

CITY OF HAILEY  
HOP PORTER PARK &  
BULLION STREET PROMENADE  
MASTER PLAN

Design Package  
May 28, 2024

**GGLO**

SEATTLE | LOS ANGELES | BOISE

# HOP PORTER PARK & BULLION STREET PROMENADE MASTER PLAN

MAY 28, 2024

Prepared by:

# GGLO

On behalf of:  
The City of Hailey

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Note: all contents are concepts only and subject to future detailed study and final design.

## ACKNOWLEDGMENTS

Thank you to the City staff and 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  
Brian Yeager, Public Works Director  
Emily Williams, Sustainability and Grants Coordinator

### CITY COUNCIL

Kaz Thea, President  
Heidi Husbands, Member  
Juan Martinez, Member  
Dustin Stone, Member

### PARKS & LANDS BOARD

Lamar Waters, Chair  
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Karen Daly, Member  
Darin Sales, Member  
Penny Thayer, Member

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# INTRODUCTION

# PROJECT DESCRIPTION

Hop Porter Park is an integral part of Hailey's downtown and beloved by the community. This master planning effort sets goals and a vision for how to maintain and upgrade the park to ensure it remains a safe, attractive, free, and accessible destination for Hailey residents.

This master plan grows out of the broader Hailey Downtown Master Plan adopted in February 2024. Here, additional and specific plans are outlined for Hop Porter Park and the proposed Bullion Street Promenade, which will provide pedestrian and bicycle connectivity from Main Street to Hop Porter Park.

These plans were developed closely with City staff and under the review and supervision of the City Council and Parks & Lands Board. A public workshop held in the park provided opportunity for public input that shaped the development of this plan.



## GOALS

The following set of goals have been identified for Hop Porter Park and the Bullion Street Promenade. 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.

### CREATE A PERMANENT OUTDOOR EVENT VENUE

Develop Hop Porter Park as Downtown's outdoor concert and event venue.

### CONNECT DOWNTOWN TO HOP PORTER PARK

Create a comfortable, safe, enjoyable path that makes it easy to walk or bike between the park and Downtown.

### CAPITALIZE ON PARK'S UNIQUE ATTRIBUTES

Continue to make Hop Porter Park a family-friendly and free community amenity.

### MAINTAIN & UPGRADE FACILITIES

Upgrade and add inclusive, universal design elements to the existing playground, pavilion, and parking areas.

### PROVIDE TRAFFIC CALMING ON BULLION STREET

Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.

### PROVIDE ENVIRONMENTAL BENEFIT

Expand park + roadway plantings to increase carbon sequestration, pollinator habitat, and heat island mitigation.

# TIMELINE

2024

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>DOWNTOWN MASTER PLAN FINALIZATION</b>		<b>HOP PORTER PARK &amp; BULLION STREET PROMENADE MASTER PLAN</b>			<b>PHASE I (STAGE) DESIGN</b>			<b>PHASE I (STAGE) CONSTRUCTION</b>			
<ul style="list-style-type: none"> <li>• Master Plan Adoption</li> </ul>		<ul style="list-style-type: none"> <li>• Public Outreach</li> <li>• Master Planning</li> <li>• Budgeting</li> <li>• Scheduling</li> <li>• Phasing</li> </ul>			<ul style="list-style-type: none"> <li>• Design</li> <li>• Engineering</li> <li>• Documentation</li> <li>• Council Approval</li> <li>• Permitting</li> </ul>			<ul style="list-style-type: none"> <li>• Bidding</li> <li>• Pricing</li> <li>• Negotiations</li> <li>• Phased Construction</li> </ul>			

2025 + BEYOND

- **PHASE II (PROMENADE FROM MAIN STREET TO HOP PORTER PARK) DESIGN** Design, Engineering, Documentation & Permitting
- **PHASE II (PROMENADE FROM MAIN STREET TO HOP PORTER PARK) CONSTRUCTION**
- **PHASE III (HOP PORTER PARK IMPROVEMENTS & PROMENADE) DESIGN** Design, Engineering, Documentation & Permitting
- **PHASE III (HOP PORTER PARK IMPROVEMENTS & PROMENADE) CONSTRUCTION**
- **PHASE IV (NORTHERN SECTION OF HOP PORTER PARK IMPROVEMENTS) DESIGN** Design, Engineering, Documentation & Permitting
- **PHASE IV (NORTHERN SECTION OF HOP PORTER PARK IMPROVEMENTS) CONSTRUCTION**

# PUBLIC ENGAGEMENT

## SUMMARY

- Public workshop with approximately 50 attendees
- Held on Thursday, April 11 from 4:30 pm to 6:30 pm in the pavilion at Hop Porter Park
- Open house format
- Advertised and promoted in the City newsletter, website, social media channels, and through public signage posted at the park.

Representatives from the City of Hailey and GGLO hosted a Public Workshop to gather feedback from the community regarding the future of Hop Porter Park and the proposed Bullion Street Promenade. Large format boards were prepared with informational displays and input-gathering activities. A summary of the workshop and its findings are provided here. Raw data collected from the workshop can be found in the Appendix.



## WHICH PROJECT GOALS ARE MOST IMPORTANT TO YOU?

- 28

**MAINTAIN & UPGRADE FACILITIES**  
Provide updates to the existing playground, pavilion, and parking areas to meet the park's growing demands.
- 27

**CONNECT DOWNTOWN TO HOP PORTER PARK**  
Create a comfortable, safe, enjoyable path that makes it easy to walk or bike between the park and Downtown.
- 21

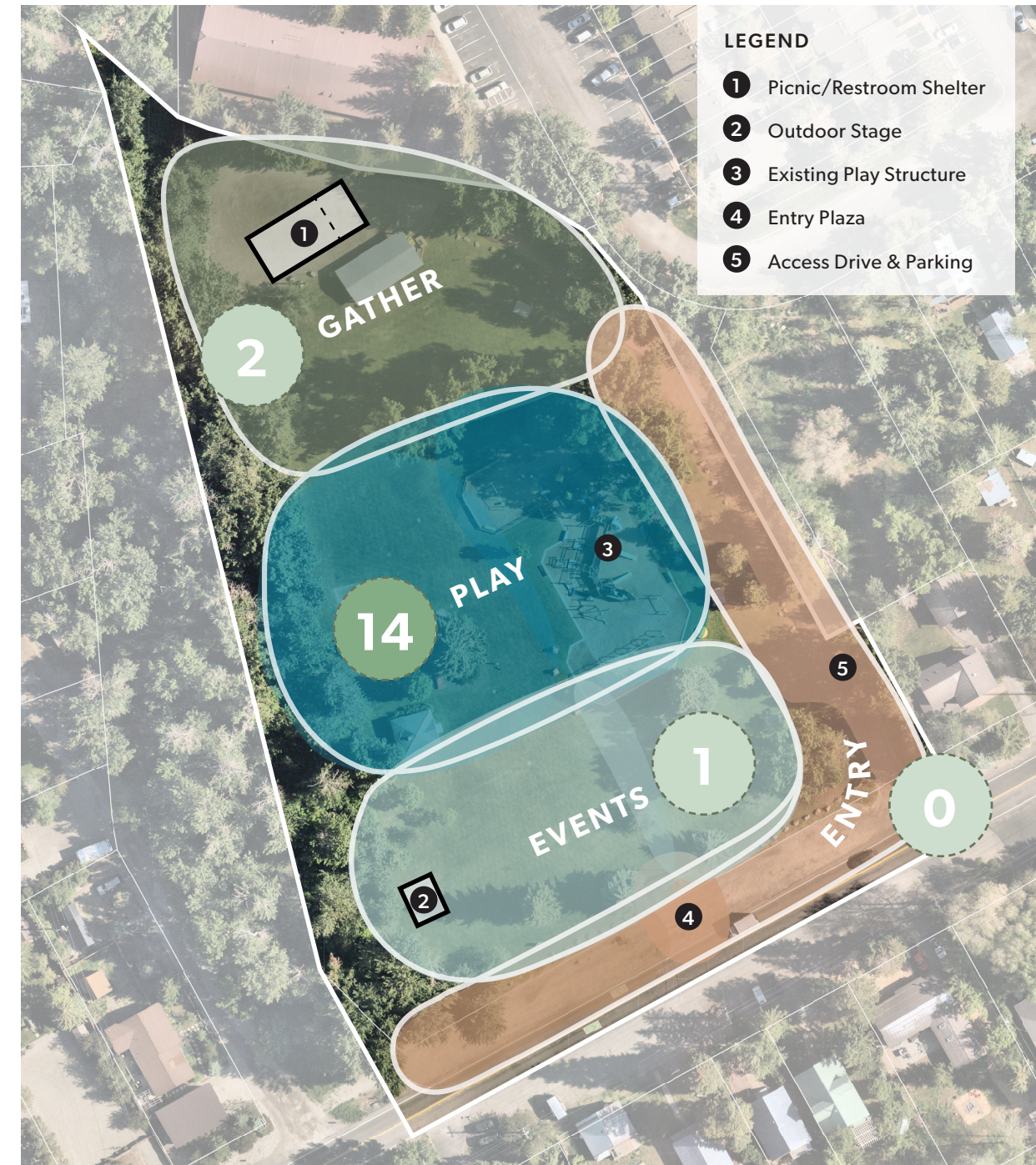
**CREATE A PERMANENT OUTDOOR EVENT VENUE**  
Develop Hop Porter Park as Downtown's outdoor concert and event venue.
- 17

**PROVIDE TRAFFIC CALMING ON BULLION STREET**  
Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.
- 16

**CAPITALIZE ON PARK'S UNIQUE ATTRIBUTES**  
Continue to make Hop Porter Park a family-friendly and free community amenity.
- 7

**PROVIDE ENVIRONMENTAL BENEFIT**  
Expand park + roadway plantings to increase carbon sequestration, pollinator habitat, and heat island mitigation.

