 57,062.00	\$ (84,106.00)	\$ (45,000.00)
CARRY OVER FUND BALANCE	\$ 864,801.00	\$ 780,695.00	\$ 735,695.00

Return to Agenda



HAILEY URBAN RENEWAL AGENCY
PRESENTATION

DRAFT

HAILEY DOWNTOWN
MASTER PLAN

Draft Master Plan Package
July 18, 2023

GGLO

HAILEY DOWNTOWN MASTER PLAN

JUNE 20, 2023

Prepared by:

GGLO

with Jacobs Engineering

On behalf of:

The Hailey Urban Renewal Agency

GGLO

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ACKNOWLEDGMENTS

Thank you to the City staff, Urban Renewal Agency, and other community members who contributed their ideas, insights, and expertise to the thoughtful development of this plan.

CITY OF HAILEY

Martha Burke, Mayor
Lisa Horowitz, City Administrator
Robyn Davis, Community Development Director
Brian Yeager, Public Works Director
Kaz Thea, City Council President
Sam Linnet, City Council Member
Heidi Husbands, City Council Member
Juan Martinez, City Council Member

HAILEY URBAN RENEWAL AGENCY

Larry Schwartz, Chair
Sandi Viau, Vice Chair
Martha Burke, Member
Bob Brand, Member
Walt Denekas, Member

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INTRODUCTION

The Hailey Downtown Master Plan synthesizes planning and development efforts in Downtown Hailey with the goal of creating a safe, connected, sustainable, and vibrant Downtown. The area of study stretches approximately from Myrtle Street in the north to Cedar Street in the south, and east to west from the Wood River Trail to the Big Wood River. Uniquely positioned in the center of the Wood River Valley, Hailey is a historic western community surrounded by wild mountain scenery and abundant recreational opportunities. As the area experiences ongoing growth, strategic planning is necessary to ensure the best of Hailey is preserved and enhanced for all to enjoy in the decades to come.

This Master Plan was developed in partnership with the City of Hailey and the Hailey Urban Renewal Agency, and with input and involvement from the community. The intent of this scope of work is to develop an overall Master Plan and Guiding Vision for Downtown Hailey to guide growth, development, and public improvements for the remaining duration of the Gateway Urban Renewal District, set to expire in 2033.



PROCESS

The Urban Renewal Agency of the City of Hailey contracted GGLO to provide design services in the creation of a Downtown Master Plan. Jacobs Engineering supported by conducting a traffic and parking assessment to better understand the existing traffic conditions of the area. This assessment, in conjunction with existing City plans, public input, and the physical conditions of Downtown Hailey, informed the development of the Downtown Master Plan.

The project was conducted in three phases: Discovery, Master Plan Alternatives, and Preliminary Downtown Master Plan. During the Discovery Phase, information was gathered from the public and prior planning materials were reviewed, setting the direction for the Downtown Master Plan. Goals, vision, and priorities were established as a result of this Discovery effort.

During the Master Plan Alternatives Phase, designs were developed for Downtown street improvements incorporating information from traffic and parking studies. Downtown parks were also studied and designs considered to enhance the parks and connect them more directly to Downtown. Key development sites were also studied in Downtown and proposals considered for a new Town Center.

In the Preliminary Downtown Master Plan Phase, elements from the Master Plan Alternatives phase were refined based on feedback from the public, agency outreach, and working sessions with the City and Urban Renewal Agency. A Phasing and Implementation plan was developed to guide the City in the execution of future projects.

PUBLIC INVOLVEMENT

Public Involvement was critical to the development of this plan. In addition to continuous guidance provided by the City staff, input gathered from public surveys helped shape the proposals of this plan. Two public surveys conducted during the Discovery Phase allowed the team to gather information from the community. The first public survey was distributed broadly to the entire community, asking for input on the Downtown streets and improvements that could be made there. The second public survey was distributed to Downtown business owners and sought to better understand the specific needs of businesses within the Downtown core. Surveys were conducted online and results were recorded, published, and presented at the City Council meeting on April 10, 2023.

Public Survey 1 (General Public)

- 161 total respondents
- Conducted through Survey Monkey
- Opened 02.27.23 and closed 03.27.23
- Distributed through the Hailey Urban Renewal Agency newsletter

Public Survey 2 (Business Owners)

- 62 total respondents
- Conducted through Survey Monkey
- Opened 03.07.23 and closed 04.07.23
- Emailed to downtown business owners within Downtown Master Plan boundary

Summaries of the Public Surveys are provided in the Discovery section of this document. In addition to the public surveys, stakeholder meetings were held with key agencies to better understand their needs and operations Downtown.

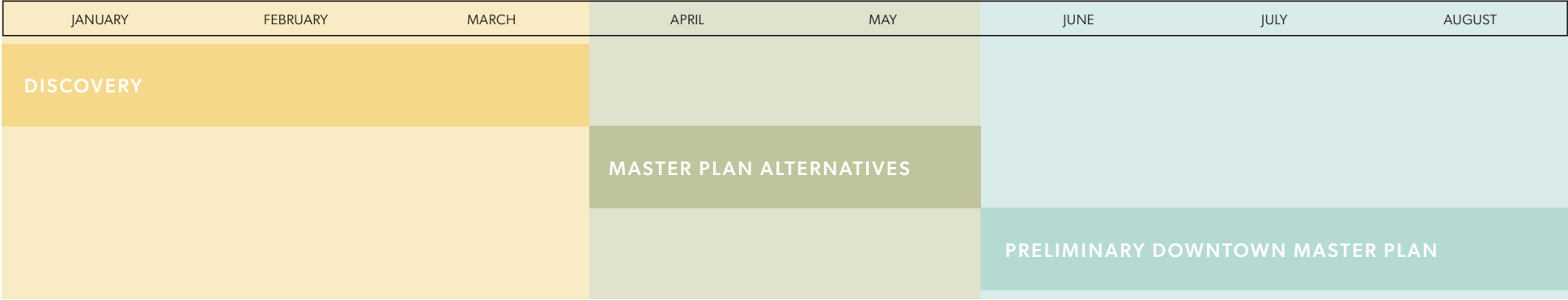
PROJECT TIMELINE

The project was broken down into three phases of design running from January through August of 2023.

KEY DATES

01.11.23	Project Kick-Off, Begin Discovery
02.27.23	Launch Online Public Survey
03.08.23	Launch Online Business Owner Survey
03.31.23	Discovery Phase Completion
04.01.23	Begin Master Plan Alternatives
04.17.23	City Council Presentation
05.31.23	Master Plan Alternatives Phase Completion
06.01.23	Begin Preliminary Downtown Master Plan
06.20.23	City Council and URA Presentations
08.15.23	Preliminary Downtown Master Plan Completion

2023



PROJECT CONTEXT

Hailey is located in the Wood River Valley and surrounded by the Sawtooth National Forest. Ketchum and Sun Valley lie twelve miles to the north, and the town of Bellevue is five miles south. Hailey is within a two-hour's drive of Stanley, Twin Falls, and Boise. Hailey sits at an elevation of 5,300 feet with cold, snowy winters. Daytime temperatures in the summer can be hot, but nights are generally cool. Average annual precipitation is 15.88 inches, the majority of which falls as winter snow or spring rain. Hailey is the county seat of Blaine County and home to the Friedman Memorial Airport that serves the resort area in Sun Valley. At the 2020 census, Hailey's population was estimated at 9,169.



STUDY AREA

The project study area is the Gateway Urban Renewal District with emphasis on Main Street and River Street between Myrtle and Elm Streets.

LEGEND

--- Urban Renewal District boundary



PUBLIC SURVEY RESULTS

SUMMARY

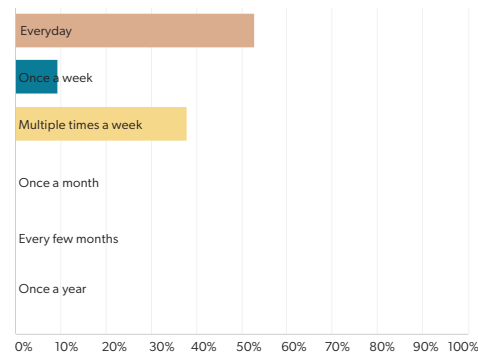
- 161 total respondents
- Conducted through Survey Monkey
- Opened 02.27.23 and closed 03.27.23
- Distributed through the Hailey Urban Renewal Agency newsletter

The eleven-question online survey was a mixture of multiple choice and short answer. The questions were written to facilitate an understanding of the individual's thoughts and opinions of the existing experience of Downtown Hailey. The results of the online survey are valuable as they reveal the community's vision for Downtown.

The public sees Downtown Hailey as welcoming, friendly, and home to a strong community. They want to preserve the small town charm, improve the overall connectivity of Downtown, increase safety for bikers and pedestrians, and create a space for community gathering.

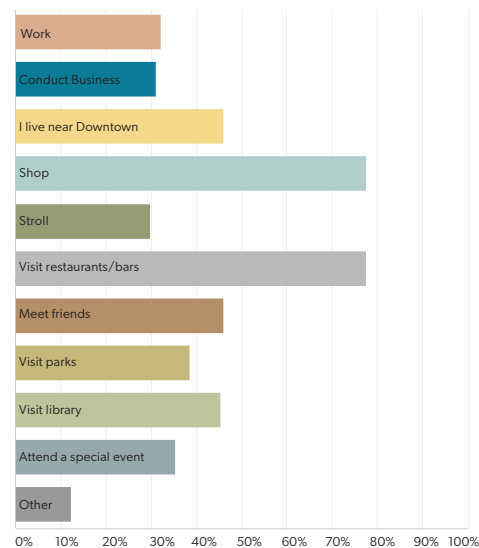
Q1 HOW OFTEN DO YOU VISIT DOWNTOWN HAILEY?

The community is frequently visiting Downtown Hailey, with the majority going everyday.



Q2 WHAT DO YOU DO WHEN YOU ARE IN DOWNTOWN HAILEY?

Downtown Hailey offers many downtown programs, each frequently used. Local restaurants/bars and shopping were at the top for most visited.



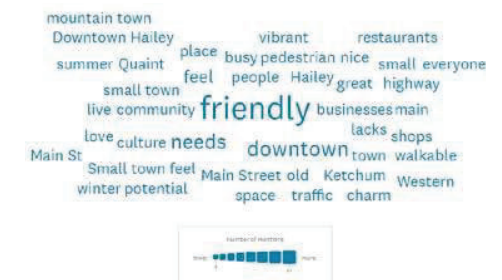
Other Responses

1. Run errands (3)
2. Take kids to school (3)
3. Commute through (3)
4. Walk/bike through (3)
5. Dog walk (2)
6. Post letters
7. Yoga class
8. Go to a movie or play
9. Get on the bus at the park+ride

"I also walk my dog daily in this area. Because I live close, I rarely use a car, so, Bike/ Pedestrian infrastructure is critical."

Q3 HOW WOULD YOU DESCRIBE THE CULTURE AND IDENTITY OF DOWNTOWN HAILEY?

Hailey is characterized as a welcoming, authentic community with small-town western charm in the scenic Woods River Valley.



"Quaint, historical with a busy highway down the middle."

"It feels fairly divided from white vs. non-white, rich vs. poor, English-speaking vs. Spanish-speaking. It also caters to richer persons (e.g. the high cost of restaurants and shops Downtown)."

"Tug of war between historic, walkable, pedestrian-scale, engaging, town center and auto-oriented dominance."

"Downtown Hailey is authentic. Unlike Sun Valley, which was built as a pre-fab business hub, Hailey has a vibrant business community which predates its current role as a satellite for a world-renowned ski resort."

Q4 WHAT DO YOU LIKE MOST ABOUT DOWNTOWN HAILEY?

People love when the community comes together, whether that's at special events and festivals or when there's a shared sense of identity displayed in Christmas lights or summer flower displays.



"Central location of city hall and library. Plenty of parking, easily accessible by bike, a few good restaurants, plantings along Main Street."

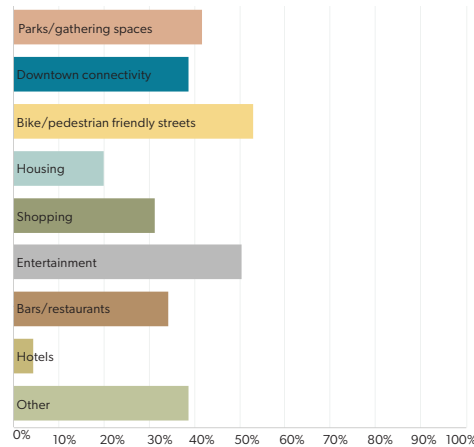
"I also love the Tuesday Night concerts in Hop Porter Park and the new Wyld Beet food truck."

"Small, non-chain stores run by real people for real people. Hailey doesn't cater to the Hollywood crowd the same way that Ketchum & Sun Valley do, but ironically many of those same folks seem to like coming here in order to try and blend in with the locals."

"The only town in the valley with a "community" feeling"

Q5 WHAT IS DOWNTOWN HAILEY MISSING?

Respondents want quality public spaces to gather Downtown. Parks/gathering spaces, bike/pedestrian friendly streets, and entertainment are top responses. Safety for pedestrians is also missing, especially on Main and River Streets.



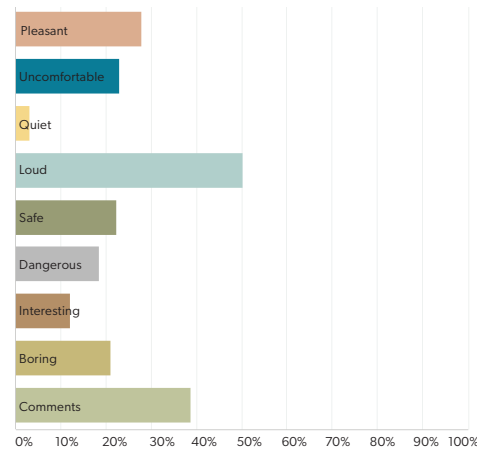
Other Responses

1. The Liberty/movie theater (10)
2. Safer crossings (5)
3. Outdoor dining (4)
4. Winter maintenance (4)
5. Sidewalks (4)
6. Speed limit enforcement (3)
7. Teen activities (3)
8. Parking (3)
9. Town Square (3)
10. Affordable housing (2)
11. Longer business hours (2)
12. Bike racks
13. Wayfinding signage

"Wayfinding signage and maps/kiosks to brand and orient downtown Hailey within the greater context of the city. - Park and Ride could be enhanced to be more of a transit hub - Full, contiguous bike infrastructure on River."

Q6 WHAT IS IT LIKE TO WALK ALONG MAIN STREET BETWEEN MYRTLE AND ELM STREET?

The community sees Main Street as loud, uncomfortable, and dangerous.

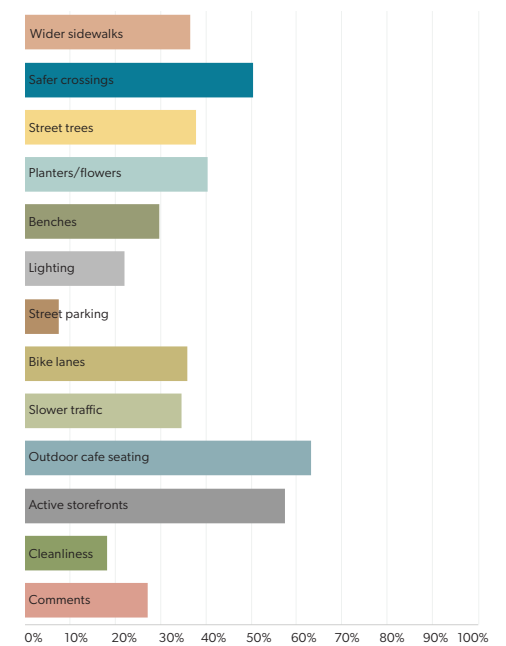


Other Responses Word Cloud



Q7 WHAT WOULD IMPROVE YOUR EXPERIENCE OF MAIN STREET?

