



JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/88442959140?pwd=p7Ti6XEHYdVov2gb4vrbsFuEQXXgVs.1>

Meeting ID: 884 4295 9140

Passcode: 810315

One tap mobile +1-346-248-7799 (Houston) +1-253-215-8782 (Tacoma)

Please Mute Your Call -- Friendly Reminder to turn off all cell phones (except emergency personnel)

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NOTICE OF AGENDA COMPLIANCE** per Idaho Code §74-204– Action Item
 - a. Finding That the regular meeting notice and agenda were posted in accordance with Idaho Code §74-204 within forty-eight (48) hours prior to the meeting at: Bellevue City Hall, Post Office, and the City’s website on July 31, 2025. *Suggested Motion: I move that the agenda and notice for the August 5, 2025 meeting was posted in accordance with Idaho Code Section 74-204.*
4. **CALL FOR CONFLICT** (As outlined in Idaho Code 74-404)
5. **PUBLIC COMMENT** (for items of concern not on the Agenda)
6. **NEW BUSINESS**
 - a. Consideration of Resolution 25-04 appointing Brian Parker as Secretary of the Bellevue Urban Renewal Agency -- **ACTION ITEM**
 - b. Consideration of Resolution 25-05 authorizing the expenditure of up to \$30,000 to repaint Bellevue City Hall -- **ACTION ITEM**
7. **WORK SESSION**
 - a. Consideration of a Request for Proposal for planning and landscape architectural services for right-of-way improvements within the BURA District.
8. **Next Meeting Date** – November 4, 2025
9. **ADJOURNMENT** - ACTION ITEM

I, designated Secretary/Treasurer for the City of Bellevue Urban Renewal Agency, certify that the special meeting notice and agenda were posted in accordance with Idaho Code §74-204 within twenty-four (24) hours prior to the meeting at Bellevue City Hall, Bellevue Post Office, and the City’s website. Commission packets are available online at <https://www.bellevueidaho.us>. In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the City of Bellevue, 115 E Pine Street, Bellevue, Idaho 83313, or phone 208-788-2128 Ext. 2, at least 24 hours prior to the meeting.



AGENCIA DE RENOVACIÓN URBANA DE BELLEVUE (BURA)

Martes 5 de agosto de 2025 a las 16:00 horas

Ayuntamiento de Bellevue, 115 E Pine Street, Bellevue, ID

UNIRSE A LA REUNIÓN DE ZOOM:

<https://us02web.zoom.us/j/88442959140?pwd=p7Ti6XEHYdVov2gb4vrbsFuEQXXgVs.1>

ID de reunión: 884 4295 9140

Código de acceso: 810315

Un toque móvil +1-346-248-7799 (Houston) +1-253-215-8782 (Tacoma)

Por favor silencie su llamada - Recordatorio amistoso para apagar todos los teléfonos celulares (excepto el personal de emergencia)

ORDEN DEL DÍA

1. **LLAMAR AL ORDEN**
2. **LISTA**
3. **AVISO DE CUMPLIMIENTO DE LA AGENDA** según el Código de Idaho §74-204 – Punto de acción
 - a. Constatando que el aviso y la agenda de la reunión regular se publicaron de conformidad con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: el Ayuntamiento de Bellevue, la Oficina de Correos y el sitio web de la Ciudad el 31 de julio de 2025. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 5 de agosto de 2025 se publiquen de conformidad con la Sección 74-204 del Código de Idaho.*
4. **LLAMADA AL CONFLICTO** (Como se describe en el Código de Idaho 74-404)
5. **COMENTARIO PÚBLICO** (para temas de preocupación que no están en la Agenda)
6. **NUEVOS NEGOCIOS**
 - a. Consideración de la Resolución 25-04 que nombra a Brian Parker como Secretario de la Agencia de Renovación Urbana de Bellevue -- **PUNTO DE ACCIÓN**
 - b. Consideración de la Resolución 25-05 que autoriza el gasto de hasta \$30,000 para repintar el Ayuntamiento de Bellevue -- **PUNTO DE ACCIÓN**
7. **SESIÓN DE TRABAJO**
 - a. Consideración de una solicitud de propuesta para servicios de planificación y arquitectura paisajística para mejoras de derecho de paso dentro del distrito BURA.
8. **Próxima fecha de reunión:** 4 de noviembre de 2025
9. **APLAZAMIENTO - PUNTO DE ACCIÓN**

Yo, Secretario/Tesorero designado de la Agencia de Renovación Urbana de la Ciudad de Bellevue, certifico que la convocatoria y el orden del día de la reunión especial se publicaron, de conformidad con el Código de Idaho, §74-204, dentro de las veinticuatro (24) horas previas a la reunión en el Ayuntamiento de Bellevue, la Oficina de Correos de Bellevue y el sitio web de la Ciudad. Los documentos de la comisión están disponibles en línea en <https://www.bellevueidaho.us>. De conformidad con la Ley de Estadounidenses con Discapacidades (ADA), las personas que necesiten adaptaciones especiales durante esta reunión deben notificar a la Ciudad de Bellevue, 115 E Pine Street, Bellevue, Idaho 83313, o llamar al 208-788-2128 Ext. 2, al menos 24 horas antes de la reunión.

**BELLEVUE URBAN RENEWAL AGENCY
RESOLUTION 25-04**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE BELLEVUE URBAN
RENEWAL AGENCY, APPOINTING A SECRETARY/TREASURER OF THE BELLEVUE
URBAN RENEWAL AGENCY FOR AUGUST 5, 2025 TO MARCH 1, 2026.

BE IT RESOLVED BY THE BELLEVUE URBAN RENEWAL AGENCY, AS
FOLLOWS:

Pursuant to Bellevue Ordinance 2008-03, and AMENDED AND RESTATED BYLAWS
OF THE BELLEVUE URBAN RENEWAL AGENCY, the BELLEVUE URBAN RENEWAL
AGENCY BOARD OF COMMISSIONERS hereby appoints the following as officers of the
Board of Commissioners for a term one year:

BRIAN PARKER as SECRETARY/TREASURER of the Board of Commissioners until
March 1, 2026.

PASSED AND ADOPTED by the Commissioners of the BELLEVUE URBAN
RENEWAL AGENCY on this 5th day of AUGUST, 2025.

Diane Shay, Chair

ATTEST:

Brian Parker, Secretary

BURA RESOLUTION NO. 25-05

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY
("BOARD") OF BELLEVUE, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
BELLEVUE URBAN RENEWAL AGENCY, AUTHORIZING THE CHAIR TO
PROCURE SERVICES TO REPAINT BELLEVUE CITY HALL IN AN
AMOUNT NOT TO EXCEED \$30,000.

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

WHEREAS, the Bellevue Urban Renewal Area Plan, as adopted by the Bellevue
Common Council by Resolution 798 on November 21, 2006 establishes goals of eliminating
deteriorated public facilities; and,

WHEREAS, the Board finds that the paint on the Bellevue City Hall in a state of
disrepair; and,

WHEREAS, BURA finds the expenditure of funds to repaint Bellevue City Hall to be an
ordinary and necessary expense; and,

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF
COMMISSIONERS OF THE BELLEVUE URBAN RENEWAL AGENCY, AS FOLLOWS:

1) The Chair of the Board is approved to procure services to repaint Bellevue City Hall
in an amount not to exceed \$30,000

PASSED AND ADOPTED by the Bellevue Urban Renewal Agency and signed by the
Chair of the Board of Commissioners on August 5, 2025.

APPROVED:

ATTEST:

By: _____
Diane Shay, Chair

By: _____
Brian Parker, Secretary

REQUEST FOR PROPOSALS (RFP)

Planning and Design Services for the East Downtown Public Space and Redevelopment Vision

ISSUE DATE: August 6, 2025

PROPOSALS DUE: September 3, 2025

CONTACT: Brian Parker, Community Development Director

CITY OF BELLEVUE, IDAHO

I. INTRODUCTION

The Bellevue Urban Renewal Agency (BURA), in coordination with the City of Bellevue, Idaho, is soliciting proposals from qualified planning and design professionals to lead a public planning process and produce conceptual plans to repurpose and reimagine city-owned rights-of-way and properties east of Main Street between Chestnut and Spruce Streets. The selected consultant will also develop design strategies to integrate this corridor with the adjacent Howard Preserve.

This project will help shape a long-term vision for placemaking, economic development, and walkable connectivity in Bellevue's historic downtown core and surrounding riverfront.

II. PROJECT CONTEXT

The planning area includes a series of underutilized public rights-of-way and City-owned property between Main Street and the Big Wood River within the original townsite of Bellevue, specifically from Chestnut Street to Spruce Street. These spaces currently serve a mix of light service and emergency access, snow storage, and parking but have strong potential to become activated public spaces, green corridors, improved parking or sites for incremental infill development.

The eastern edge of the planning area is bounded by the Howard Preserve, a natural park surrounding the Big Wood River, offering an opportunity to connect downtown Bellevue more meaningfully to its natural assets through trails, habitat features, or public access points.

III. SCOPE OF WORK

The Bellevue Urban Renewal Agency (BURA), in close coordination with the City of Bellevue, is seeking the services of an interdisciplinary team of planners and landscape architects to develop a master plan and specific improvement plan(s) for underutilized rights-of-way and City-owned property within the project area.

1. Project Coordination and Community Engagement

- Develop a project work plan with schedule, milestones, and deliverables.

- Facilitate regular coordination/check-in meetings with City staff, BURA Board and the Bellevue Common Council.
- Conduct inclusive community outreach through at least two public meetings, stakeholder interviews, and/or pop-up events.
- Prepare outreach materials, including maps, graphics, and engagement summaries.

2. Existing Conditions and Site Analysis

- Assess physical characteristics of the rights-of-way and alley segments, including surface conditions, utilities, access, and adjacent land uses.
- Map and evaluate adjacencies including land use, ownership, and access to the Howard Preserve.

