

Downtown Eagle Plan

(Revisited)



APRIL 29, 2019

*Adapted from the Community Open House presentations held on
July 7 & 8, 2010*

Nichoel Baird Spencer, MCRP, AICP
Planner III

Downtown Eagle Plan – Why?



- **The Downtown has been specifically planned for in:**
 - 1997-1999 with the 2000 Plan
 - 2011- Downtown Subarea established
 - Reviewed again from 2015-2017- Eagle is HOME Plan
- **From 1997 to 2007 the City's population grew by 217%**
 - From 2007 to 2019 the City's population grew by 41%
 - Downtown Plan Population Estimate for 2020: 36,860 (2019: 31,270)
- **Citizens and businesses have expressed concerns about the impact of commercial development at the exterior of the community on the Downtown**
- **Unclear vision for downtown- retro fit existing structures, allow for commerce and employment, architectural styles, pedestrian facilities**

Downtown Eagle Plan



- **Public Participation: 2007-2011**

- Chamber/City Partnership*

- Community Visioning Spring 2008
- Community Preference Survey Summer 2008
- City/U of I URDC Charette Winter 2008/2009
- Transportation System Modeling (ACHD & COMPASS) Fall 2009
- Infrastructure Surveys Winter 2009/Spring 2010
- Downtown Work Group Winter/Spring 2010

- Plan adopted: February 2011***

- Participation by over 600 people*

What we heard:



- **State Street should be pedestrian friendly.**
 - 1st floor of buildings should focus on pedestrians
- **Highest Intensity of uses should be focused along the north side of the SH 44 Bypass.**
 - Plaza Planning Area
- **Connectivity to downtown was important. (pedestrians, bikes, & vehicles)**
 - Ped/Bike Overpass of SH-44, Eagle Road Ped/Bike Bridge
- **Height is less of an issue than context.**
 - Taller buildings closer to the bypass
- **Increased density is ok in the downtown area.**
 - Overall downtown density is 8-10 units per acre with areas of higher (13 or more) and areas with lower (4-5)

Overall Planning Policies



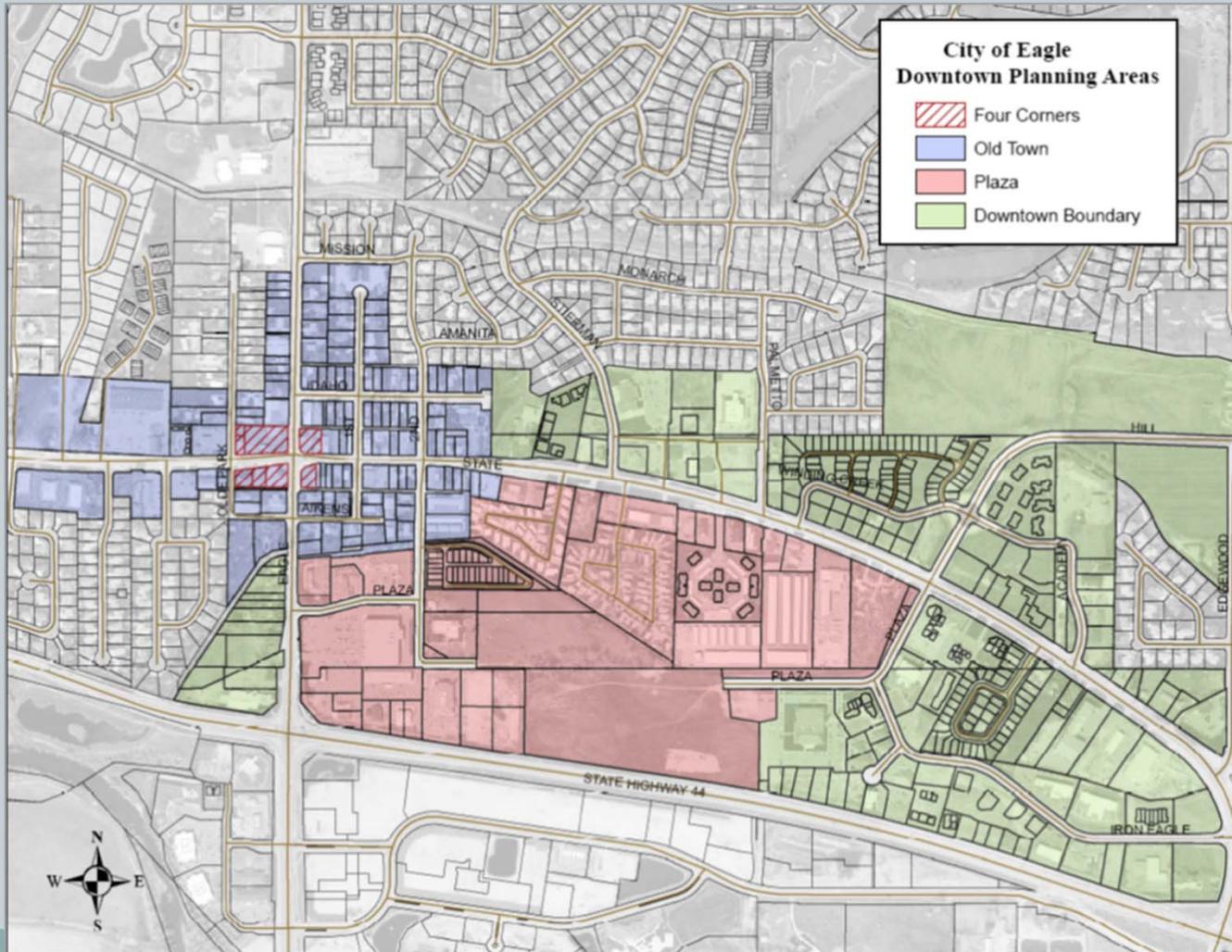
1. Downtown should be a walkable “pedestrian friendly area” & vehicular traffic should *not* be the primary focus;
2. Downtown should be the economic center of the community;
3. Increasing density and intensity of uses in the downtown is appropriate to achieve 1 & 2 above.

