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<b>Meeting ID:</b> 246 128 985 551 83	
<b>Passcode:</b> Gm7C2WE7	

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **NOTICE OF AGENDA COMPLIANCE** per Idaho Code §74-204– Action Item
  - a. Finding That the special 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 and Post Office February 27, 2026. *Suggested Motion: I move that the agenda and notice for the March 3, 2026 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. **OLD BUSINESS**
  - a. Dead-End Rights-of-Way Planning Update- – **ACTION ITEM**
  - b. Project Update: City Hall Painting - – **ACTION ITEM**
7. **Next Meeting Date**
  - a. April 7, 2026
8. **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 forty-eight (48) 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 3 de marzo de 2026 a las 16:30 horas**  
Ayuntamiento de Bellevue, 115 E Pine Street, Bellevue, ID

**UNIRSE A LA REUNIÓN DE EQUIPOS:**

<b>UNIRSE A LA REUNIÓN DE EQUIPOS</b>	https://teams.microsoft.com/meet/24612898555183?p=ID2lpCEIW71n4sGg2b
<a href="#">Únase a la reunión ahora</a>	
<b>ID de reunión:</b> 246 128 985 551 83	
<b>Código de acceso:</b> Gm7C2WE7	

## 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 especial se publicaron de conformidad con el Código de Idaho §74-204 dentro de las cuarenta y ocho (48) horas previas a la reunión en: Ayuntamiento y oficina de correos de Bellevue el 27 de febrero de 2026. *Moción sugerida: Propongo que la agenda y el aviso para la reunión del 3 de marzo de 2026 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. **ASUNTOS VIEJOS**
  - a. Actualización de la planificación de los derechos de paso sin salida - **PUNTO DE ACCIÓN**
  - b. Actualización del proyecto: Pintura del Ayuntamiento - – **ACCIÓN**
7. **Fecha de la próxima reunión**
  - a. 7 de abril de 2026
8. **APLAZAMIENTO - PUNTO DE ACCIÓN**

Yo, Secretario/Tesorero designado de la Agencia de Renovación Urbana de la Ciudad de Bellevue, certifico que la notificación y el orden del día de la reunión especial 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 de Bellevue y el sitio web de la Ciudad. Los paquetes 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.

## TEAM PROFILES

### GGLO

#### ARCHITECTURE, URBAN DESIGN, LANDSCAPE ARCHITECTURE + INTERIORS

Founded in 1986, GGLO is an award-winning design firm creating distinct places where communities thrive. We are a 40+ person firm from various practice backgrounds working together to provide research, planning, urban design, architecture, landscape architecture, and interior design with an established reputation throughout the West.

Since our founding, GGLO has been a leader in the mixed use, affordable, workforce, and market-rate housing sectors. Past and current projects in planning and implementation include developments throughout the Mountain West. GGLO is experienced working with urban renewal agencies to lead public projects with significant community engagement. Recent successful master planning projects have been completed for the cities of Hailey, Twin Falls, Ketchum, Sandpoint, Lewiston, Coeur d'Alene, and Missoula. We thrive on community-driven projects and the rewards of bringing a shared vision to life.

### AGNEW \* ::BECK

#### PUBLIC OUTREACH + ENGAGEMENT

Agnew::Beck is an award-winning, cross-disciplinary consulting firm recognized for their skills in analysis, policy development, planning, public engagement, and project implementation. Their team thrives on working in partnership with clients and their communities to find solutions to complex issues. In 2022, they celebrated 20 years of working to gather insights, approach problems creatively, build consensus, forge ways forward, and help communities respond to change and opportunity. From their offices in Idaho, Alaska, California, and Nevada, they are engaged throughout the Mountain West on projects that advance a vision of "thriving, equitable communities."