## WHICH PART OF THE PARK ARE YOU MOST EXCITED ABOUT?





WHICH AMENITIES DO YOU MOST WANT TO SEE IN HOP PORTER PARK?

Existing Playground



31

Outdoor Concert Venue



23

Interactive Play Sculpture



13

Climbing Feature



12

Strolling Paths



10

Pollinator Gardens



9

Shade Structures + Seating



9

Food Truck Court



6

Bocce Court



5

Community Gardens



3

Parking



2

Event Pavilion



2

Entry Plaza



2

Environmental Education



1

Sculpture Walk



1

WHICH IMAGES DO YOU THINK REPRESENT THE APPROPRIATE CHARACTER (LOOK & FEEL) OF HOP PORTER PARK?

Entry Plaza



6

Outdoor Concert Venue

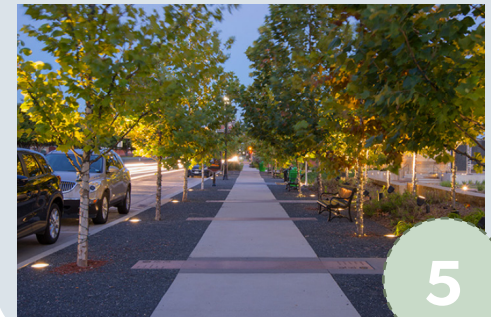


18

Picnic + Events Shelter with Restroom



9



5



12



8

Strolling Paths



11

Shade Structures + Seating Areas



13

Interactive Outdoor Sculpture



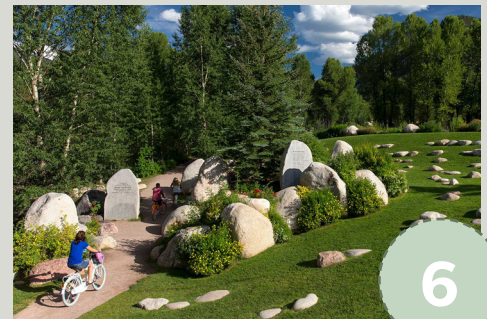
28



17



9



6



6



17

# VISION

This collection of images represents the community's vision for the future of Hop Porter Park and the Bullion Street Promenade. It is composed of the most popular images identified by community members during public outreach.



**HOP PORTER PARK**



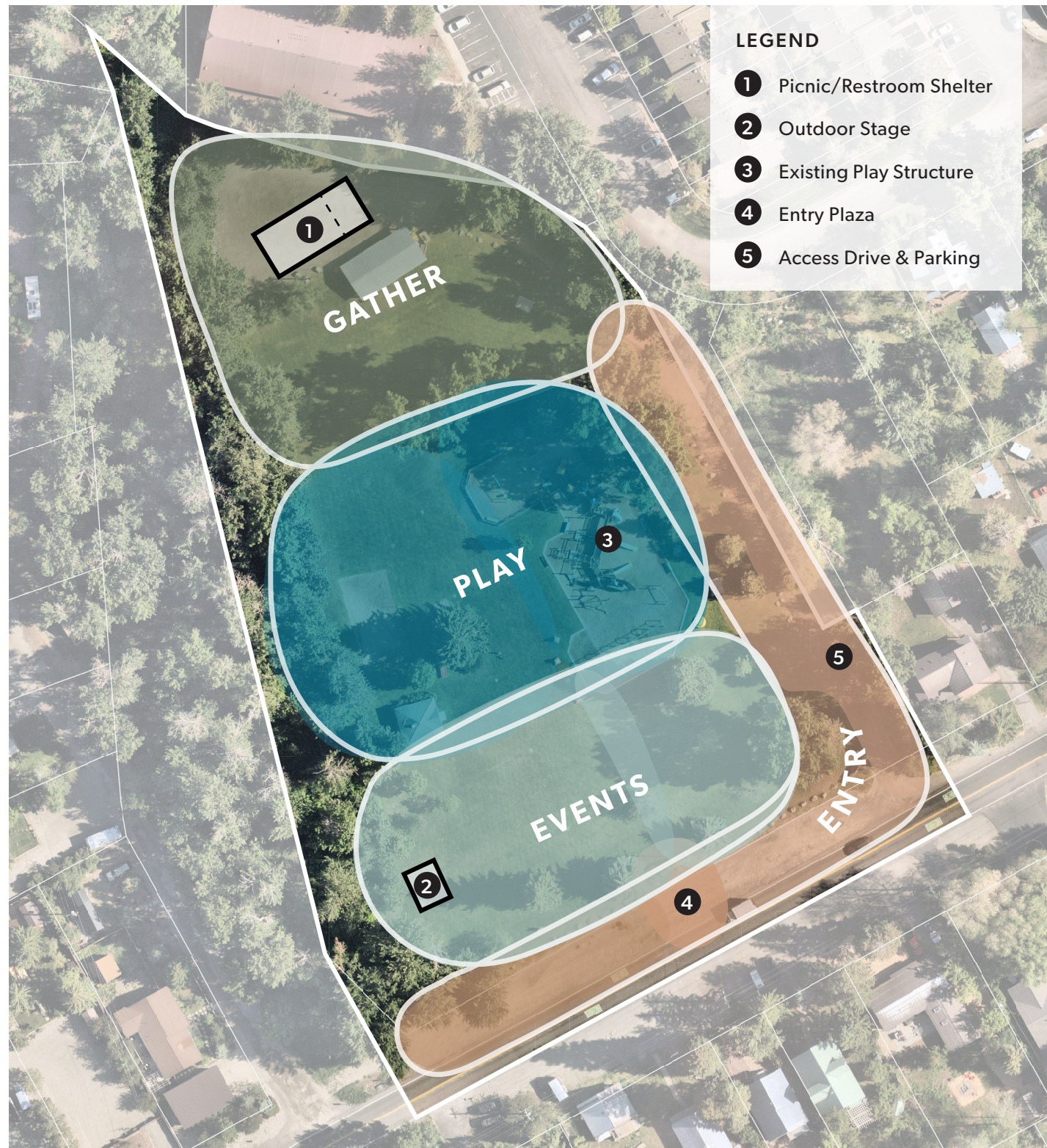
## **HOP PORTER PARK** *HAILEY'S DOWNTOWN PARK*

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. It contains the City's most visited children's play structure, and is used in the summer for various concert series and special events. This park functions as both a neighborhood park and a regional attraction.

### EXISTING CONDITION



### CONCEPTUAL LAYOUT



## ILLUSTRATIVE PLAN

Updates to Hop Porter Park focus on upgrading aging facilities, supporting existing programming, and creating a functional, dynamic, and distinctive park that offers a range of environments conducive to the variety of activities that are hosted at Hop Porter.

Beginning at the street, an entry plaza ties in to the proposed Bullion Street Promenade and creates a signature entrance to Hailey's downtown park. The Great Lawn provides ample space for recreation while also serving as host to audiences and festival crowds during special events. A new permanent stage makes it easy to host outdoor concerts and events and can be easily accessed by vehicles for loading and unloading.

The play area occupies the center of the park and introduces a new signature play feature that artistically reflects the character of Hailey. The existing play structure will be maintained to extend its use and eventually replaced with a new play structure with inclusive play elements.

The event pavilion at the north end of the park replaces the existing structure and creates a venue for special events, weddings, picnics, and celebrations. The pavilion looks out over a meadow planted with native grasses and wilflowers and intersected by walking paths. Two bocce courts and a community garden surround the periphery.

Parking is added to the access road that runs along the east side of the park and the parking area at the north is reworked to create a clear circulation path.



# ILLUSTRATIVE PLAN

## LEGEND

- 1 Entry Plaza
- 2 Existing "Tourist Park" Gateway
- 3 New Park Gateway
- 4 Food Truck Court
- 5 Bullion Street Promenade
- 6 Lawn
- 7 Covered Stage
- 8 Stage Access Drive
- 9 Picnic Shelter
- 10 New Inclusive Playground
- 11 Signature Play Feature
- 12 Paved Paths
- 13 Crushed Rock Paths
- 14 Pollinator Meadow
- 15 Event Pavilion
- 16 Community Garden Raised Beds
- 17 Bocce Court
- 18 Restrooms (Portable Toilet Enclosure)
- 19 Gravel Drive
- 20 Parking Area (56 Standard + 4 ADA Stalls)
- 21 Temporary Event Bicycle Parking Area
- 22 Temporary Event Portable Toilet Area
- 23 Temporary Volleyball Court



# ENTRY PLAZA AREA

The entry plaza joins with the Bullion Street Promenade to create a distinct welcome experience. Visitors are transitioned from the gravel parking area through a tree-lined plaza into the park. Space is reserved for picnic tables and food trucks during concerts and events.