Plan Vision

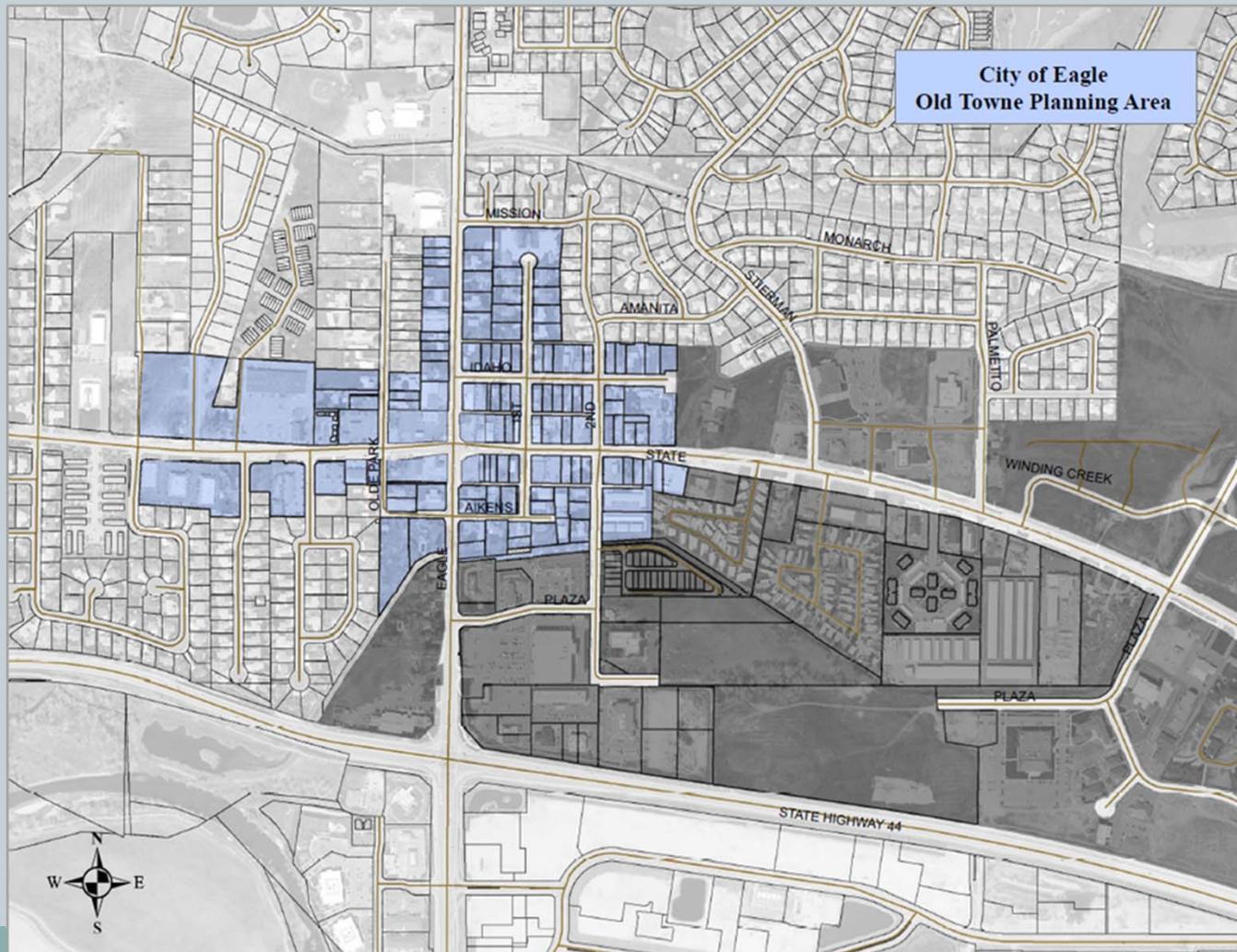


- **The Downtown Eagle Area will function as a regional center for destination retail, cultural, education, government, office, and residential uses. It will have a vital retail core that transitions in use and character to healthy and inviting residential areas and adjoining employment areas. In addition to serving as a regional center, the Downtown Eagle Area will provide neighborhood-serving uses that help meet the daily needs of its residents and employees.**
- **Development in the Downtown Eagle Area will be designed to:**
 - Establish a distinctive, well maintained and well-branded downtown;
 - Create a well-organized multi-use community that promotes the “live, work, play, and recreate” lifestyle;
 - Promote and support a strong and vibrant business community;
 - Create an interconnected community that allows access to and across the regional highway system;
 - Promote and develops a unique downtown that supports pedestrian, bicycle, and transit connectivity.
 - Encourage the development of residential uses that support business and help keep the downtown active after 6:00PM

The Planning Areas



Old Towne



Old Towne



- **Old Towne Eagle should maintain the quaint feel of a traditional town center; as the active community center and community gathering place for the City. Defined by:**
 - Pedestrian-scale (attached sidewalks, street fronts and open space amenities),
 - Ensuring context sensitive design complementing the most significant historic structures,
 - A traditional mix of retail, residential, office and public uses is to be maintained,
 - State Street should be the focus for the highest intensity of uses in the area.

Old Towne



General Guide to Old Towne to Land Use Mixture



The highlighted uses above represent the combined uses that are appropriate in the Old Towne Area. Specific applicability will be dependent upon the mixture of uses identified in the subarea text of this plan. The partial inclusion of a land use indicates a limited potential/opportunity for that land use in the area.

Figure 6.21 Eagle is HOME Plan

Old Towne

Figure 6.32 Eagle is HOME Plan

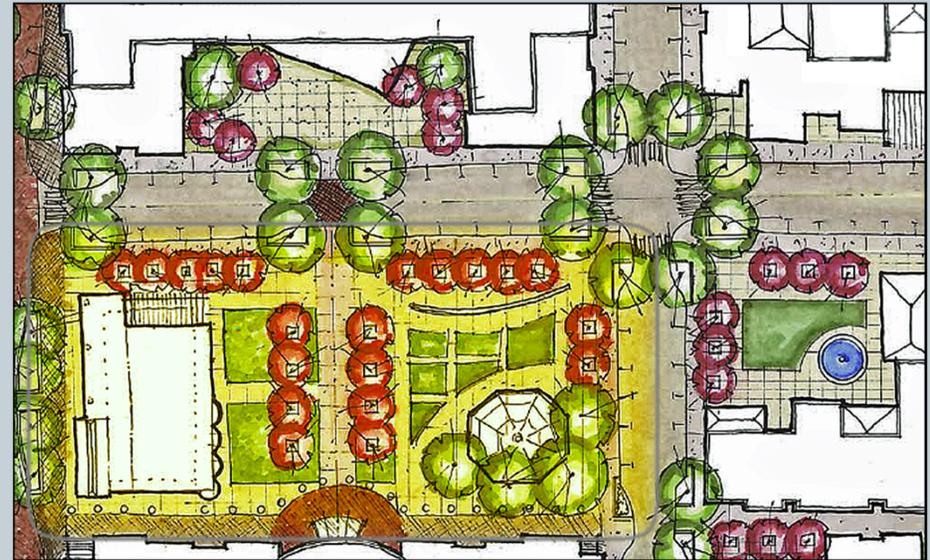


Figure 6.25 Eagle is HOME Plan



Old Towne



Live/Work:

3 story buildings, resident owned commercial on the first floor with living above. Will customarily have service entries in the back.



Commercial:

3 story structures with dominant street-level windows. Retail and office consume a majority of the building space. Building will normally include rear or structured off-site parking.



Row Houses:

2-3 story single family homes with zero or very limited side setbacks. Buildings have varied heights with narrow lot widths (15-22 feet) and parking at the rear in a garage or on the first floor.



Mixed Use:

3-5 story buildings with residential above retail and office uses on lower floors. These buildings will have a prominent first floor with large windows and will include building undulations with varied front setbacks that create patios, plazas, and pedestrian amenities.



Multi-Family:

2-3 story buildings with multiple living units within a single building. Design features may include separate entries, interior courtyards, and varying architectural details throughout.



Figure 6.27 Eagle is HOME Plan

Old Towne Housing Styles



Live/Work:

3 story building with resident owned commercial on the first floor with living above. Will customarily have service entries in the back.



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Row House:

2-3 story single family homes with zero or very limited side setbacks. Buildings have varied heights with 15-22 foot widths with parking at the rear in a garage or on the first floor.



