

6.8.13 - Downtown Eagle Plan

FOUR CORNERS:

FC 1: Four Corners Area is located at the intersection of State Street and Eagle Road (See Map 5). Though located in Old Towne, it 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 and third story plazas and gardens that create a unique skyline and streetscape. Uses should include retail, office, and residential (See Figure FC5 Four Corners Land Use Matrix, Pg. 21).

FC 2: Mix of Land Uses: The mixture of uses at the Four Corners should be similar to the uses in the Old Towne incorporating retail, commercial, and office on the first two floors with residential above.

- All buildings located at the intersection of State Street and Eagle Road should be designed to have corner entries with increased setbacks so buildings open up to the intersection and establish the intersection as a place of significance in the City.
- Due to the intensity of the transportation demands on Eagle Road and State Street the Four Corners may have less residential uses than other portions of Old Towne.
- A parking garage should be considered adjacent to the southwest boundary of the Four Corners area to accommodate the parking demand of the area and to offset the limited on-street parking on Eagle Road and State Street.
- Terraced (stepped backed) elevations should be incorporated into the design of buildings of three stories or more to avoid the walled canyon effect often associated with monolithic multi-story buildings (See Figure FC1).

FC 3: Walkability: Walkability in the Four Corners should be consistent with the policies of the Old Towne with the following:

- The City should work with ACHD, the URA, and the community to address traffic circulation at the Four Corners. The design of the intersection should address both the safe and efficient movement of pedestrians as well as the movement of automobiles through the area. Ideas for the design of the intersection have included:
 - A roundabout;
 - Using Aikens Street and Idaho Street as quadrant roads to remove the left turns from the intersection;
 - The continued use of the signalized intersection, with the addition of stamped concrete to establish a large community gathering area that can be shut down during a community event.

