

BLAINE

CROSSING

INTENT TO ANNEX PRESENTATION

**OPPENHEIMER
DEVELOPMENT
CORPORATION**



GGLO

PLACEMAKING FRAMEWORK



HEALTHY OUTDOOR LIVING

Trails and open spaces connected through native south valley plant communities.



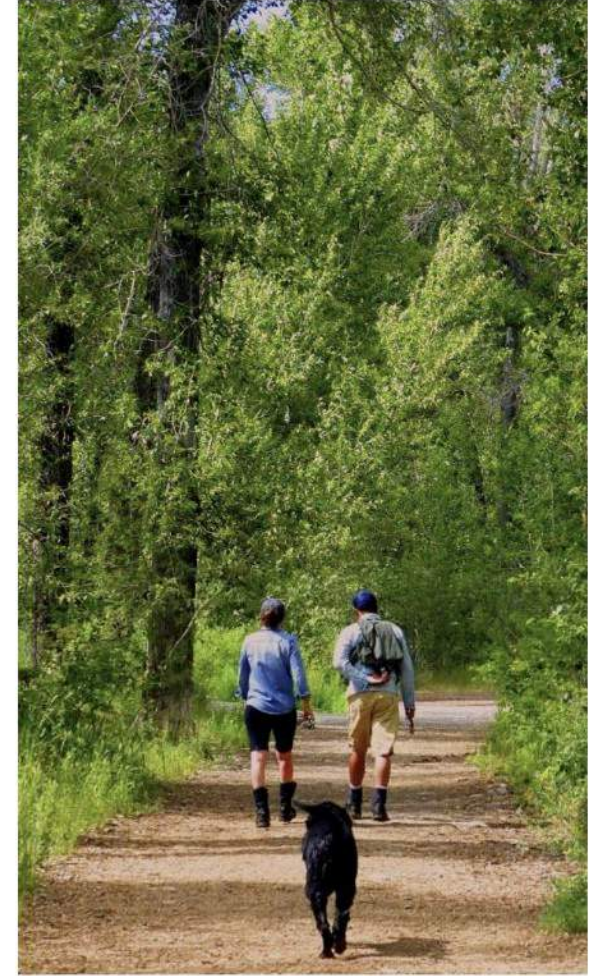
BUCOLIC AND BEAUTIFUL

Preserve the pastoral and bucolic openness of this part of the valley with elbow room and wide vistas.



APPROACHABLE AND DOWN TO EARTH

This location is in an unpretentious working class part of the valley where you know your neighbor and community is central to daily life.



CONNECTED TO NATURE

Nestled on the valley floor between foothills and the Big Wood River.

PRELIMINARY ILLUSTRATIVE SITE PLAN



PRELIMINARY PHASING PLAN

RESIDENTIAL PROGRAM

HOUSING TYPE	QUANTITY	AVERAGE SF	OCCUPANCY
Single Family	68 Homes	2,400 SF	75% Owner, 25% Rental
Townhomes	46 Townhomes	1,600 SF	75% Owner, 25% Rental
Multifamily Apartments	500 Apartments	750 SF	100% Rental
TOTAL	614 Residential Units		

COMMERCIAL PROGRAM

BUILDING TYPE	QUANTITY
Limited Industrial	280,000 SF
Service-Oriented Commercial	25,000 SF
Hotel	100 Keys, 80,000 SF
BCRD Park Restroom + Concessions Building	2,500 SF
Retail	10,000 SF

PROGRAM BY PHASES

Phase 1 (2027 - 2031)

- 450 Apartments
- 200,000 SF Light Industrial
- BCRD Athletic Fields
- Restroom/Concessions
- Pump Station

Parcel	Acreege	Land Use	Development Quantity
H1	3.51	Light Industrial	25,000 SF
H2	10.54	Light Industrial	175,000 SF
H4	0.23	Light Industrial	Pump Station
H6	5.69	Multi-Family	150 Apartments
H7	15.07	Multi-Family	300 Apartments
H9	0.60	Park	Restroom/Concessions
B1	25.76	Park	BCRD Athletic Fields

Phase 2 (2032 - 2036)

- 50 Apartments
- 30 Townhomes
- 80,000 SF Light Industrial
- 25,000 SF Commercial
- 80,000 SF Hotel

Parcel	Acreege	Land Use	Development Quantity
H3	5.37	Light Industrial	80,000 SF
H5	2.51	Commercial	25,000 SF
H8	5.34	Multi-Family	50 Apartments, 30 Townhomes
H13	5.14	Hotel	100 Keys (80,000 SF)

Phase 3 (2037 - 2041)

- 16 Townhomes
- 68 Single-Family Homes

Parcel	Acreege	Land Use	Development Quantity
H10	1.43	Multi-Family	16 Townhomes
H11	6.02	Single Family	32 Homes
H12	6.73	Single Family	36 Homes

Summary of public benefit strategies

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Expand Wood River Trail System for walking, biking, and nordic skiing

Partner with BCRD to expand the Toe of the Hill Trail and Wood River Trail, with connections to, from, and through the development.