Main Street needs safer crossings, slower traffic, and noise reduction. People want to see active storefronts and are excited about outdoor cafe seating Downtown.

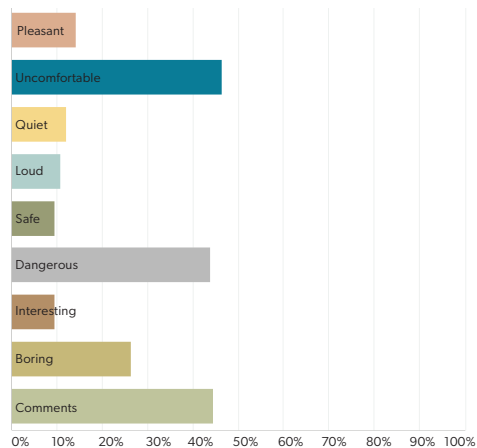


"The constant speeding kills the vibe of Hailey's "sense of place". I also wish more of the prime storefronts were occupied by businesses that are open on weekends. "

"There aren't nearly enough controlled crossings, which puts everyone who chooses to ride a bike or walk at risk."

Q8 WHAT IS IT LIKE TO WALK ALONG RIVER STREET BETWEEN MYRTLE AND ELM STREET?

River Street is dangerous and uncomfortable for pedestrians. It has a lot of potential, but needs a continuous sidewalk.

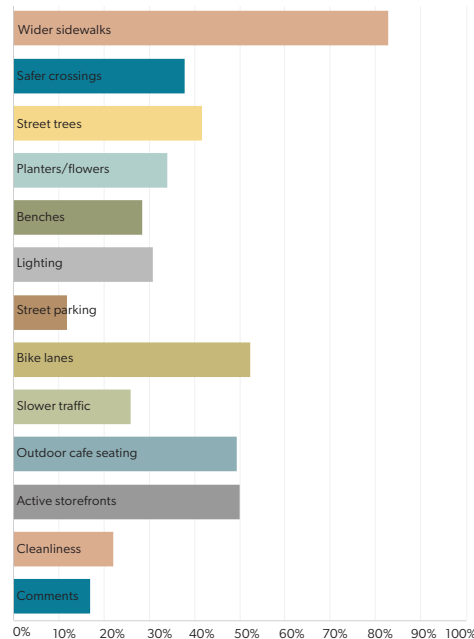


Other Responses Word Cloud



Q9 WHAT WOULD IMPROVE YOUR EXPERIENCE OF RIVER STREET?

The public believes in the potential for River Street to be an active and enjoyable street in Downtown. Top responses include implementing consistent sidewalks, bike lanes, outdoor seating, and active storefronts.



Make it more bike/ pedestrian friendly and stop catering to all of the vehicles. Cars always find a way to get from point A to B. Bikes, pedestrians should have a higher priority.

River street feels like an alley; not pleasant at all. I watch people walking down the middle of the street in the winter because there is no where else to go.

Q10 LOOKING AHEAD, WHAT WOULD YOU LIKE TO SEE IN DOWNTOWN HAILEY IN THE NEXT 10-20 YEARS?

The community believes in Hailey and want to see it thrive. Respondents want the small town charm to remain with a stronger push toward community and pedestrian spaces.

"More green space and some pedestrian only streets would be great."

"Better crosswalks, keep or include more trees, benches, hangout areas. Probably won't happen, but maybe close some streets that are currently active to create more pleasant walking experiences."

"Proper town square."

"A destination designed for bikes/pedestrians rather than four lanes of traffic traveling through to Ketchum. Evening activities that include theater and live music and the great food that we already have."

"I would love downtown Hailey to be a "complete neighborhood" providing all goods/services needed, all accessible without using your car, serving the full age spectrum."

"More people, fewer cars. Greater diversity in storefronts, services, and eateries. Increase in events/entertainment."

"I'd love for Hailey to retain what is left of its Western small-town vibe."

Q11 AS HAILEY WORKS TO IMPROVE ITS DOWNTOWN EXPERIENCE, IS THERE ANOTHER SMALL CITY YOU THINK HAILEY SHOULD LOOK TO FOR INSPIRATION?

The public thinks Ketchum, Bend, and smaller Colorado cities are good examples for Hailey to look to for inspiration. There is also a strong response to see Hailey grow uniquely.

Responses

1. Ketchum (13)
2. Bend, OR (9)
3. No (8)
4. Not Ketchum (7)
5. Boulder, CO (6)
6. Aspen, CO (5)
7. Bozeman, MT (5)
8. Fort Collins, CO (4)
9. Whitefish, MT (4)
10. Jackson, WY (4)
11. Telluride, CO (4)
12. Twin Falls, ID (3)
13. Crested Butte, CO (3)
14. Walla Walla, WA (3)
15. Hyde Park, Boise (3)

"No, we need to develop our own personality."

"Hailey has an opportunity to be the epicenter of the valley. Ketchum has lost its shine and has become unaffordable."

"Bend could be a good example (although it's much bigger) it has tons of amenities, activities, it's bikeable and walkable and exudes charm."

BUSINESS OWNER SURVEY RESULTS

SUMMARY

- 62 total respondents
- Conducted through Survey Monkey
- Opened 03.07.23 and closed 04.07.23
- Emailed to downtown business owners within Downtown Master Plan boundary.

The fourteen-question online survey was a mix of multiple choice and short answer responses. The questions were written to facilitate an understanding of the Downtown business owners' operating locations and times, thoughts on the culture and identity of downtown, and the strengths and weaknesses of current operations, design, and infrastructure.

The results of the online survey are valuable as they reveal the business owners' needs and wants for Downtown in regard to the success of their businesses. The business community sees Downtown Hailey as the heart of the city. Respondents identified the need for connected streetscapes, pedestrian-oriented design, and well-maintained public spaces.

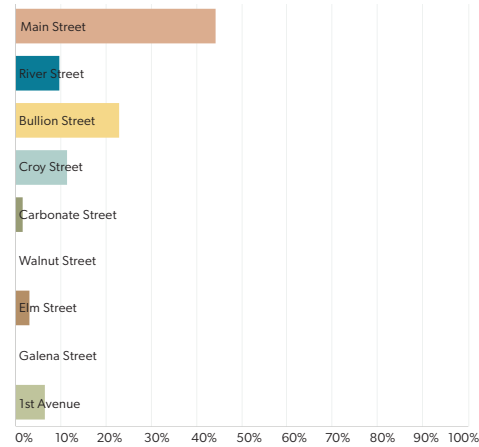
Q1 WHAT BUSINESS(ES) DO YOU OWN OR OPERATE IN DOWNTOWN HAILEY?

Below are the responses.

- | | |
|-----------------------------------|--|
| 1. Sawtooth Paint & Airless | 31. Shorty's Diner |
| 2. YaYa's | 32. John Reuter Greenworks LLC |
| 3. The Wicked Spud | 33. Bluebird Solar |
| 4. Jane's Cards and Gifts | 34. TND Architects PLLC |
| 5. The Gem Barbershop | 35. Atkinsons' Market |
| 6. Chevron (Oasis Stop 'N Go) | 36. CK's Real Food |
| 7. Audio Innovations | 37. Worth Printing |
| 8. The Feathered Flip | 38. PeakFit SV |
| 9. Trail Creek Technology | 39. Essential Therapies |
| 10. Christy A McPherson, CPA | 40. Wood River Chapel |
| 11. Power House | 41. Lisa Hamilton - Pilates, LLC |
| 12. Sturtevant's | 42. Asthma & Allergy of Idaho |
| 13. Tundra Restaurant | 43. Valley Tile and Floor |
| 14. Hyperbarics of Sun Valley | 44. Star Law Office, PLLC |
| 15. Pure Body Bliss | 45. Domino's |
| 16. Sawtooth Auto Sales | 46. Redeux Decor Interiors |
| 17. Fireplace Outfitters | 47. Benson Dental |
| 18. Pioneer Title Company | 48. Audio Innovations |
| 19. Hailey Grocery Outlet | 49. Dev Khalsa Photography |
| 20. Harrison Insurance | 50. Blaine County Title |
| 21. Jiu-Jitsu 100 | 51. Lyon Landscape Architects, LLC |
| 22. Hank & Sylvie's | 52. The Summit Archery & Outdoors |
| 23. Robin Christensen Real Estate | 53. Boulder Mountain Property Management |
| 24. daVinci's restaurant | 54. The Sanctuary Medical Massage & Bodywork |
| 25. Mountain Rose Tattoo | 55. Rentals and real estate sales |
| 26. Alturas Law Group, PLLC | 56. Tundra Restaurant |
| 27. Simms Law PLLC | 57. Danielle Anspach Hair |
| 28. Pure Body Bliss | 58. Dark to Light Productions |
| 29. Cafe Della | 59. The Barkin' Thrift Store |
| 30. Sterling Urgent Care | |

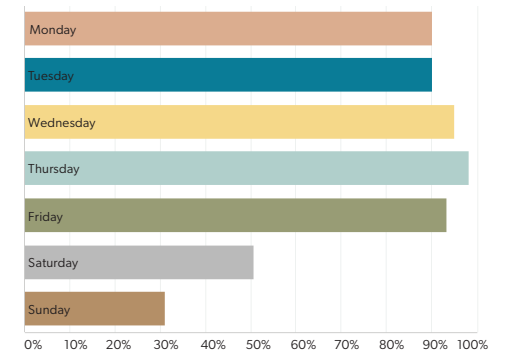
Q2 WHAT DOWNTOWN STREET ARE YOU LOCATED ON?

A majority of respondents operate businesses on Main Street and Bullion street.

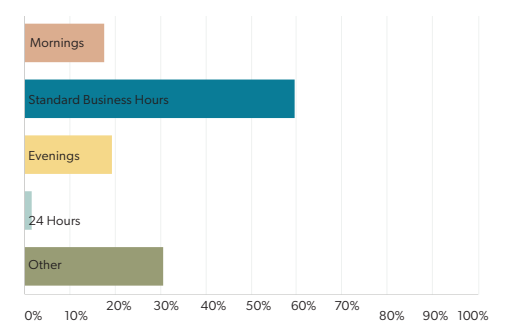


Q3 WHAT DAYS OF THE WEEK ARE YOU OPEN?

Most businesses Downtown are open M-F from 9-5; not many are open late or on weekends.



Q4 PLEASE SELECT THE TIMES THAT BEST REPRESENT YOUR OPERATING HOURS.



"Class times vary throughout the year."

"By appointment only."

"Varying hours throughout each day"

Q5 HOW WOULD YOU DESCRIBE THE CULTURE AND IDENTITY OF DOWNTOWN HAILEY?

Business owners identify Hailey as a hardworking mountain town with a friendly and diverse community.

Downtown Hailey



"Hailey is filled with hardworking people that strive to stay in our area for its beauty and outdoor recreation."

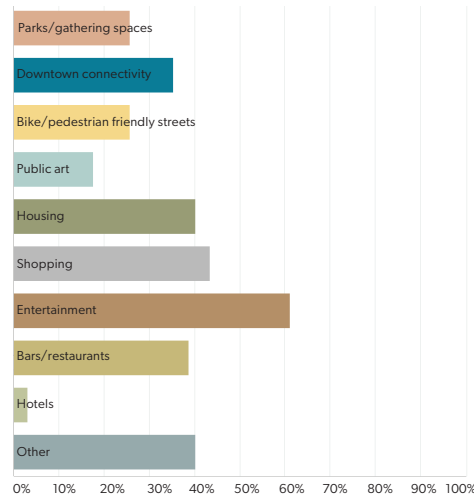
"I feel like the traffic inhibits Hailey from being a walking community. There is also a lack of parking which inhibits frequenting businesses."

"Outdoor haven for activities with a friendly and diverse community."

"Its very disconnected in my view. Nothing ties us together or unites in any fashion. My part of Downtown seems "out of " downtown."

Q6 WHAT IS DOWNTOWN HAILEY MISSING?

The business community thinks entertainment, workforce housing, and youth activities are missing from downtown. Overall Downtown connectivity and a place for community gatherings was also identified.



"Traffic control. Another stop light would help slow down traffic and help with pedestrian walkability."

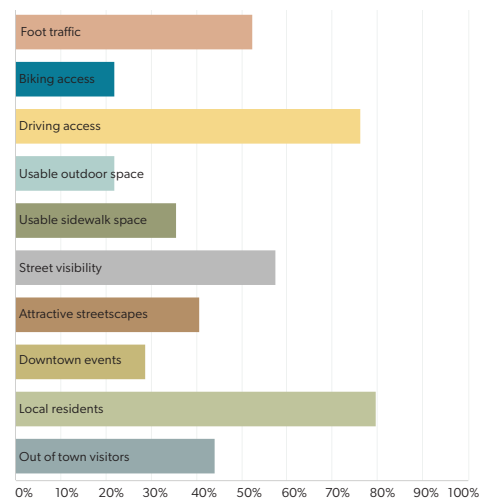
"There is a great opportunity to create a Town Square vacating Croy, the alley between Main and River Streets, and interfacing both Main and River Street. "

"We have very little activities for children and teens."

"No other category comes close to the need for housing."

Q7 WHAT ASPECTS OF DOWNTOWN HAILEY ARE IMPORTANT TO THE SUCCESS OF YOUR BUSINESS(ES)?

Business owners believe driving access, local residents, foot traffic, street visibility, and parking are the most important.

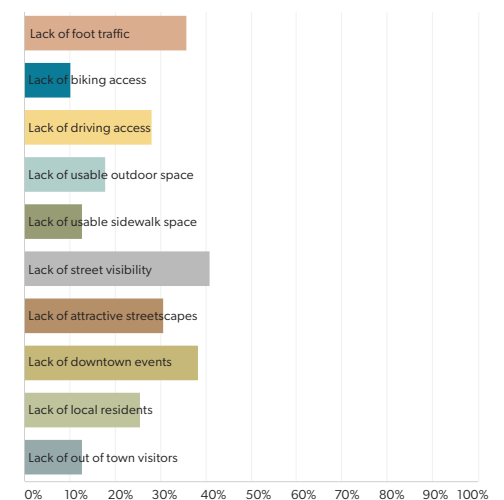


parking



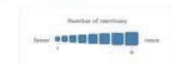
Q8 WHAT ASPECTS OF DOWNTOWN HAILEY ARE CURRENT BARRIERS TO THE SUCCESS OF YOUR BUSINESS(ES)?

The lack of street visibility, Downtown events, parking, and foot traffic are the biggest barriers to business owners' success.



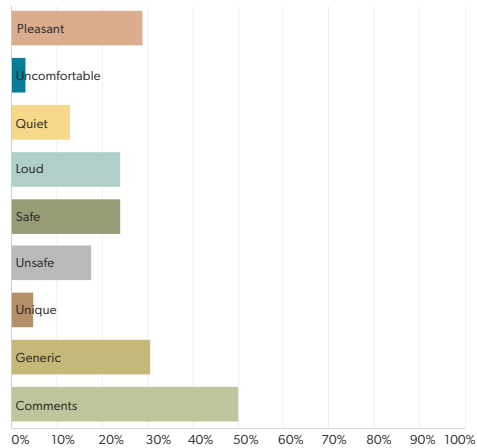
lack of parking

Street barriers sidewalks
business lack of employees
main street None



Q9 HOW WOULD YOU DESCRIBE THE STREETScape ADJACENT TO YOUR BUSINESS(ES)?

Business owner respondents would like to see slower traffic and more attractive/well maintained streetscapes. Existing streetscapes were generally said to be loud and generic.



"We need to slow traffic!"

