

6.8.13 - Downtown Eagle Plan

J. IMPLEMENTATION

GOAL: Seek, promote, and encourage the use of development incentives in the Downtown. Make it easier to develop in Downtown Eagle than anywhere else in the City and region.

IM 1: Expedite the development approval process to create a competitive development environment when compared to neighboring jurisdictions. Look at zoning and design review processes to ensure that development that *fits* the City's vision for the Downtown is easily approved.

- a. Take a critical look at the timing and processing of applications to ensure that development can move smoothly through the process.
- b. Consider a staff level review process for design review applications including buildings and signs.
- c. Consider proactively zoning important areas of the Downtown.
- d. Review and, if necessary, update zoning, subdivision and design review codes to ensure they clearly implement the vision of Downtown Eagle.
- e. Consider revising the Eagle Architecture and Site Design Book for the Downtown areas to limit the number of architectural styles.
- f. Consider using consistent architecture elements within the Downtown to ensure compatibility of design throughout the area.
- g. Consider implementing a form based code for the Downtown Eagle area.
- h. Encourage the development of urban tree lined streets instead of strict tree preservation standards.
- i. Use development agreements to scale and establish the proper mixture of uses within Downtown Eagle.
- j. Let density happen. Allow for, promote, and require Downtown Eagle to have the highest density of housing (a minimum of 10 units per acre), employment, and commercial use in the City.
- k. Consider establishing a list of community projects that could be completed in-lieu of standard subdivision open space requirements.

- l. Pursue a master agreement with canal and drainage companies and districts as appropriate to help clarify allowances and standards during the development process.

IM 2: Work with the Eagle Urban Renewal Agency to identify projects that will enhance the development potential in Downtown Eagle.

- a. Establish a joint capital improvements plan with the URA and the City to establish priority projects in Downtown Eagle.
- b. Consider joint/partner applications to the Idaho Department of Commerce for Downtown revitalization dollars.
- c. Look for opportunities for the City to provide support (zoning, design review approval, and fee waivers) to URA projects that comply with this plan.

IM 3: Encourage and provide incentives for the use of energy efficient and sustainable construction techniques, materials, designs, and other strategies as part of new activity centers and redevelopment in the Downtown. These include: LEED building practice, water reuse, alternative energy sources, and rooftop gardens.

- a. Work with the Eagle Building department to identify strategies for LEED building practices.
- b. Seek grants and other funding options for the promotion of energy efficiency.
- c. Review landscape and planting materials that reduce water consumption and maintenance costs.
- d. Consider an incentive program for developers and builders that have experience in and use sustainable building practices.
- e. Streamlined the review process.
- f. Reduce fees.
- g. Prioritize inspections.
- h. Counter permits.

IM 4: Pursue state and federal dollars for the redevelopment of Downtown Eagle.

- a. Develop a list of community supported projects that could be competitive in the pursuit of:
 - Complete Streets Funding from the U.S. Department of Transportation.
 - Community Development Block Grants.

- Downtown Reinvestment Grants.
- Economic Development Administration Grants.
- Industrial Revenue Bonds.
- Tax Increment Financing.
- Resort/Destination Tax.
- General Revenue Bonds.
- Community Infrastructure District.