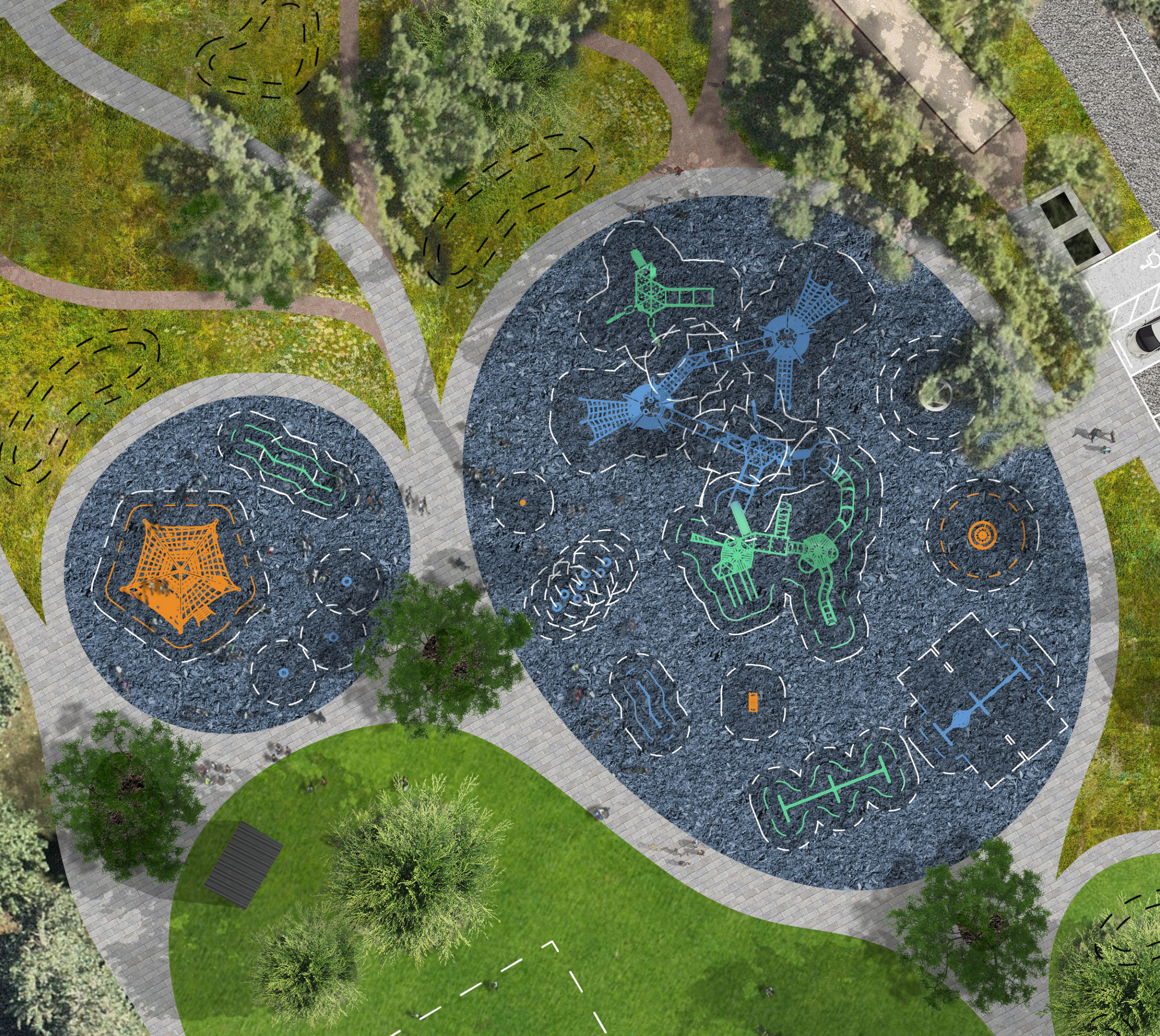


# PLAY AREA

The play area will be upgraded incrementally. The first priority is to add inclusive play elements that allow children of all ages and abilities to play safely. These, and a signature play element, can be added to the park before the existing play structure is replaced with a new one.



Hop Porter Park & Bullion Street Promenade Master Plan

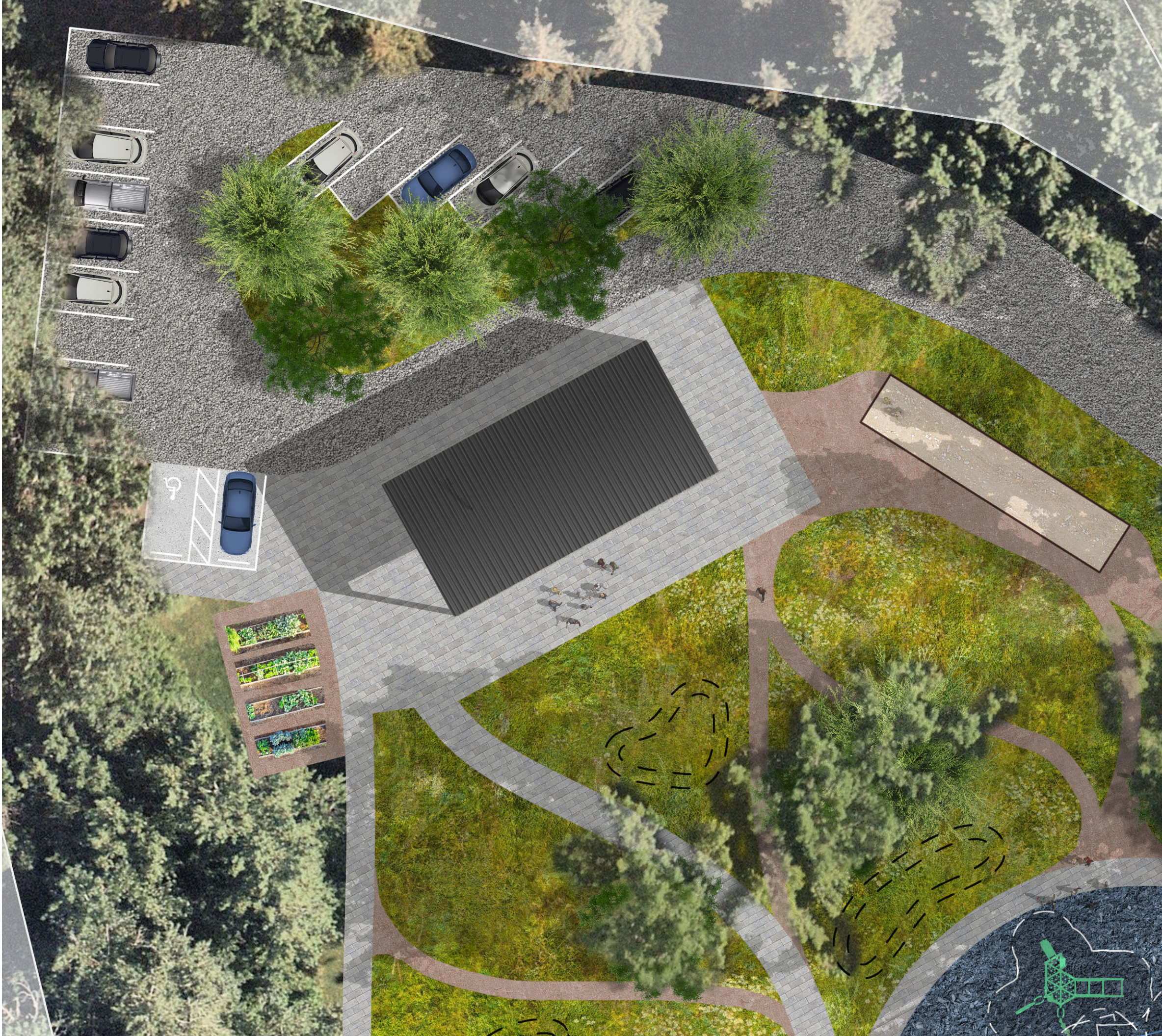


# EVENT AREA

A new pavilion surrounded by a native pollinator meadow anchors the north end of the park. Strolling paths wind through the meadow and lead to destinations like bocce courts and a community garden. ADA parking and dropoff is accommodated in the reconfigured parking area.



Hop Porter Park & Bullion Street Promenade Master Plan



## STAGE AREA

A permanent stage makes it easier to host concerts and events at Hop Porter Park. The stage faces northeast, directing sound across the park and towards Downtown, minimizing disturbance to neighboring residential areas.