3. Conceptual Design and Scenario Planning

- Develop a conceptual plan and preferred site developments for the underutilized rights of way uses such as:
 - o Public gathering spaces or pocket parks
 - o Redevelopment
 - o Consolidated parking
 - o Pop-up vendor areas or food truck nodes
- Propose strategies for safe, attractive pedestrian and visual connections to the Big Wood River.
- Identify improvements needed to ensure the continued use of the alley for service and emergency access.

4. Implementation Strategy

- Prioritize improvements with phasing recommendations.
- Provide cost estimates and potential funding strategies (e.g., urban renewal, grants, public-private partnerships).
- Recommend any zoning, policy, or procedural changes needed to implement the vision and leverage the public investment to return improved property values and encourage private development to fulfill community needs.

5. Deliverables

- Project schedule and public engagement plan
- Existing conditions memo with maps and visuals

- Concept plans and illustrative renderings
 - Implementation matrix with cost ranges and priorities
 - Final summary report and public presentation
-

IV. PROPOSAL REQUIREMENTS

All proposals must include:

1. **Cover Letter**
 2. **Firm and Team Qualifications**
 - o Project team bios and roles
 - o Examples of at least three comparable downtown planning, design, or similar projects
 3. **Understanding and Approach**
 - o Narrative addressing project understanding and design philosophy
 - o Approach to engaging the Bellevue community
 4. **Work Plan and Schedule**
 5. **Fee Proposal** (*to be submitted separately*)
 6. **References**
-

V. SELECTION CRITERIA

Proposals will be evaluated using the following weighted criteria:

Criteria	Points
Relevant experience and past projects	25
Project understanding and approach	25
Community engagement strategy	15
Team qualifications and availability	15
Quality of deliverables and visuals in past work	10

Criteria	Points
Fee reasonableness and value	10
Total Possible Points	100

VI. SUBMITTAL INSTRUCTIONS

Submit proposals in digital format (PDF) to:

Brian Parker, Community Development Director, bparker@bellevueidaho.us

Submissions must be received by **[Insert Date & Time]**.

The fee proposal must be submitted as a separate PDF attachment.

Questions must be submitted via email by **[Insert Question Deadline]**.

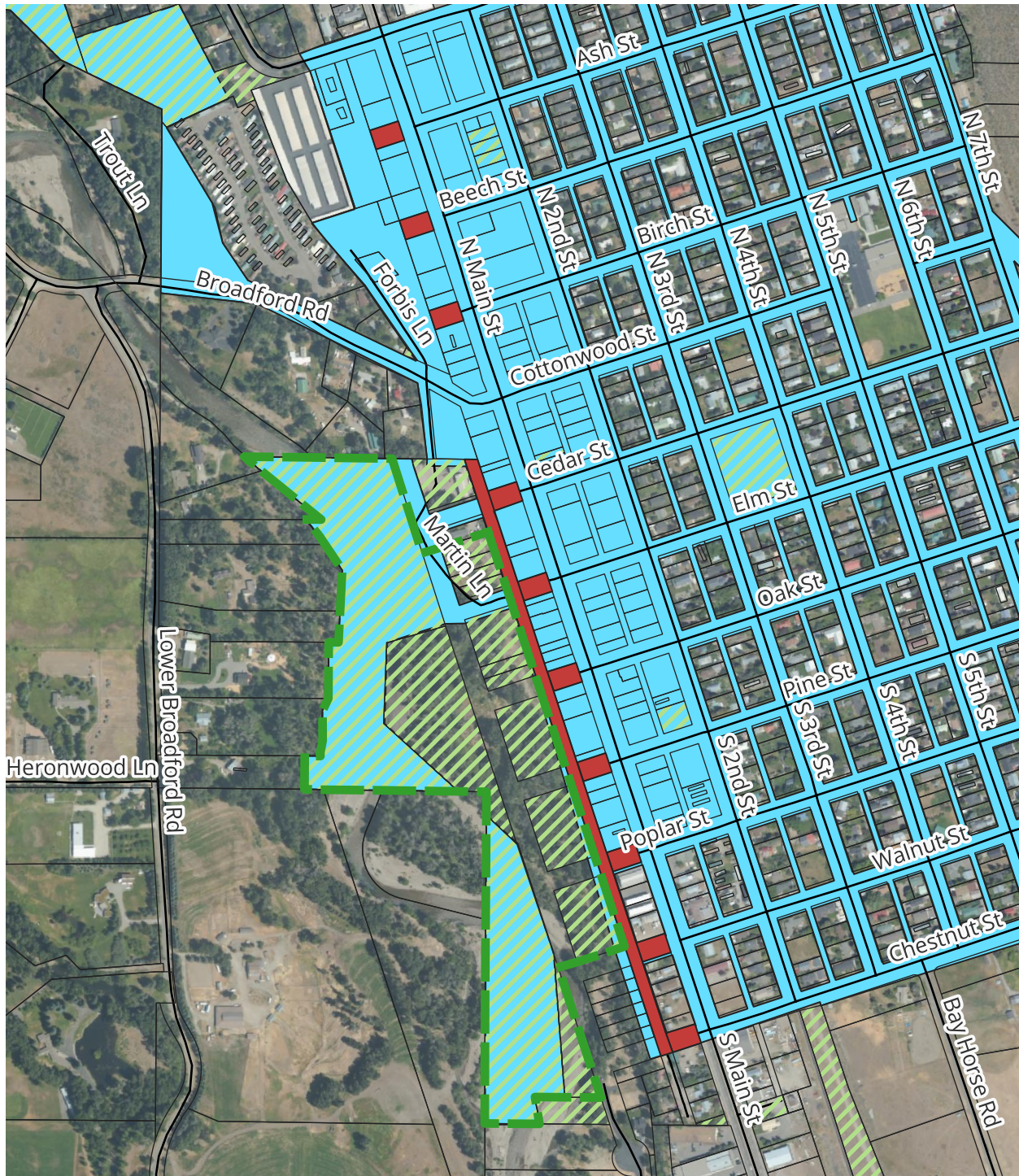
VII. ADDITIONAL INFORMATION

- A site visit or pre-submittal meeting may be scheduled at [Insert Date and Time] (attendance is optional).
- The City and BURA reserve the right to reject any or all proposals, to waive minor irregularities, and to negotiate with the most qualified respondent.
- Relevant documents, including zoning maps, aerial imagery, and the City's Comprehensive Plan and Urban Renewal Plan, will be made available upon request.

Attachments (to be provided by the City or BURA):

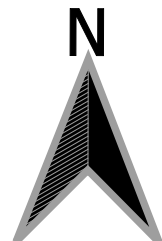
- Map of planning area from Chestnut to Spruce Streets
- Existing zoning map
- Site photos

BURA Rights-of-Way Project Area



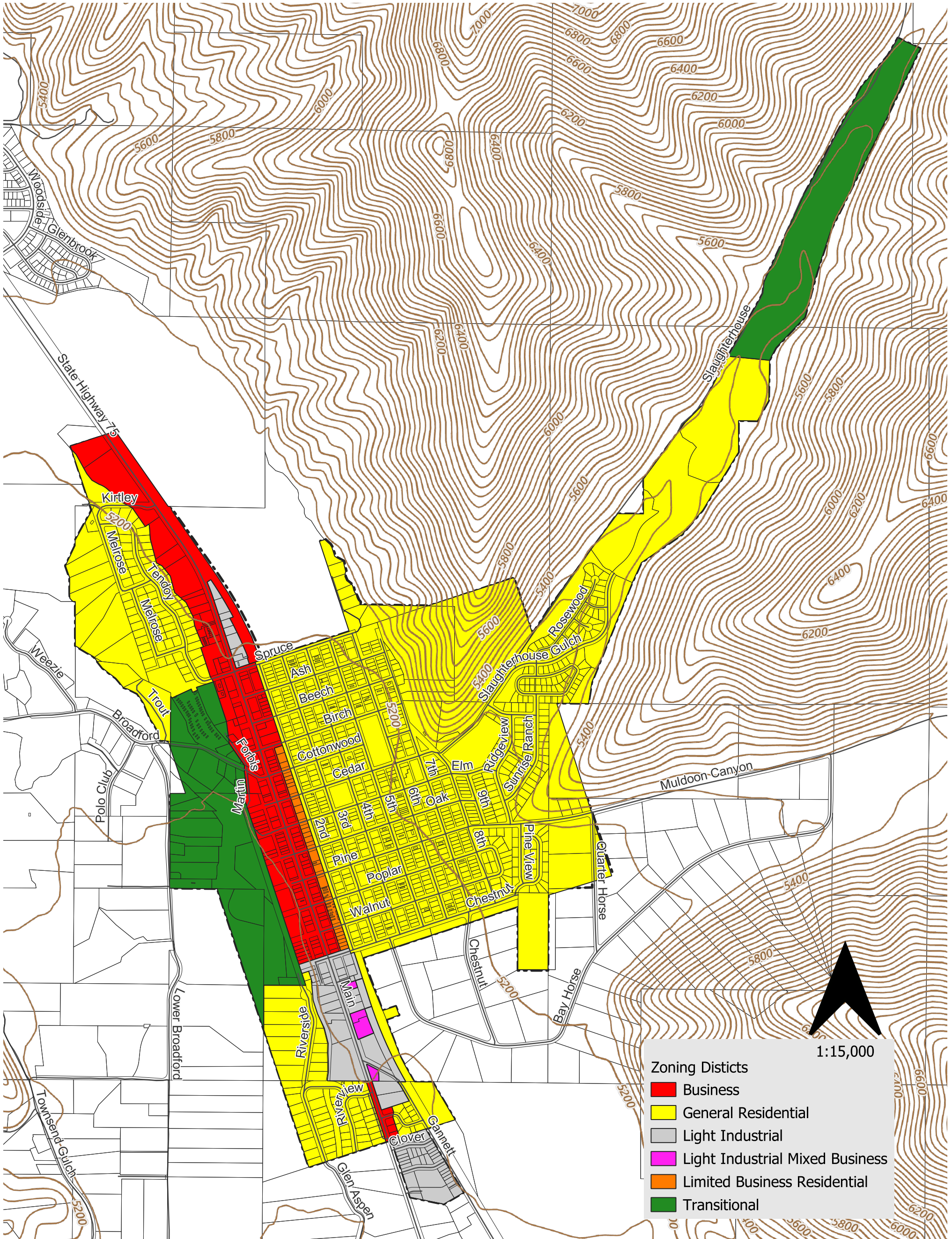
-  Howard Preserve Conservation Easement
-  Parcels
-  Project Area
-  City Owned Properties
-  Bellevue Urban Renewal District

