

Guiding Principles for Airport Site Master Plan

- Ensure integration and compatibility with existing neighborhoods and land use goals
 - Create commercial vibrancy that does not compete with downtown
 - Encourage uses that do not currently exist in Hailey
 - Provide incubator spaces for start up businesses
 - Set portion aside to attract business or industry

- Connect neighborhoods (existing to new and connections within new)
 - encourage bike/ped/transit connections
 - No car zones (even if only 2 blocks)
 - connectivity east/west (river to canyons) and to downtown
 - avoid lengthening Main Street (limit curb cuts between Fox Acres and S. Woodside Blvd)

- Create a diversity and integration of uses (mixed use) and density (height and lot sizes) within the site

- Offer a range of housing opportunities (diversity of housing)

- Provide green space – parks, greenbelt

- Apply energy and resource conservation practices - grey water systems, green building, geothermal (ground heat exchange), and adaptive reuse of buildings

- Maximize profit for current property owners (well planned = most profit)

- Phase development intelligently