Agnew::Beck's services include:

- Public and stakeholder engagement, communications, and facilitation
- Project finance, funding strategy, and implementation
- Community-based planning and placemaking
- Economic development strategies and projects
- Data analysis and housing needs assessments



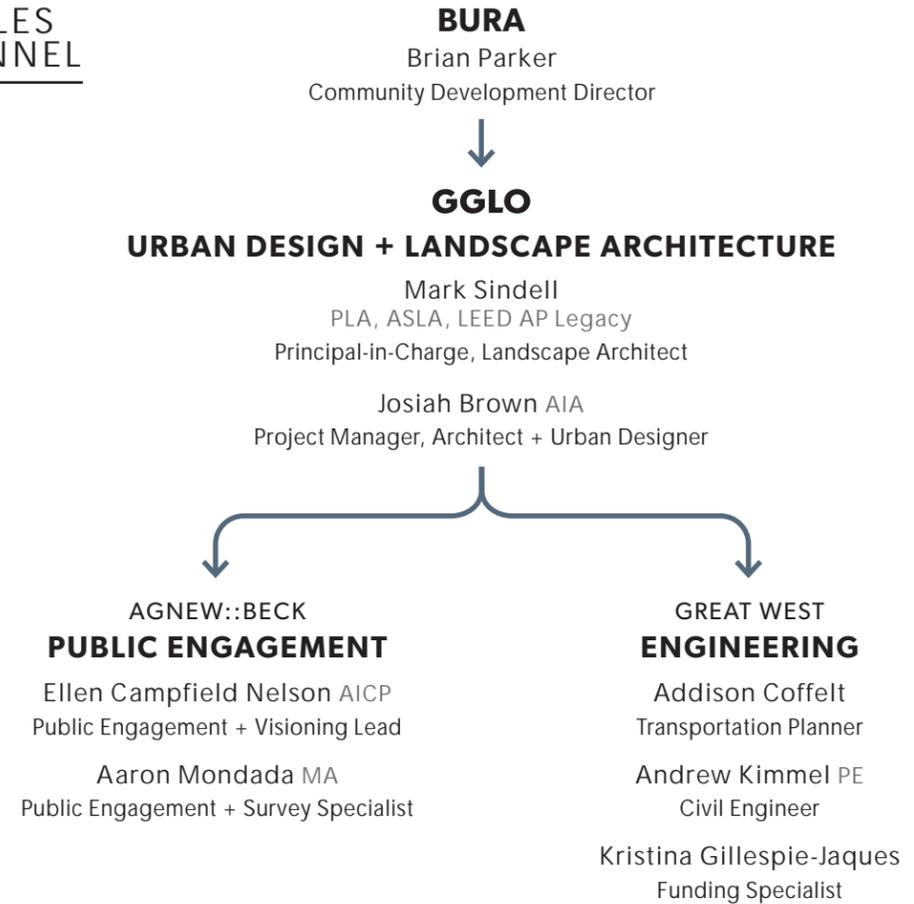
#### PLANNING & ENGINEERING

Great West Engineering, Inc. specializes in planning, engineering, and scientific solutions for public entities in Idaho, Montana, and Washington. For over four decades, Great West has helped our communities and clients succeed. Our diversity of capabilities and depth of professional experience has allowed us to help our clients find solutions to challenges affecting their communities.

Since our establishment in 1984, Great West has been a leader in the State of Montana in engineering and planning services. Over the years, our firm has expanded our team, footprint, and planning practices as we specialize in civil infrastructure design as well as current and long-range land use and transportation planning. Our team embodies the firm's purpose of providing a better quality of life by improving the world in which we work and live. As such, Great West takes great pride in working in our local communities to plan and provide solutions to achieve a desired future.

\* Disadvantaged Business Enterprise

## TEAM ROLES + PERSONNEL



**Mark Sindell** PLA, ASLA, LEED AP Legacy  
**PRINCIPAL-IN-CHARGE, LANDSCAPE ARCHITECT**  
Mark is a Bellevue resident and brings over 30 years of industry experience leading public master planning projects throughout the West. Mark is a gifted communicator experienced in representing projects in public forums. He will lead the project as Principal-in-Charge.

**Josiah Brown** AIA, NCARB  
**PROJECT MANAGER, ARCHITECT + URBAN DESIGNER**  
Josiah is an urban designer with broad experience working in communities in the Wood River Valley. He will manage the project and contribute his experience developing and visualizing compelling community-driven plans.