# ASSEMBLY CAPACITY STUDY

Total Park Area: 181,230 SF (4.24 Acres)  
Stage Assembly Area: 23,000 SF

Standing Event Capacity (9 SF per person)  
2,555 people



Seated Event Capacity (25 SF per person)  
920 people



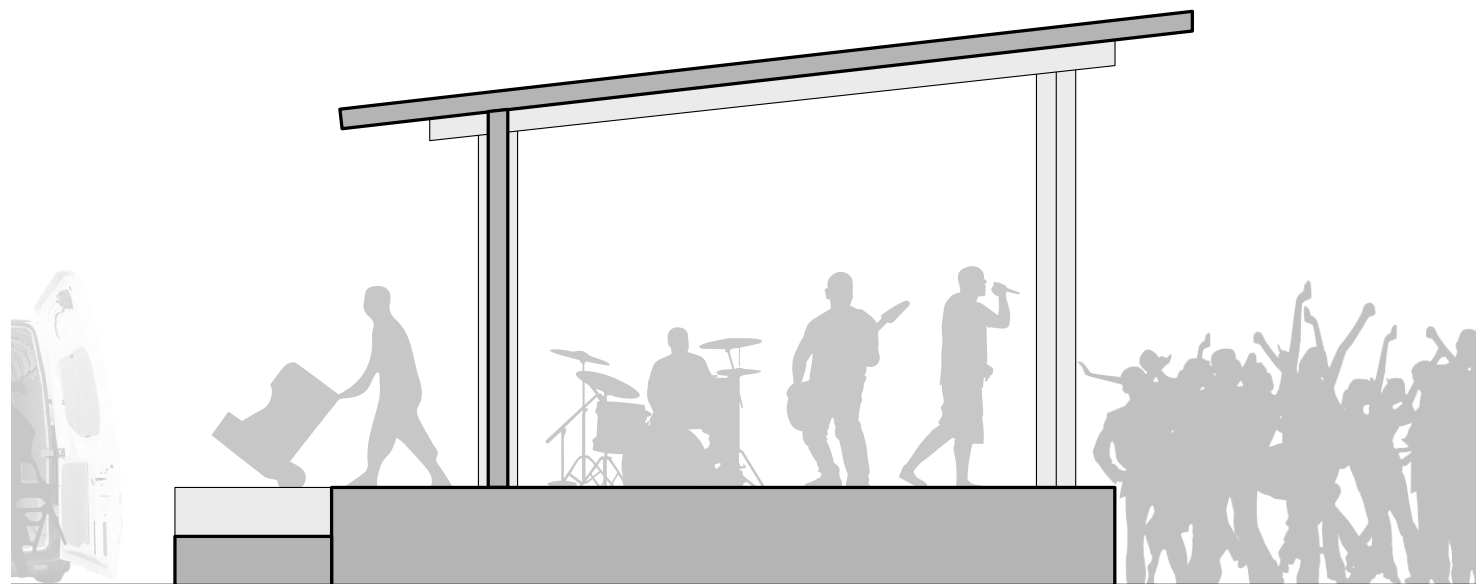
Dispersed Event Capacity (64 SF per person)  
360 people



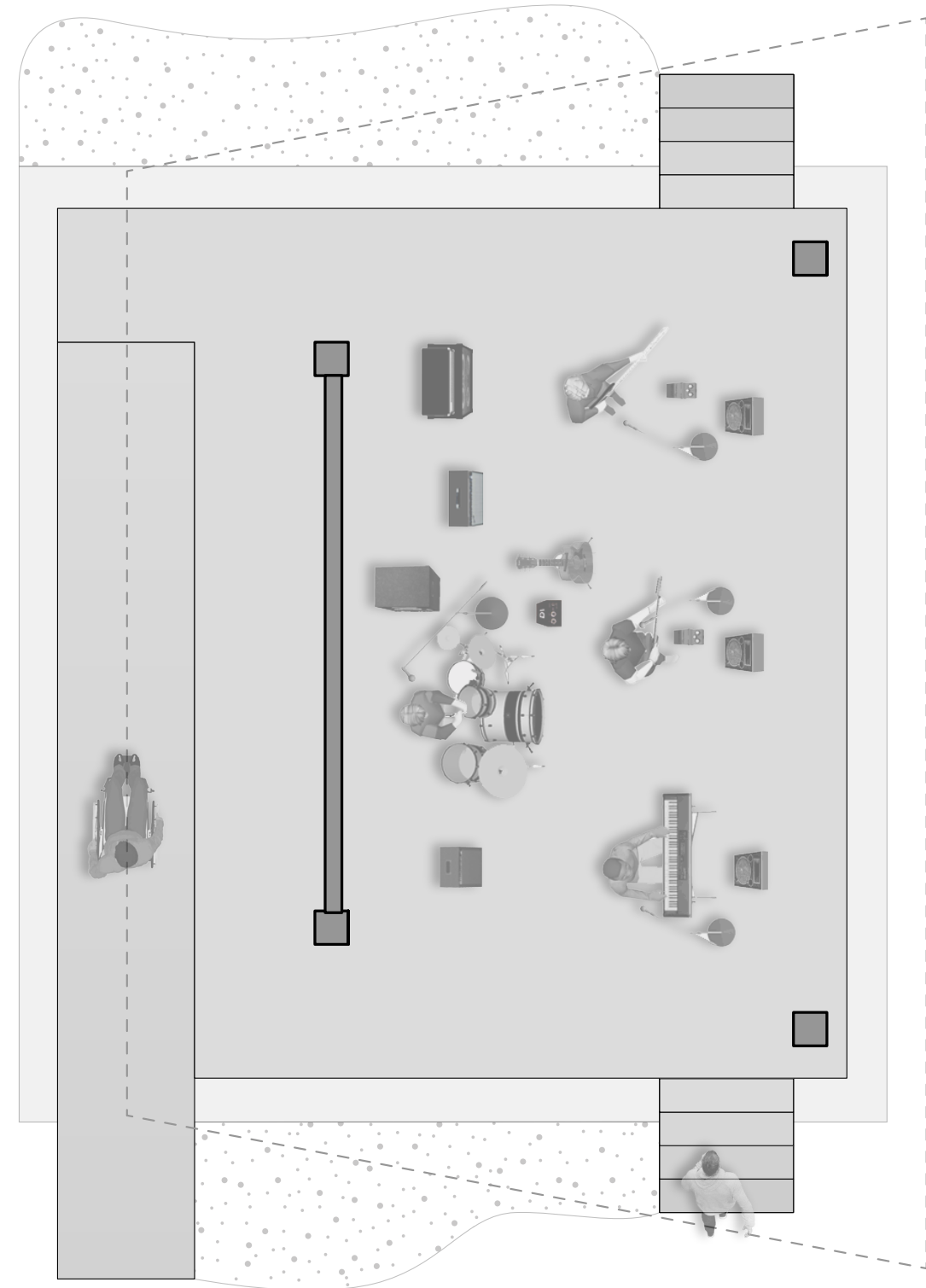
## EVENT STAGE CONCEPT DESIGN

- 26' x 20' stage
- Can accommodate up to an 8-person band
- Raised stage platform (30" high)
- Steps up to stage on the side
- Ramp access provided in the back
- Solid wall backdrop behind performers
- 12 electrical connections needed
- Roof overhead
- Sound directed towards city center, not residential neighborhoods

## CONCEPT SECTION



## CONCEPT PLAN



# PHASING PLAN

## Phase 1A (2024)

- 1 Stage Base

## Phase 1B (2025-2030)

- 1 Stage Cover
- 2 Lawn
- 3 Gravel Drive
- 4 Parking Areas
- 5 Entry Plaza/Promenade

## Phase 2 (2030-2035)

- 6 Event Pavilion
- 7 Signature Play Feature + Inclusive Play Elements
- 8 Bocce Courts
- 9 Picnic Shelters

## Phase 3 (2035-2040)

- 10 New Playground



**BULLION STREET PROMENADE**



## **BULLION STREET** *A CRITICAL PATH*

Hailey offers the unique combination of an attractive downtown just steps away from natural mountain scenery and abundant recreational opportunities. Unfortunately, accessing the area's recreational amenities is more difficult than it should be. Despite the proximity, a lack of pedestrian and cycling infrastructure makes it challenging to access parks and trailheads without a vehicle, even for destinations located a few blocks off Main Street. The concept for the Bullion Street Promenade emerged during a 2023 master planning effort as a way to improve access and create a closer connection between Downtown and its scenic surrounds. Bullion

Street is a critical connector between Hailey's downtown core, city parks, and recreational lands just west of Main Street. Two parks and three trailheads are located along Bullion Street within a half mile of Downtown, yet pedestrian and cycling access remains limited due to the lack of sidewalks and established pathways. Undesirable conditions exist along the route as walkers and bikers travel on the road shoulder in close proximity to passing vehicles. A protected, unique, non-vehicular route along Bullion Street is needed to provide a safe and clear connection to the Bullion corridor from Downtown.