Multi-Family:

2-3 story building with multiple living units within a single building. Design features may include separate entries, interior courtyards, and varying architectural details throughout.

Exhibit 6.21 Eagle is HOME Plan

Cottage Retail & Residential Scale



Gaia Gallery – 1st Street

Cottage Retail is the retrofitting of free standing single family residential uses in the downtown into small office and/or retail uses without significantly impacting the residential character of the area. Cottage Retail is promoted in the Downtown Eagle subarea for the areas north of Idaho Street and west of Eagle Road from Plaza Drive to the Spoils Banks Canal.



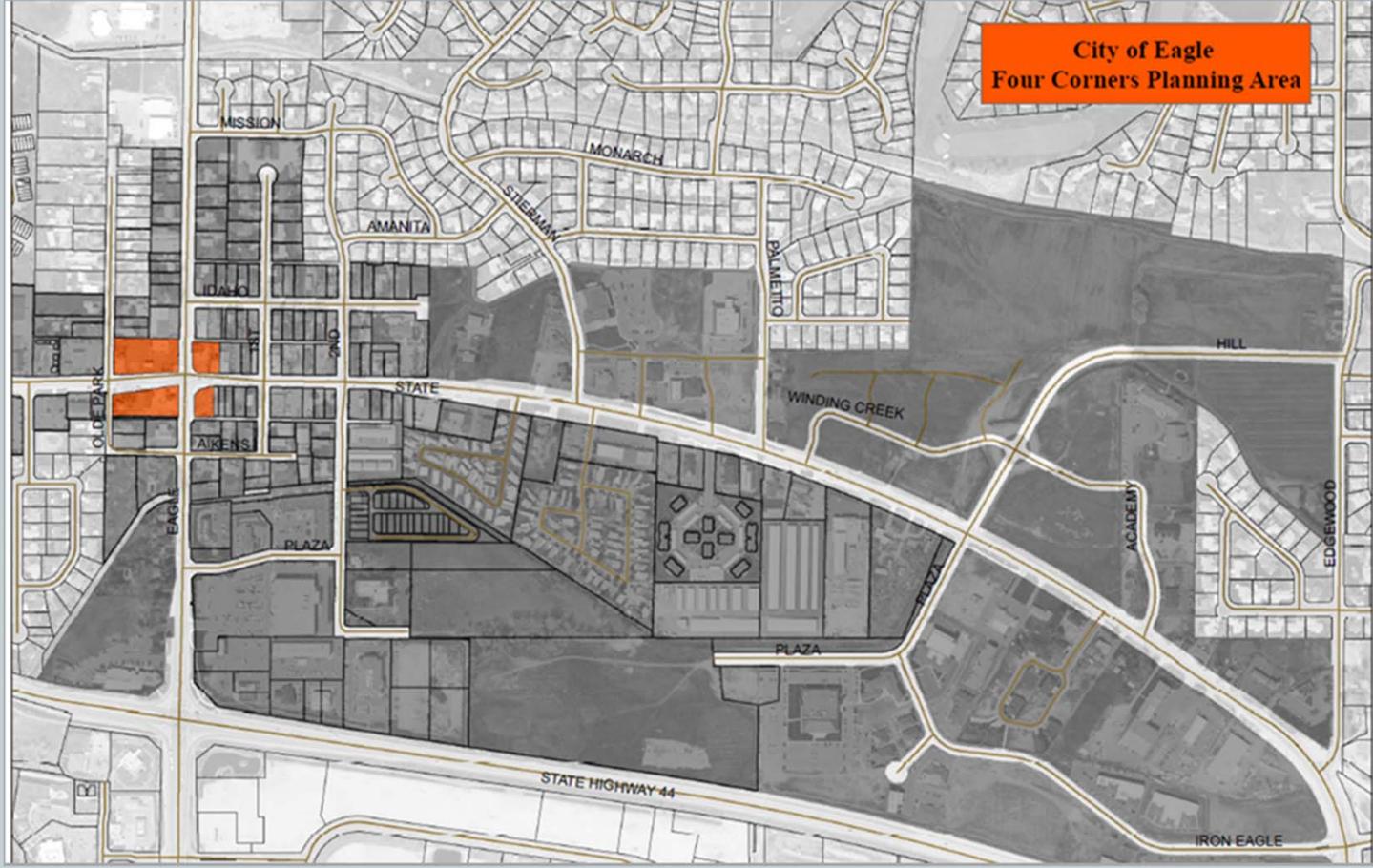
Infill with Residential Scale – Idaho Street

8 units on 0.5 Acres (4 units with 4 accessory units)

Row Houses 2-3 story single family homes with zero or very limited side setbacks. Buildings having varied lot sizes and narrow lots widths and parking at the rear or in a garage.

Accessory Dwelling Unit: An attached or detached independent dwelling unit on the same lot with, and of a nature subordinate to the principle dwelling

Four Corners



Four Corners



- This area should be treated as a unique urban design area, serving as an entry and place marker letting visitors know “You Have Arrived” in Downtown Eagle.
- This area, though complementary to the architecture and designs found in Old Towne, should focus on:
 - ✦ Corner entry buildings,
 - ✦ Third story plazas and gardens,
 - ✦ Creating a unique skyline and streetscape.