**Ellen Campfield Nelson** AICP  
**PUBLIC ENGAGEMENT + VISIONING LEAD**  
Ellen is a certified planner and a formally trained public engagement specialist with experience working in the Wood River Valley. She will develop and implement an effective Public and Stakeholder Engagement Plan, lead outreach efforts, and work closely with project partners.

**Aaron Mondada** MA  
**PUBLIC ENGAGEMENT + SURVEY SPECIALIST**  
Aaron is an experienced planner, stakeholder engagement specialist, and data analyst. Aaron will serve the project with survey design and public engagement support.

**Addison Coffelt**  
**TRANSPORTATION PLANNER**  
Addison is a planner with diverse project experience with an emphasis on land use and transportation planning. Addison will serve the project with utility and entitlement coordination.

**Andrew Kimmel** PE  
**CIVIL ENGINEER**  
Andrew is a seasoned engineer that specializes in infrastructure projects for rural communities and has experience working with the City of Bellevue. He will provide insight and civil engineering services to support the project.

**Kristina Gillespie-Jaques**  
**FUNDING SPECIALIST**  
Kristina has secured more than \$524 million in grants and loans for communities across the West, including Bellevue. She will work to find funding sources to help implement this project.



**3 UNDERSTANDING  
+ APPROACH**

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## PROJECT UNDERSTANDING + DESIGN PHILOSOPHY

Bellevue is a small, community-focused mountain town with immediate access to the Big Wood River, ridge trails, and a down-to-earth main street with emerging dining options. A diamond in the rough, Bellevue is at a crossroads – treading water but ripe for public investment, as other towns up valley have been working on upgrades to their infrastructure and amenities.

Embedded in the Bellevue Community, we understand the unique qualities of this south gateway to the Wood River Valley – low key, uncrowded with river and canyon trails to ourselves and mostly our long-time neighbors in our small downtown restaurants. We all come out for events at Memorial Park and cherish our dog walks down our neighborhood streets.

One of our greatest assets is Howard Preserve, which sits at the interface between the western edge of our downtown and the Big Wood River. Like most towns, this interface is underleveraged, and currently is dominated by an unimproved alley, RV and car storage, a degraded slope, and limited access.

This project represents an opportunity for the Bellevue Community to embrace its historic downtown core and surrounding riverfront, and to serve as a catalyst for bringing care and identity to the things we love most about our town.

Bellevue is unique, as each town in the Wood River Valley has its own nuance and distinction. To that end, this process and its outcomes hinge on the following strategies:

### DELIVER MAXIMUM IMPACT FOR THE BUDGET

This project represents a significant step forward in Bellevue's attention to and investment in downtown's health and vibrancy. Resources are limited and need to be allocated responsibly. The planning effort should focus on maximizing impact within the available budget, with both short- and long-term results. If approached correctly, physical improvements should be targeted and deliver immediate value to the community for the investment. Each conceptual option should balance community needs with cost-benefit and implementation.



Hansen Street Concept — Twin Falls, ID



### BE AUTHENTIC BELLEVUE

Each of our cities in the Wood River Valley is distinctly unique, culturally and environmentally – it's what makes the Valley diverse in experience and interests. Each is also dealing with the consequences of rapid growth, including loss of identity and nostalgia for the 'good old days'. The vision, conceptual and implementation plans should represent a clear and demonstrable deepening of Bellevue's identity and culture for the community through placemaking. We will ask the following as we test and vet each iteration with the community: What of Bellevue's best community attributes does this bring forward? What makes this authentically and uniquely an advancement of Bellevue's culture? How does the community define success?



### RECLAIM THE ALLEY AND HOWARD PRESERVE EDGE

The alley and slope transition from downtown to Howard Preserve is currently occupied by recreational vehicle storage, old pallettes, cmu blocks, invasive weeds and downed tree limbs. Accessed year-round and viewed from both downtown and the preserve's trails, this interface has the potential to be a beautiful, natural transition from downtown to the river. Slope stabilization, habitat restoration, and 'taking back' the alley for public use should be considered in concert with functional uses of snow storage and emergency access. Opportunities include repaving, planting, signage, wayfinding, and long-term vehicular storage enforcement.