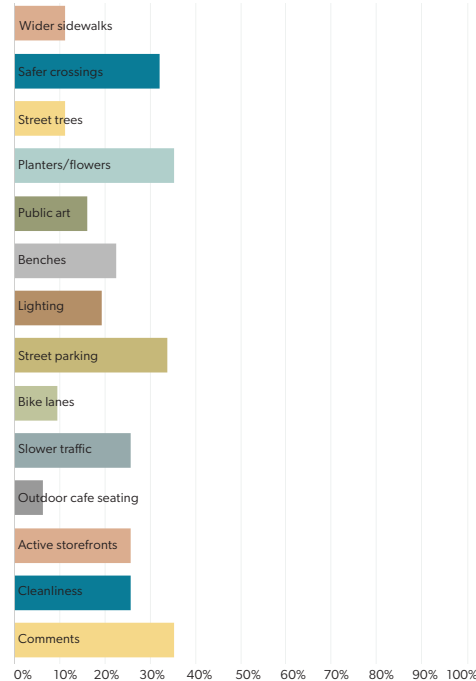
"Alley is unattractive. I plan to plant native wildflowers this summer along my side of the alley."

"Love the street trees but they block business visibility."

"Atkinson's loading dock is always an issue both for safety and comfortable use of the street/sidewalk."

Q10 WHAT IMPROVEMENTS ARE MOST NEEDED TO ENHANCE THE STREETScape ADJACENT TO YOUR BUSINESS(ES)?

Street parking is crucial for downtown businesses. The preservation of existing and potential for more street parking is welcomed by downtown business owners. Slower traffic, safer crossings, street maintenance, and overall street aesthetics are also important.

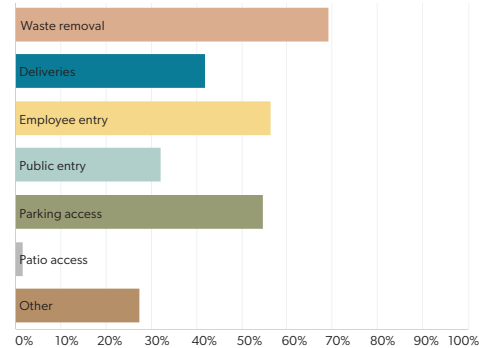


"Street parking is CRITICAL"

"Would like to have trees lighted in the winter and flowers boxes in the summer."

Q11 HOW DO YOU USE THE ALLEY ADJACENT TO YOUR BUSINESS(ES)?

The alley's behind businesses are mainly used for waste removal, deliveries, employee entry, and parking access.



"I own 1/2 the street aside my building and we use for delivery and I will be converting some of it to parking."

"Some patients enter the clinic through the alley."

"Employee entry and parking."

Q12 HOW COULD THE ALLEY ADJACENT TO YOUR BUSINESS(ES) BETTER SERVE YOUR NEEDS?

Business owners would like to see the alley maintenance improved for snow removal and overall cleanliness.

business
more cleaning/maintenance
better snow removal
regular parking wider vehicle access
people delivery cars trucks



"Snow removal in the alley so that the dumpsters can be picked up. It was a big snow year this year, but alley snow removal was intermittent and not thorough."

"More lighting in parking lot."

"Parking monitoring, regular cleaning, and regular maintenance of the alley."

"It is dirty and unsafe with broken glass, and random people looking through the dumpsters."

Q13 LOOKING AHEAD, WHAT WOULD YOU LIKE TO SEE IN DOWNTOWN HAILEY IN THE NEXT 10-20 YEARS?

Business owners would like to see a well connected, walkable, and attractive downtown with downtown living and frequent community events.

"Wider sidewalks, sidewalk cafes and events/entertainment. Lovely lampposts with flags of some kind."

"I really liked what Boise did with their 8th street...shut it down for outdoor dining and walkway. I'd love to see something like that somewhere in our downtown."

"A more walkable, social, and connected area."

"Additional housing with lofts/apartments, condo living units suitable for downtown environment, with parking structures to accommodate housing and retail business needs."

"More housing in the downtown core especially on River Street. The potential for River Street is tremendous."

"More events for the community."

"More visually appealing streets with trees and landscaping. Continue to allow for business signs. Streets to be maintained and potholes filled. "

Q14 AS HAILEY WORKS TO IMPROVE ITS DOWNTOWN EXPERIENCE, IS THERE ANOTHER SMALL CITY YOU THINK HAILEY SHOULD LOOK TO FOR INSPIRATION?

A majority of respondents want to see Hailey grow uniquely, with an emphasis on pedestrian oriented streets and active community spaces.

Responses

1. No (7)
2. Bend, OR (4)
3. McCall, ID (4)
4. Aspen, CO (4)
5. Jackson, WY (2)
6. Twin Falls, ID (2)

"Twin Falls has done an amazing job in revitalizing and creating an interesting and productive down town."

"Aspen is well thought out, VERY pedestrian friendly with a focus on what will get people to spend more downtown, stay longer downtown, etc..."

"I think other towns should look to us."

"I think we could model our development by learning from the benefits and setbacks we have seen in Ketchum. Keep it Hailey, but let it really shine."

KEY TAKEAWAYS

At the conclusion of the Discovery Phase, the following observations were identified as key takeaways that will be critical to the development of the Downtown Master Plan.

- Hailey residents come Downtown weekly if not daily to shop, eat, visit the library, run errands and meet friends.
- Hailey can be characterized as a welcoming, authentic community with small-town western charm in the scenic Woods River Valley.
- Highway 75 and the noise, traffic, and safety concerns that come with it pervade Hailey's Downtown.
- People love when the community comes together, whether that's at special events and festivals or when there's a shared sense of identity displayed in Christmas lights or summer flower displays.
- A community gathering space in Downtown is missing.
- Safety for pedestrians is missing, especially on Main and River Streets.
- Entertainment is missing Downtown, especially a movie theater/the Liberty, and activities for youth.
- Main Street needs safer crossings, slower traffic, and noise reduction.
- The public wants outdoor cafe seating Downtown.
- There is a lot of interest in pedestrian-only streets.
- River Street is dangerous and uncomfortable to walk on and needs sidewalks. It has a lot of potential.
- People want to see Hailey thrive.
- Most businesses Downtown are open M-F from 9-5; there is not a lot open late or on weekends.
- Business owners identify Hailey as a hardworking mountain town.
- Entertainment, workforce housing, and youth activities are missing from Downtown.
- Driving access, local residents, foot traffic, street visibility, and parking are important for business owners.
- The streetscapes are generally loud and generic.
- Slower traffic and more attractive streetscapes are needed.

Hailey's culture and identity is defined by its small town charm and location in the beautiful Wood River Valley. It is an active community with direct access to outdoor recreation.

GOALS

The following set of goals have been identified to help achieve the community's vision for a vibrant Downtown that accurately reflects the spirit and character of Hailey. These goals were developed from a review of public input, existing planning documents, and current conditions. The goals are not ranked in order of importance.

AUTHENTICALLY HAILEY DOWNTOWN

Preserve and promote the western mountain-town heritage and friendly, small-town feel of the community

VIBRANT & DISTINCT DOWNTOWN CORE

Establish a vibrant, distinctive, mixed-use environment that is uniquely Hailey

SAFE & CONVENIENT CROSSINGS

Improve safety and accessibility for pedestrians throughout the Downtown core

TOWN SQUARE AS DOWNTOWN DESTINATION

Create a central gathering place for the community in a new Town Square at the center of Downtown

CONNECTED SHOPS, PARKS & AMENITIES

Unite Downtown and its surroundings with a clear network of pedestrian and biker-friendly routes

MAINTAIN ON-STREET PARKING CAPACITY

Ensure Downtown businesses are easily accessed by vehicle for quick trips and out-of-town visitors

PARKS

THE POWER OF 10+

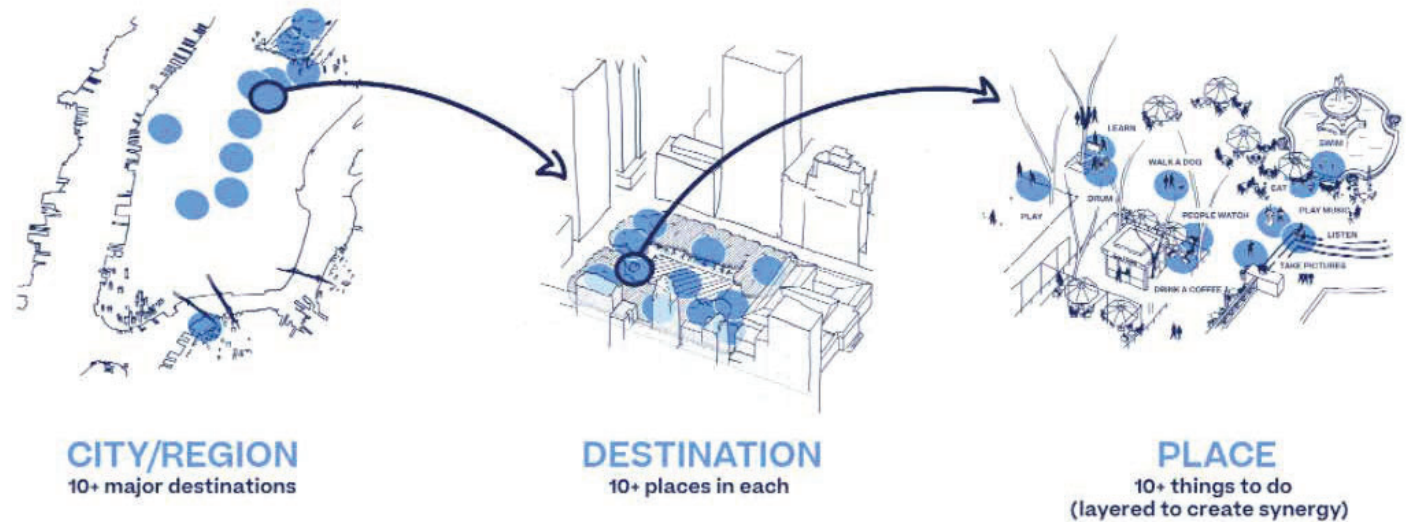
The Power of 10+ is a concept Project for Public Spaces developed to evaluate and facilitate Placemaking at multiple city scales. It is a powerful tool for generating constructive conversations to identify targeted Placemaking efforts. Cities succeed or fail at the human scale—the place scale—and this scale is often overlooked. The Power of 10+ shows how paying attention to the human experience when building a city's destinations and districts can have immediate and widespread impacts.

The idea behind this concept is that places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community. Local residents who use this space most regularly will be the best source of ideas for which uses will work best.

Further, when cities contain at least 10 of these destinations or districts, their public perception begins to shift amongst both locals and tourists, and urban centers can become better equipped for generating resilience and innovation.

Power of 10+

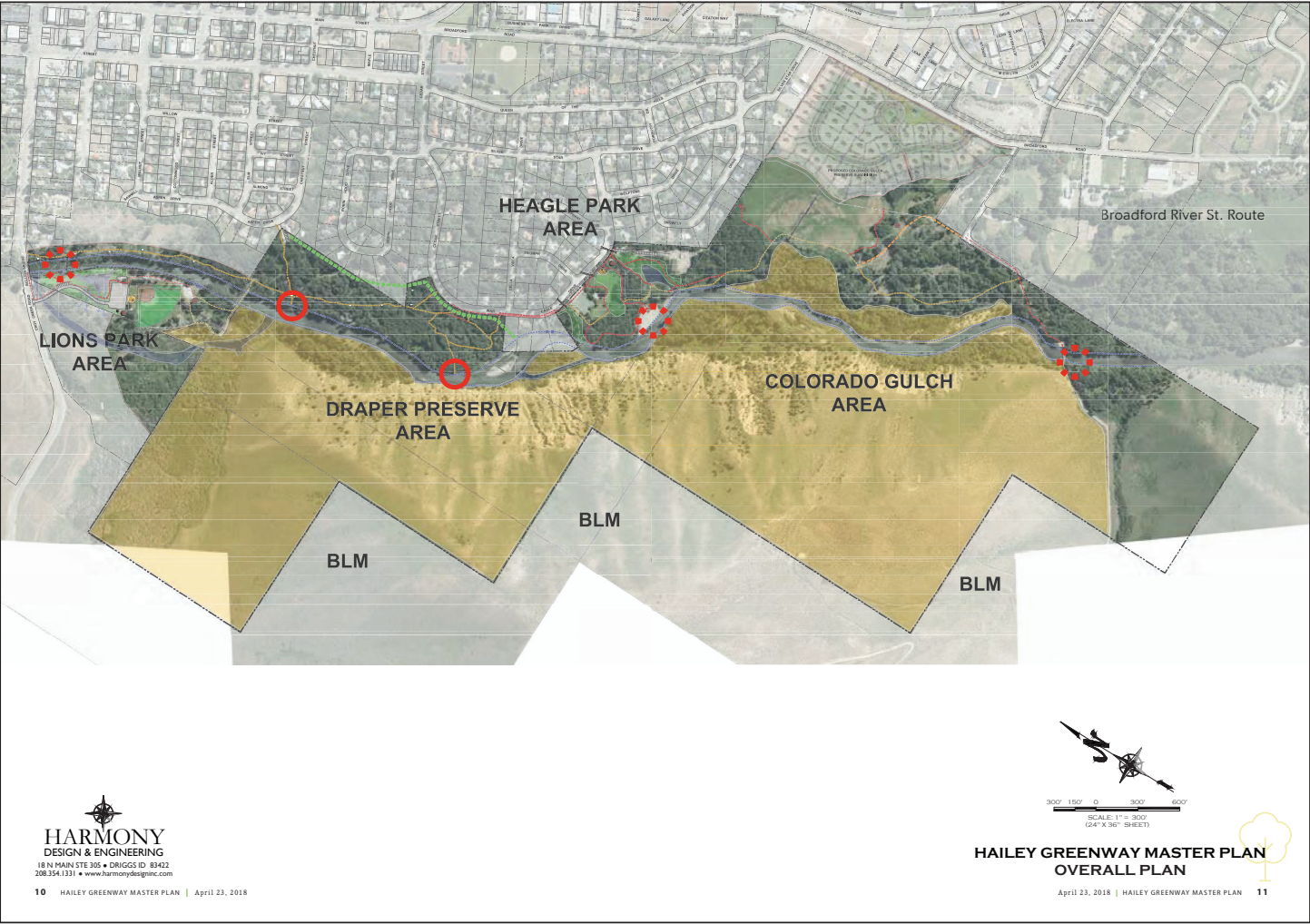
How Cities Transform Through Placemaking



Project
for Public
Spaces

BIG WOOD RIVER
HAILEY GREENWAY
MASTER PLAN

- LEGEND
- Existing River Access Point
 - Proposed River Access Point



BIG WOOD RIVER RECOMMENDED ZONES & ACCESS POINTS

Building on the proposals in the Hailey Greenway Master Plan, these recommendations provide a clear strategy to balance ecological preservation and public access along the Big Wood River. Along this stretch of river, we recommend three different types of access:

1. Family-Friendly Access
 - Accessible trail to river and accompanying improvements: boardwalks, beaches, side channels and crossings, nature-based play areas
2. Nature Access
 - Trail to river and minimal improvements: mulched trail, stone beaches, shoreline stabilization
3. Wilderness Access
 - Trail to river and minimal improvements: dirt trail, shoreline stabilization