## BULLION – CROY CREEK CORRIDOR STUDY

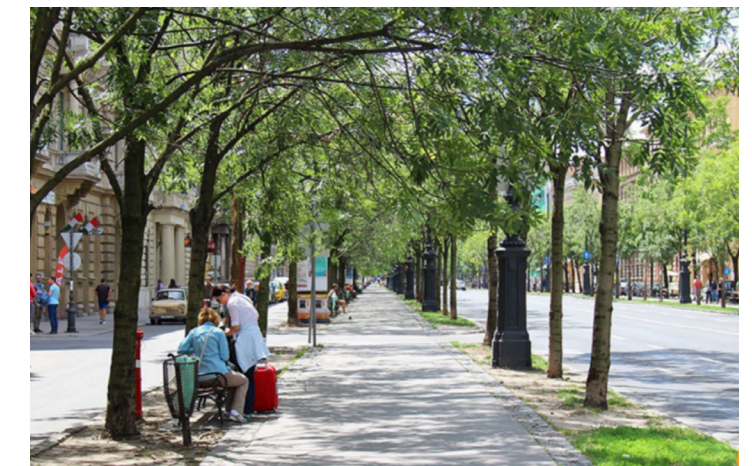
Early in the master planning process, Bullion Street was identified as a key connector between Main Street and a network of parks and trails west of Downtown along the Croy Creek corridor. Hop Porter Park, Lions Park, Carbonate Mountain Trailhead, Elliot's Trailhead, and a new universal access trail along Croy Creek are all located along this corridor less than a mile from Downtown. Having these amenities in such close proximity to Downtown is an incredible asset to the community, but access remains a problem. Trailhead parking is limited and no pedestrian or cycling facilities connect the corridor, leaving pedestrians and cyclists vulnerable as they travel along the road shoulder.





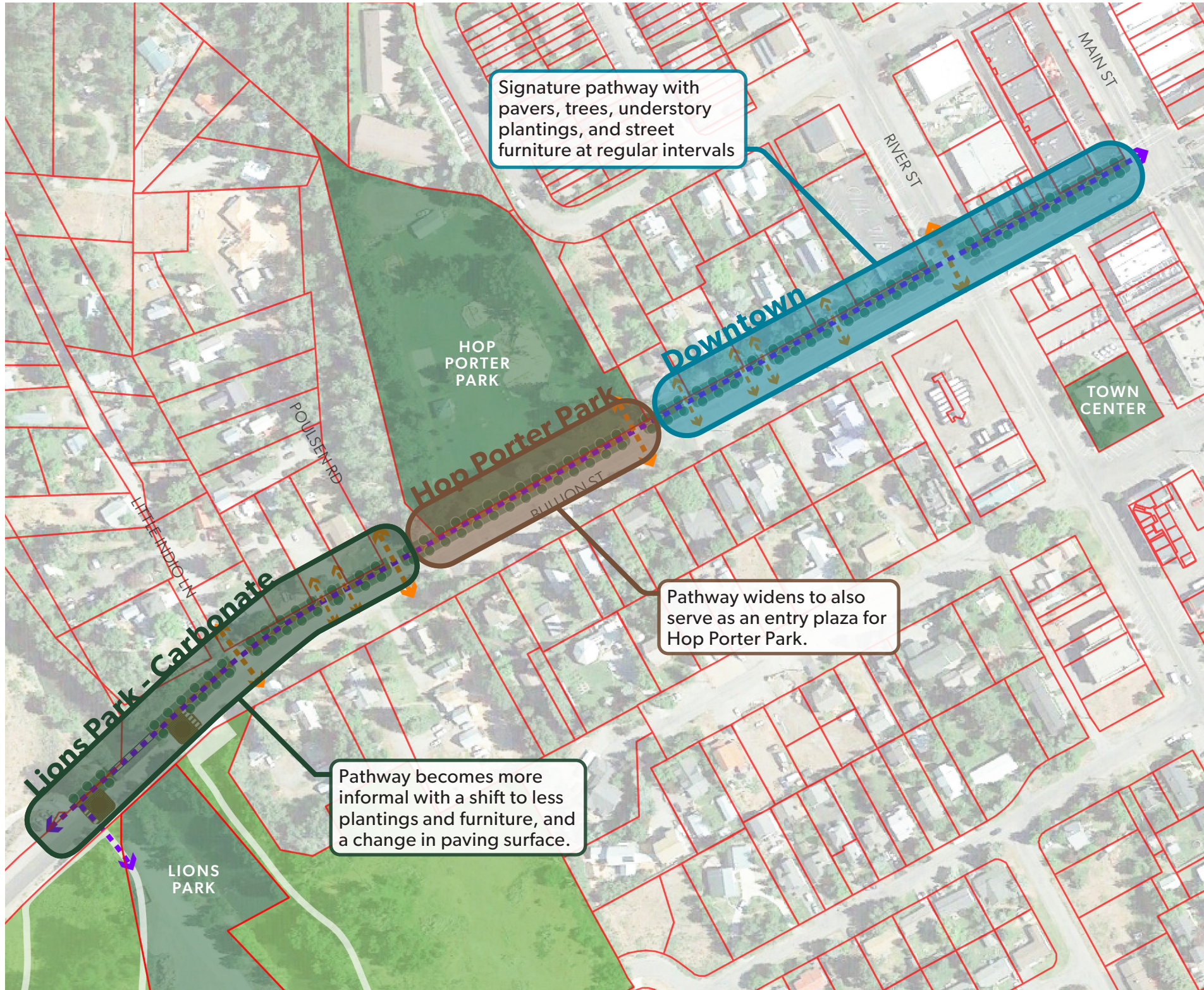
## BULLION STREET PROMENADE CONCEPT DESIGN

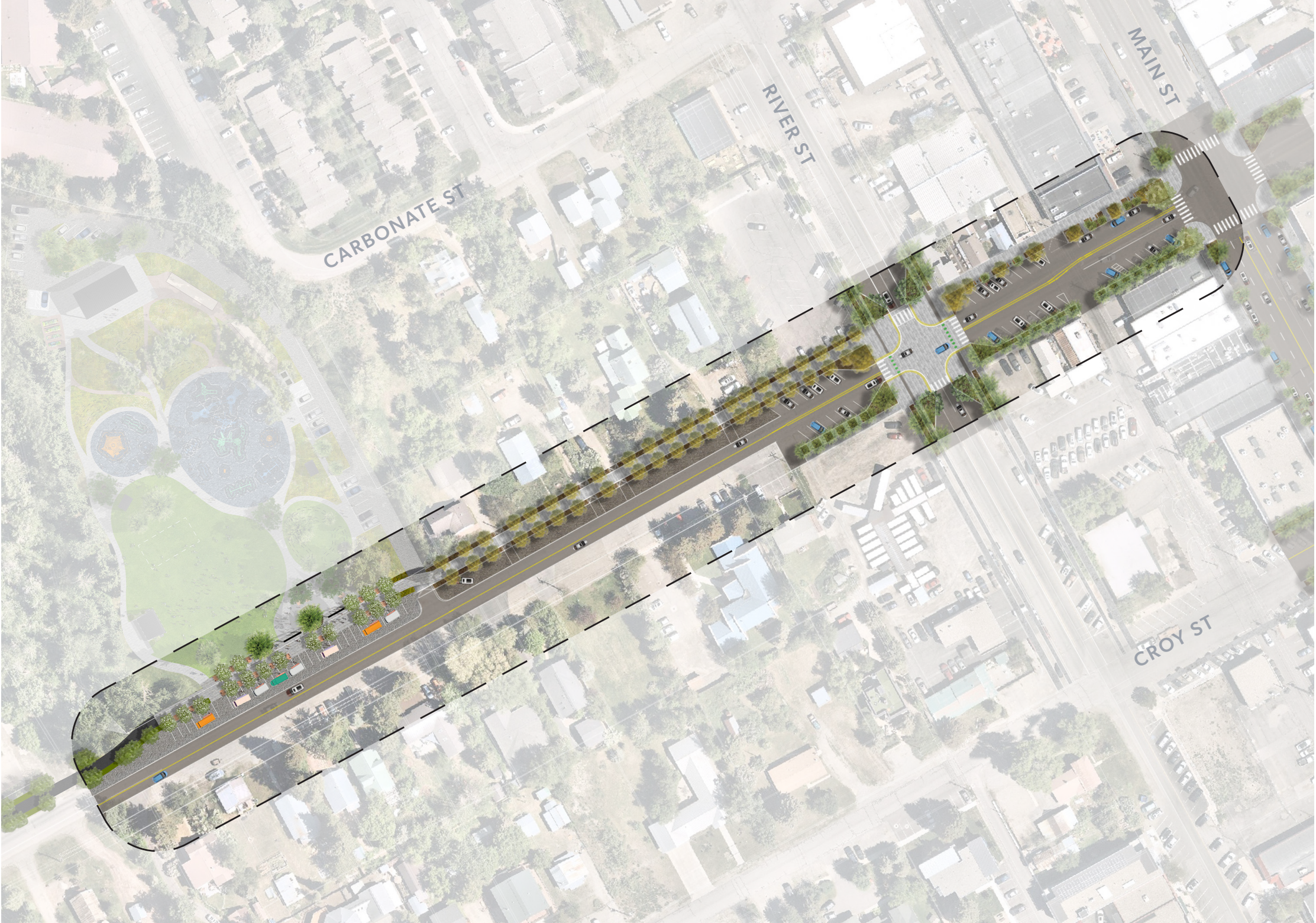
The Bullion Street Promenade is envisioned as a way to improve the safety and comfort of accessing destinations along the corridor while also creating a celebrated connection between Downtown and the area's abundant parks and greenspaces. The promenade is conceived as a designated multi-use pathway separated from the roadway and buffered with plantings along its half-mile length. The project aims to increase the safety and attractiveness of traveling along Bullion Street and make it easier for residents and visitors to enjoy all Hailey has to offer.