### ENHANCE CONNECTIVITY TO HOWARD PRESERVE

Howard Preserve is a beloved amenity for the Bellevue community, providing nearby access to the Big Wood River, trails, dog walking, fly fishing, and nature viewing. Access points are limited, and in the form of degraded slopes, invasive weeds and unimproved gravel lots. Understated is fine, but the current state of these access points conveys a lack of care and attention. The primary access points at Elm Street and past the Bellevue Maintenance Shop could be studied for modest enhancements, including consistent signage and wayfinding, native plant restoration, and ADA access. Unimproved, eroded access points such as the 'trail' cutting down the slope further down the alley could be studied as additional, improved access or removed and restored.



### RECOMMEND SAFETY, UTILITY + STREET CROSSING IMPROVEMENTS

Bellevue's small size and proximity mean our neighborhoods, trails, river, and downtown are all a quick walk, bike ride, or drive away, yet HWY 75 represents a significant barrier east and west of the river. Existing safety enhancements (curb bulbs, pedestrian crossings) are a good start, but further improvements to HWY 75 crossings should be studied, particularly during winter evenings, when visibility is poorest. Enhanced street lighting, while mindful of dark-sky protection, could be an impactful first step. Likely, some street-end resurfacing will come out of the plans – this offers an opportunity to future-proof infrastructure with coordinated upgrades and/or the placement of conduit and sleeving for future expansion.



**BE STRATEGIC: PRIORITIZE WITH PHASED IMPLEMENTATION**

Recommendations will likely need to span the life of the Urban Renewal District for funding and implementation, responding to current and future uses. The plan will identify early phases for immediate community benefit – potentially 1-3 current highest use street ends, and Howard Preserve interface (Elm and Oak Streets, maybe Birch Street), and later phases for catalytic development – underutilized areas ripe for eventual redevelopment and public-private partnerships (Cedar, Pine, Poplar, Walnut and Chestnut Streets). Ash and Beech Streets pose their own challenges, but the planned HWY 75 expansion and potential filling of ‘the hole’ may change the way we think of those street ends. Interviews with adjacent landowners to understand future plans will influence the phasing strategy and may lead to recommendations for BURA strategic land acquisition/purchase for targeted sites that may come to market.



**CREATE A CATALYST FOR DOWNTOWN IMPROVEMENTS AND ECONOMIC DEVELOPMENT**

Many of the street ends are bordered by undeveloped property within the Urban Renewal District, ripe for redevelopment. Street end concepts should be strategic, enhancing redevelopment opportunities and creating the type of redevelopment desired by the city, BURA and the community. The plan should be coordinated with and leverage other downtown economic development projects to the greatest extent feasible. Our experienced team of architects and urban designers will study