LEGEND

Hailey Greenway Master Plan



Existing River Access Point



Proposed River Access Point

Additional Recommendations



Family-Friendly Access Point



Nature Access Point



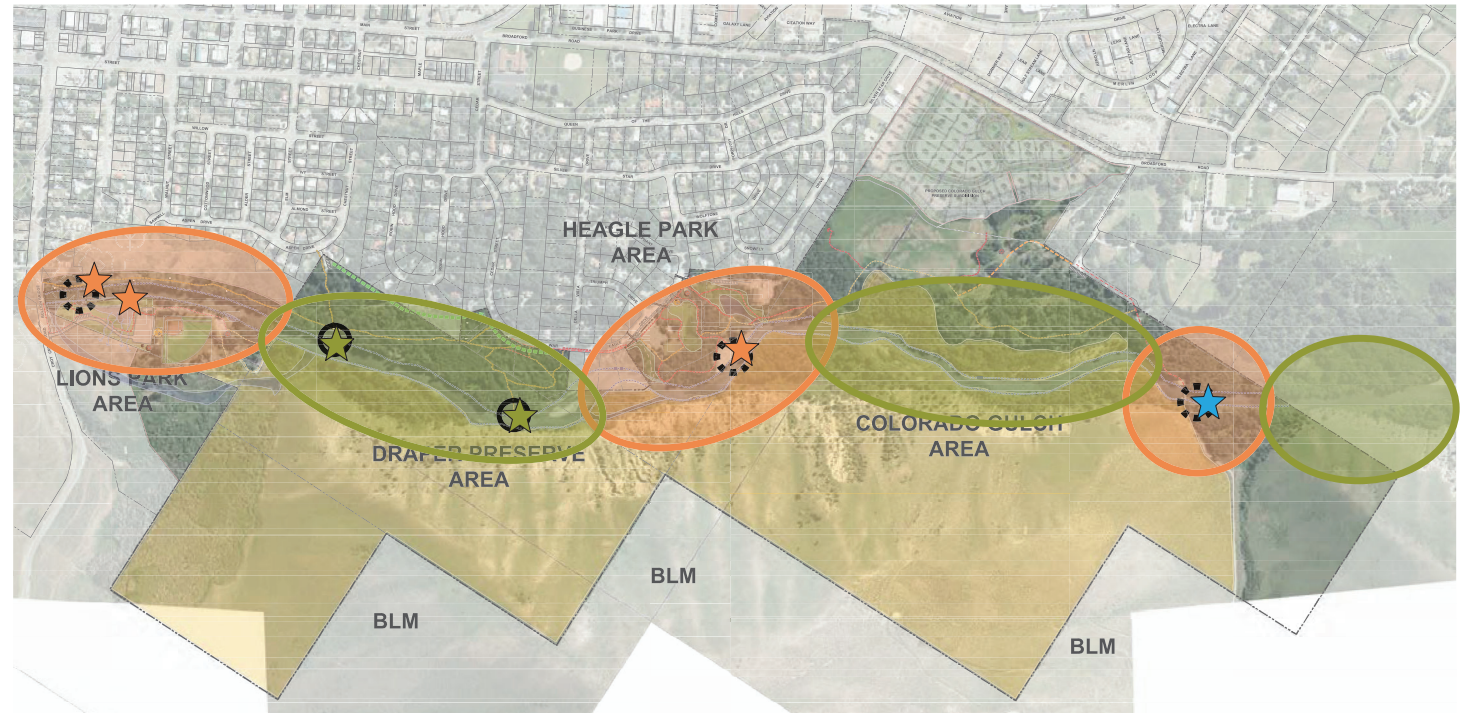
Wilderness Access Point



Family Recreation Zone



Wilderness Recreation Zone



FAMILY-FRIENDLY ACCESS



NATURE ACCESS






WILDERNESS ACCESS



DOWNTOWN PARKS

SITE RELATIONSHIPS

LEGEND

-  Proposed Street Improvements
 Broadford River St. Route
 Hiking Trail



DOWNTOWN PARKS CHARACTER STUDY



URBAN OASIS

Lions Park is located on the edge of Hailey's downtown, just 0.3 miles from the town center. Despite its urban proximity, the park is surrounded by nature preserves and sits on the banks of the scenic Big Woods River. This setting provides a unique opportunity to create a natural oasis steps away from the bustle of Main Street.



URBAN PARK

Hop Porter Park sits in the middle of a residential neighborhood just three blocks off Main Street. Occupying over a full block, Hop Porter provides valuable recreational space in close proximity to area residents and Downtown visitors. This park functions as both a neighborhood park and a regional attraction.

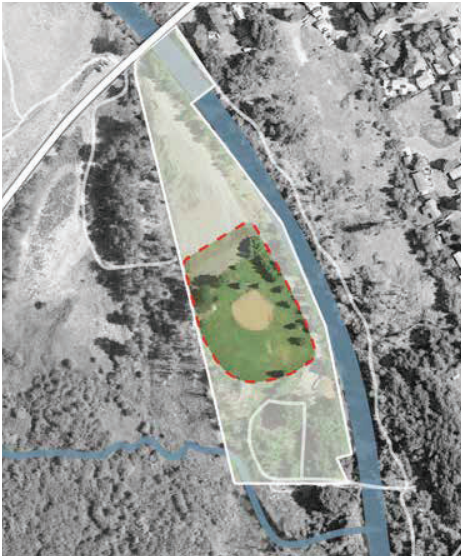


URBAN PLAZA

A future Town Square off Bullion and River Streets would create a civic gathering space in the center of Downtown. Programmed as a plaza, this hardscaped space could provide places to sit, play, and socialize Downtown while also being capable of hosting special events right off Main Street.



DOWNTOWN PARKS
CAPACITY STUDY



LIONS PARK
TOTAL SITE AREA: 446,120 SF (9.81 ACRES)
ASSEMBLY AREA: 145,000 SF (3.33 ACRES)

Standing Event Capacity (9 SF per person)
16,100 people

Seated Event Capacity (25 SF per person)
5,800 people

Dispersed Event Capacity (64 SF per person)
2,250 people



HOP PORTER PARK
TOTAL SITE AREA: 181,230 SF (4.24 ACRES)
ASSEMBLY AREA: 92,550 SF (2.12 ACRES)

Standing Event Capacity (9 SF per person)
10,280 people

Seated Event Capacity (25 SF per person)
3,700 people

Dispersed Event Capacity (64 SF per person)
1,450 people



TOWN SQUARE
TOTAL SITE AREA: 21,600 SF (0.49 ACRES)
ASSEMBLY AREA: 11,250 SF (0.26 ACRES)

Standing Event Capacity (9 SF per person)
1250 people

Seated Event Capacity (25 SF per person)
450 people

Dispersed Event Capacity (64 SF per person)
175 people

DOWNTOWN PARKS
PROPOSED PROGRAMS



LIONS PARK

- SUP/Kayak/PFD Launch
- Host Events: Music, Arts, Food
- Bio-retention/Snow Storage
- Sporting Events
- Nature Trails
- Dog Area
- Active Lawn Area
- Interactive Water Feature
- Outdoor Education Elements
- Shade Trees
- Fly Fishing
- Outdoor Amphitheater
- Sculpture Garden
- Pollinator Meadow
- Wedding/Event Venue



HOP PORTER PARK

- Play Area
- Event Venue
- Pavilion
- Stage
- Flexible Lawn Area
- Restrooms
- Pollinator Meadow
- Bio-retention/Habitat Area
- Event Plaza
- Amphitheater
- Parking
- Promenade
- Public Art



TOWN SQUARE

- Event Plaza
- Fixed and Movable Seating
- Market Stalls
- Food Truck Plaza
- Shade Trees
- Fire Pits
- Interactive Water Feature
- Public Art