Perpetuate Community Character through regionally responsive design

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Native and adaptive planting, grasses and wildflowers in the ROW/Public Spaces, potential for grey water reuse for irrigation and mix of synthetic and natural turf for the BCRD ball fields, with water-efficient fixtures for multi-family housing.

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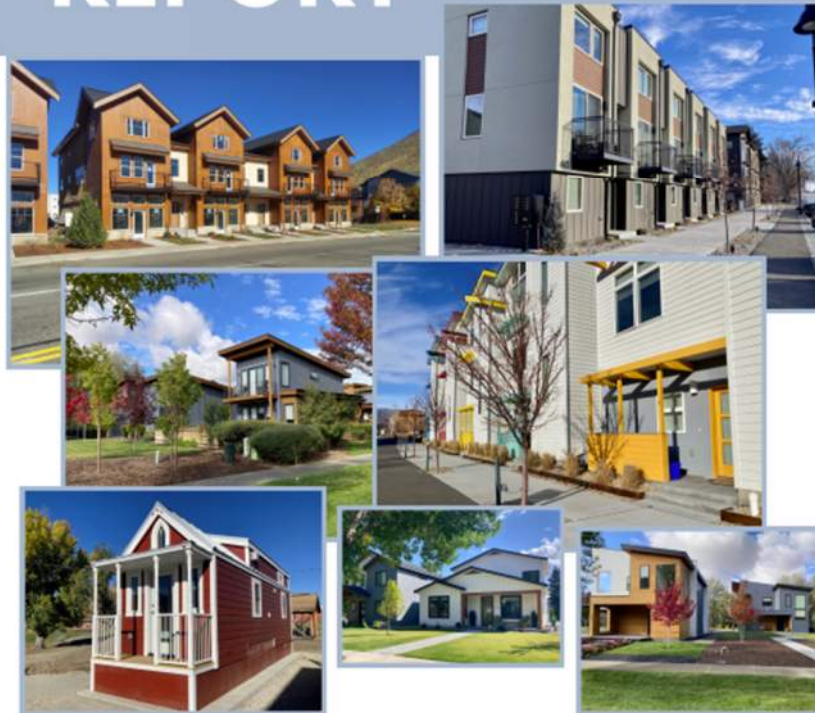
Envision Hailey