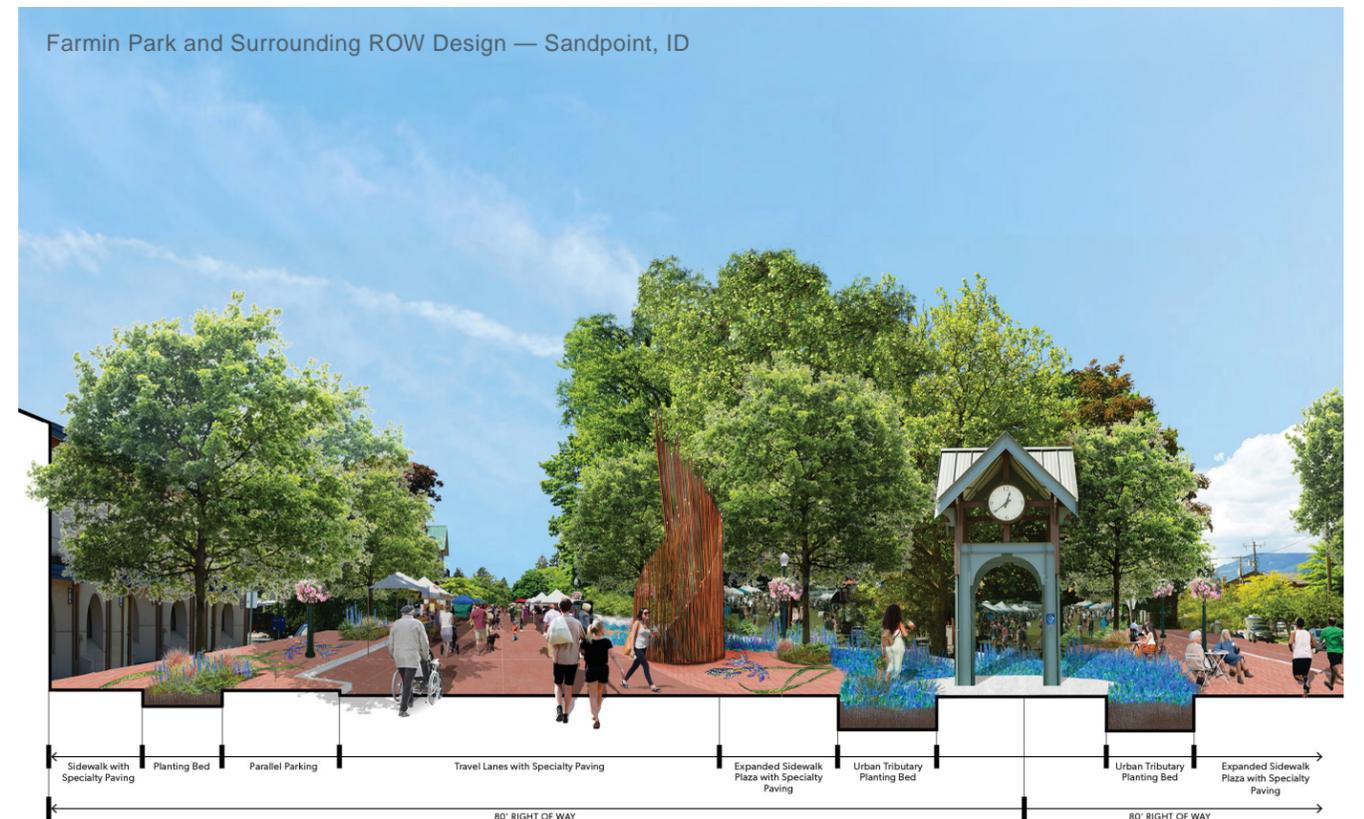
the redevelopment potential of adjacent sites, and coordinate opportunities with larger, ongoing planning and zoning studies by the City of Bellevue.

**IMPLEMENT A STRATEGIC FUNDING PLAN**

Our team comprises funding specialists who will develop a comprehensive, strategic funding plan to advance the identified improvements to the underutilized rights-of-way in the City of Bellevue. This plan will identify and evaluate the most feasible public and private funding sources, outline eligibility and application requirements, and prioritize funding strategies aligned with project scope, scale, and timing. Our team has the expertise to provide a step-by-step roadmap, covering near-term opportunities, long-term funding pathways, and coordination needs, to position the city for successful implementation and sustained investment in these community enhancements.



Indian Creek Plaza — Caldwell, ID



Farmin Park and Surrounding ROW Design — Sandpoint, ID

## APPROACH TO ENGAGING THE BELLEVUE COMMUNITY

### INVENTIVE, ACCESSIBLE AND MEANINGFUL ENGAGEMENT

Our team’s approach to engagement is rooted in creating intentional, easy and fun ways to provide input. We understand people’s time is precious, and we are continually working to streamline our processes and remove barriers to participation. We combine our 20+ years of engagement expertise with inventive methods tailored to the local population’s unique dynamics. Our engagement activities re designed to educate the community about the project process while collecting input that shapes project design and implementation strategies.

### A PROVEN APPROACH TO HEARING FROM THE WHOLE COMMUNITY

Our team has a proven track record of representational outreach – we set public input goals based on demographics to ensure we hear from participants that reflect a community’s make-up, and not just “the usual suspects.” As a result, our clients feel plans and projects are more well-rounded, and elected officials can confidently adopt supported policies that serve their constituents. Our work has included designing and carrying out engagement with a broad range of groups, including youth, older adults, cultural communities, Tribal organizations, and individuals with diverse political views and socioeconomic circumstances. Part of our approach entails working with local partners who have trusted relationships with specific populations and stakeholders, and following their lead in the best ways to invite involvement. We also recognize Bellevue’s significant Hispanic population, and our engagement strategy will prioritize full accommodation for Spanish language speakers.