POTENTIAL SITE AMENITIES



River Access Point



Outdoor Amphitheater



Food Truck Plaza



Fire Feature



Active Lawn Area



Open Plaza



Craft Fair & Farmers Market



Public Art



Covered Stage/ Performance Area



Music Festival



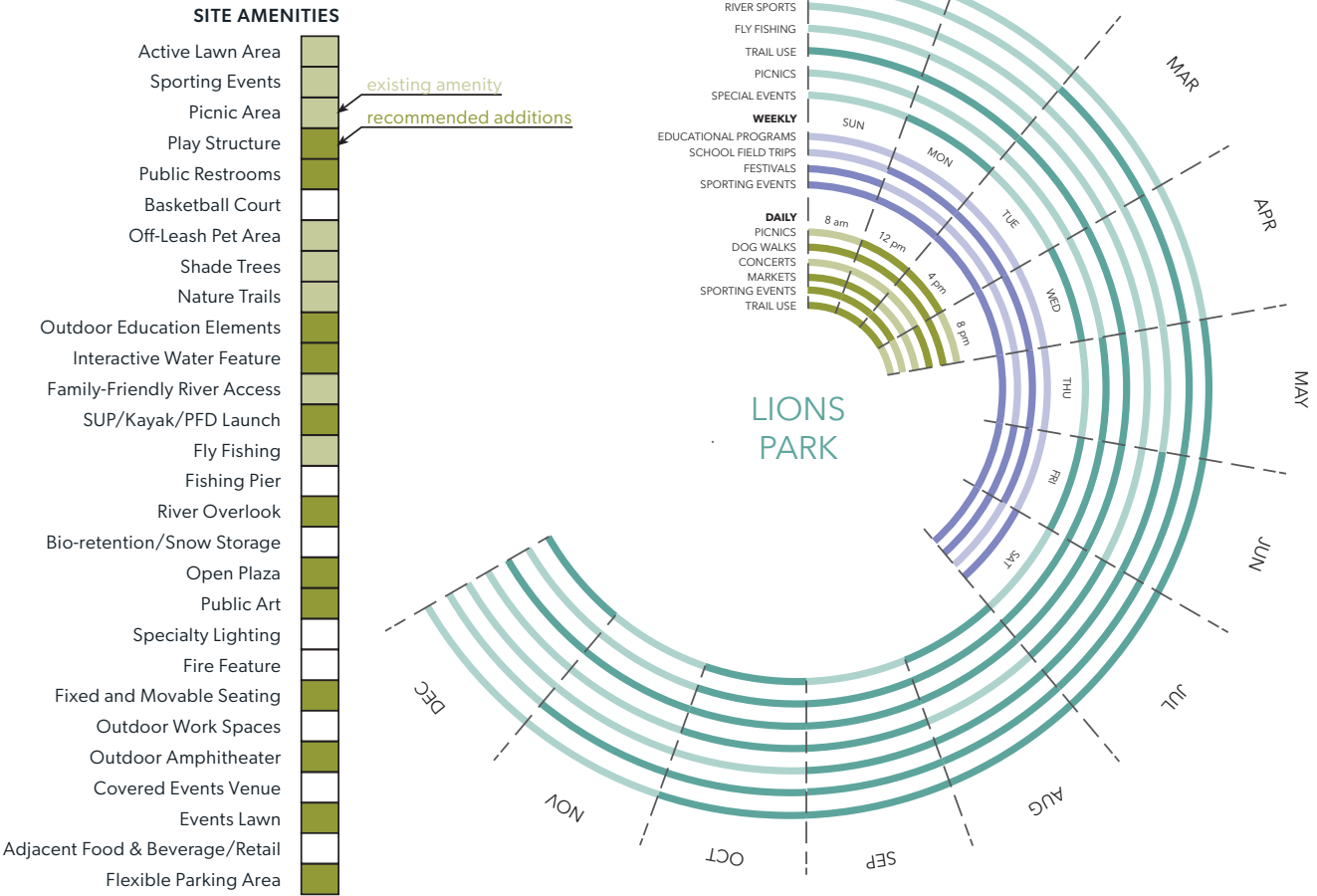
Bouldering Wall



Stormwater Feature

LIONS PARK

PROGRAM ASSESSMENT



Summer's End Music Festival

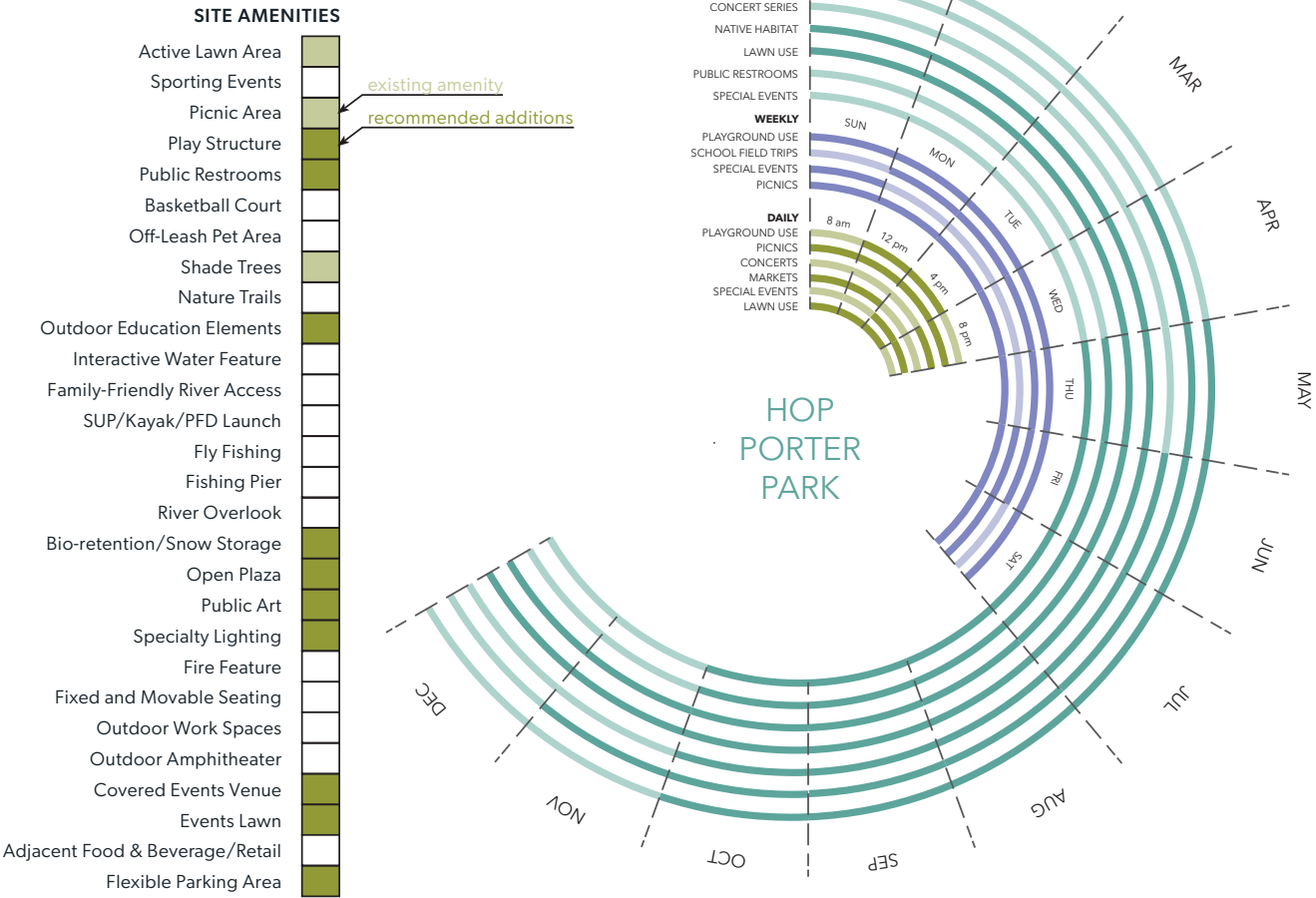


Fly Fishing in Big Wood River



Summer Trail Use

HOP PORTER PARK PROGRAM ASSESSMENT



Playground



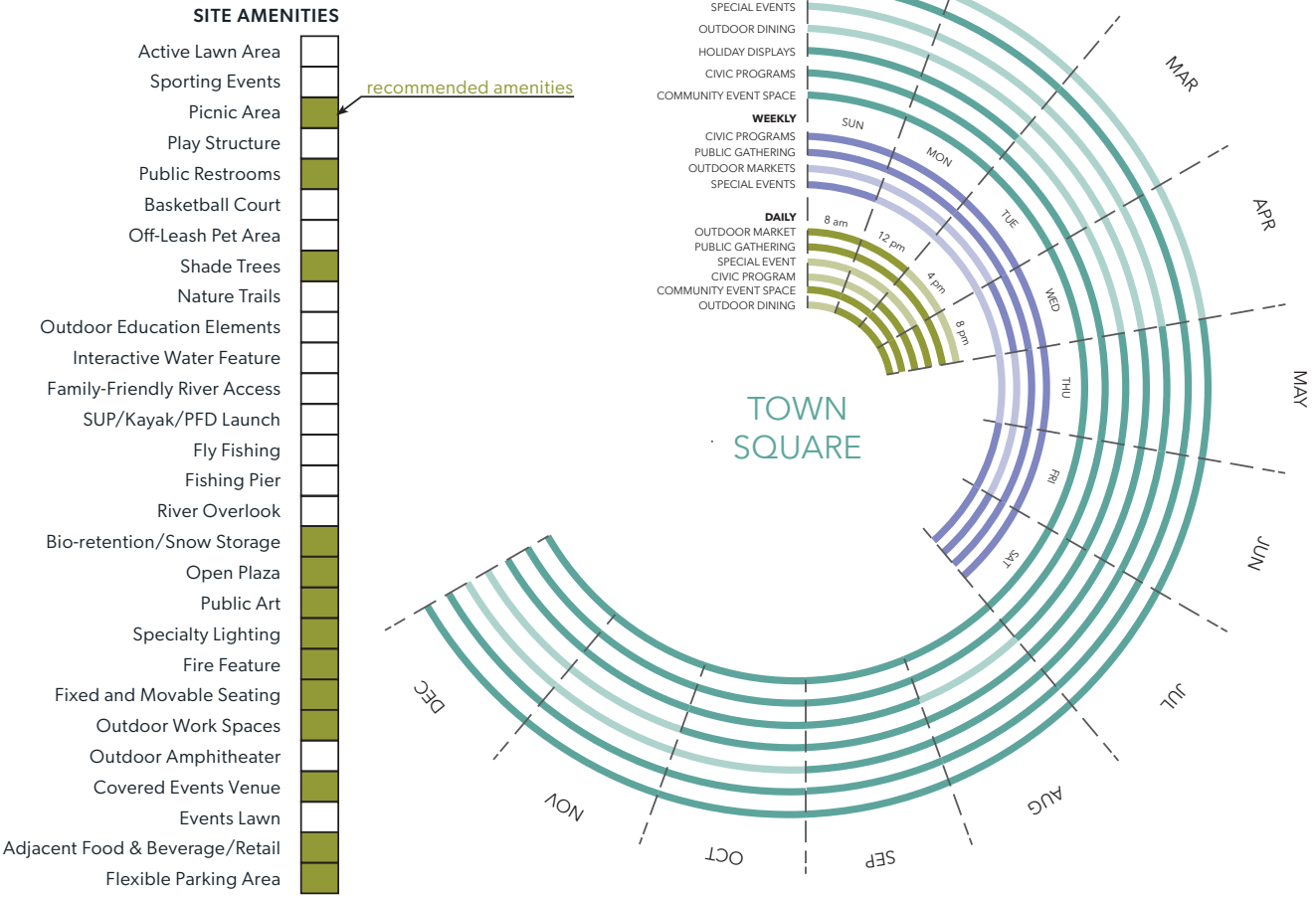
Summer Music Series



Picnic Pavilion

TOWN SQUARE

PROGRAM ASSESSMENT



Public Gathering Space



Indoor/Outdoor Community Space



Year-Round Use

TOWN SQUARE
CAPACITY STUDY

TOTAL SITE AREA: 21,600 SF (0.49 ACRES)
ASSEMBLY AREA: 14,400 SF (0.33 ACRES)



OPTION 1 - EXISTING BUILDING
TOTAL BUILDING AREA: ~ 4,000 SF
PLAZA ASSEMBLY AREA: ~ 4,000 SF

Standing Event Capacity (9 SF per person)
450 people

Seated Event Capacity (25 SF per person)
160 people

Dispersed Event Capacity (64 SF per person)
60 people



OPTION 2 - NEW BUILDING ON ALLEY
TOTAL BUILDING AREA: ~ 5,000 SF
PLAZA ASSEMBLY AREA: ~ 14,400 SF

Standing Event Capacity (9 SF per person)
1,600 people

Seated Event Capacity (25 SF per person)
570 people

Dispersed Event Capacity (64 SF per person)
225 people



OPTION 3 - NEW BUILDING ON RIVER ST
TOTAL BUILDING AREA: ~ 5,000 SF
PLAZA ASSEMBLY AREA: ~ 10,500 SF

Standing Event Capacity (9 SF per person)
1,160 people

Seated Event Capacity (25 SF per person)
420 people

Dispersed Event Capacity (64 SF per person)
160 people

LIONS PARK

CURRENT PLAN ASSESSMENT

LEGEND

- Vehicular Access
- - - Trail

TAKEAWAYS

- Vehicular-dominated design
- Generic park lawn (lawn, picnic, and play area)
- Not local or regionally specific
- Limited access to event area
- Unorganized program layout



LIONS PARK
RECOMMENDED PROGRAMS
Option 1

LEGEND

Activity Area

Native Meadow

Lawn Area

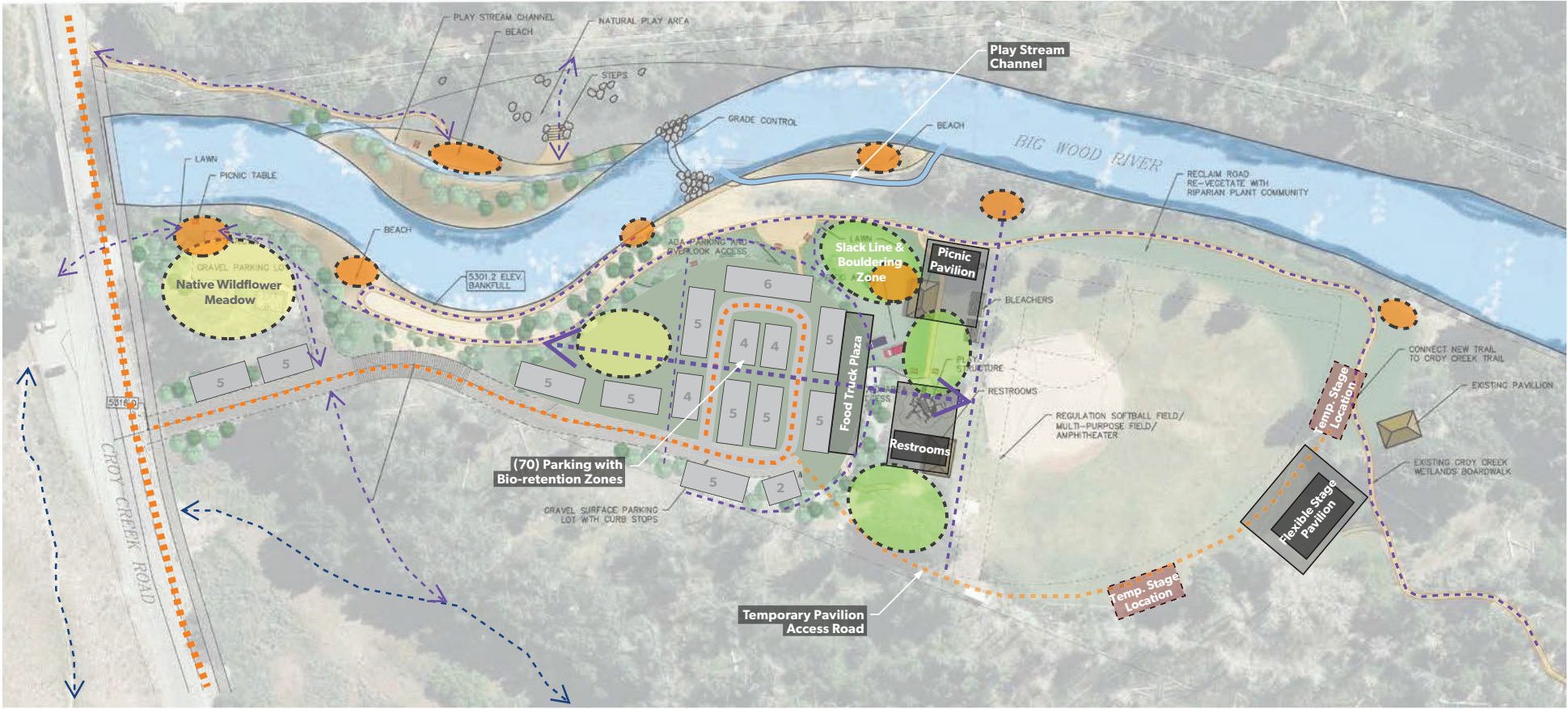
Parking Spaces

Plaza Space

Structure










Vehicular Access

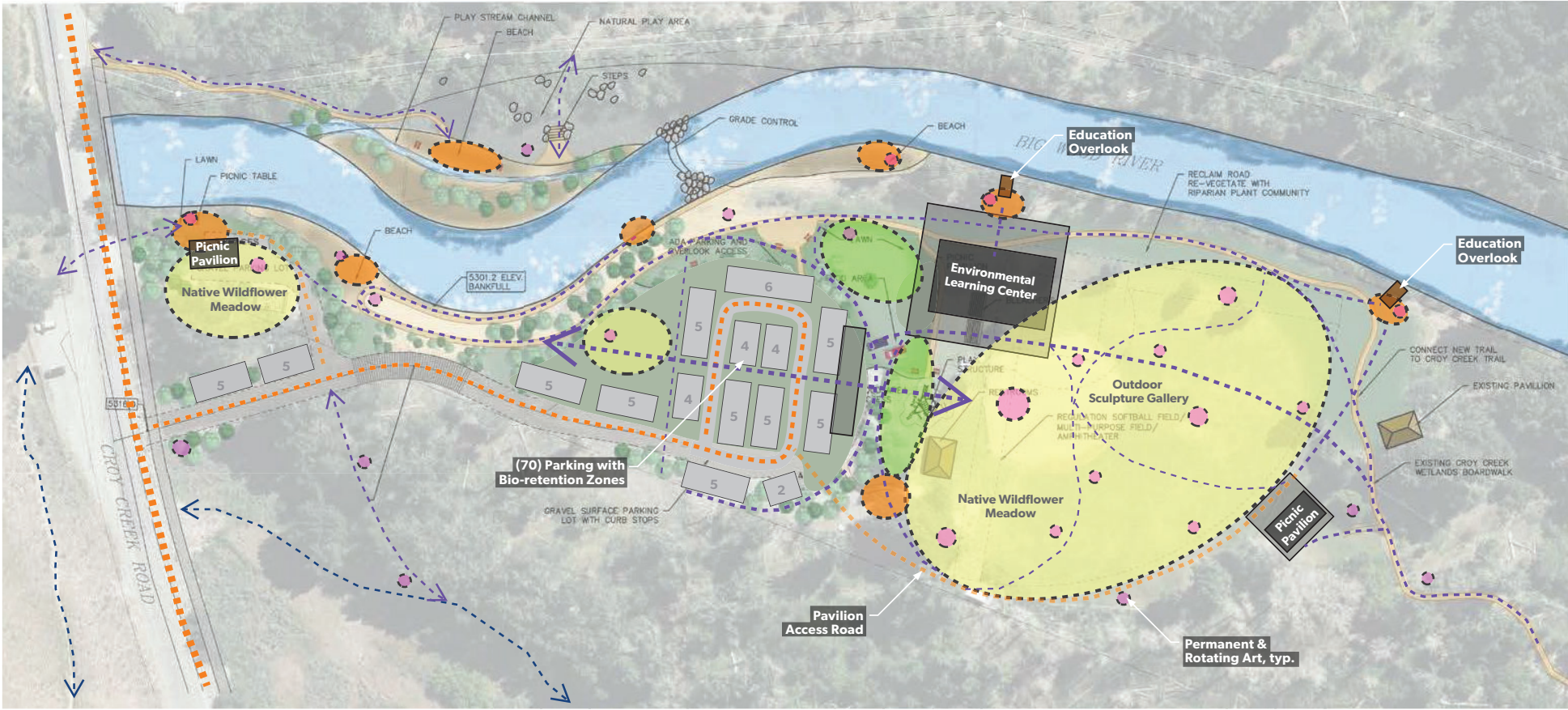
Trail



LIONS PARK
RECOMMENDED PROGRAMS
Option 2

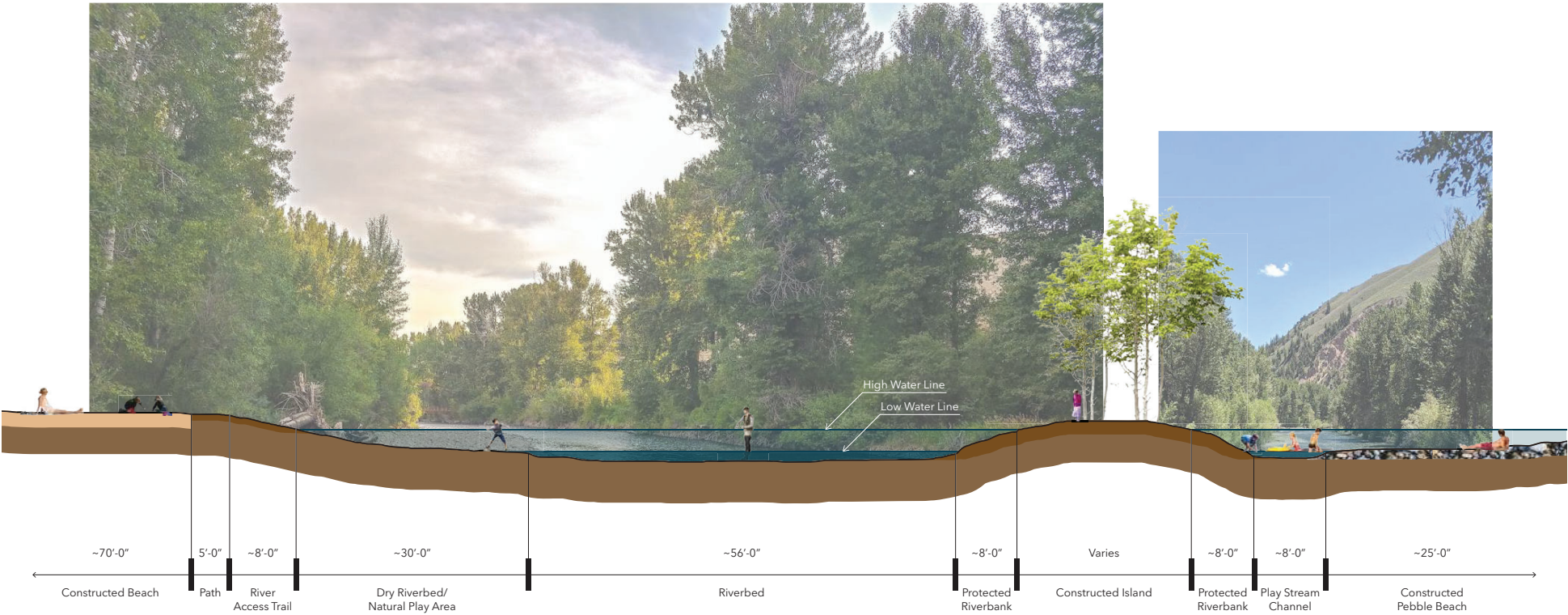
LEGEND

 Activity Area	 Parking Spaces	 Vehicular Access
 Native Meadow	 Plaza Space	 Trail
 Lawn Area	 Temporary Structure	 Art Piece