Planning Today for a Resilient Tomorrow

Hailey Comprehensive Plan Update
2024

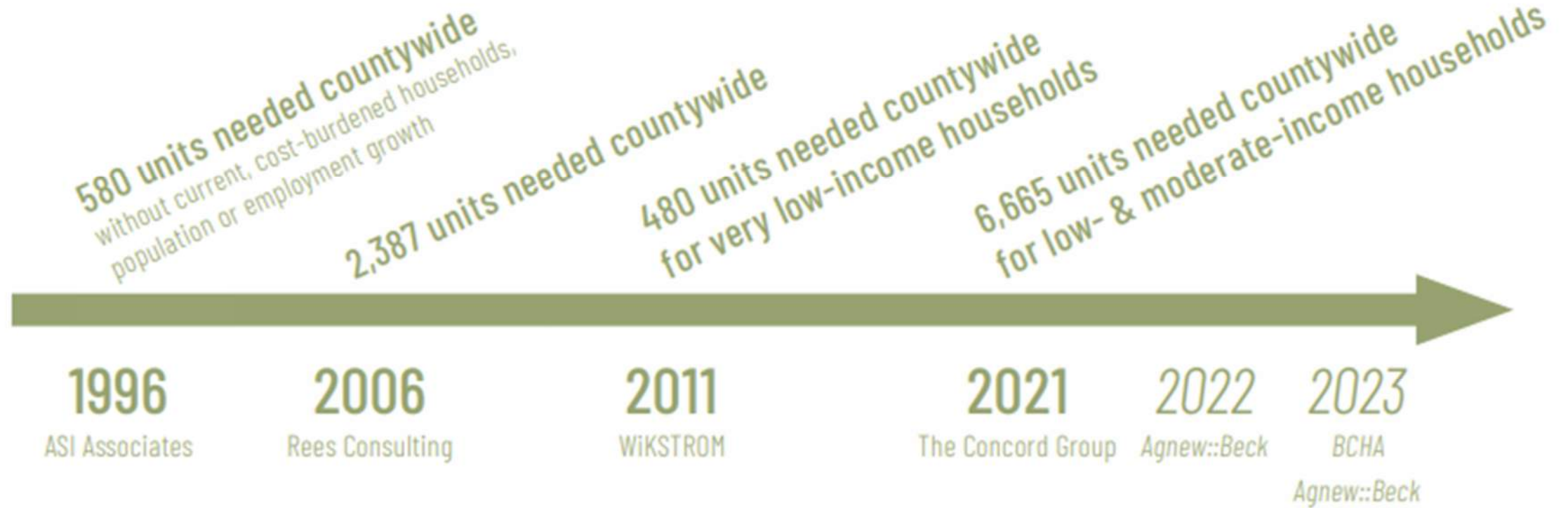
JANUARY 2024

HAILEY HOUSING REPORT



**BLAINE COUNTY HOUSING NEEDS
ASSESSMENT 2022**
Amended in April 2023 and August 2024

HISTORICAL AND PARALLEL HOUSING STUDIES AND NEEDS ASSESSMENTS



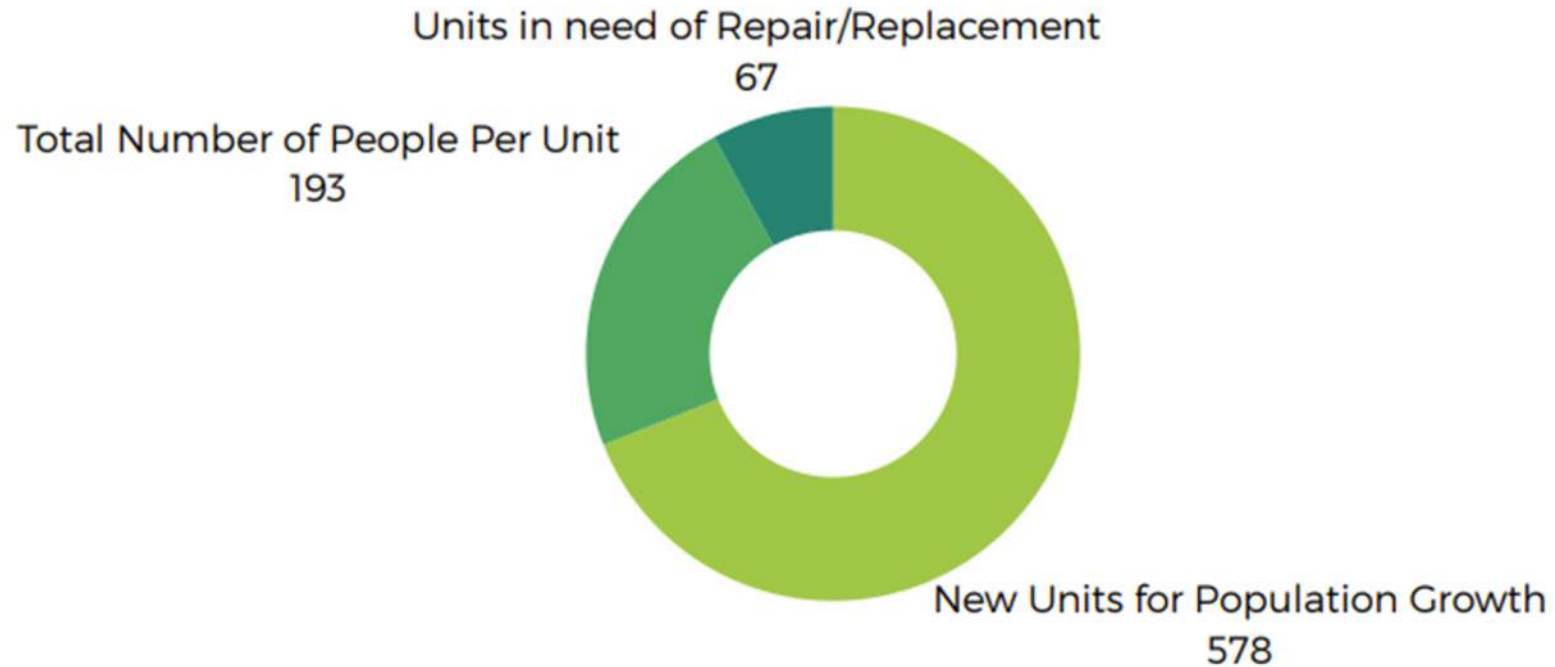
*From Blaine County Housing Authority “BLAINE COUNTY HOUSING NEEDS ASSESSMENT 2022 Amended in April 2023 and August 2024”

“FINDINGS: The Hailey Housing Needs Assessment provided clear targets for housing development and programs over the next 10 years to better support accessible and informed housing solutions citywide.”