Four Corners

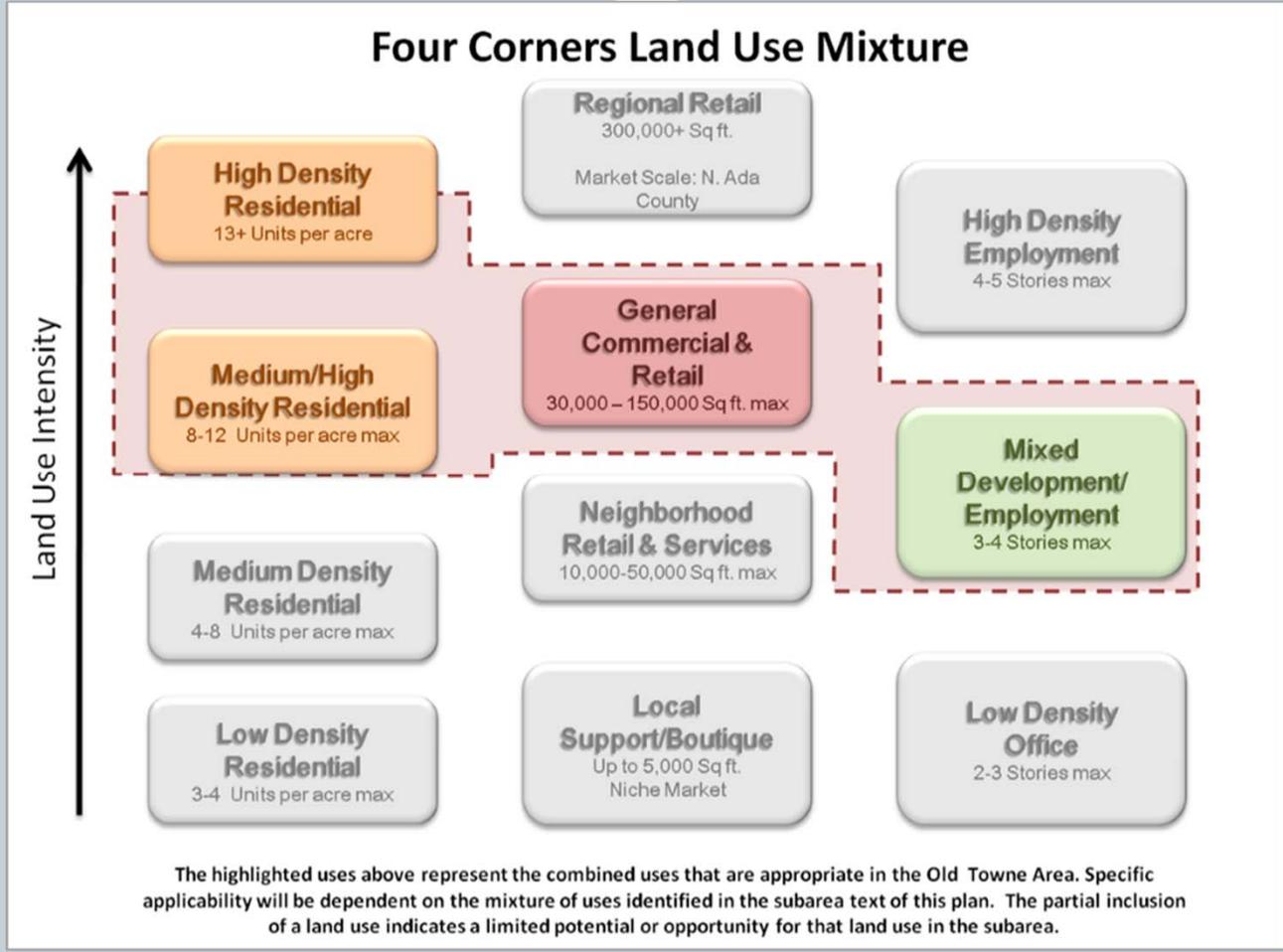


Figure 6.33 Eagle is HOME Plan

Four Corners



Four Corners



Four Corner Housing Styles



Live/Work:

3 story building with resident owned commercial on the first floor with living above. Will customarily have service entries in the back.



Mixed Use:

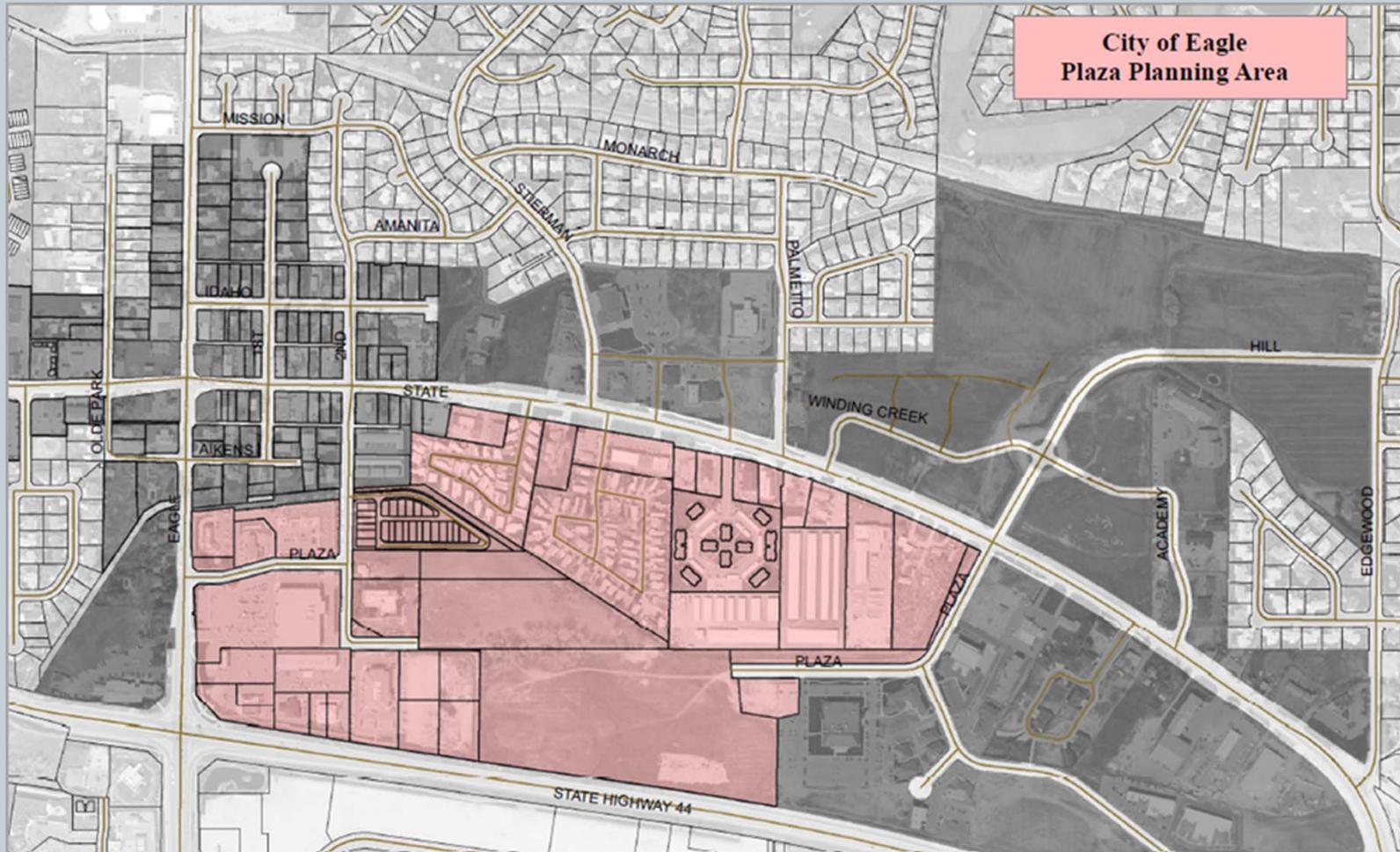
3-5 story buildings with residential above retail and office uses on lower floors. These buildings will have a prominent first floor with large windows and will include building undulations to create varied front setbacks that create patios, plazas, and pedestrian amenities.



Multi-Family:

2-3 story building with multiple living units within a single building. Design features may include separate entries, interior courtyards, and varying architectural details throughout.

Plaza



Plaza



- The vision for the Plaza Area is to create a “Transit Ready Development” (TRD). A TRD is similar to a Transit Oriented Development (TOD) except a TRD recognizes the need to establish transit supporting land use patterns before transit can be provided.
- The Plaza Area will provide supporting residential, retail, and employment uses that are critical to the vitality and evolving functions of Downtown.