LIONS PARK
RIVERFRONT STUDY

Constructed Channel



HOP PORTER PARK
RECOMMENDED
PROGRAMS

- LEGEND
- Activity Area
 - Native Meadow
 - Lawn Area
 - Parking Spaces
 - Plaza Space
 - Structure
 - Vehicular Access
 - Pedestrian Access



Entry Plaza



Structured Play Area



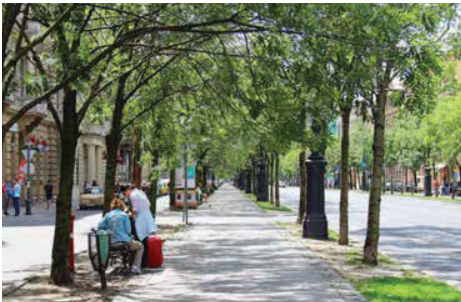
Event Lawn

BULLION –
CROY CREEK
CORRIDOR STUDY

- LEGEND
- Parcel Boundary
 - Proposed Universal Access Trail
 - Proposed Promenade



**BULLION ST.
PROMENADE
CONCEPT DESIGN**

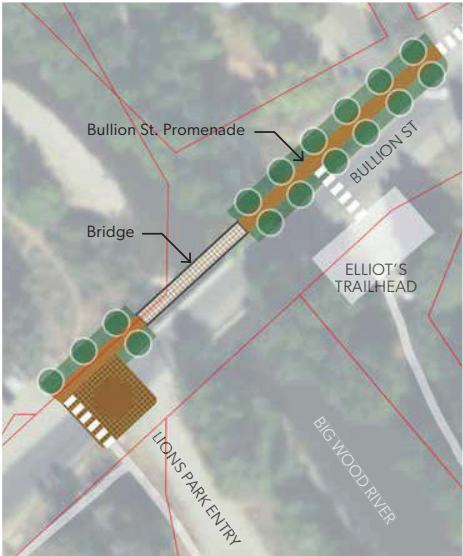


Tree-lined Pedestrian Promenade

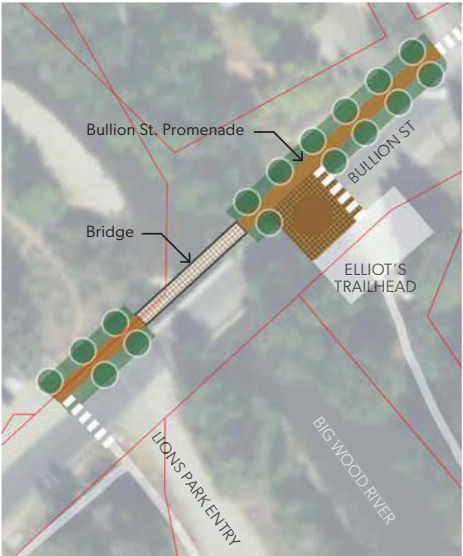
- LEGEND
- Parcel Boundary
 - Vehicular Access
 - Pedestrian Access



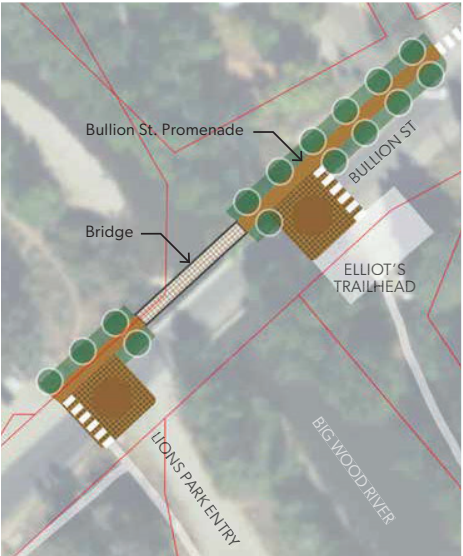
BULLION ST. BRIDGE
CROSSING STUDY



WEST PLAZA CROSSING



EAST PLAZA CROSSING



WEST + EAST PLAZA CROSSINGS

STREETSCAPES



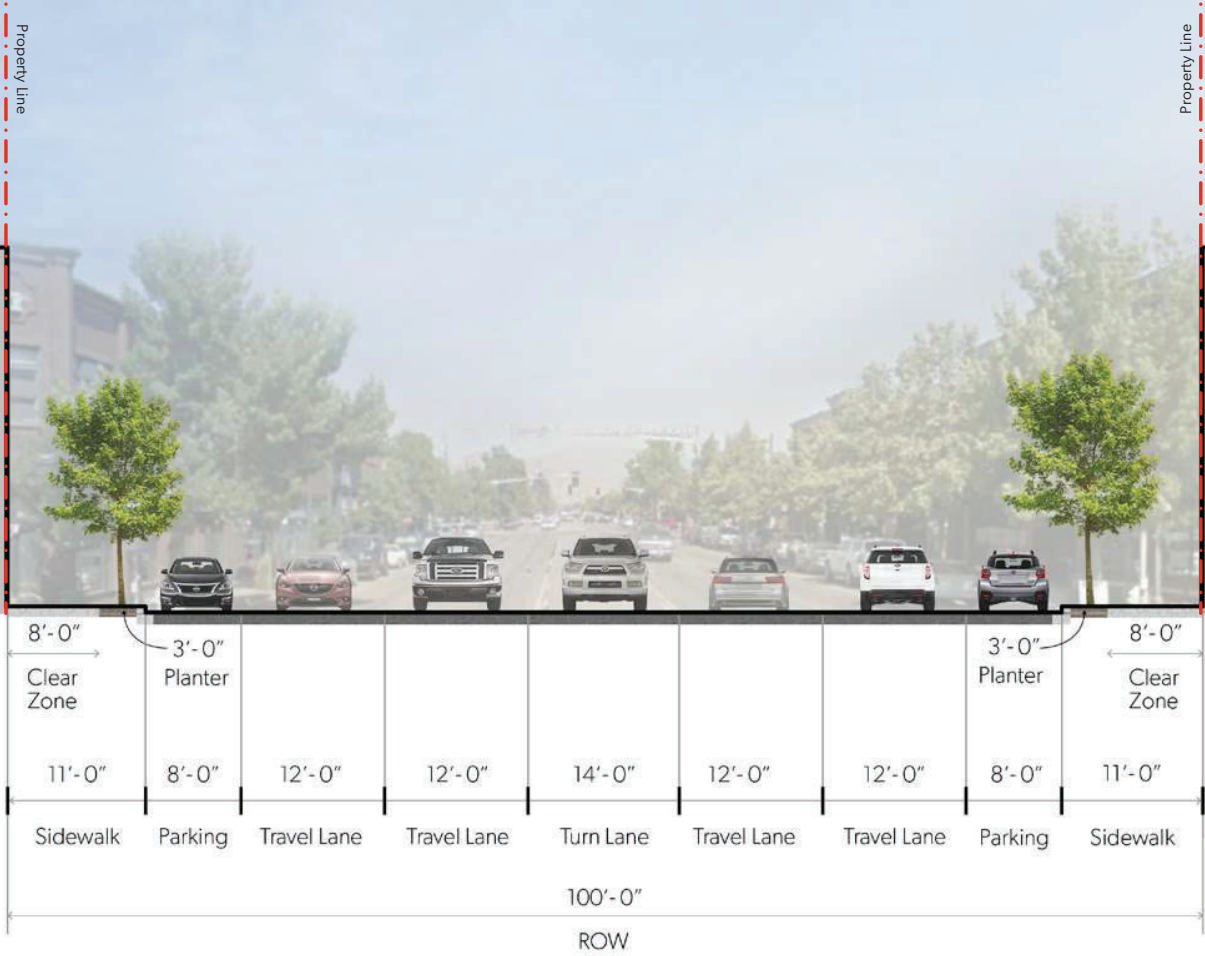
DOWNTOWN VISION PLAN

The Downtown Vision Plan identifies key opportunities for the further development of Downtown.

- Downtown Park
- Potential Development Site
- Critical Pedestrian Crossing
- Main St Historic Retail Street
- River St Mixed Use Street
- East-West Canyon Route
- N 1st Ave Plaza
- Primary Side Street
- Secondary Side Street
- BCRD Wood River Trail
- Bicycle Facility
- Urban Renewal District boundary

MAIN STREET EXISTING SECTION

Main Street currently suffers from too little space for pedestrians and too much space for vehicles. Undersized planters restrict street trees from growing to a healthy size.



MAIN STREET PROPOSED SECTION A

In this section, the turn lane and inner travel lanes are reduced in width to slow traffic and give 5' of width back to the pedestrian realm. Expanded planters feature Silva Cells and support a large, healthy street canopy.



MAIN STREET PROPOSED SECTION B

In this section, the center turn lane is removed and 12' of width is given back to the pedestrian realm, creating ample space for sidewalk cafes and Silva Cell-supported planters.



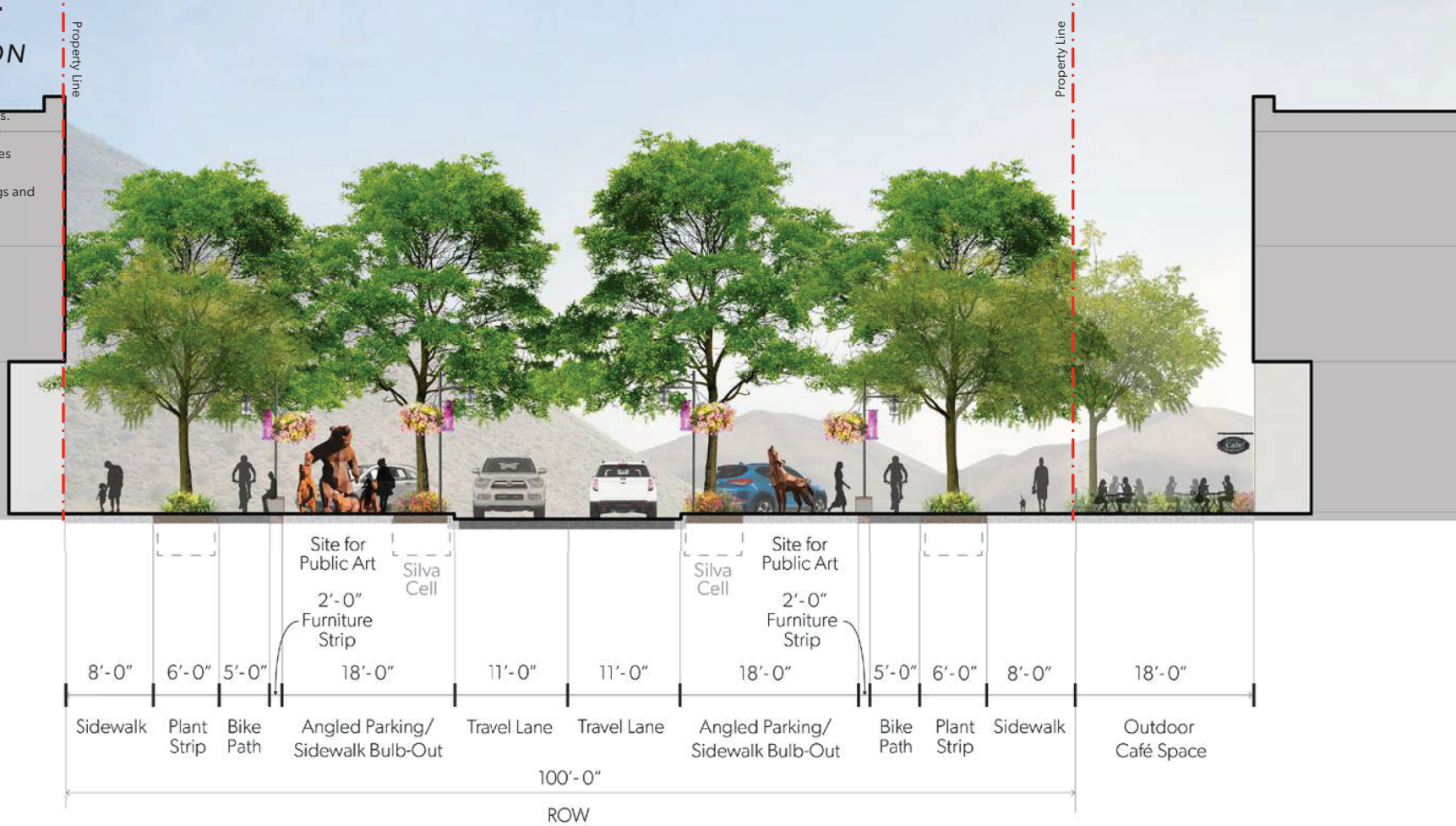
RIVER STREET
EXISTING SECTION

River Street currently lacks sidewalks and defined pedestrian and vehicle zones. A wide shoulder is used for walking, parking, and biking, creating traffic conflicts and safety hazards for users.



RIVER STREET PROPOSED SECTION

In this section, River Street is updated to reflect the newly adopted street standards. Sidewalks, planting strips, and dedicated bike paths line the roadway, which features two 11' travel lanes with angled parking. Sidewalk bulb-outs provide safer crossings and placemaking opportunities.



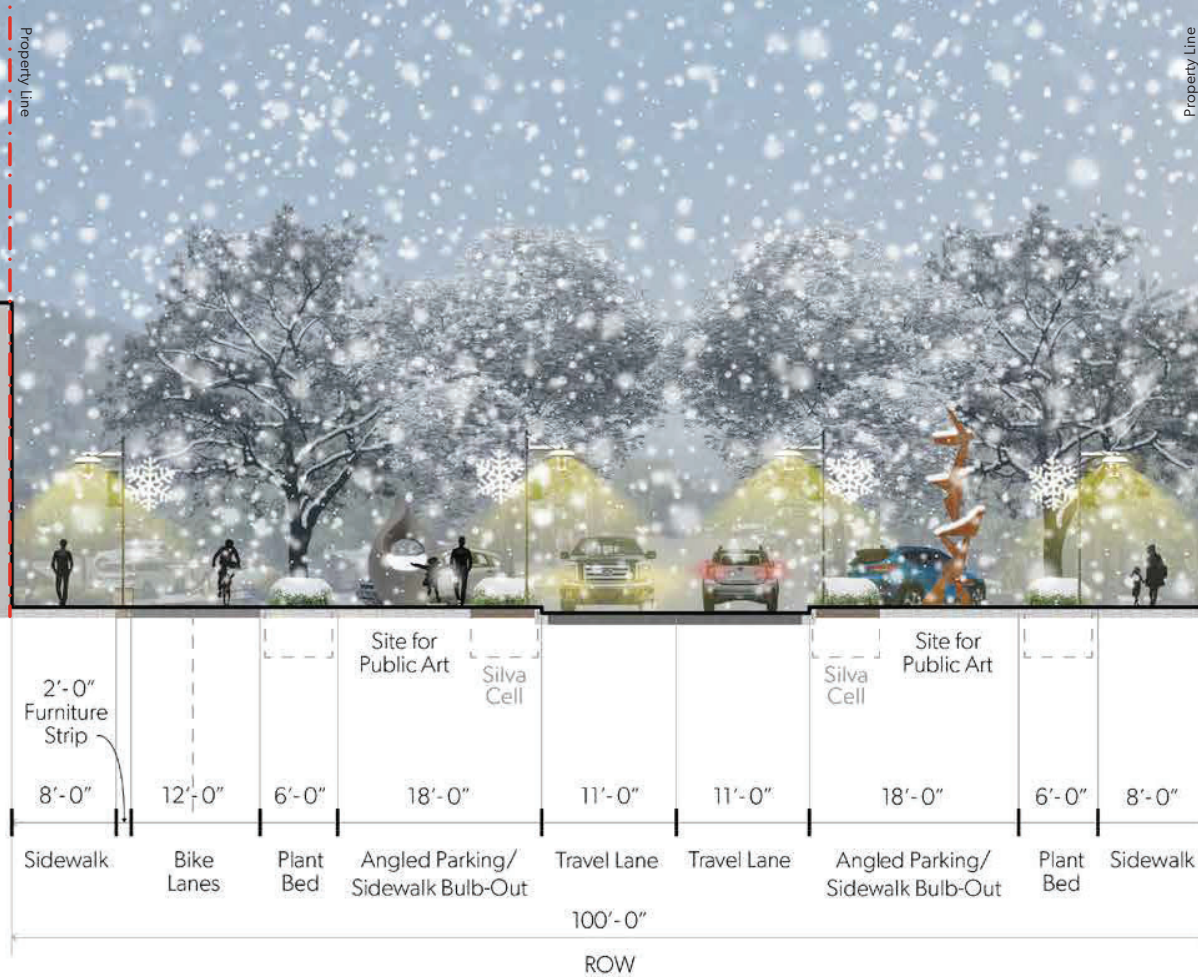
CROY STREET EXISTING SECTION

Croy Street's right-of-way is currently underutilized, with narrow sidewalks and overly wide travel lanes and parking aisles.