-2024 Hailey Housing Report

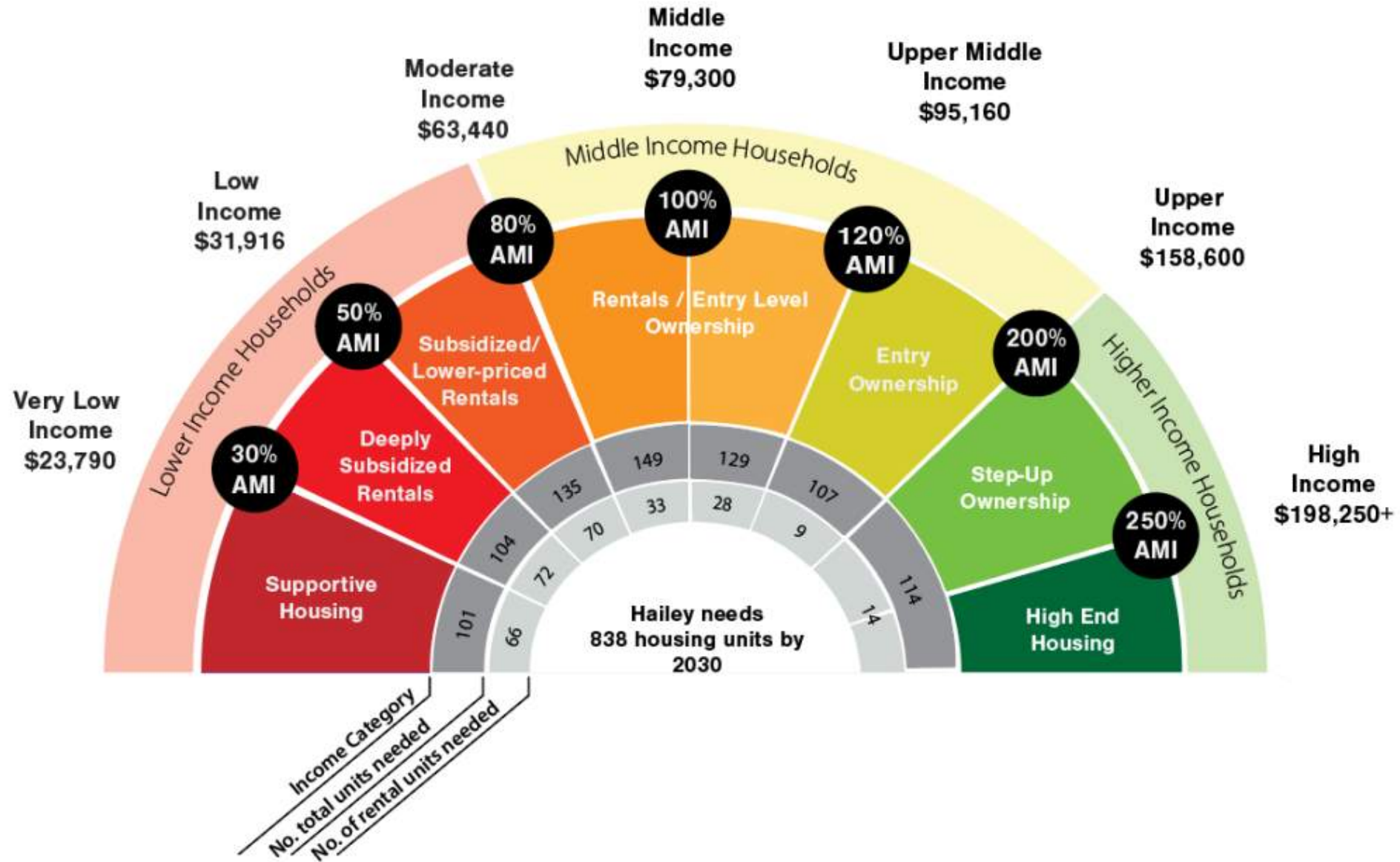
10-Year Housing Need

The chart below illustrates the housing need estimates based on the mid-growth populations forecasts, which results in a demand for approximately 771 new housing units, and 67 units in need of repair and/or replacement over the next 10 years.