Map 5:
Four Corners Planning Area

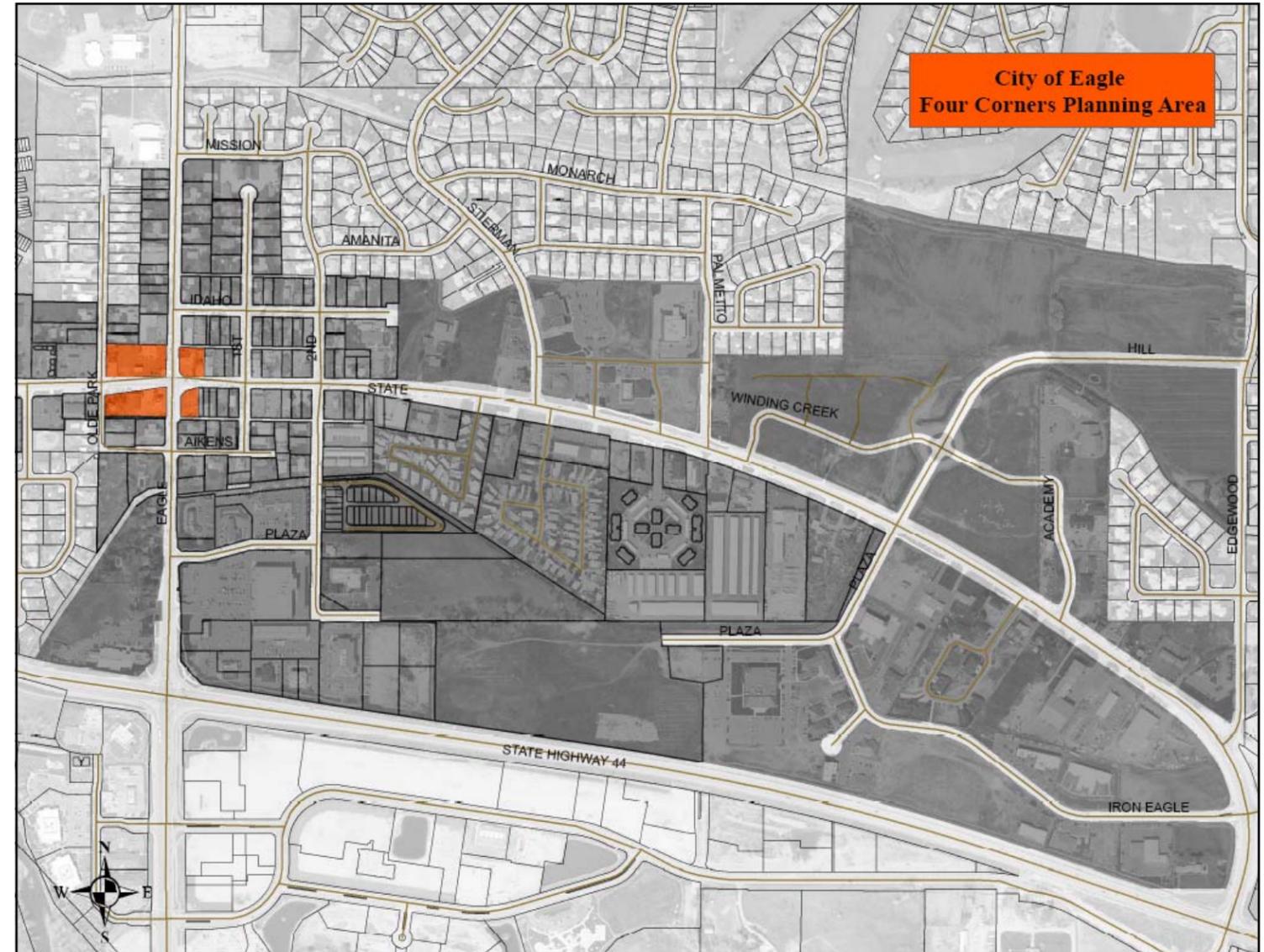


Figure FC1 & FC2:

Left: terraced & corner building massing Right: Community gathering along streets



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FC 4: Active Streets: Active Streets in the Four Corners should be consistent with the policies of the Old Towne and with the following:

- a. Special consideration should be given to the incorporation of public art and place making at the intersection of State Street and Eagle Road. Considerations include but are not limited to:
 - Stamped concrete or decorative brick;
 - Arches;
 - Uniform tree & container plantings;
 - Use of community open space; and
 - Public Art
- b. Corner building entries and increased corner setbacks should be used at the intersection of State and Eagle to create an open feeling at the intersection so the adjacent uses can *spill out* into the street thereby creating another gathering place in the heart of the community, (See Figure FC3).

FC 5: Civic and Community Center: Due to the limited size of the Four Corners Area (9 parcels), community uses will be limited to public art and the creation of open space within the public realm (sidewalks, café seating, plantings, building entries/plazas, and improvements to the intersection), (See Figure FC2, Pg. 18).

FC 6: Historical Significance: The Four Corners area, unlike the Old Towne, does not have historical structures. The area is under developed and in need of significant investment.

- a. Encourage innovative responses and designs that complement the setting in which it is being placed as opposed to strict architectural adherence to a specific architectural style.
- b. Use the design criteria for the Old Towne as a starting point to guide the appearance of buildings in the Four Corners yet allow the Four Corners to be distinguished from the Old Towne through the development of landmark buildings.
- c. Development of the Four Corners should not distract or overwhelm other areas of the downtown.

FC 7: Infill Development: Encourage high density and intensity development to locate in Downtown Eagle create a more vibrant center. Encourage and promote residential uses in and within walking distance of Downtown Eagle enabling a more efficient use of the existing infrastructure investment and resources while off-setting the high cost of land and creating a more convenient place to live and work.

- a. Infill development should be consistent with the policies of the Old Towne and with the policies below.

- b. Promote the Four Corners as the top priority for development in Downtown Eagle.
- c. Encourage the use of terraced (stepped back) vertical mixed use that allows for office, commercial, retail, and residential within a single building while reducing/avoiding a monolithic building wall along the streets and sidewalk plane.
- d. Provide a streamlined process for the design, approval, and construction of projects at the Four Corners, establishing this as a priority for development.
- e. Take advantage of the existing infrastructure (sewer, water, and roads) to increase the intensity at the Four Corners designing a unique pedestrian environment within and adjacent to the existing rights of way (wide sidewalks, café seating, trees, and public art).
- f. Consider establishing an exempt parking district for non-residential uses at the Four Corners.
- g. Promote the use of parking structures, rear/alley loaded parking, and on-street parking to discourage large surface lots within the Four Corners.
- h. Whenever possible the use of alleys, cross access easements, and rear service drives should be incorporated to separate pedestrians from vehicles as well as to allow services, such as garbage and deliveries, to occur where they will not cause additional congestion or conflicts or disrupt the livability of the area.

Figure FC3— Example Corner Entry Buildings



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FC 5: Diversity of Housing Choices: Promote a broad range of housing types and price levels that can bring people of diverse ages and incomes into daily interaction, strengthening the personal and civic bonds to the community (See Figure FC4).