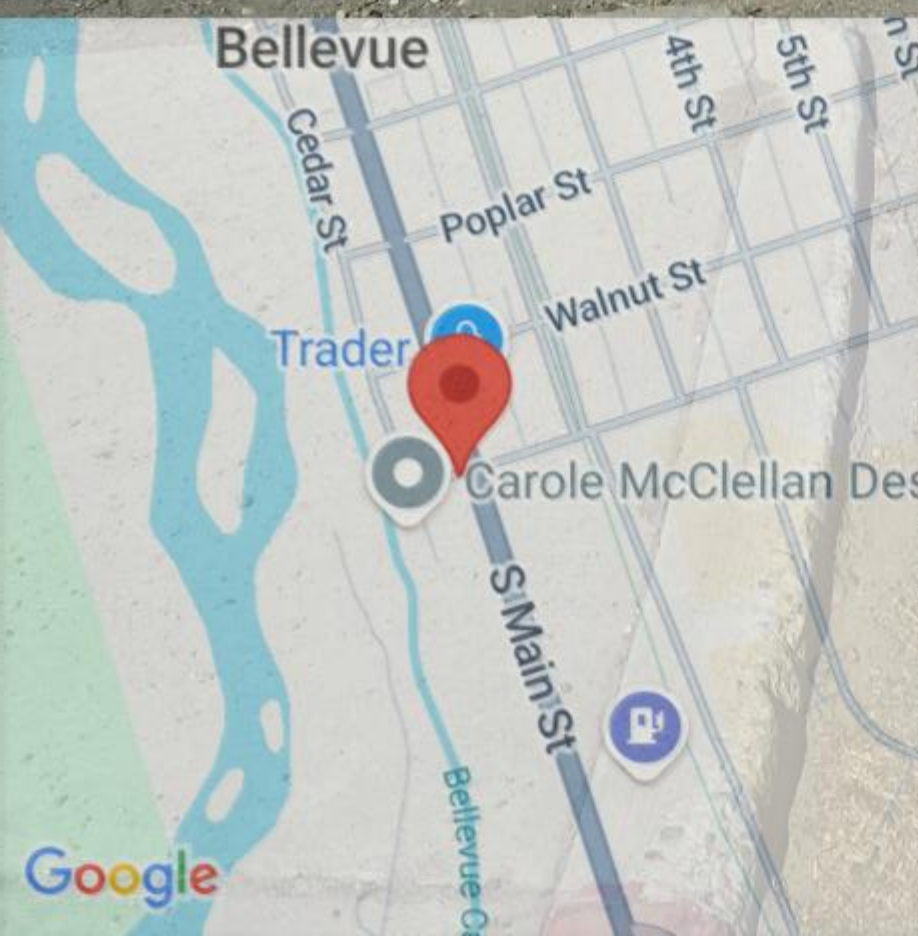
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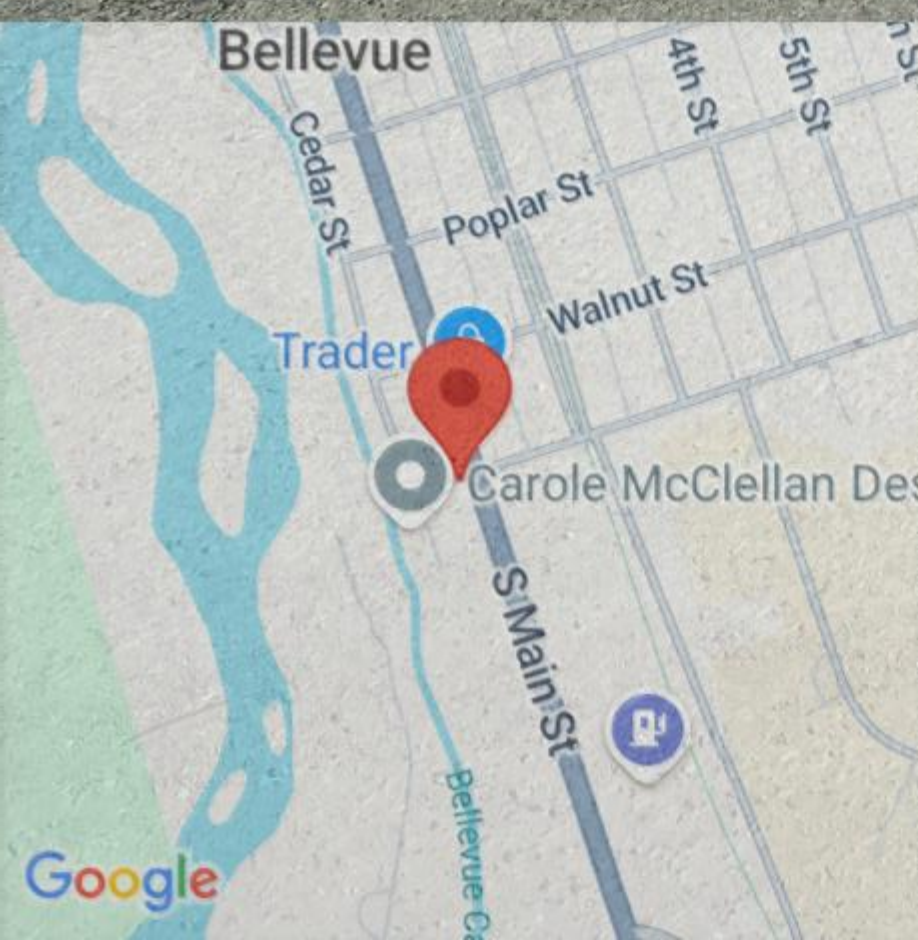