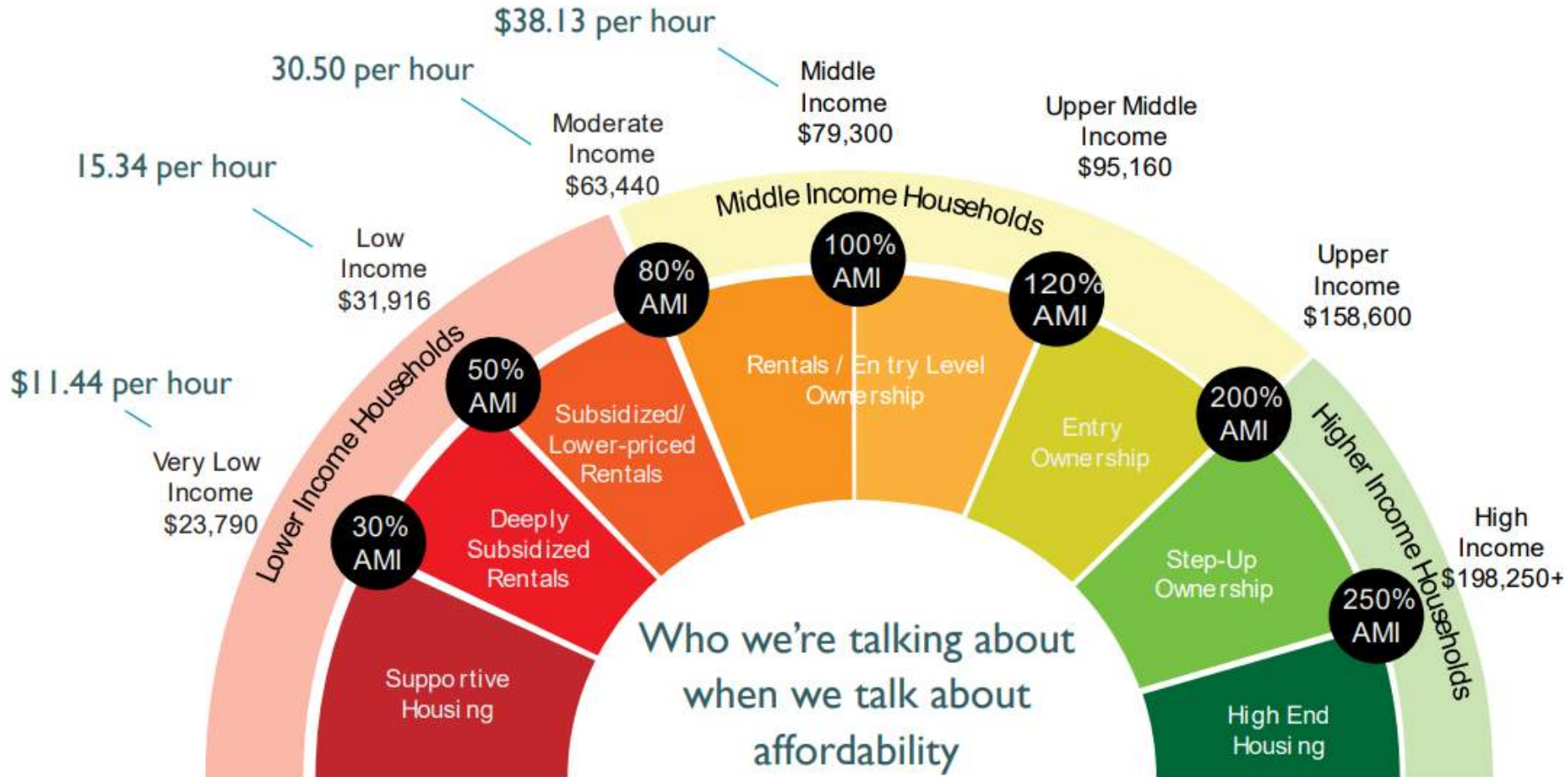
Housing Needs Summary

*From "2024 Hailey Housing Report"



Bridge Foundations – Hailey AMI

*From “2024 Hailey Housing Report”



Hourly wages represent a single income earner, a household would represent combined average hourly earnings. In this scenario a middle-income household may have one individual making \$20/hour and one individual making \$18/hour.

Providing the missing middle





This project has the potential to meet over 60% of the projected housing needs in Hailey over the next 10 years

“FINDINGS: The Hailey Housing Needs Assessment provided clear targets for housing development and programs over the next 10 years to better support accessible and informed housing solutions citywide.”
-2024 Hailey Housing Report

Income Category	Percent of AMI	Income Range	Housing Need (New and Rehab) Next 10 Years	Blaine Crossing (New) Next 10 Years
Lower Income	<30% AMI	\$0- \$23,790	101 units	
	31-50% AMI	\$23,791- \$31,916	104 units	
	51-80% AMI	\$31,917 - \$63,440	135 units	150 units
Middle Income	81-100% AMI	\$63,441-\$79,300	149 units	↑
	101-120% AMI	\$79,301-\$95,160	129 units	350 units
	121-200% AMI	\$95,161-\$158,600	107 units	↓
Higher Income	>200% AMI	\$158,601 +	114 units	30 units
			Total = 839 units	Total = 530 units

*Blaine County demand = 6,500+ units

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BLAINE COUNTY RECREATION DISTRICT
**SPORTS & RECREATION INFRASTRUCTURE
FEASIBILITY ASSESSMENT**

FEBRUARY 7, 2024

- [About](#)
- [Youth](#)
- [Adult](#)
- [Summer Trails](#)
- [Winter Trails](#)
- [Aquatics](#)
- [Galena Lodge](#)

ESPAÑOL

"We need more outdoor recreational sport fields and courts"

72% of Survey Respondents



Assessment Takeaways

Demand for Enhanced Facilities

Interviews, public surveys, and internal evaluations reveal a significant need for more indoor and outdoor facilities, highlighting the limitations of current infrastructure in meeting growing community needs.