Public site walks

### BUILDING STRONG RELATIONSHIPS WITH KEY STAKEHOLDERS

In addition to connecting with Bellevue’s residents and visitors, our approach to engagement focuses on involving key project stakeholders including businesses, landowners, public works and utility providers and state and regional partners. These groups represent voices that will help shape project recommendations and implementation plans. For the purposes of this project, we must build relationships with specific businesses and restaurants along the corridor. By understanding the future plans and interests of places like the Cutthroat Club or Betty’s Authentic Peruvian, we can accurately gauge their support for potential streetscape improvements and investments. We see this as an opportunity to strengthen communications channels between these businesses and the City of Bellevue and the Urban Renewal Agency. Our approach to learning from these key stakeholders is through one-on-one interviews and personal invitations to all public engagement opportunities throughout the life of the project.

### PROPOSED ENGAGEMENT TOOLS

In order to successfully connect with residents, local businesses along the roadway, and other key partners, our team proposes the following engagement tactics and events.

**Project Engagement Plan:** Working closely with the City of Bellevue and the Bellevue Urban Renewal Agency, we will create a public and stakeholder engagement plan that details the core voices and partners that need to be involved throughout the design and implementation process. The plan will identify the



Interactive scenario modeling

channels and engagement strategies to best connect with each demographic or stakeholder group and identify the barriers that might prevent these groups from participating. The plan will include detailed overviews of our proposed engagement approaches, regularly updated contact lists, communication and promotion calendars and materials, and a framework to evaluate the success of participation at each stage of the project.

**Community Workshop #1:** Early in the project schedule, our team will design and implement the first of two in-person community workshops. This first workshop will share important project information with the public and local stakeholders, help shape project recommendations through interactive visioning exercises and map-based input tools, and ask participants to identify the type of improvements they would like to see reflected in upcoming design concepts. Workshop materials will be developed to accommodate both English and Spanish speakers.

**Key Informant Interviews:** Our team will conduct long-format interviews with the most important project stakeholders (as identified in the project engagement plan). These conversations will help build project relationships and identify the core opportunities and major pain points along the roadway and surrounding right of way. If possible, interviews will be scheduled to overlap with our time on the ground associated with the first community workshop. Otherwise, interviews will be conducted over the phone or through a virtual meeting platform. To ensure we collect the right information from our interviewees, we will create an interview guide that will be vetted by BURA and the City of Bellevue project team.

**Technical Advisory Committee:** GGLO will lead the creation of a technical advisory committee to support the project. This group will act as a sounding board to review design concepts for feasibility and will be a resource for our team in collecting information related to city operations and infrastructure. Membership in the technical advisory committee will be informed by the project engagement plan and will include representation



Pop-up community engagement events

from City departments (Planning and Zoning, Public Works, Streets Department, Snow Removal, Parks and Recreation) and other regional partners and utility providers. Some local businesses and landowners may also be invited to participate in the Technical Advisory Committee if appropriate. If desired by the City, the Technical Advisory Committee could also be integrated with the Comprehensive Plan Steering Committee.

**Concept Design Survey:** Our team will design and assist with the implementation of a community survey that aims to confirm core project goals and vision elements. The survey will also collect feedback on initial concept designs, funding strategies and potential policy or procedural elements associated with project design and implementation. The community survey will utilize an online survey platform and can be distributed via paper copies upon request. If appropriate, this survey or additional survey questions could be built into engagement efforts associated with the City’s ongoing Comprehensive Plan update efforts.

**Community Workshop #2 and Pop-Up Street Activation:** The second community workshop will feature fun and interactive stations where participants can voice their opinions about various aspects of the concept designs and share feedback on strategies with the project team. If feasible and desired, our team could also implement a pop-up street activation to showcase the potential for investment at a core area along the roadway. Our team aims to create buy-in and support from local businesses to assist with this activation, highlighting opportunities for street cafes, festival elements and temporary traffic calming initiatives. The final design of this proposed pop-up activation will be dictated by feedback from the community and partners throughout the first phases of the project.



Gamifying the public input gathering process

# Work Plan + Proposed Schedule

2026