- a. Unlike other portions of the Downtown, residential uses in the Four Corners should be secondary/ancillary to the non-residential uses and should only be located on upper floors of a vertical mixed use structure.
- b. The density of residential uses within the Four Corners has very little importance provided that the form and function of the residential uses is accomplished. The forms and function include:
 - c. Dedicated parking for residences;
 - d. Compatible design with non-residential uses;
 - e. Meaningful open space (terraced gardens, balconies, and verandas);
- f. The most prominent residential uses within the Four Corners should be within a mixed use environment. Live/work units and multi-family housing may be acceptable on properties not located at the intersection of Eagle Road and State Street.
- g. Revise development regulations to specify physical outcomes, including building types and disposition, block and street pattern, public open space, architectural character, and identity.
- h. Work with utility providers and the Eagle Urban Renewal Agency to focus capital improvement investments on creating an attractive environment for downtown development and investment in urban housing.
- i. Create an attractive urban environment necessary to compel those seeking urban housing to locate in Eagle.

Figure FC4: Housing Options in Four Corners



Live/Work:

3 story building, 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 with varied front setbacks that create patios, plazas, and pedestrian amenities.

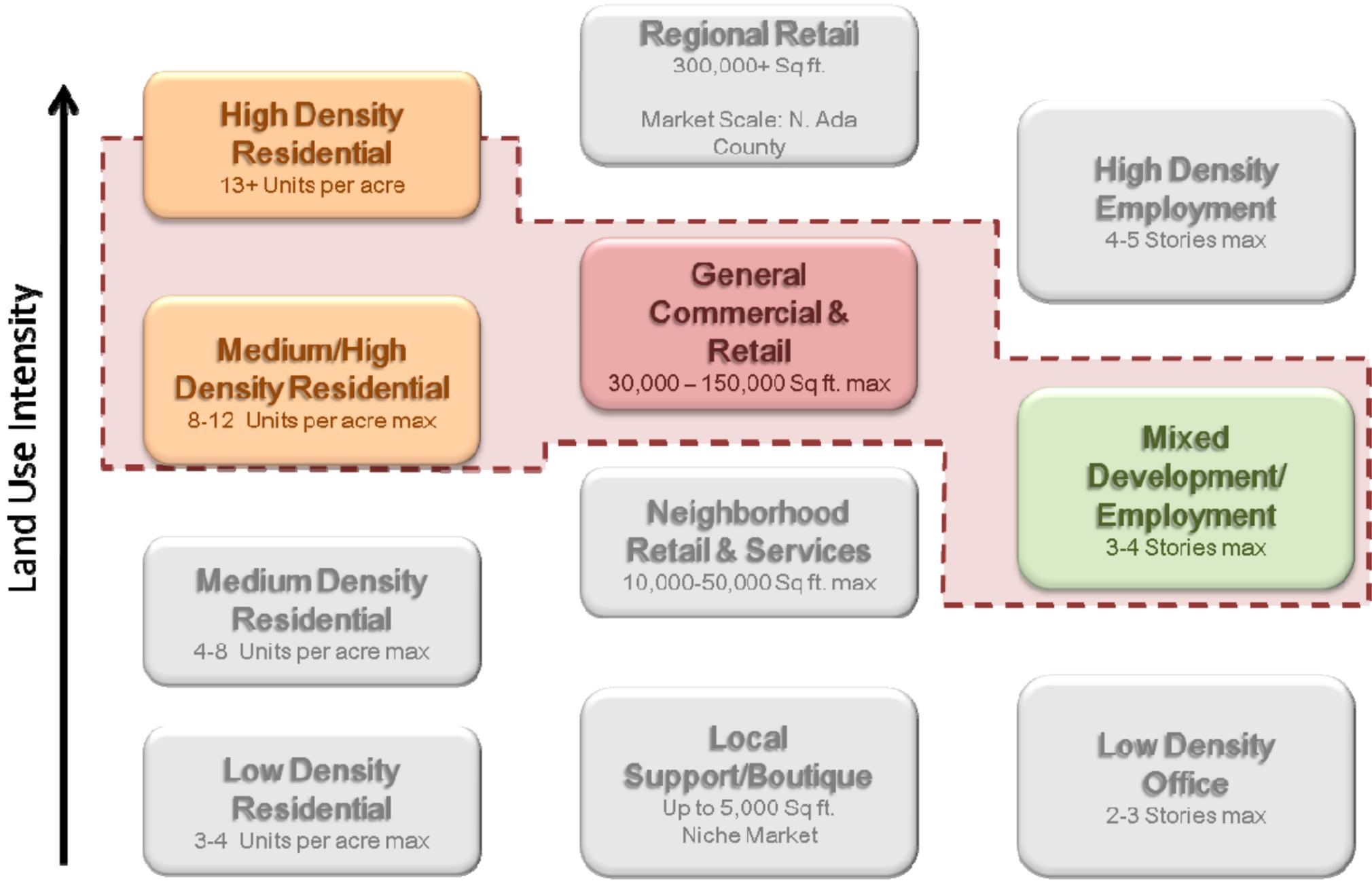


Multi-Family:

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.

Figure FC5: Four Corners Land Use Matrix

Four Corners Land Use Mixture



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