City of Bellevue Zoning Map

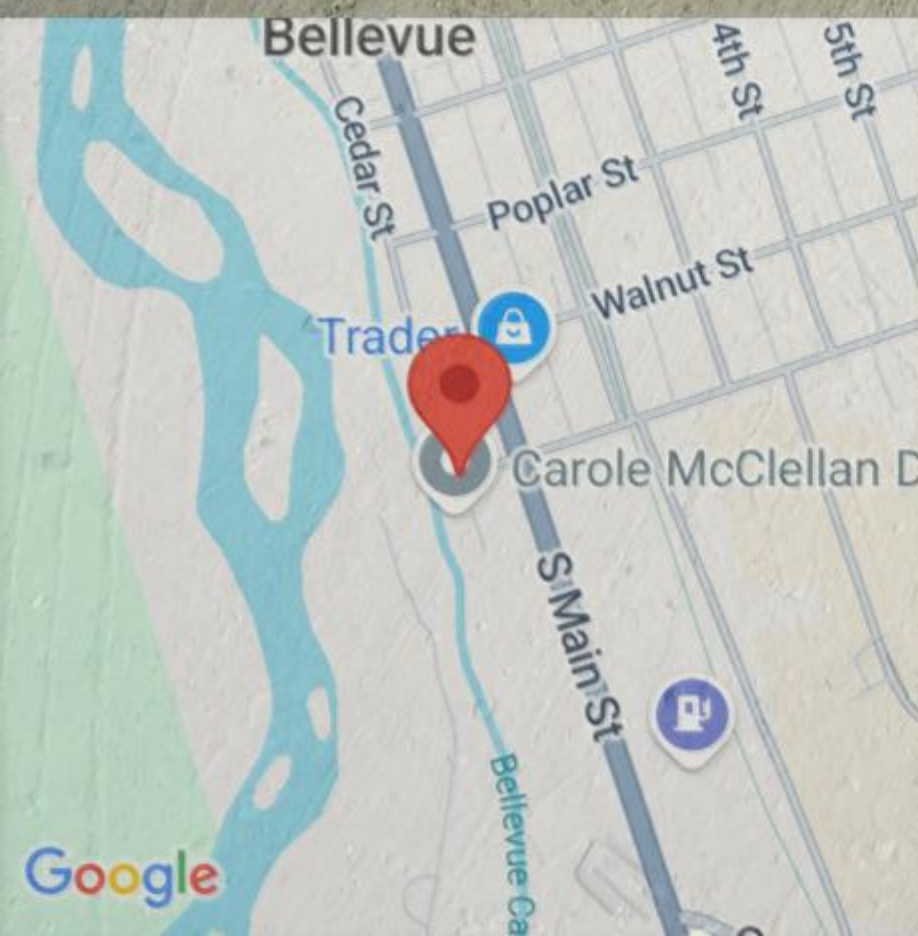




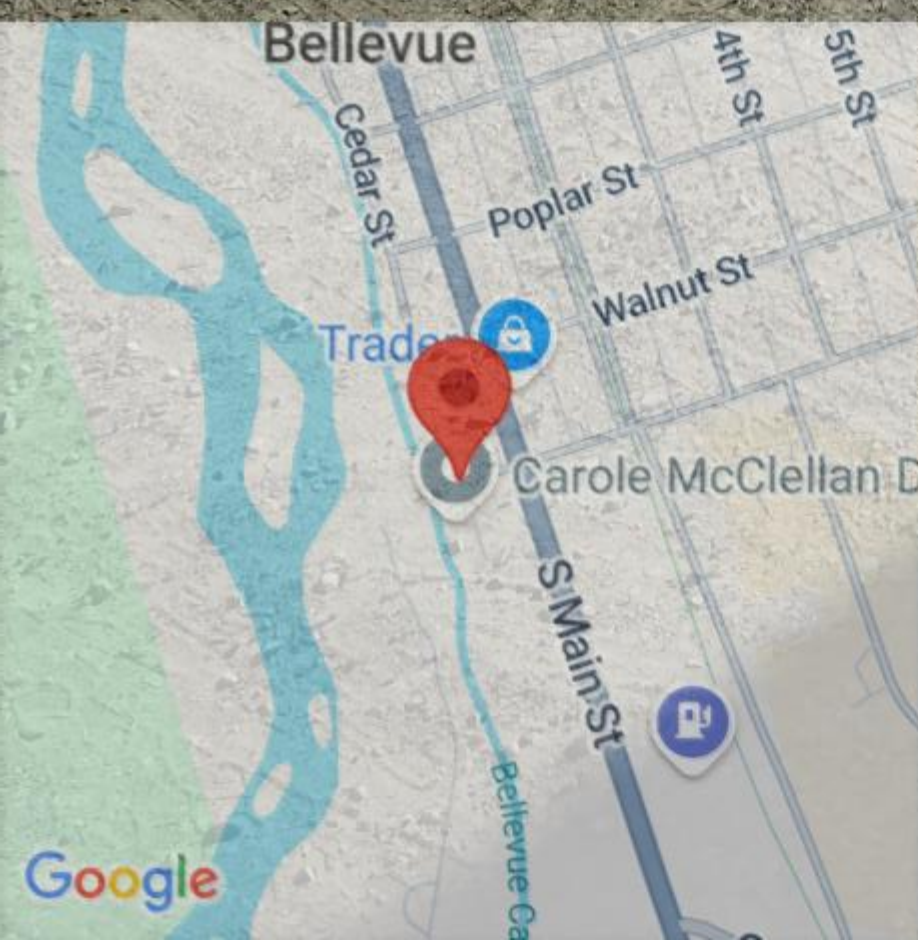
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Bellevue
Blaine County
Idaho