Tree-lined Pedestrian Promenade

# PATHWAY TYPOLOGIES





# BULLION STREET PROMENADE

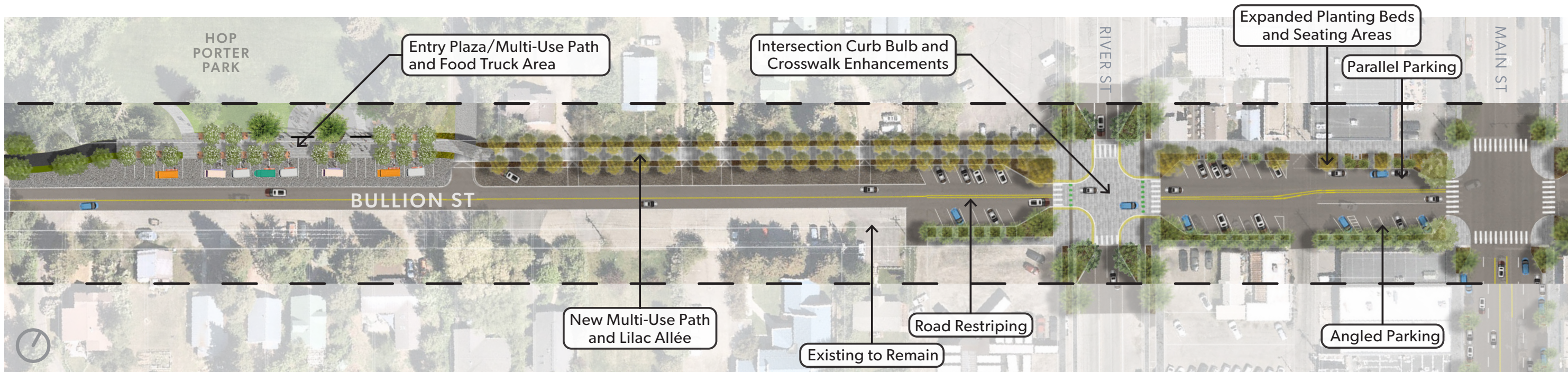
## CONCEPT SITE PLAN

The Bullion Street Promenade runs along the north side of Bullion Street from Main Street to Lions Park. The initial phase of implementation aims to install the promenade from Main Street to Hop Porter Park, shown in the concept site plan here. The promenade takes the form of a 12'-wide, multi-use path lined on both sides with planters featuring Japanese Tree Lilacs and understory plantings. The ADA-compliant path is designed to accommodate human-powered transit of all kinds — bikers, walkers, runners, and rollers — making it easy for Hailey residents to get around without a vehicle. The promenade will also provide a useful connection to Downtown for festival and event attendees at Lions and Hop Porter Parks, encouraging visitors to wander Downtown and support local businesses. The path promises to become a signature feature of Hailey's Downtown and a critical link between Downtown and the area's natural and recreational amenities.