Plaza

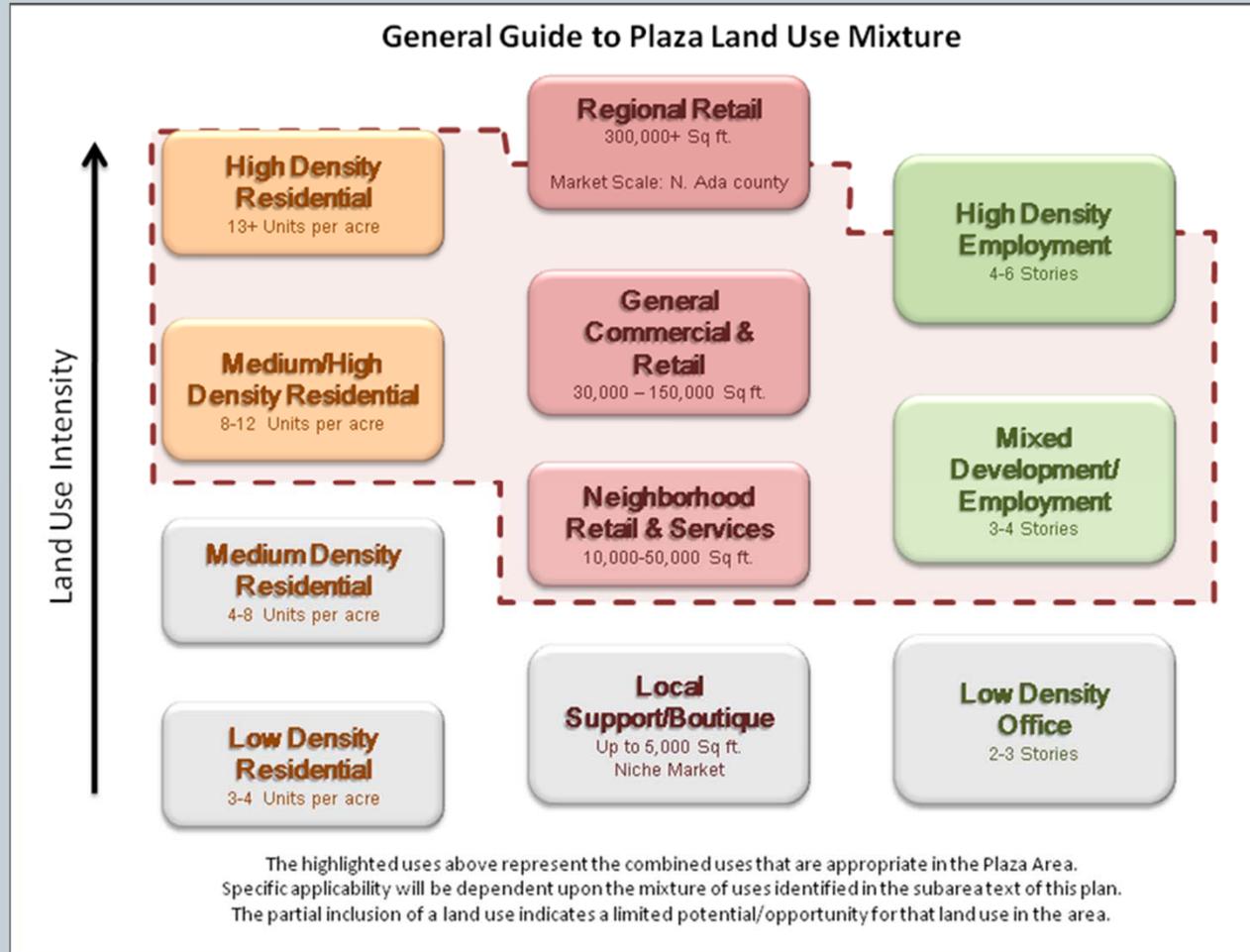


Figure 6.30 Eagle is HOME Plan

Plaza



Figure 6.29 Eagle is HOME Plan

Plaza Housing Styles



Bungalow Court:

2 story free standing residential units with limited side and rear setbacks. All units front onto a common green/garden area. Will customarily utilize shared parking lot or on-street parking, no garages.

Row House:

2-3 story single family homes with zero or very limited side setbacks. Buildings have varied heights with 15-22 foot widths with parking at the rear in a garage or on the first floor.



Multi-Family:

2-3 story building with multiple living units within a single building. Design features may include separate entries, interior courtyards, and varying architectural details throughout.

Live/Work:

3 story building with resident owned commercial on the first floor with living above. Will customarily have service entries in the back.



Mixed Use:

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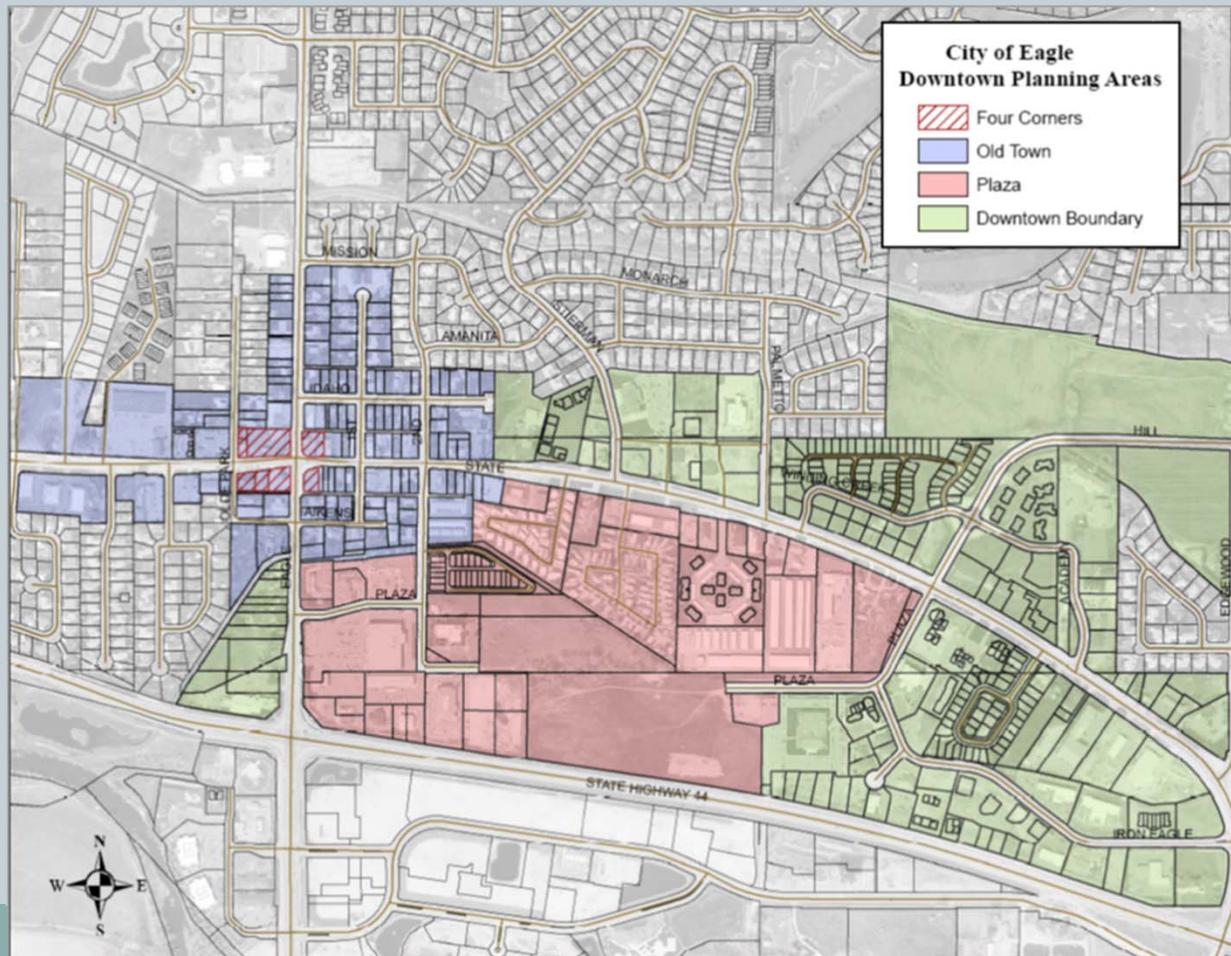
Exhibit 6.31 Eagle is HOME Plan