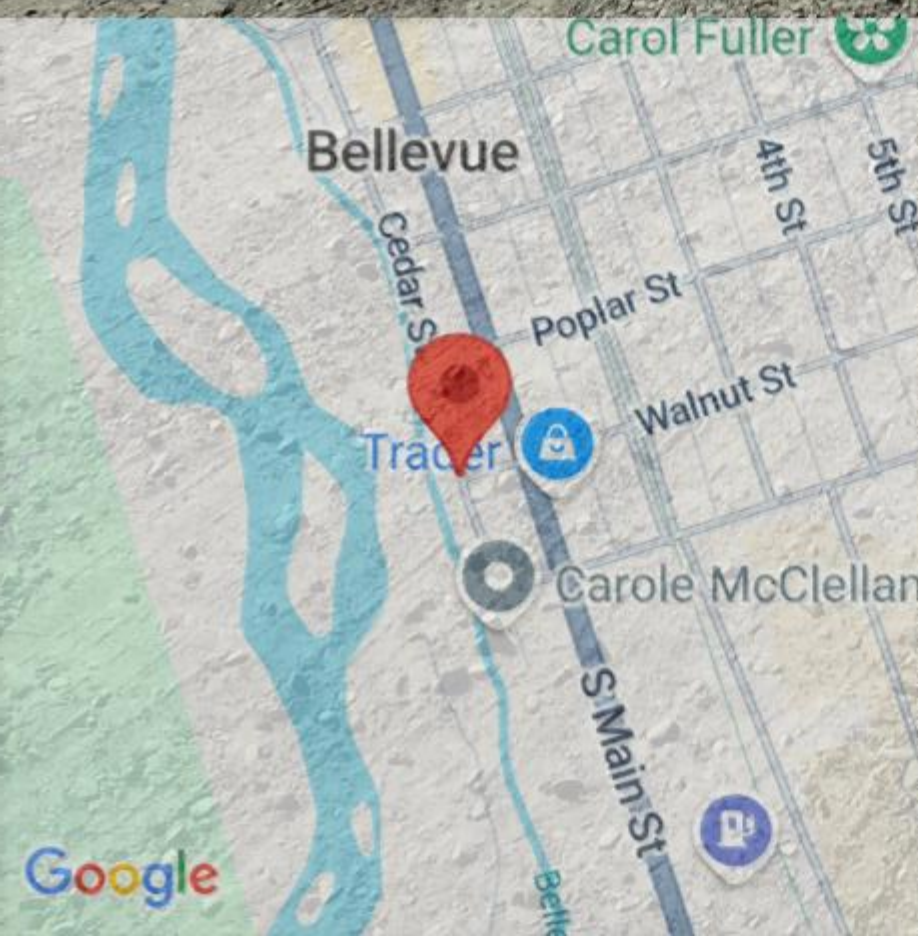
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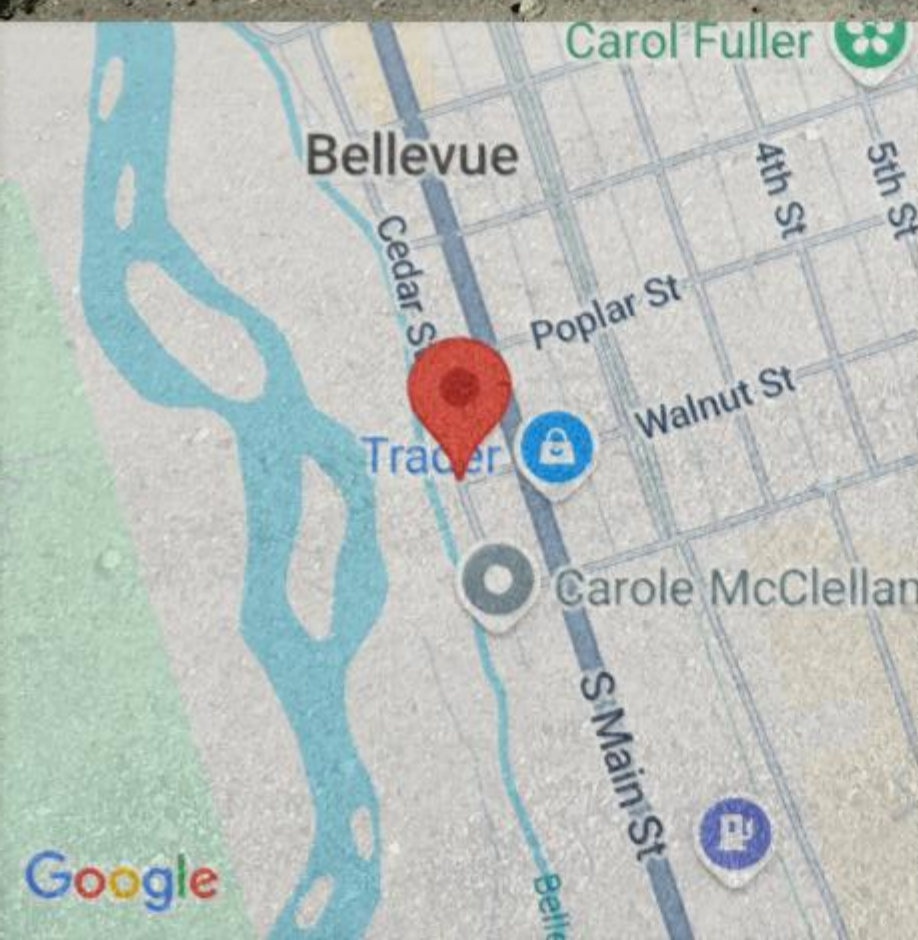
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Jul 31, 2025 10:00:33
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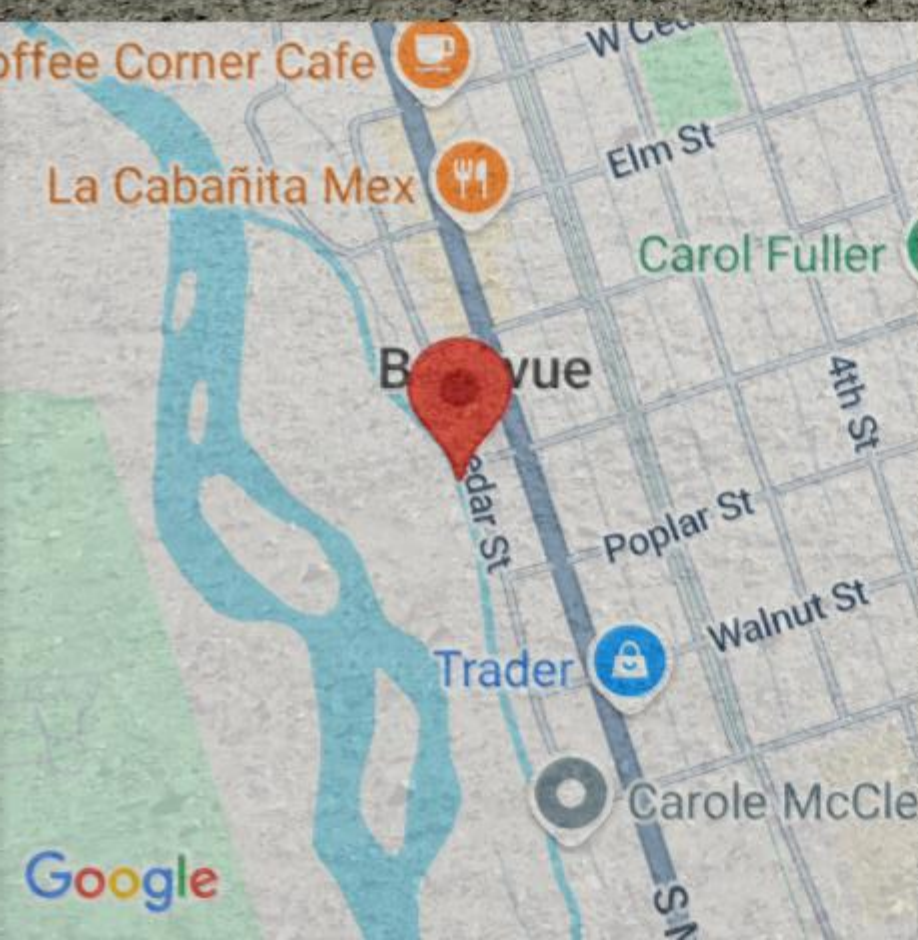
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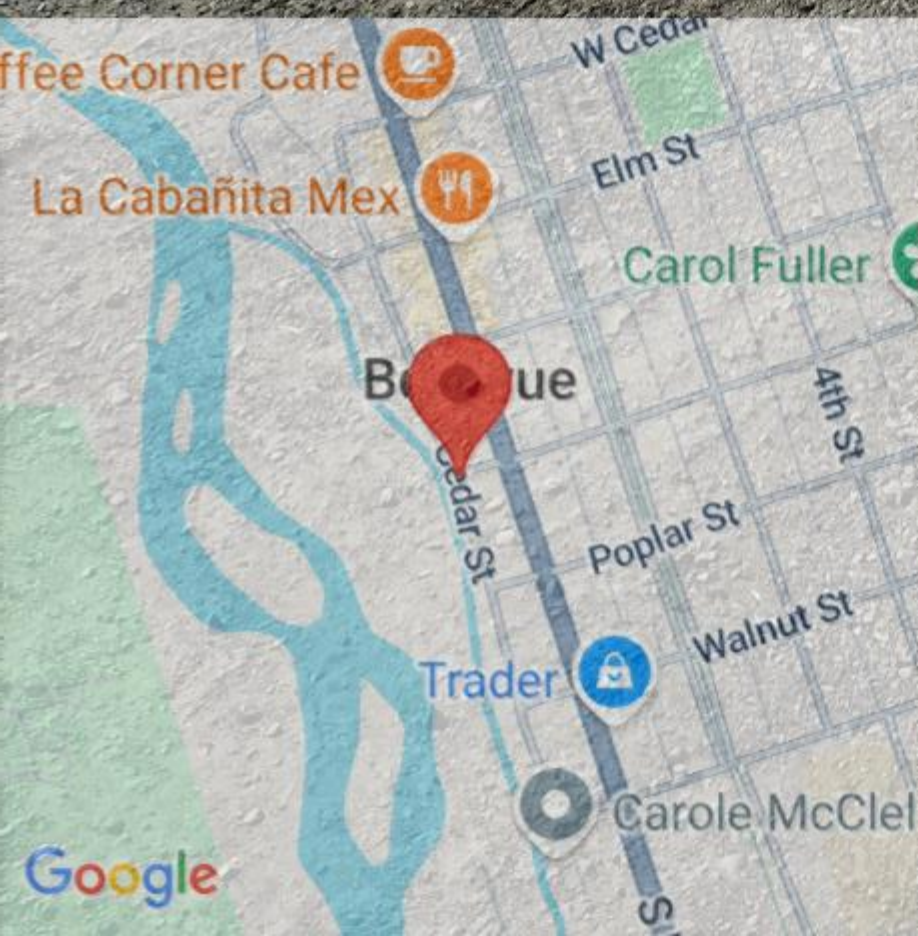
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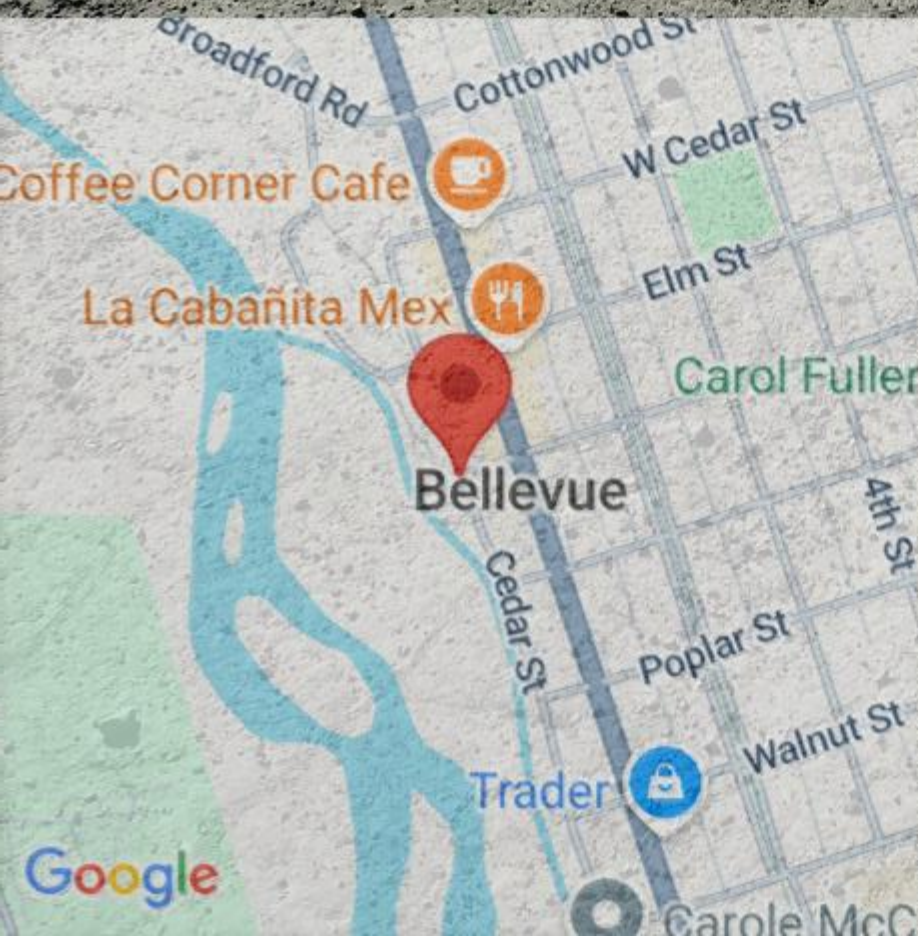