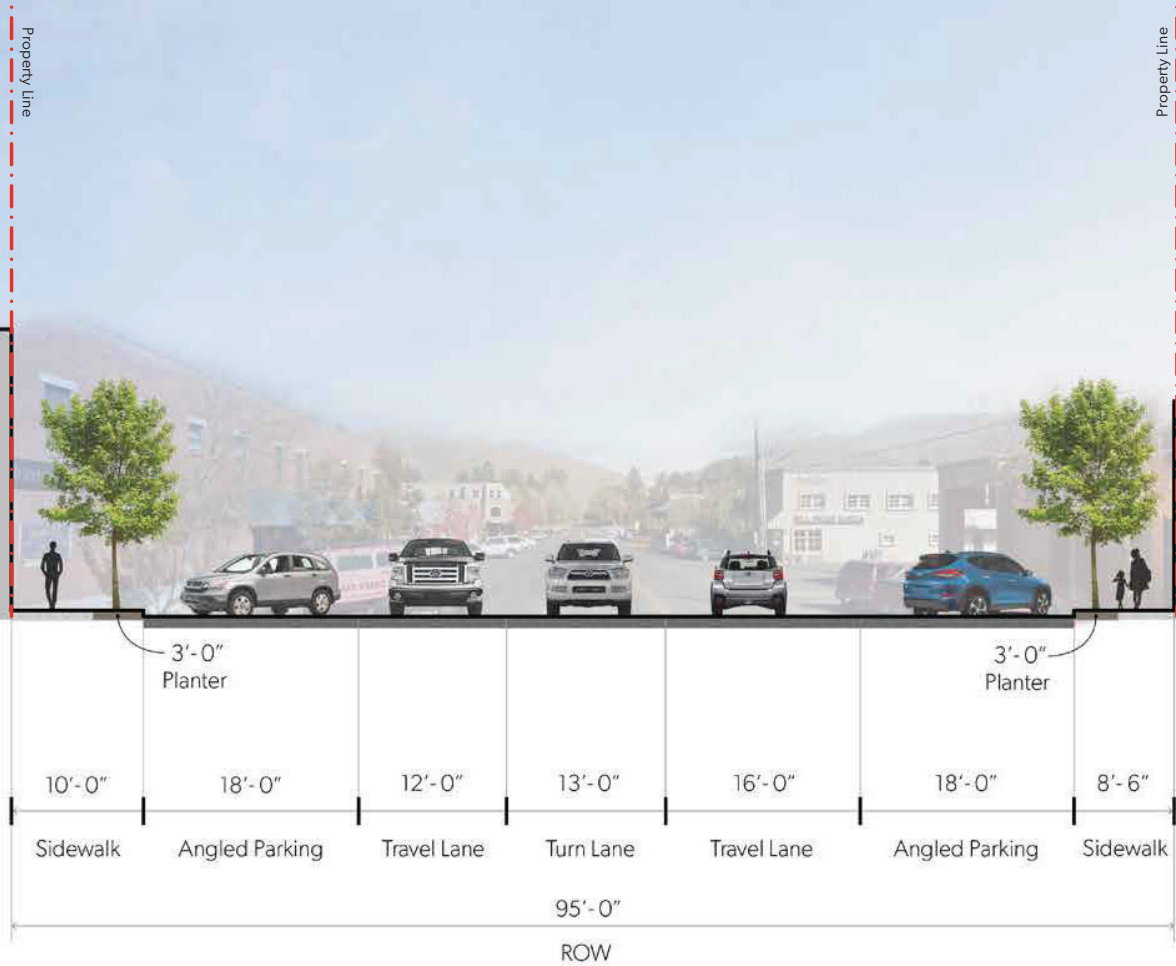
CROY STREET PROPOSED SECTION

In this section, travel lanes and parking aisles are reduced in width, making room for planting strips and a dedicated bike path along the southern side of the street. Sidewalk bulb-outs create shorter crossing distances and provide opportunities for public art.



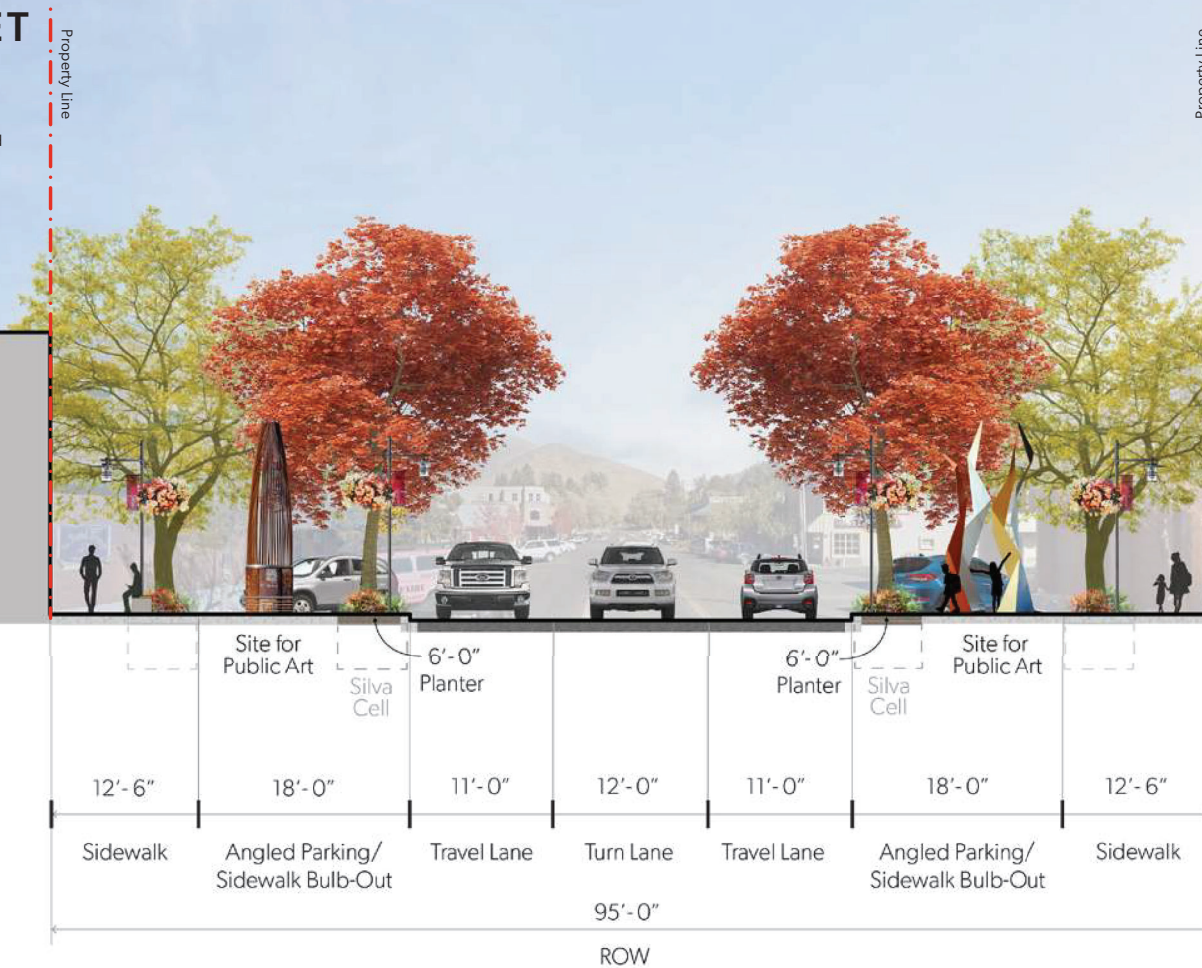
BULLION STREET EXISTING SECTION

Bullion Street currently features an asymmetrical design with a wider travel lane to the south and a wider sidewalk on the north. 3' planters limit the health and growth of street trees lining the roadway.



BULLION STREET PROPOSED SECTION

In this section, travel lanes are standardized to an 11' width and the center turn lane is reduced to 12'. Sidewalks are expanded to 12'-6" with Silva Cell-supported planting strips to foster the growth of more robust street trees. Angled parking transitions to sidewalk bulb-outs at the end of each block to provide safe pedestrian crossings and opportunities for public art.





DOWNTOWN STREET TREE PLAN

The Downtown Street Tree Plan identifies a signature street tree for River, Main, and the side streets, as well as the Bullion Street Promenade.

- Swamp White Oak
- Northern Acclaim Honeylocust
- Hybrid Elm
 - alternate: American Linden
- Japanese Tree Lilac
 - alternate: Washington Hawthorn
- Urban Renewal District boundary

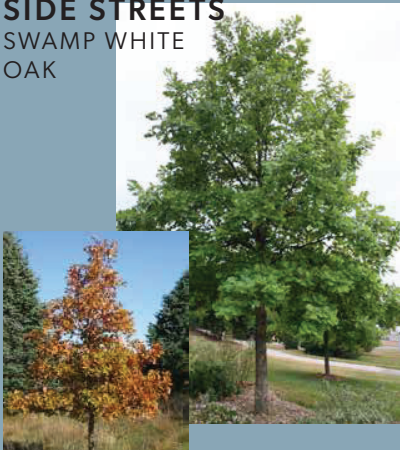
TREE SELECTIONS DOWNTOWN STREETS

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level. We make the following recommendations for all street trees:

- Incorporation of Silva Cells to support healthy tree growth
- Minimum 5' width planting area with 600 min cubic feet of soil per tree
- Minimum 3" caliper street trees, branched 8' clear

SIDE STREETS

SWAMP WHITE
OAK



MAIN STREET HYBRID ELM



alternate:
AMERICAN
LINDEN



RIVER STREET NORTHERN ACCLAIM HONEYLOCUST

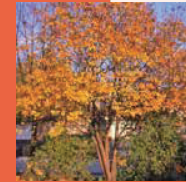


CURB BULBS (AT RIVER STREET) SWAMP WHITE OAK

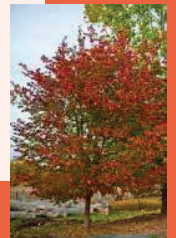


BULLION STREET PROMENADE

JAPANESE
TREE LILAC



alternate:
WASHINGTON
HAWTHORN



OPPORTUNITY SITES

DOWNTOWN WEST CONCEPT PLAN

A concentration of civic uses and developable sites with close proximity to Main Street and city parks makes the land surrounding City Hall an ideal location for a new Town Center. In conjunction with an expanded civic building and enhanced festival street on Croy, the Town Center becomes a new central gathering place for the community of Hailey. Supporting this public space is a number of mixed use development opportunities for ground floor retail with housing above. A dedicated City parking deck meets parking demand as Downtown grows as a destination for the community.



DOWNTOWN EAST CONCEPT PLAN

On the east side of Main Street, First Ave provides opportunities for a pedestrian-focused mixed use environment. The wide right-of-way on First Ave can be reconfigured to accommodate wide sidewalks, street trees, and an enhanced plaza-like crossing with room to accommodate spill-out seating and other retail-supportive uses. Two development sites provide an opportunity to add mixed use buildings with ground floor retail and housing above. Tuck under parking accessed from the alley makes the most of the limited site area while maximizing usable space and active street frontage. These new developments complement and strengthen what is already an active area of Downtown.

FUTURE
MIXED USE
DEVELOPMENT
OPPORTUNITY

FUTURE
MIXED USE
DEVELOPMENT
OPPORTUNITY

TOWN CENTER

TOWN CENTER
EXISTING CONDITIONS



VICINITY PLAN - HAILEY TOWN CENTER



1 EXISTING ENTRY OFF CROY ST TO CITY HALL



4 EXISTING CROY STREET



2 EXISTING STAIR//SECONDARY REAR ENTRY



5 EXISTING CITY BUILDING



3 EXISTING ALLEY ACCESS



6 PARKING AT REAR TOWN CENTER

TOWN CENTER MASSING STUDIES



OPTION 1

ADAPTIVE REUSE OF BUILDINGS

EXISTING CITY HALL BUILDING
LEVEL 1 - +/- 9,000 SF
LEVEL 2 - +/- 9,000 SF

EXISTING TOWN CENTER WEST BUILDING
LEVEL 1 - +/- 4,000 SF



OPTION 2

CITY HALL BUILDING AND NEW CIVIC BUILDING

EXISTING TOWN CENTER BUILDING
LEVEL 2: +/- 9,000SF
LEVEL 1: +/- 9,000SF

NEW CIVIC BUILDING
LEVEL 2: +/- 7,000SF
LEVEL 1: +/- 7,400SF



OPTION 3

TOWN CENTER BUILDING AND NEW 3 STORY CIVIC BUILDING FACING PLAZA FESTIVAL STREET

EXISTING TOWN CENTER BUILDING
LEVEL 2: +/- 9,000SF
LEVEL 1: +/- 9,000SF

NEW CIVIC BUILDING
LEVEL 3: +/- 7,000SF
LEVEL 2: +/- 7,000SF
LEVEL 1: +/- 6000 SF



CROY STREET/ HAILEY PUBLIC LIBRARY - EXISTING



TOWN CENTER PROPOSED SITE PLAN

1. New Civic Building
2. Festival Street
3. Hailey City Hall Renovated Entry
4. Art Feature at Curb Bulb
5. Parking with Removable Bollards
6. Service Parking
7. Alley
8. Plaza Fronting New Civic Building



TOWN CENTER
SITE RELATIONSHIPS



TOWN CENTER AERIAL PERSPECTIVE



PHASED IMPLEMENTATION PLAN

The Phased Implementation Plan synthesizes recommendations made in the Downtown Master Plan and itemizes them into actionable opportunity projects. Each opportunity is assigned to a recommended phase according to its anticipated impact, current feasibility, and catalytic potential.