General Downtown Area



- Areas of Transition

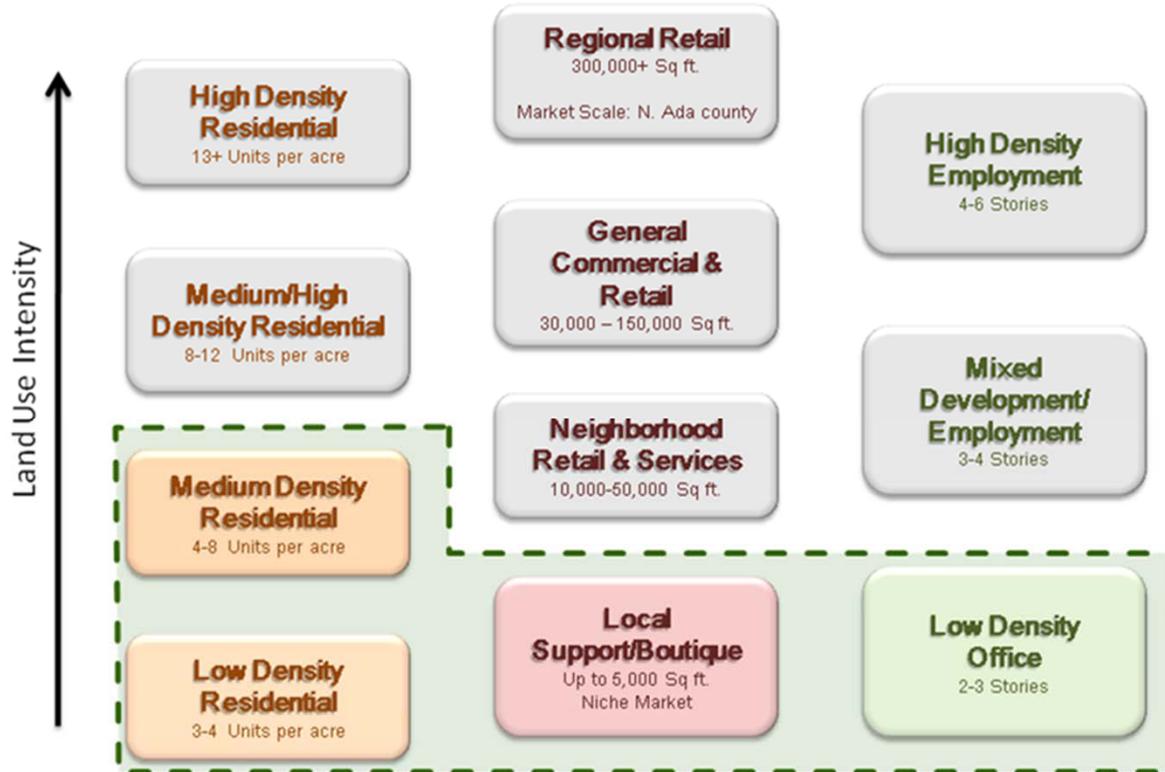
Exhibit 6.21 Eagle is HOME Plan



General Downtown Area



Guide to Downtown General(unspecified area) Land Use Mixture

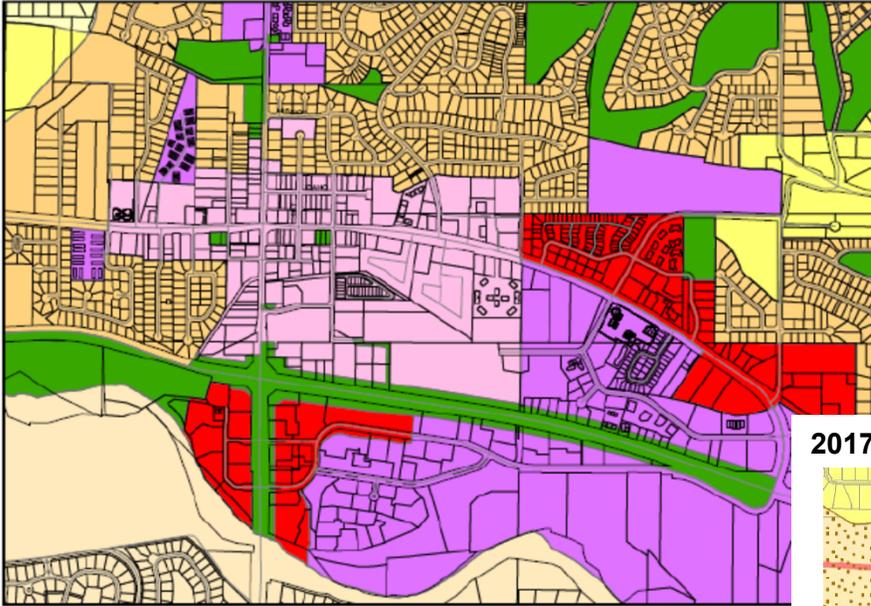


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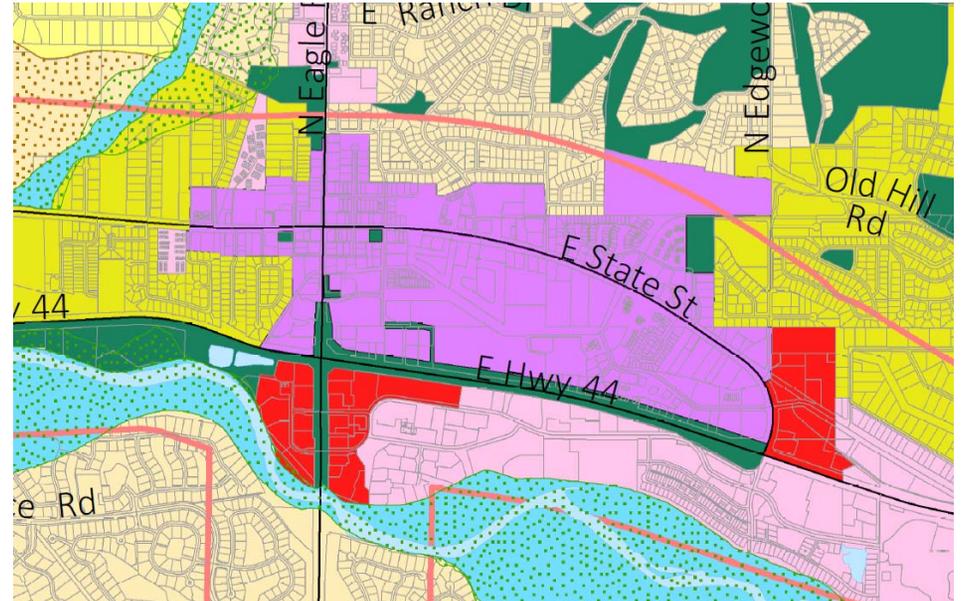
Figure 6.18 Eagle is HOME Plan