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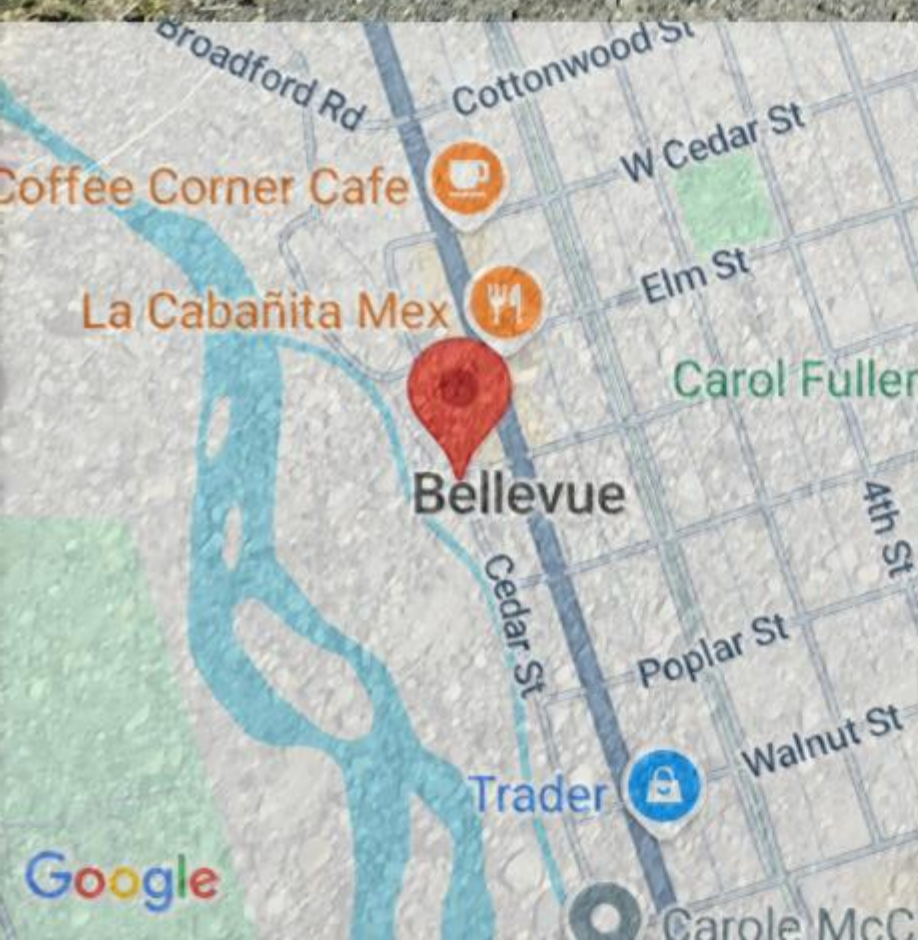
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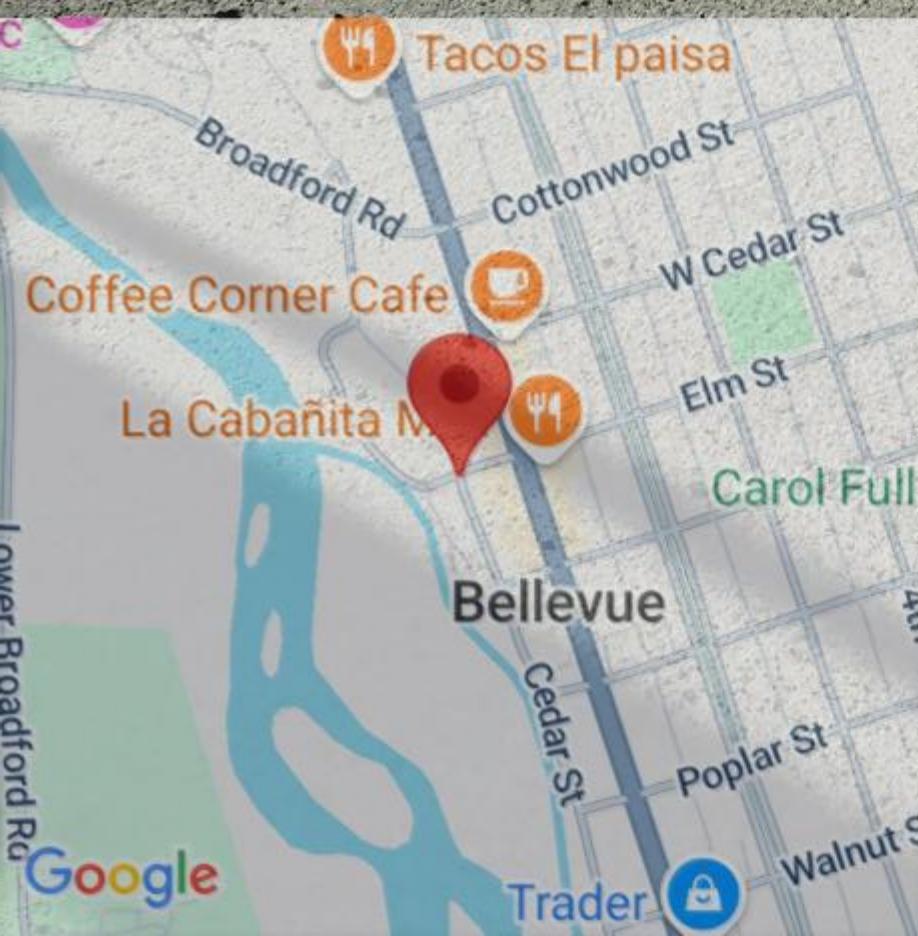
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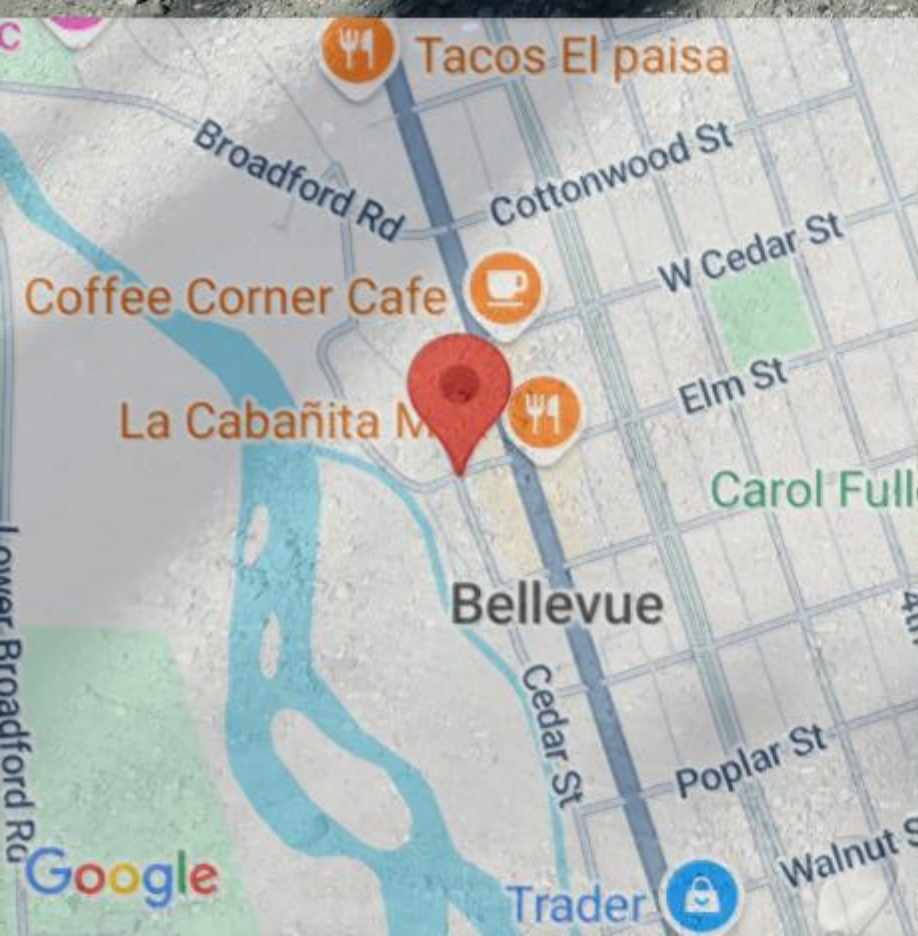
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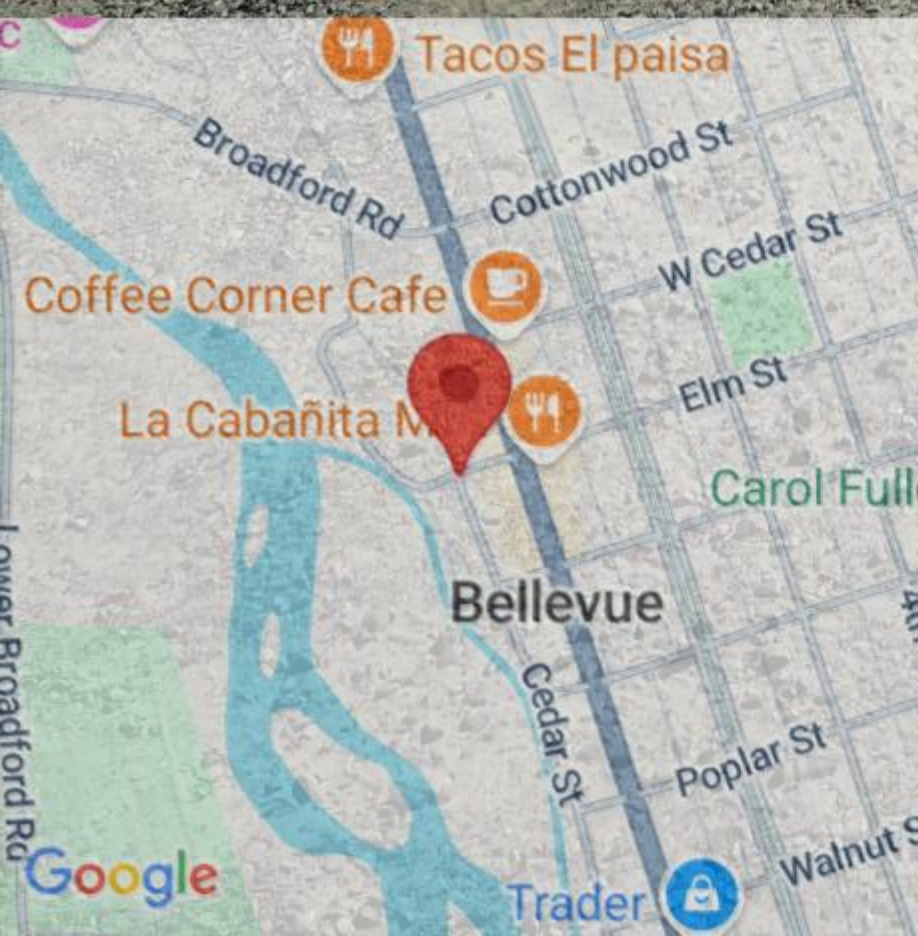
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Idaho