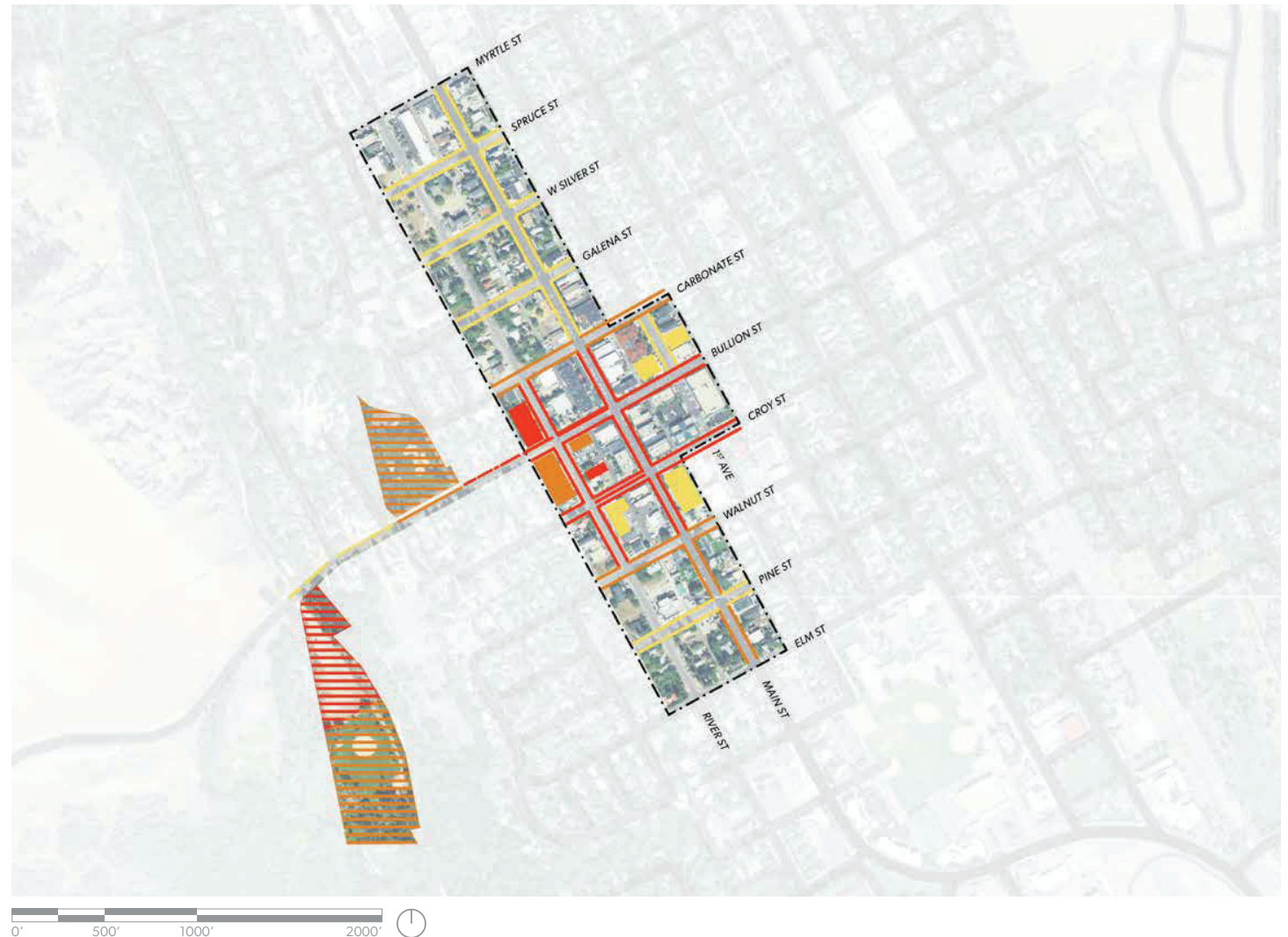
Phase 1 is reserved for high-priority opportunities central to the Downtown core. By focusing Phase 1 on the core of Main Street, River Street, Bullion Street, and Croy Street, a cohesive, concentrated, and connected Downtown environment is created. A new Town Center serves as the primary gathering place for the community and is supported by new mixed use development surrounding and activating the civic uses.

Phase 2 extends the streetscape enhancements on Main Street to Walnut Street and Pine Street. Walnut, Pine, and Elm Streets are to be improved to meet the side street design standards. New mixed use developments on 1st Ave and Main Street are also planned for Phase 2.

Phase 3 continues to expand the streetscape enhancements on Main Street to the are extents at Galena Street and Myrtle Street. Galena, Silver, Spruce, and Myrtle Streets are to be improved to meet the side street design standards.

- Phase 1 - 2028
- Phase 2 - 2031
- Phase 3 - 2034

--- Urban Renewal District boundary





PHASE 1 IMPLEMENTATION PLAN

Phase 1 is reserved for high-priority opportunities central to the Downtown core. By focusing Phase 1 on the core of Main Street, River Street, Bullion Street, and Croy Street, a cohesive, concentrated, and connected Downtown environment is created.

- Potential Development Parcels
- Potential Parks
- Streetscape Enhancement Projects
- Urban Renewal District boundary

Streetscape Enhancements

- 1. Main St Phase 1
 - 2. River St
 - 3. Croy Festival St
 - 4. Bullion St Promenade Phase 1
 - 5. Croy St
 - 6. Bullion St
- Development
- 7. Civic Building
 - 8. Mixed Use at River St & Bullion St
- Parks + Paths
- 9. Lions Park Phase 1



PHASE 2 IMPLEMENTATION PLAN

Phase 2 extends the streetscape enhancements on Main Street to Walnut Street and Pine Street. Walnut, Pine, and Elm Streets are to be improved to meet the side street design standards. New mixed use developments on 1st Ave and Main Street are also planned for Phase 2.

- Potential Development Parcels
- Potential Parks
- Streetscape Enhancement Projects
- Urban Renewal District boundary

Streetscape Enhancements

- 10. Main St Phase 2
- 11. Bullion St Promenade Phase 2
- 12. Walnut St
- 13. Carbonate St

Development

- 14. Mixed Use at Bullion St & River St
- 15. Mixed Use at River St & Bullion St

Parks + Paths

- 16. Hop Porter Park
- 17. Lions Park Phase 2



PHASE 3 IMPLEMENTATION PLAN

Phase 3 continues to expand the streetscape enhancements on Main Street to the are extents at Galena Street and Myrtle Street. Galena, Silver, Spruce, and Myrtle Streets are to be improved to meet the side street design standards.

- Potential Development Parcels
- Streetscape Enhancement Projects
- Urban Renewal District boundary

Streetscape Enhancements

- 18. Main St Phase 3
- 19. Bullion St Promenade Phase 3
- 20. 1st Ave
- 21. Pine St
- 22. Galena St
- 23. Silver St
- 24. Spruce St

Development

- 25. Mixed Use at River St & Croy St
- 26. Mixed Use at Main St & Croy St
- 27. Mixed Use at Bullion St & 1st Ave
- 28. Mixed Use at 1st Ave

IMPLEMENTATION MATRIX

The Implementation Matrix lists opportunity projects recommended in this Master Plan and provides details for each.

The phased improvements are organized in three categories: Safety and Connectivity (S), Sustainability and Livability (L), and Development (D). Safety and Connectivity includes streetscape enhancements, street crossings, and paths. Sustainability and Livability includes parking enhancements, street trees, street furniture, art, and lighting. Development includes proposed infill developments on key Downtown sites.

The numbered projects from the phased Implementation Plans correlate to the numbers in the Implementation Matrix.

Item	Project	Notes	Target Year	Lead/Partner	Funding Mechanism
Phase 1 Safety and Connectivity					
1S	Main St Phase 1 Safety Improvements	3 blocks between Walnut St & Carbonate St - provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances, and enhancing crosswalks.		URA/Public Works	URA/City funded
2S	River St Safety Improvements	3 blocks between Walnut St & Carbonate St - provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
3S	Croy Festival Street Safety Improvements	1 block between Main St & River St - implement removable bollards to safely shut down the festival street for events.		URA/Public Works	URA/City funded
4S	Bullion St Promenade Phase 1	A protected multi-use pathway from Main St to Hop Porter Park.		URA/Public Works	URA/City funded
5S	Croy St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
6S	Bullion St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
Phase 2 Safety and Connectivity					
10S	Main St Phase 2 Safety Improvements	2 blocks between Walnut St & Elm St - provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances, and enhancing crosswalks.		URA/Public Works	URA/City funded
11S	Bullion St Promenade Phase 2	A protected multi-use pathway at Hop Porter Park.		URA/Public Works	URA/City funded
12S	Walnut St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
13S	Carbonate St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
Phase 3 Safety and Connectivity					
18S	Main St Phase 3 Safety Improvements	4 blocks between Carbonate St & Myrtle St - provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances, and enhancing crosswalks.		URA/Public Works	URA/City funded
19S	Bullion St Promenade Phase 3	A protected multi-use pathway from Hop Porter Park to Lions Park.		URA/Public Works	URA/City funded
20S	1st Ave Safety Improvements	1 block between Carbonate St & Bullion St - provide safety enhancements by implementing an enhanced mid-block crossing and curb bulbs at all intersections to shorten crossing distances.		URA/Public Works	URA/City funded
21S	Pine St Safety Improvements	2 blocks between the alley east of Main St & the alley west of River St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
22S	Galena St Safety Improvements	2 blocks between the alley west of River St & the alley east of Main St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
23S	Silver St Safety Improvements	2 blocks between the alley west of River St & the alley east of Main St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
24S	Spruce St Safety Improvements	2 blocks between the alley west of River St & the alley east of Main St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works	URA/City funded
Phase 1 Sustainability and Livability					
1L	Main St Phase 1 Enhancements	3 blocks between Walnut St & Carbonate St - plant consistent Hybrid Elm or American Linden street trees with silva cells and Specify street furnishings and street lighting.		URA/Public Works	URA/City funded

Item	Project	Notes	Target Year	Lead/Partner	Funding Mechanism
2L	River St Enhancements	3 blocks between Walnut St & Carbonate St - plant consistent Northern Acclaim Honeylocusts street trees with silva cells and on at every curb bulb plant Swamp White Oak with silva cells. Specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded
3L	Croy Festival St Enhancements	1 block between Main St & River St - implement with the same paver material as the town center plaza and extend to south face of Croy St sidewalk. Specify street furnishings and lighting to be consistent with town center plaza and Croy St.		URA/Public Works	URA/City funded
4L	Bullion St Promenade Phase 1 Street Trees	Between Main St and Hop Porter Park - plant consistent trees on both sides of promenade.		URA/Public Works	URA/City funded
5L	Croy St Enhancements	3 blocks between the alley west of River St & Picabo St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded
6L	Bullion St Enhancements	3 blocks between the alley west of River St & Picabo St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded
9L	Lions Park Phase 1	Park improvements with ball fields remaining. Improvements include: river access, recreational amenities, reconfigured parking, and native landscape restoration.			
Phase 2 Sustainability and Livability					
10L	Main St Phase 2 Enhancements	2 blocks between Walnut St & Elm St - plant consistent Hybrid Elm or American Linden trees with silva cells and Specify street furnishings and street lighting.		URA/Public Works	URA/City funded
11L	Bullion St Promenade Phase 2 Street Trees	At Hop Porter Park - plant consistent trees on both sides of promenade.		URA/Public Works	URA/City funded
12L	Walnut St Enhancements	2 blocks between the alley west of River St & the alley east of Main St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded
13L	Carbonate St Enhancements	3 blocks between the alley west of River St & Picabo St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded
16L	Hop Porter Park	Park improvements include: establishing a new pavilion, stage, event lawn, reconfigured entry from Bullion St Promenade.			
17L	Lions Park Phase 2	Park improvements of remaining park at ball fields. Improvements include river access, recreational amenities, reconfigured parking, and native landscape restoration.			
Phase 3 Sustainability and Livability					
18L	Main St Phase 3 Enhancements	4 blocks between Carbonate St & Myrtle St - plant consistent Hybrid Elm or American Linden street trees with silva cells and specify street furnishings and street lighting.		URA/Public Works	URA/City funded
19L	Bullion St Promenade Phase 3 Street Trees	From Hop Porter Park to Lions Park - plant consistent trees on both sides of promenade.		URA/Public Works	URA/City funded
20L	1st Ave Enhancements	1 block between Carbonate St & Bullion St - add expanded sidewalk plaza mid-block, plant consistent street trees with silva cells, and specify street furnishings and street lighting.		URA/Public Works	URA/City funded
21L	Pine St Enhancements	2 blocks between the alley west of River St & the alley east of Main St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded
22L	Galena St Enhancements	2 blocks between the alley west of River St & the alley east of Main St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA/City funded

Item	Project	Notes	Target Year	Lead/Partner	Funding Mechanism
23L	Silver St Enhancements	2 blocks between the alley west of River St & the alley east of Main St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA developer RFP
24L	Spruce St Enhancements	2 blocks between the alley west of River St & the alley east of Main St - plant consistent Swamp White Oak street trees with silva cells and specify street furnishings and street lighting. Provide outdoor cafe space at mixed use development and public art at curb bulbs.		URA/Public Works	URA developer RFP
Phase 1 Development					
7D	Civic Building	New civic building in new town center plaza.		URA/private developer	URA developer RFP
8D	Mixed Use at River St & Bullion St	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP
Phase 2 Development					
14D	Mixed Use at Bullion St & River St	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP
15D	Mixed Use at River & Bullion St	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP
Phase 3 Development					
25D	Mixed Use at River St & Croy St	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP
26D	Mixed Use at Main St & Croy St	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP
27D	Mixed Use at Bullion St & 1st Ave	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP
28D	Mixed Use at 1st Ave	Provide open, active storefronts, retail/commercial ground floor with housing above.		URA/private developer	URA developer RFP

Hailey Downtown Master Plan
Hailey, ID

GGLO

Hailey Urban Renewal Agency
DRAFT Master Plan Package
July 18, 2023



Item	Project	Notes	Target Year	Lead/Partner
Phase 1 Safety and Connectivity				
15	Main St Phase 1 Safety Improvements	3 blocks between Walnut St & Carbonate St - provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances, and enhancing crosswalks.		URA/Public Works
25	River St Safety Improvements	3 blocks between Walnut St & Carbonate St - provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance.		URA/City funded
35	Croy Festival Street Safety Improvements	1 block between Main St & River St - implement removable bollards to safely shut down the festival street for events.		URA/Public Works
45	Bullion St Promenade Phase 1	A protected multi-use pathway from Main St to Hop Porter Park.		URA/Public Works
55	Croy St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks with protected bike lanes and curb bulbs at all intersections to shorten crossing distance.		URA/City funded
65	Bullion St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works
Phase 2 Safety and Connectivity				
105	Main St Phase 2 Safety Improvements	2 blocks between Walnut St & Elm St - provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances, and enhancing crosswalks.		URA/City funded
115	Bullion St Promenade Phase 2	A protected multi-use pathway at Hop Porter Park.		URA/Public Works
125	Walnut St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/City funded
135	Carbonate St Safety Improvements	3 blocks between the alley west of River St & Picabo St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works
Phase 3 Safety and Connectivity				
185	Main St Phase 3 Safety Improvements	4 blocks between Carbonate St & Myrtle St - provide safety enhancements by implementing curb bulbs at all intersections to shorten crossing distances, and enhancing crosswalks.		URA/City funded
195	Bullion St Promenade Phase 3	A protected multi-use pathway from Hop Porter Park to Lions Park.		URA/Public Works
205	1st Ave Safety Improvements	1 block between Carbonate St & Bullion St - provide safety enhancements by implementing an enhanced mid-block crossing and curb bulbs at all intersections to shorten crossing distances.		URA/City funded
215	Pine St Safety Improvements	2 blocks between the alley east of Main St & the alley west of River St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works
225	Galena St Safety Improvements	2 blocks between the alley west of River St & the alley east of Main St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/City funded
235	Silver St Safety Improvements	2 blocks between the alley west of River St & the alley east of Main St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/Public Works
245	Spruce St Safety Improvements	2 blocks between the alley west of River St & the alley east of Main St - provide safety enhancements by implementing consistent sidewalks and curb bulbs at all intersections to shorten crossing distance.		URA/City funded
Phase 1 Sustainability and Livability				
1L	Main St Phase 1 Enhancements	3 blocks between Walnut St & Carbonate St - plant consistent Hybrid Elm or American Linden street trees with silva cells and Specify street furnishings and street lighting.		URA/Public Works
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10L	Main St Phase 2 Enhancements	2 blocks between Walnut St & Elm St - plant consistent Hybrid Elm or American Linden trees with silva cells and Specify street furnishings and street lighting.		URA/City funded
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Return to Agenda