### EXISTING CONDITION



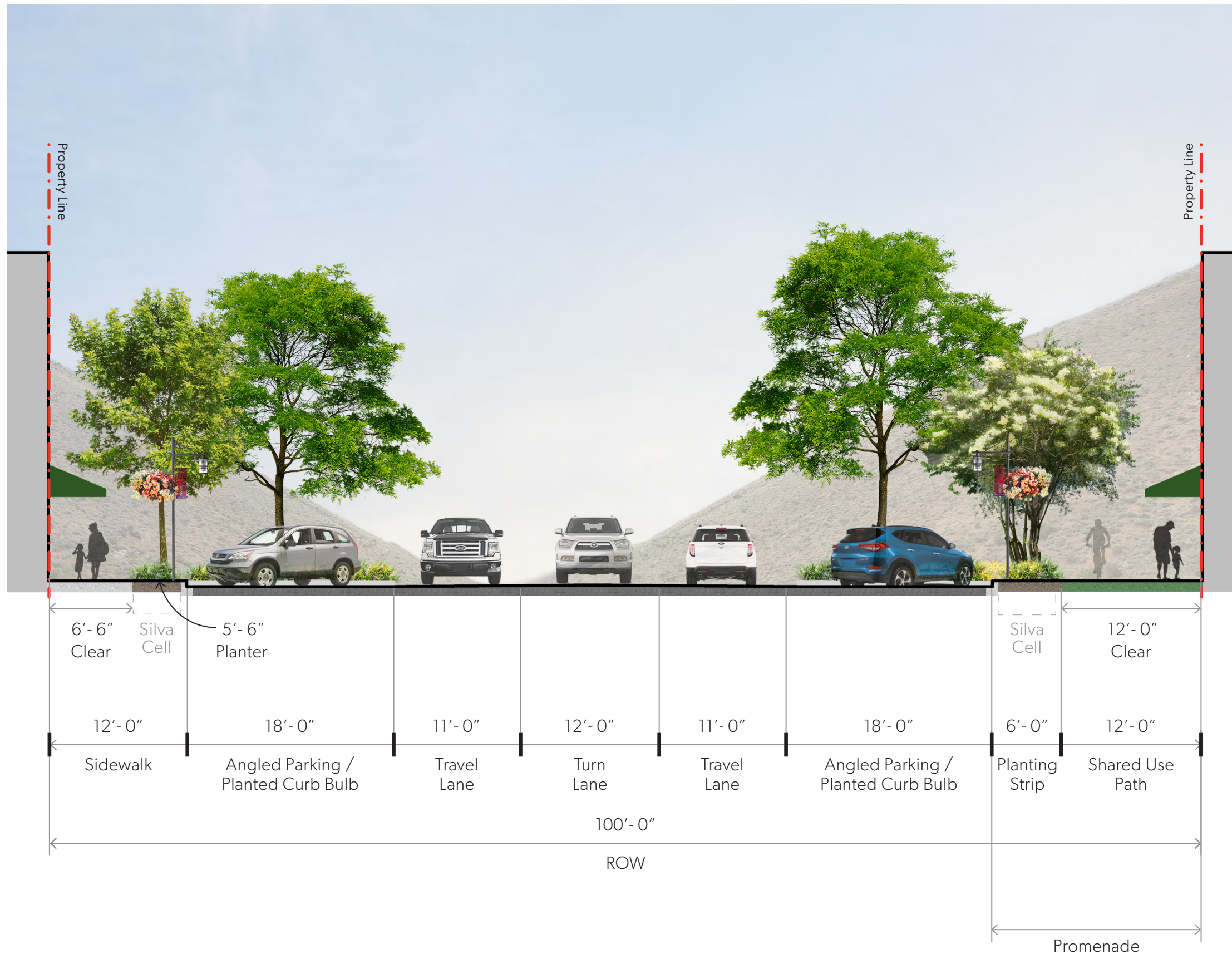
### PROPOSED CONDITION



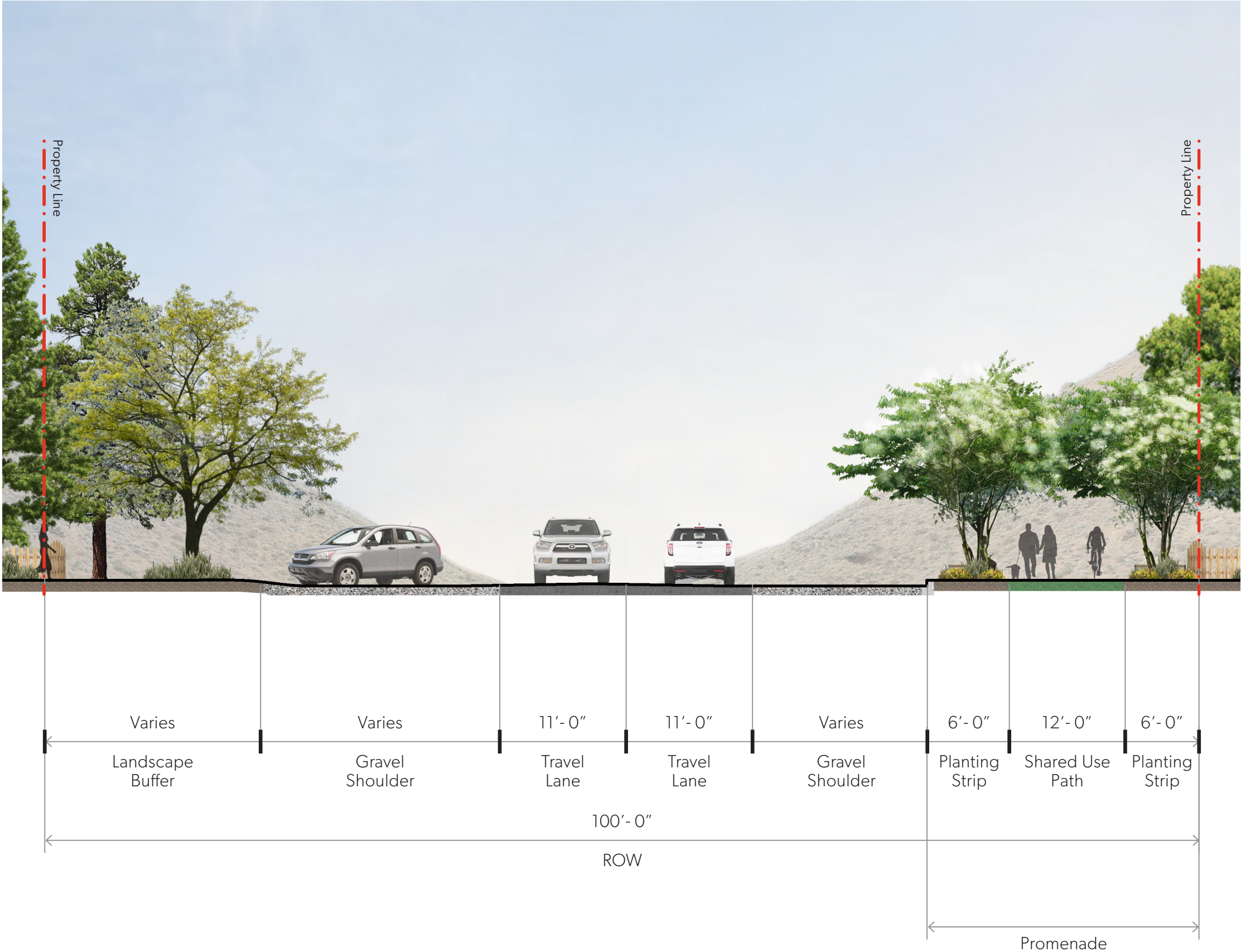
DOWNTOWN SECTION A



DOWNTOWN SECTION B

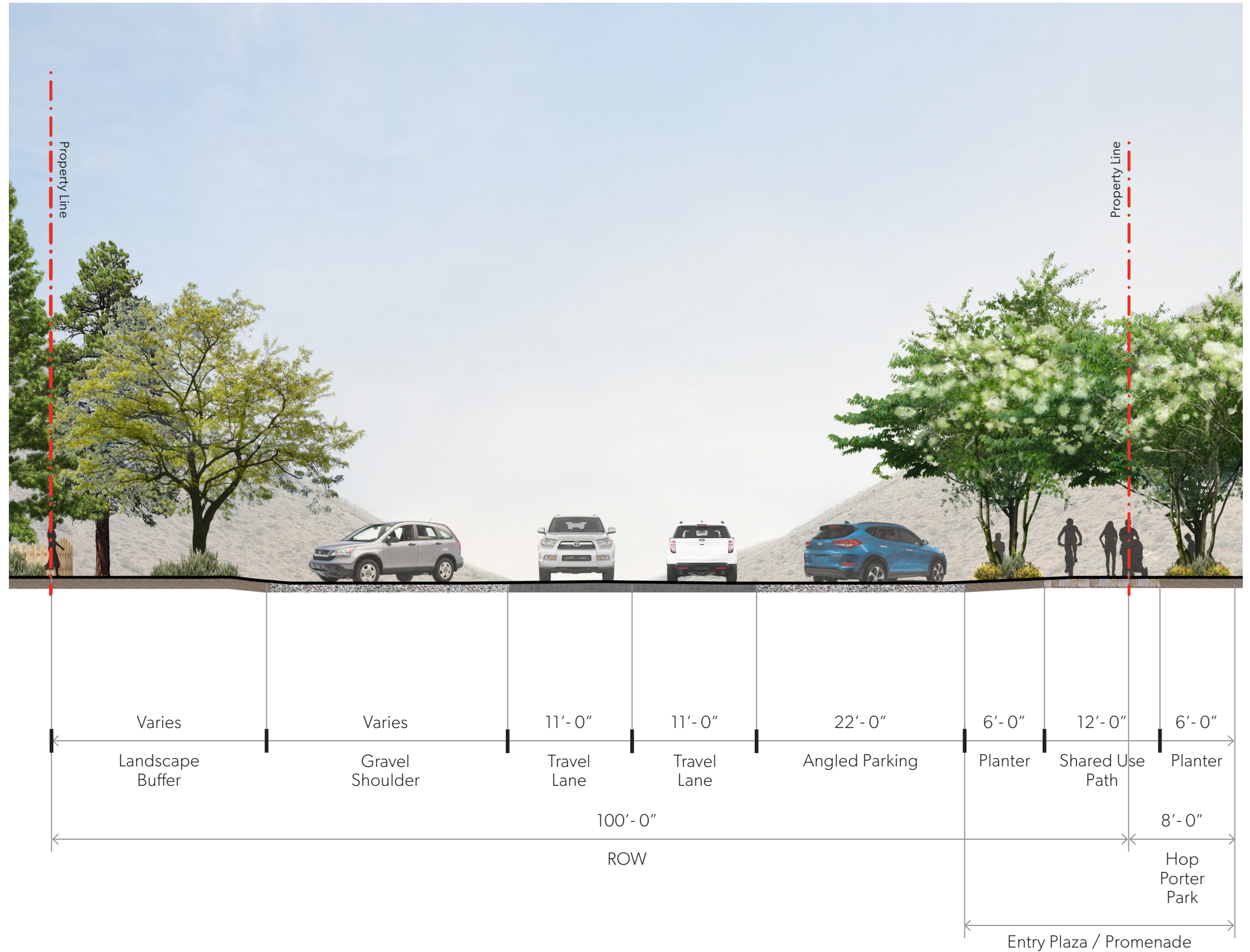
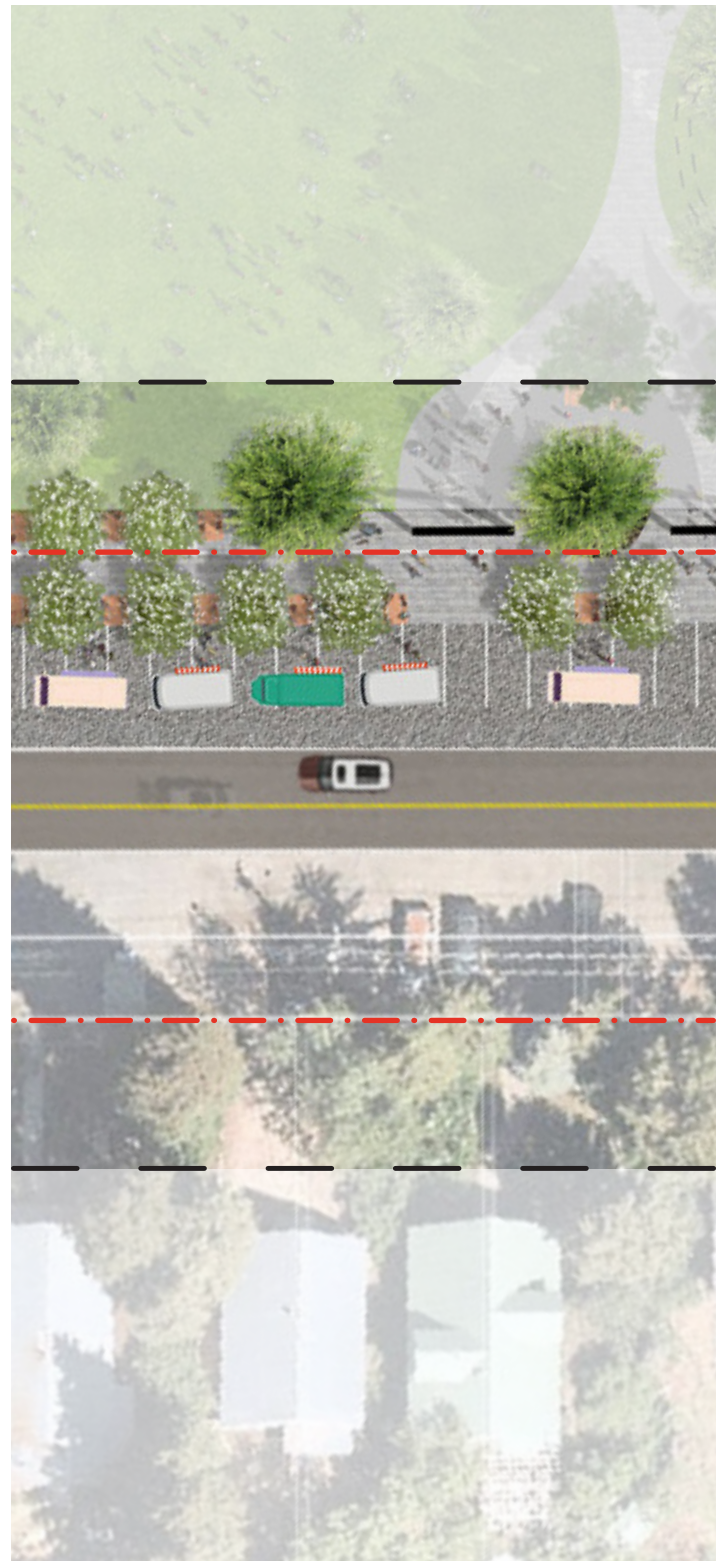