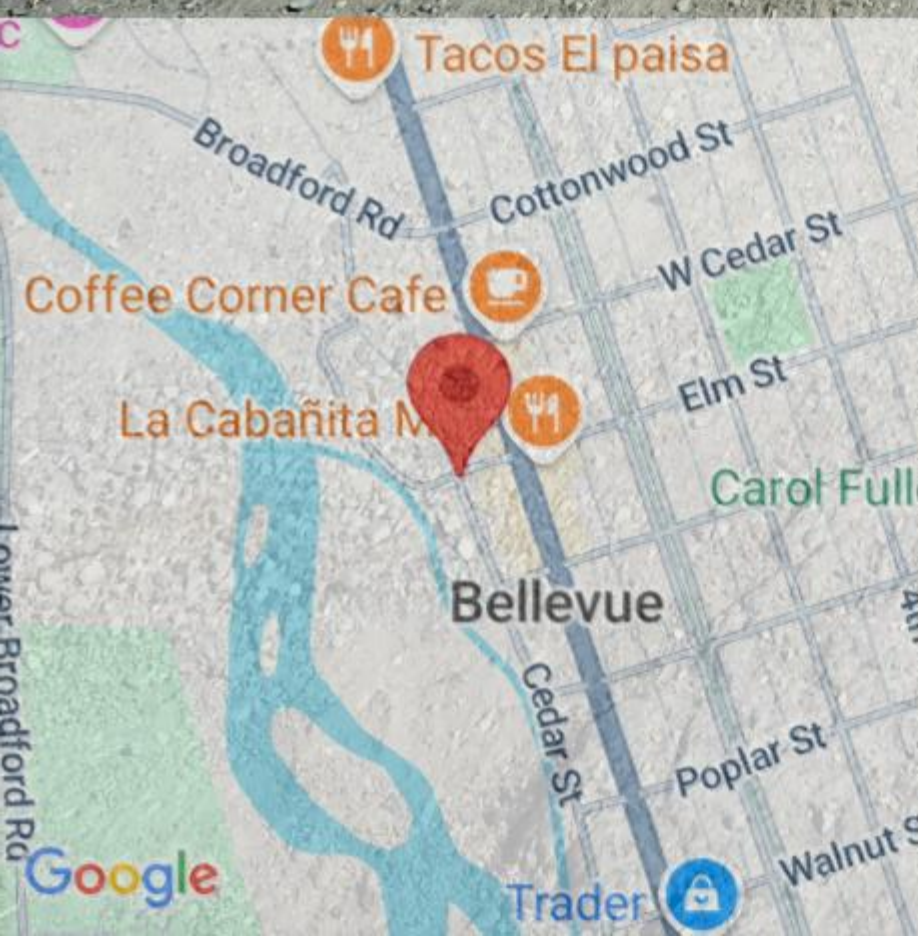
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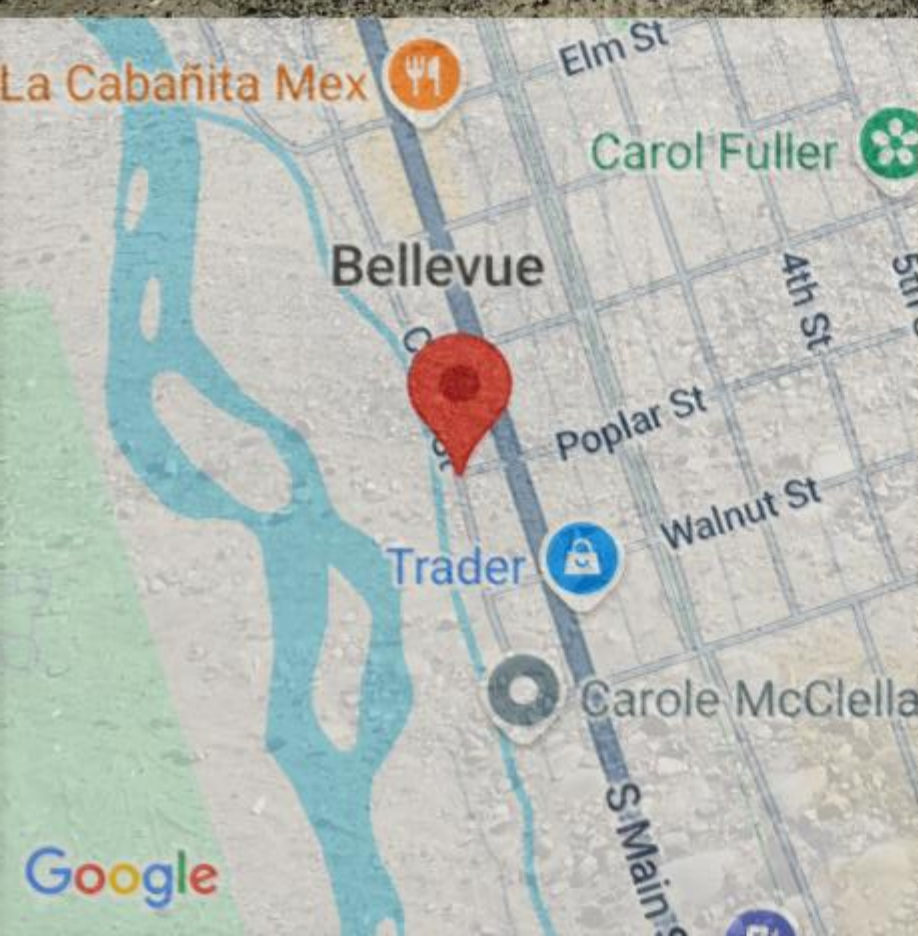
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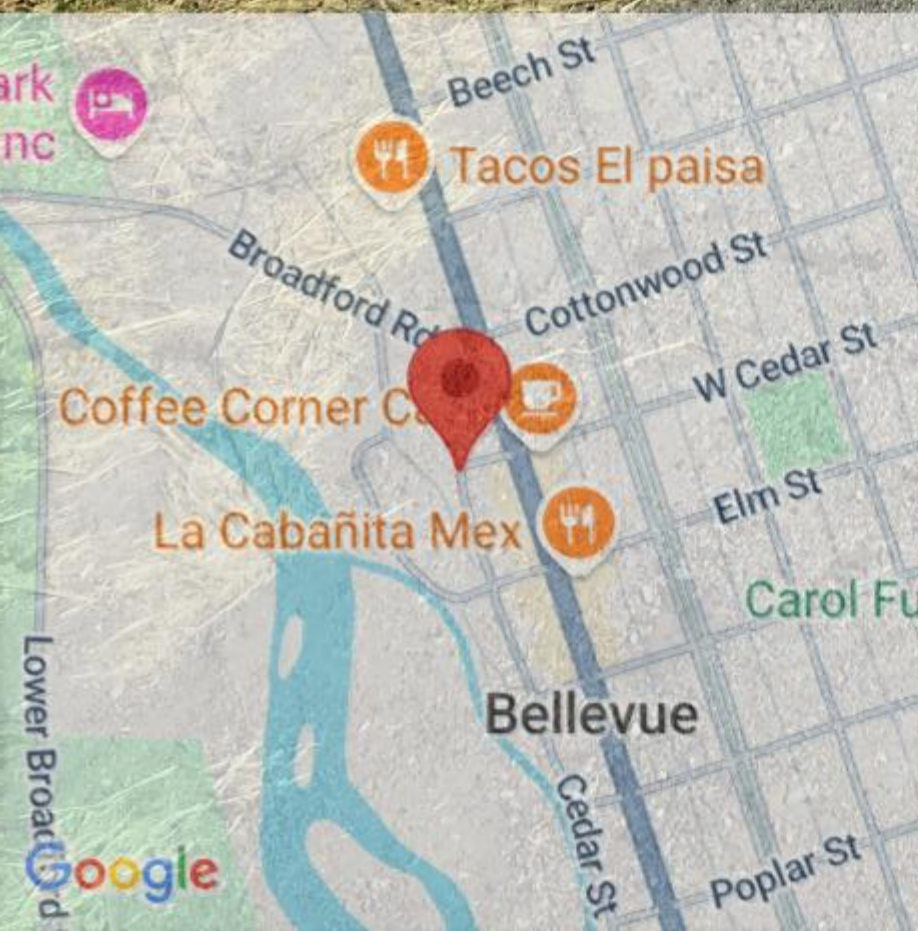
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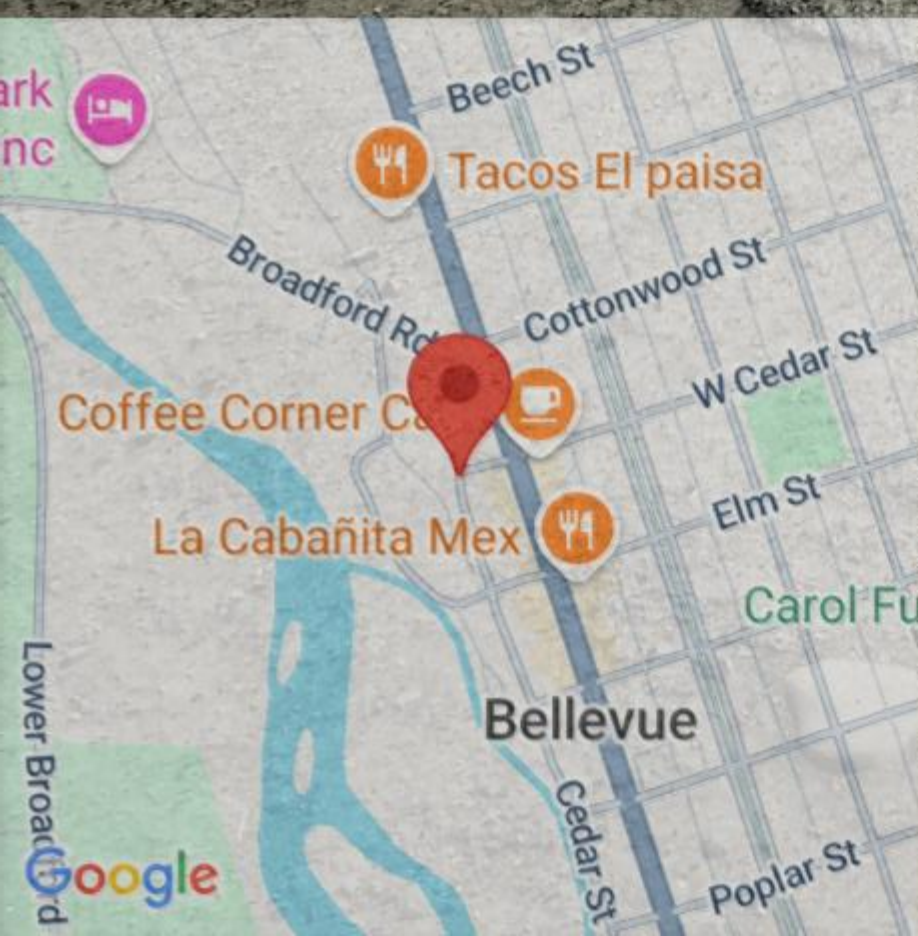
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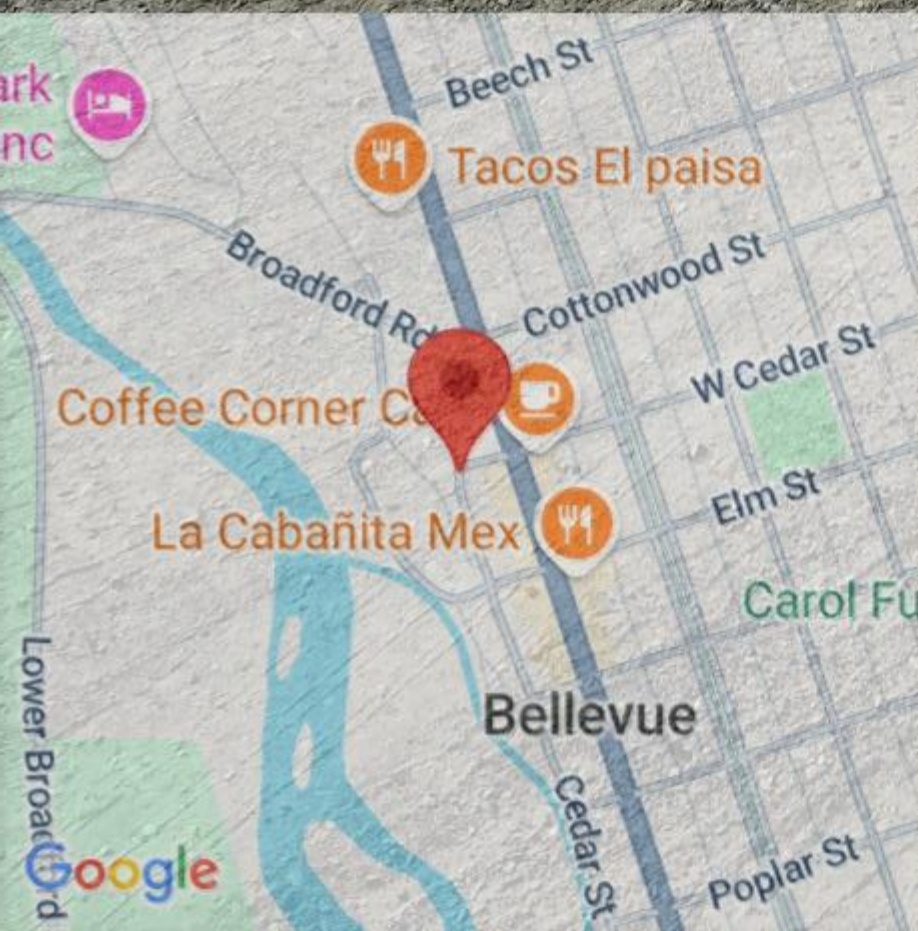