Land Use Map Changes

Existing Comprehensive Plan Land Use Map:



2017 Eagle is HOME Plan



Downtown Plan Facts



2011 Central Business District

- **Existing Central Business District CBD**
116 Acres
- **115 Housing Units**
(.99 units per acre)
- **57 Owner Occupied Units (49.5%)**
- **Estimated Population: 287**
- **1.3% of the City population**
- **551 Estimated jobs***
- **10% of total jobs in Eagle***

2030 Downtown Plan Forecast

- **Expanded Downtown (post 2030 build out):**
289 Acres
- **1,753 Housing Units**
(6 units per acre)
- **900 Owner Occupied Units (51%)**
- **Estimated Population: 4,300**
- **8.1% of the City Est. Population**
- **7,500 Estimated jobs***
- **61% of total jobs in Eagle***

*COMPASS estimates

Transportation Benefits



Section	Trips (% change)			
	2007 Model	ACHD	COMPASS	
Eagle Road south bound (SH-44 south bound toward Meridian)	21.4	19.7 (-7.9%)	21.7 (1.7%*)	<i>Sending less trip south to Meridian capturing those trip in Eagle</i>
Eagle Road (north of Idaho Street)	8.3	8.3 (0%)	6.2 (-25.3%)	<i>No negative change N. on Eagle Road/ Creating a trip capture within the plan</i>
SH-44 West Bound to Downtown Boise (Edgewood to Glenwood)	29.3	30.9 (5.4%)	no #	<i>Though increasing trips 6-24% only increasing trips to Boise 5.4%</i>
SH-44 East Bound to Downtown Eagle (Star Road to Ballantyne)	24.8	27.5 (10.8%)	29.5 (18.9%)	<i>Attracting more trips from Star</i>

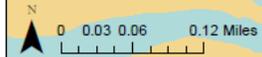
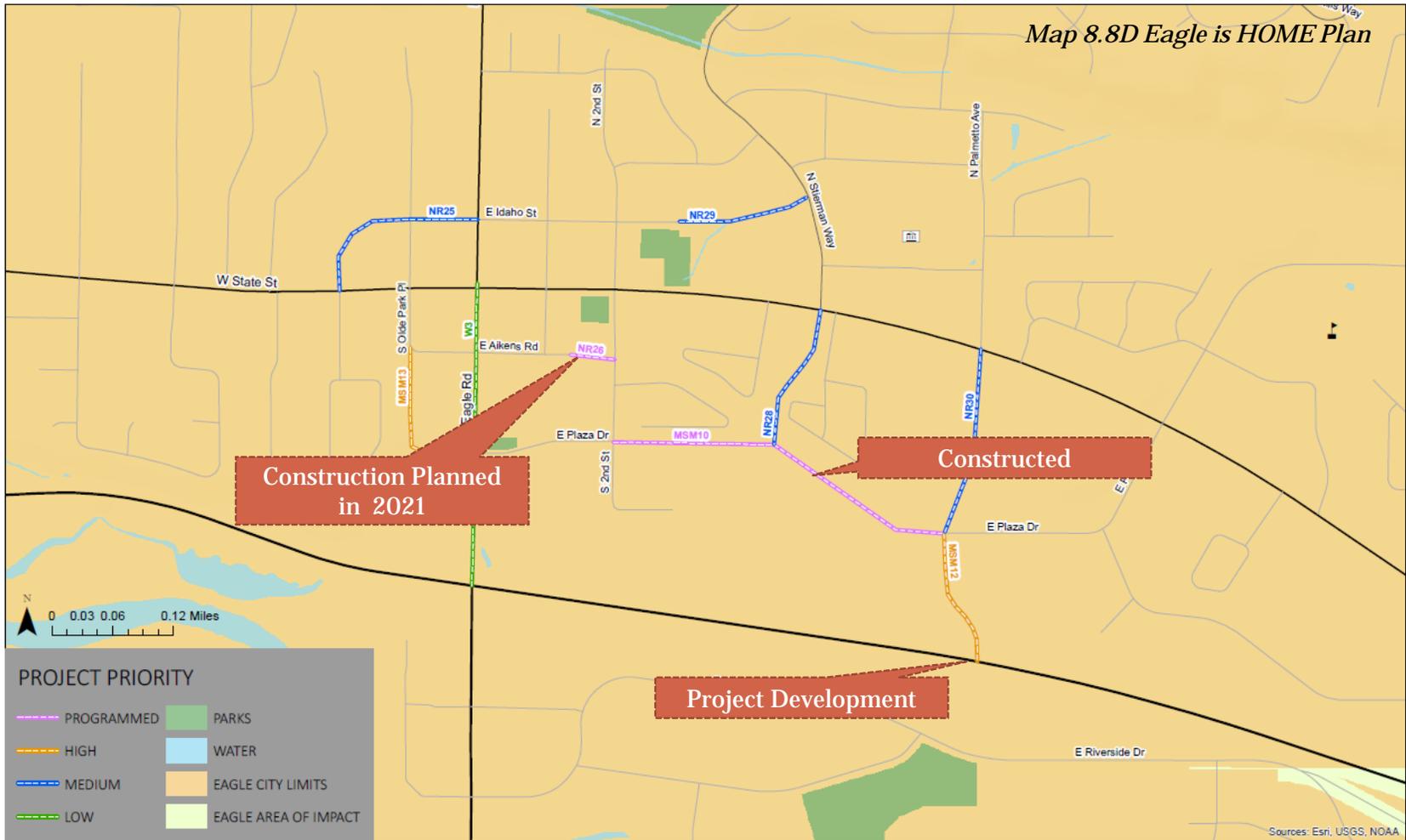
Note: Numbers are in 1,000 trips per day