Community Feedback Insights +

Existing Facilities' Limitations +

Master Planning Initiative +

Strategic Opportunities +

Actionable Recommendations +

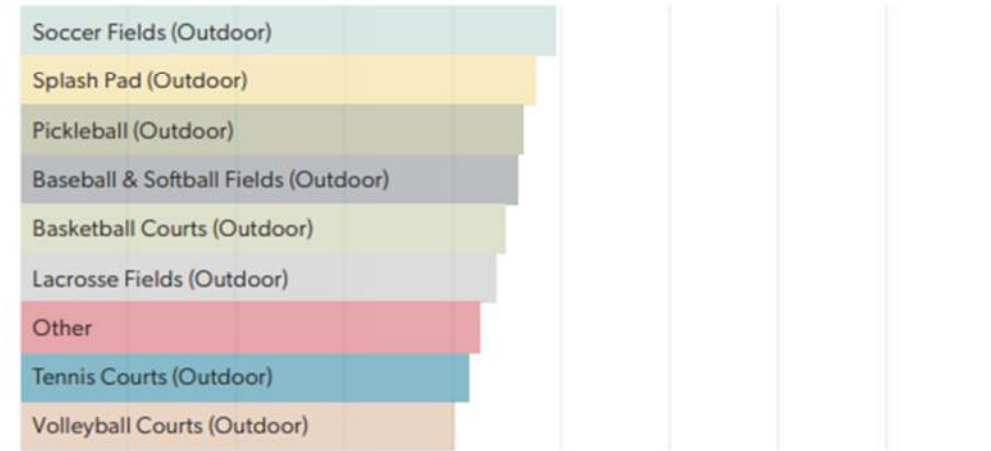
Land Acquisition and Facility Planning +

FINDINGS AT A GLANCE

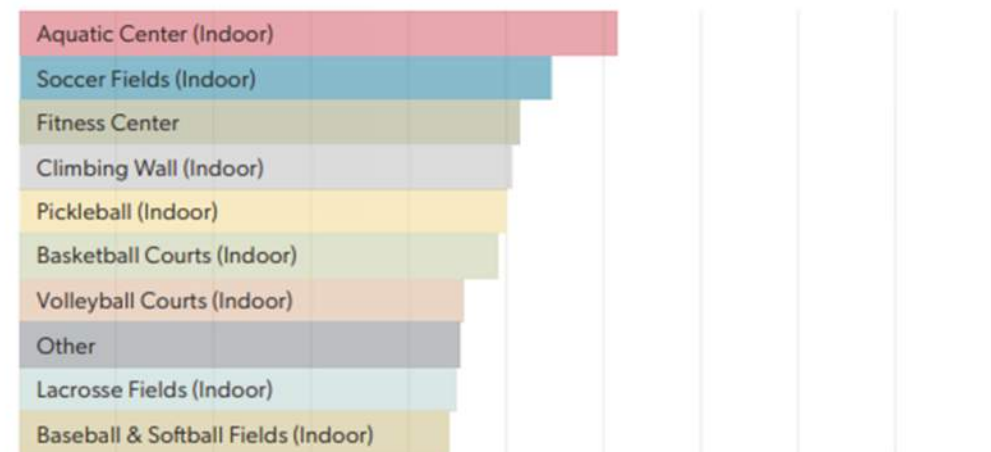
	SV Lacrosse	SV Soccer Club	SV Ski Education Foundation	WR Volleyball Club	WR Select Basketball (Girls)	WR Select Basketball (Boys)	WR Pickleball Alliance	WR Baseball	WR Legacy Softball	WR Lacrosse	ID SURF Soccer Club
1. Need Additional Indoor Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Need Additional Outdoor Facilities:	✓	✓					✓	✓	✓	✓	✓
3. Maintenance Concern for Existing Facilities:	✓	✓				✓	✓	✓	✓	✓	✓
4. Private Funding Opportunities:		✓	✓				✓			✓	
5. Currently Utilizing BCRD Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Currently Utilizing BCSD Facilities:	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
7. Requested Tournament Space:	✓	✓		✓			✓	✓	✓	✓	


PUBLIC SURVEY FACILITY REQUESTS AT A GLANCE

OUTDOOR RANK THE OUTDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:



INDOOR RANK THE INDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:





This project includes a proposed partnership with BCRD, with 25+ acres of fields and courts owned, operated, and maintained by the BCRD, meeting a large portion of the identified rec facilities gap.

OPEN SPACE PROVIDED:

34.22 Acres



OPEN SPACE

HAILEY: 8.46 Acres

Neighborhood Parks (4.09 Acres)

- A. 0.56 Acres
- B. 0.32 Acres
- C. 1.60 Acres
- D. 0.56 Acres
- E. 0.45 Acres
- F. 0.60 Acres

Trail Parks (1.06 Acres)

- G. 1.06 Acres

BCRD Trail + Buffers (3.31 Acres)

- H. 2.82 Acres
- I. 0.49 Acres

BCRD FIELDS: 25.76 Acres

BCRD Recreation Facility (25.76 Acres)