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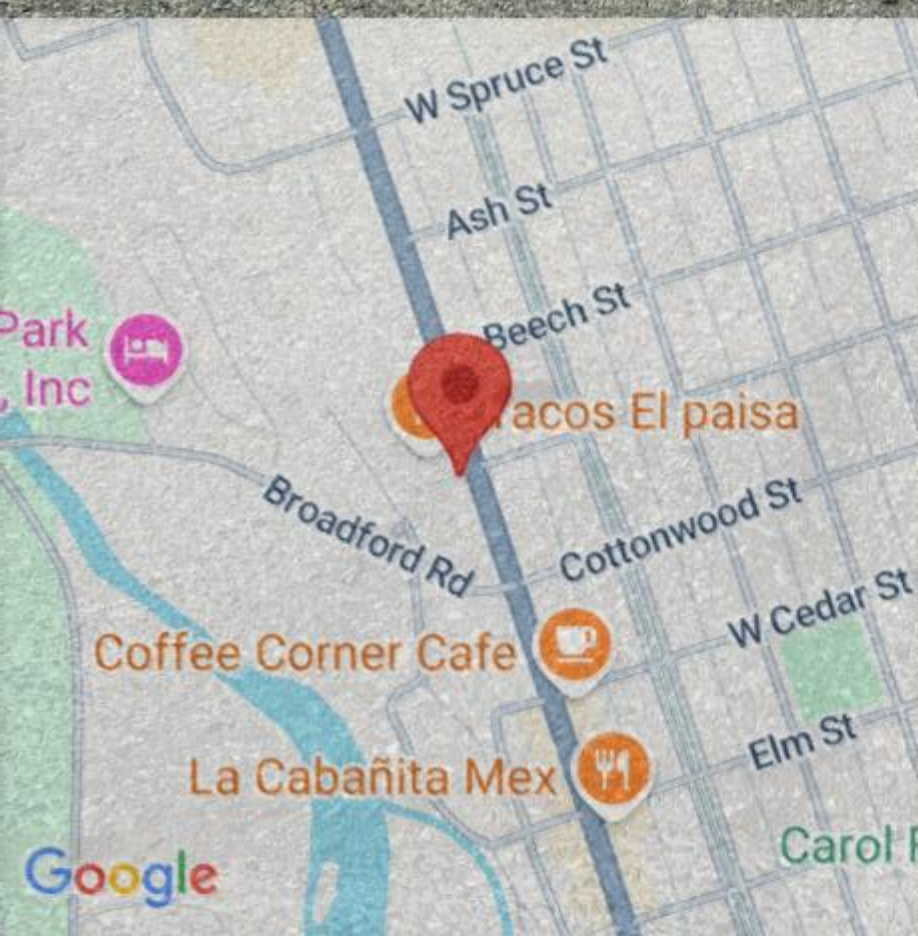
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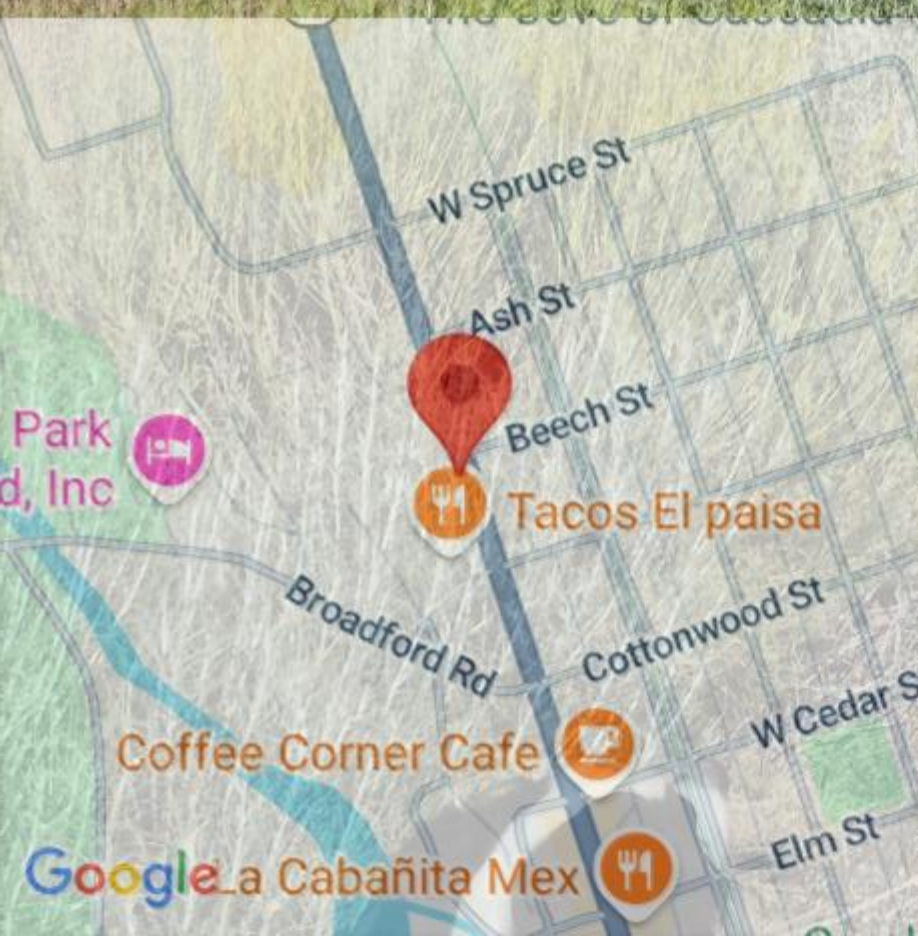
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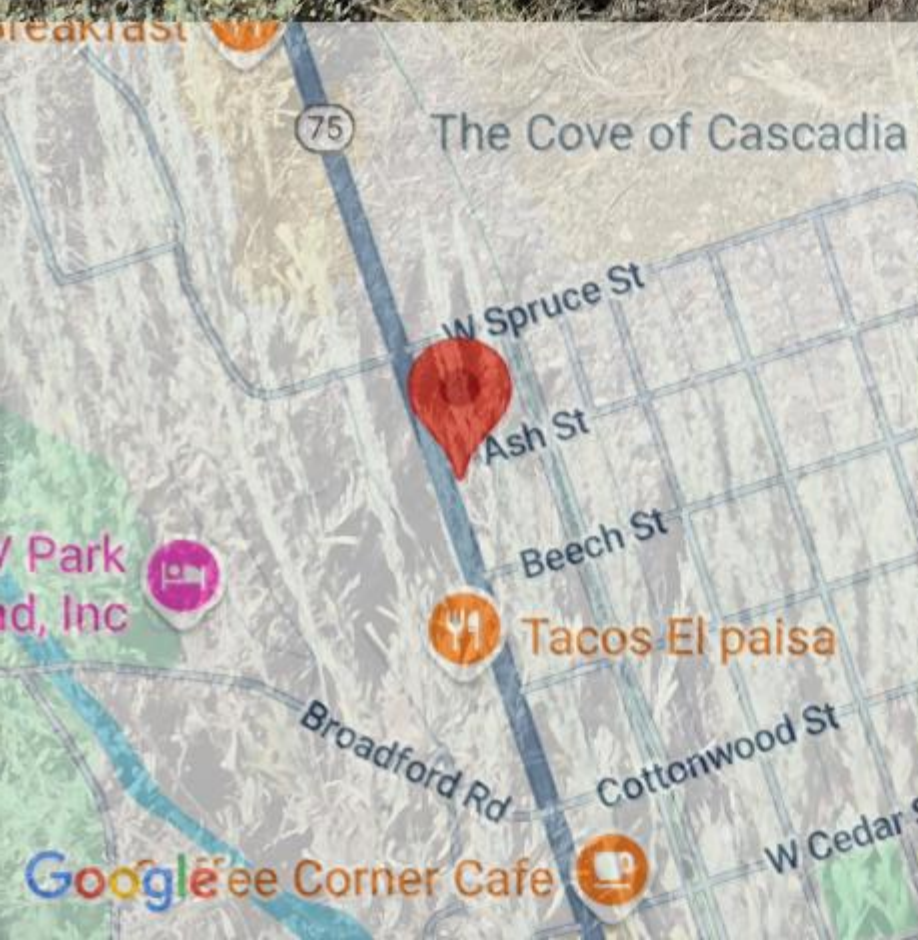
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Bellevue
Blaine County
Idaho



FOR SALE
6.56 ACRES
EAGAN
Call Tim Eagan 720-0437



Jul 31, 2025 10:27:45
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