RESIDENTIAL DOWNTOWN SECTION

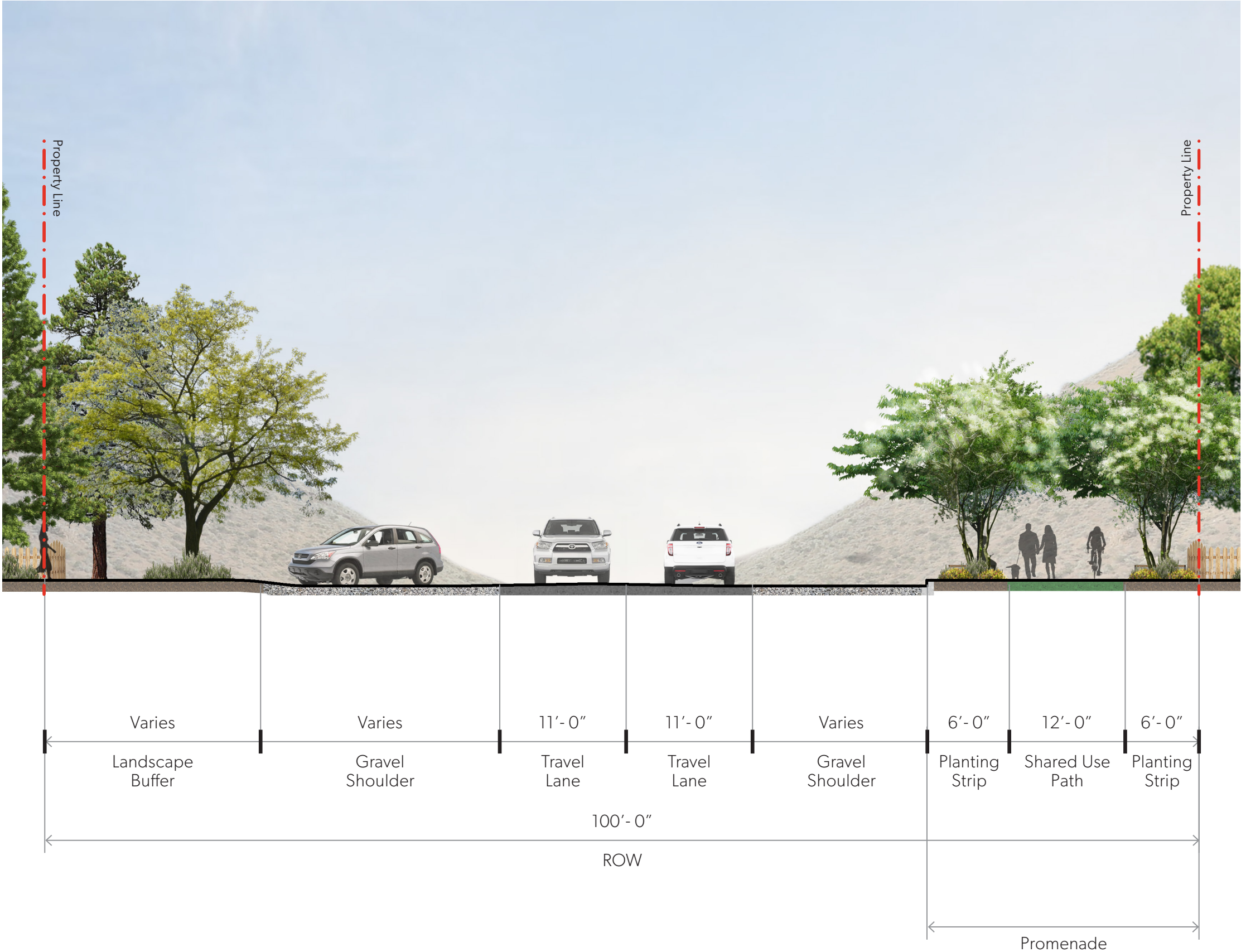




# HOP PORTER PARK SECTION



# LIONS PARK - CARBONATE SECTION



# PHASING PLAN

**Phase 1** (2024-2025)  
**Downtown Section**

**Phase 2** (2025-2027)  
**Hop Porter Park Section**

**Phase 3** (2027-2035)  
**Lions Park - Carbonate Section**



**APPENDIX**

# PUBLIC ENGAGEMENT

## SUMMARY

- Public workshop with approximately 50 attendees
- Held on Thursday, April 11 from 4:30 pm to 6:30 pm in the pavilion at Hop Porter Park
- Open house format
- Advertised and promoted in the City newsletter, website, social media channels, and through public signage posted at the park.

Representatives from the City of Hailey and GGLO hosted a Public Workshop to gather feedback from the community regarding the future of Hop Porter Park and the proposed Bullion Street Promenade. Large format boards were prepared with informational displays and input-gathering activities. A summary of the workshop and its findings are provided here. Raw data collected from the workshop can be found in the Appendix.

## COPIES OF THE LARGE FORMAT BOARDS ON DISPLAY AT THE WORKSHOP

### HOP PORTER PARK & BULLION STREET PROMENADE MASTER PLANNING

**GOALS**

- CREATE A PERMANENT OUTDOOR EVENT VENUE**  
Develop Hop Porter Park as Downtown's outdoor concert and event venue.
- CONNECT DOWNTOWN TO HOP PORTER PARK**  
Create a comfortable, safe, enjoyable path that makes it easy to walk or bike between the park and Downtown.
- CAPITALIZE ON PARK'S UNIQUE ATTRIBUTES**  
Continue to make Hop Porter Park a family-friendly and free community amenity.
- MAINTAIN & UPGRADE FACILITIES**  
Provide updates to the existing playground, pavilion, and parking areas to meet the park's growing demands.
- PROVIDE TRAFFIC CALMING ON BULLION STREET**  
Provide a buffered path and designated crossings for cyclists and pedestrians traveling along Bullion Street.
- PROVIDE ENVIRONMENTAL BENEFIT**  
Expand park's roadway plantings to increase carbon sequestration, pollinator habitat, and heat island mitigation.

**TIMELINE**

2024	2025	2026	2027	2028	2029	2030
<b>DOWNTOWN MASTER PLAN IMPLEMENTATION</b> • Master Plan Adoption	<b>HOP PORTER PARK &amp; BULLION STREET PROMENADE MASTER PLAN</b> • Public Outreach • Master Planning • Budgeting • Scheduling • Phasing	<b>PHASE I (STAGE) DESIGN</b> • Design • Engineering • Environmental • Outreach Approval • Permitting	<b>PHASE II (STAGE) CONSTRUCTION</b> • Bidding • Phasing • Mobilization • Phased Construction			

**2025 - 2026**

- PHASE II (PROMENADE FROM MAIN STREET TO HOP PORTER PARK) DESIGN: Design, Engineering, Environmental & Permitting
- PHASE II (PROMENADE FROM MAIN STREET TO HOP PORTER PARK) CONSTRUCTION
- PHASE III (HOP PORTER PARK IMPROVEMENTS & PROMENADE) DESIGN: Design, Engineering, Environmental & Permitting
- PHASE III (HOP PORTER PARK IMPROVEMENTS & PROMENADE) CONSTRUCTION
- PHASE IV (NORTHERN SECTION OF HOP PORTER PARK IMPROVEMENTS) DESIGN: Design, Engineering, Environmental & Permitting
- PHASE IV (NORTHERN SECTION OF HOP PORTER PARK IMPROVEMENTS) CONSTRUCTION

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### BULLION STREET PROMENADE CONCEPT PLAN DIAGRAMS

**INSET PLAN**

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### BULLION STREET PROMENADE CONCEPT SITE PLAN EXISTING CONDITION

**PROPOSED CONDITION**

GGLO

### BULLION STREET PROMENADE EXISTING STREET SECTION

**PROPOSED STREET SECTION**

GGLO



### HOP PORTER PARK CONCEPT PLAN DIAGRAM

**LEGEND**

- Picnic/Restroom Shelter
- Outdoor Stage
- Existing Play Structure
- Entry Plaza
- Access Drive & Parking

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### HOP PORTER PARK STAGE CONCEPTS

**CONCEPT PLAN**

**STAGE CRITERIA**

- 26' x 20' stage
- Can accommodate up to an 8-person band
- Raised stage platform (30" high)
- Steps up to stage on the side
- Ramp access provided in the back
- Solid wall backdrop behind performers
- 12 electrical connections needed
- Roof overhead
- Sound directed towards city center, not residential neighborhoods

**CONCEPT SECTION**

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### HOP PORTER PARK AMENITY PREFERENCE SURVEY

GGLO

### HOP PORTER PARK CHARACTER PREFERENCE SURVEY

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# RAW DATA: DOT SURVEY RESULTS FROM PUBLIC WORKSHOP



Participants were asked to place up to 3 dots of any color next to the goals that they felt were most important.



Participants were asked to place a dot of any color next to the part of the plan they were most excited about.



Participants were asked to place up to 5 dots of any color next to the images that they felt represented the appropriate character (look and feel) of Hop Porter Park.



Participants were asked to place up to 3 dots of any color next to the amenities that they most wanted to see in Hop Porter Park.

**Hop Porter Park &  
Bullion Street Promenade  
Master Plan  
Hailey, ID**

**GGLO**

City of Hailey  
Concept Package