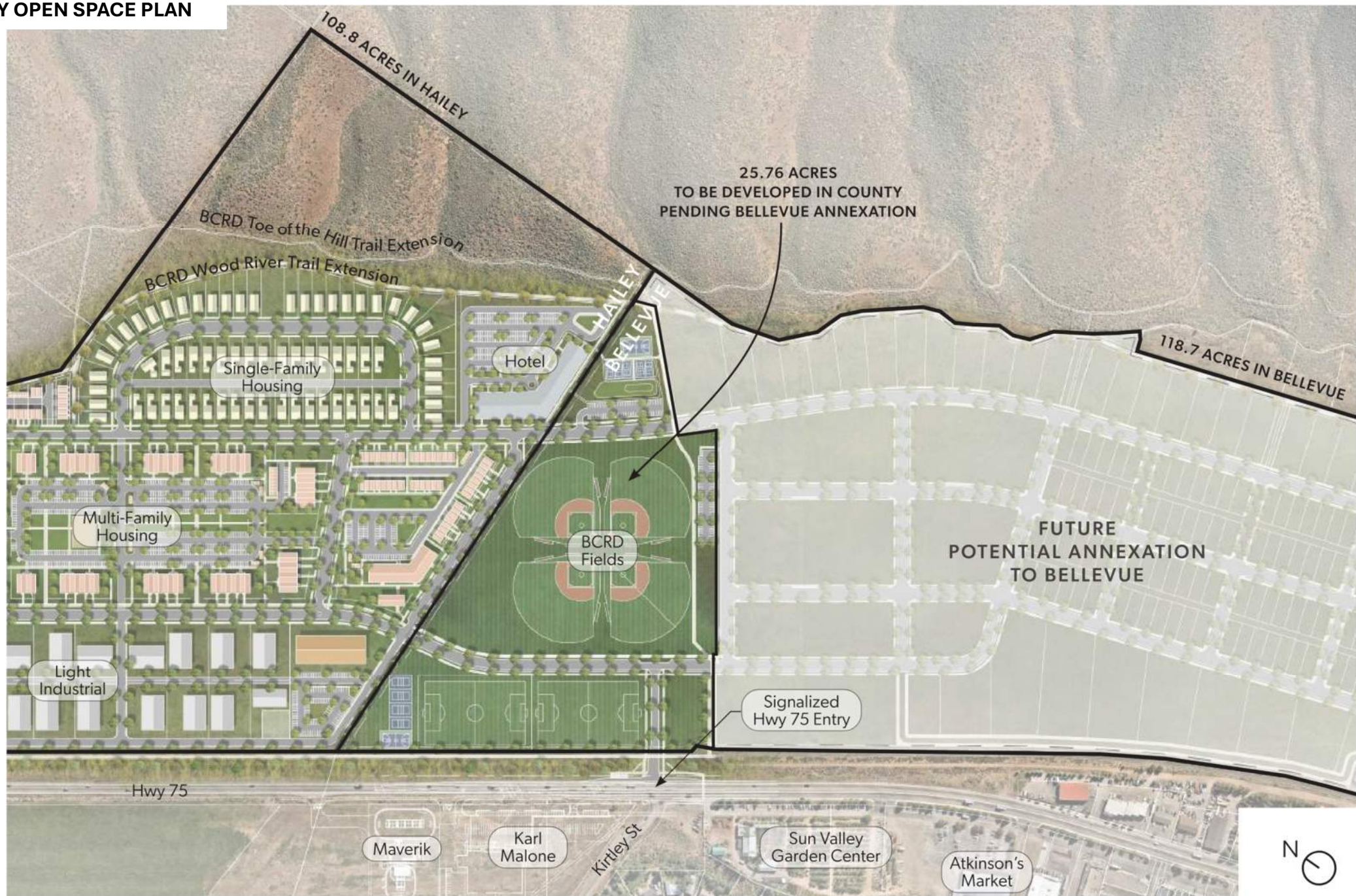
- J. 25.76 Acres

Overall	
Provided	Required
34.22	10.46
Hailey	BCRD
Provided	Provided
8.46	25.76

1. Based on a PUD with NRO: 68 SFH units x 0.05 acres
 + 10% of 20.8 MF acres
 + 15% of 33.24 LI+B

2. Based on a PUD: 10% of 118.7 acres

PRELIMINARY OPEN SPACE PLAN



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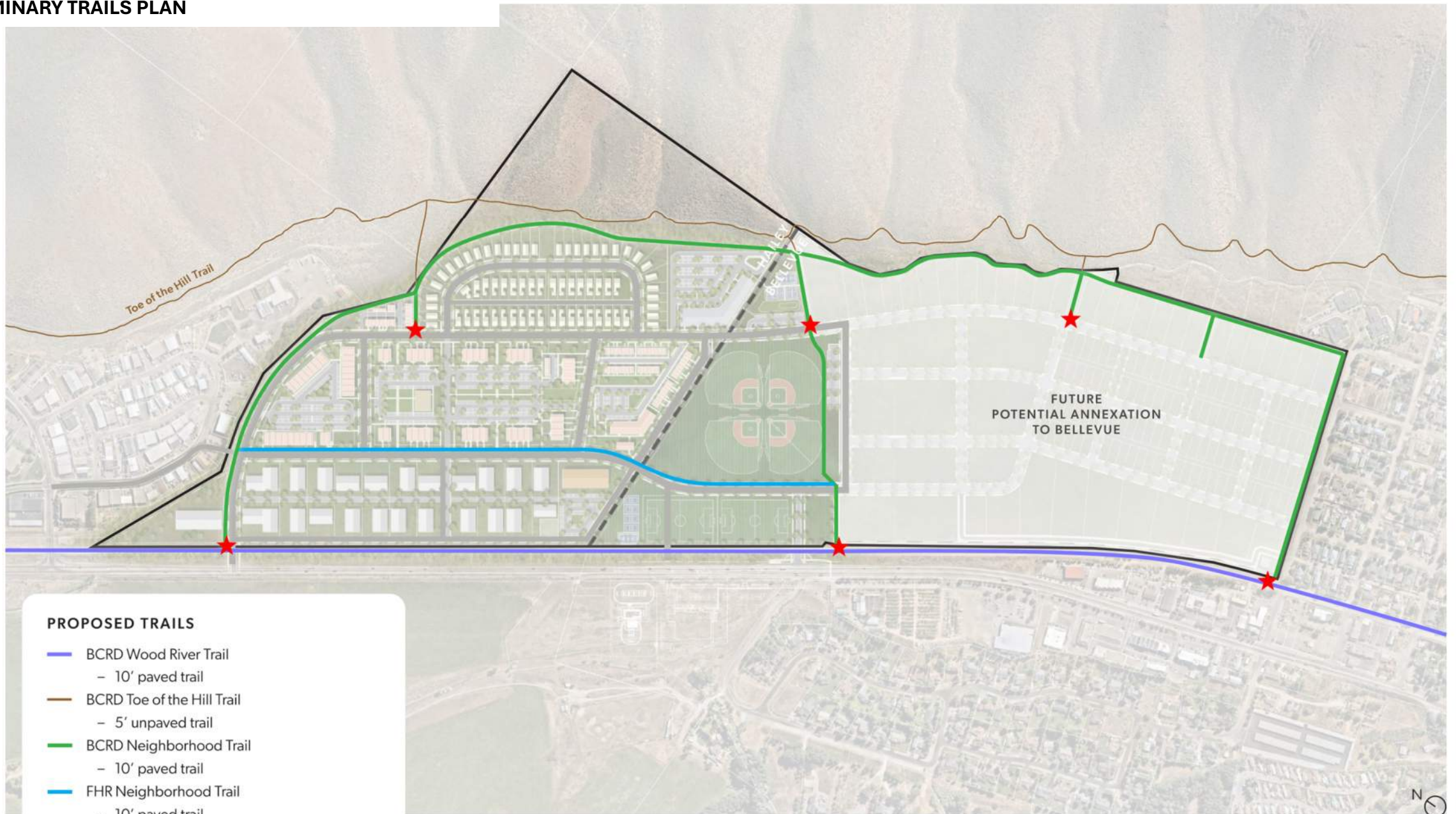
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PRELIMINARY TRAILS PLAN



PROPOSED TRAILS

- BCRD Wood River Trail
 - 10' paved trail
- BCRD Toe of the Hill Trail
 - 5' unpaved trail
- BCRD Neighborhood Trail
 - 10' paved trail
- FHR Neighborhood Trail
 - 10' paved trail

★ Wayfinding, interpretive signage, and art



Enhanced Trails



Enhanced Trails



COMMON MILKWEED
ASCLEPIAS SYRIACA L.


Height 2 to 5 feet

Bloom Months July–August

Leaf veins do not reach the edge of the leaf.
Middle vein on leaves is white to pink.

Leaves are alternate.

Poisonous protection
All members of the milkweed family can act as hosts to monarch butterfly larvae. Monarchs use the toxic milkweed sap to protect themselves from predators.



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Public Realm Art (inspired by local nature and culture)



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Regionally appropriate design



Regionally appropriate design



Regionally appropriate design



Parks & Open Space



Climbing Feature

Natural Play Features



Regionally appropriate Landscapes



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The background of the slide features a landscape with mountains under a blue sky with white clouds. In the foreground, there are two trees with green and yellow leaves. Silhouettes of people and vehicles are visible: on the left, two people standing; in the center, a dark SUV and a white SUV; on the right, a person walking with a child. Two vertical red dashed lines are positioned on either side of the text, with the word 'Property' written vertically in a light grey font next to each line.

Greywater from the Hailey Sewer Treatment Plant may be used to irrigate the public landscapes, conserving thousands of gallons of potable water and avoiding future regulatory issues for the City.

Native Plant Communities



Native Plant Communities



Pollinator Gardens



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