**15% is considered a significant change*

Transportation & Access



Map 8.8D Eagle is HOME Plan



PROJECT PRIORITY	
PROGRAMMED	PARKS
HIGH	WATER
MEDIUM	EAGLE CITY LIMITS
LOW	EAGLE AREA OF IMPACT



**PRIORITIZED PROJECTS
SUB-AREA 4**

**MAP
8.8D**

Sources: Esri, USGS, NOAA

Coordinate System: NAD83 Idaho West FZ5

Eagle is HOME Plan

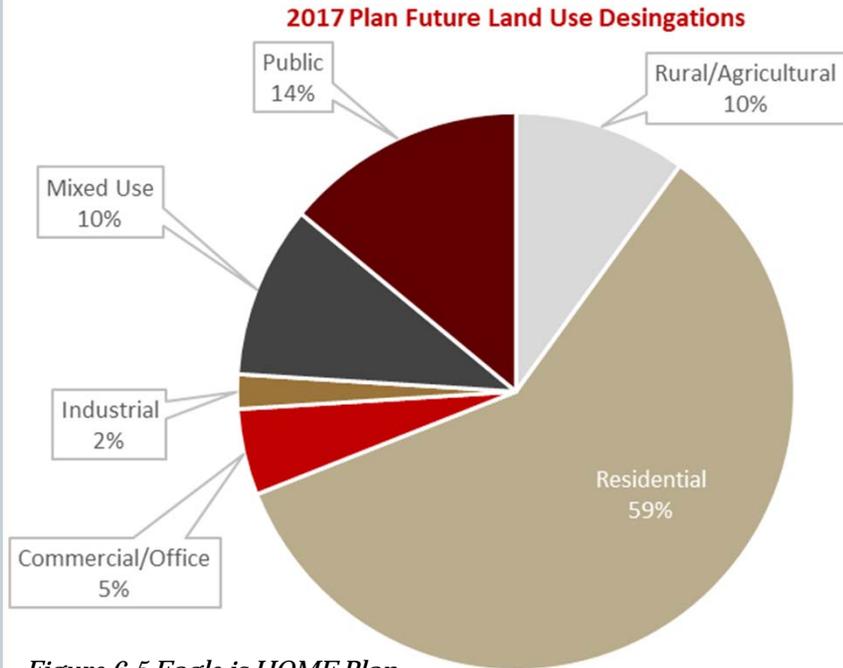


Figure 6.5 Eagle is HOME Plan

Areas often referred to as allowing “**High Density**” (Mixed Use, Infill/High Density Residential, & Downtown) ***equal only 2% of the City’s planning boundary*** assuming that all these areas are developed as ***ONLY*** high density residential, this is unlikely.

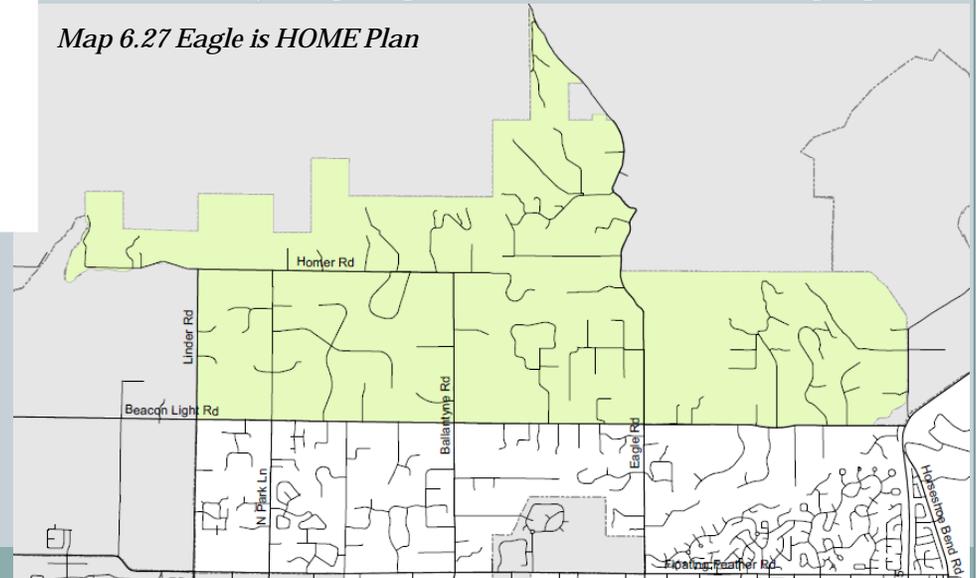
• **Largest land use categories in the plan:**

- Foothills Residential
- Neighborhood Residential (2-4 units/acre)
- Agriculture/Rural (1 unit per 5+ acres)

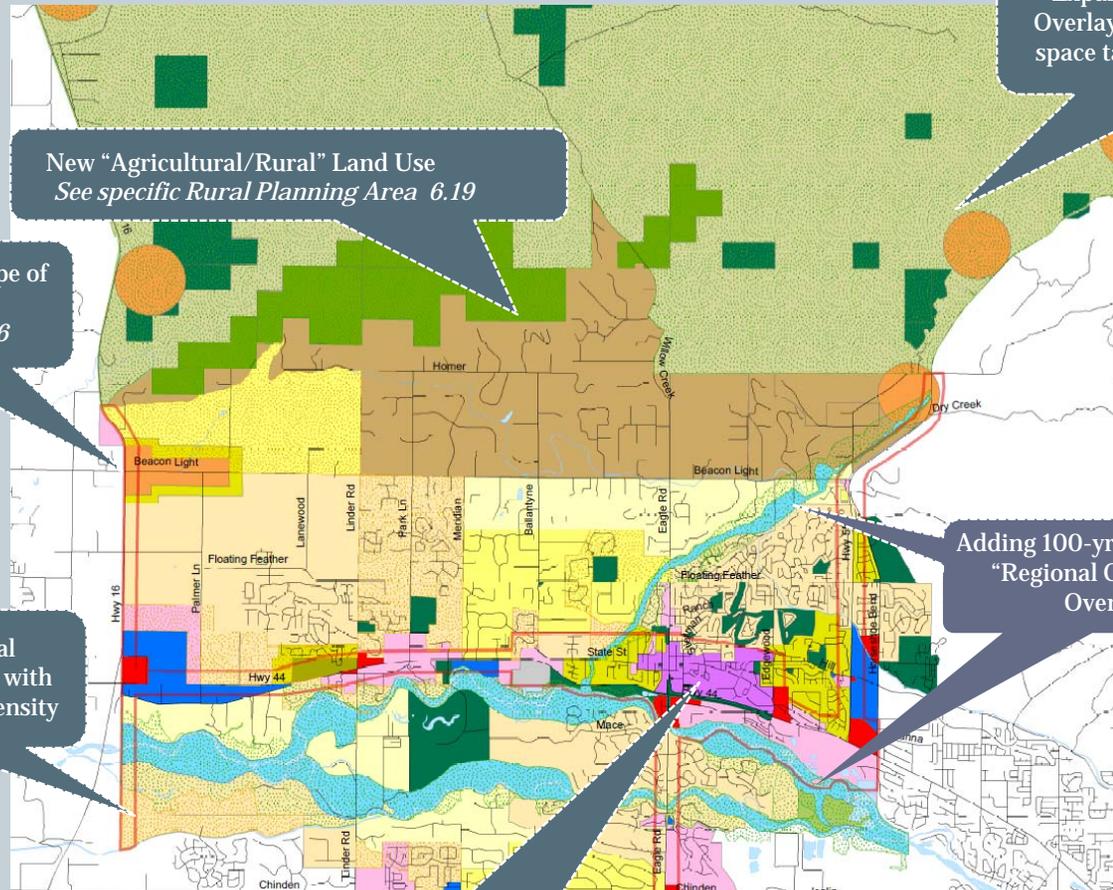
- **Downtown** = .45 sq. miles or .0000007% of the City’s planning boundary
- **Build out of the City Plan** ~91,000 people (75,000 w/o foothills area)

Star’s newly adopted plan build out over 200,000 people

Map 6.27 Eagle is HOME Plan



Eagle is HOME Land Use Changes



Expanding "Regional Open Space Overlay" to the Foothills – 40% open space target- *See planning area 6.14*

New "Agricultural/Rural" Land Use
See specific Rural Planning Area 6.19

Decreased the size & shape of "Village Center"
See planning area 6.6

Making "Transitional Residential" an overlay with an underlying land use density

Adding 100-yr Floodplain to "Regional Open Space Overlay"

Downtown Eagle
See planning area 6.17

