

6.8.13 - Downtown Eagle Plan

OLD TOWNE:

OT1: 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. The character of Old Towne is generally defined by its pedestrian-scale (attached sidewalks, store fronts with large windows at the sidewalk, 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 (See Figure OT3 Old Towne Land Use Matrix, Pg. 11).

OT2: Enhance Old Towne's visibility and its iconic imagery: As the heart of the City, it is important that Old Towne be easily identified and leave a very positive impression on everyone who sees it. It should look like a place in which one wants to explore, linger, work, and live.

- Establish way-finding mechanisms that lead people to Old Towne: Transform State Street (from Ballantyne to Taylor and from Edgewood to Stierman) into a boulevard with detached sidewalks and center planters.
- Retain and seek to expand Heritage Park as the City's signature space in the Old Towne. Its prominent location and design embodies the small town character of the community and serves as a central gathering place.
- Design new buildings to punctuate the fabric of downtown with towers, grand entrances, and special roof forms that emphasize the character of the Old Towne.
- Strengthen the distinction between the urbanized Downtown and surrounding residential areas and corridors.

OT3: Mix of Land Uses: Uses in the Old Towne area should promote mixed use with retail and commercial on the first floor and office and residential uses on upper floors.

- Overall, buildings in the Old Towne should be scaled to fit the historic development patterns in the area with narrow building widths, store fronts up to the sidewalk, large first floor windows and multiple attached buildings on a single block.
- Due to the scale of the Old Towne, boutique and specialty uses should be encouraged to intermix with offices and residential.
- Live/work units and cottage retail/commercial should be used at the perimeter of Old Towne to provide a transition to the predominantly residential areas north of Amanita and Mission Streets and west of Olde Park Place and Taylor Street.

Map 4:
Old Town Planning Area

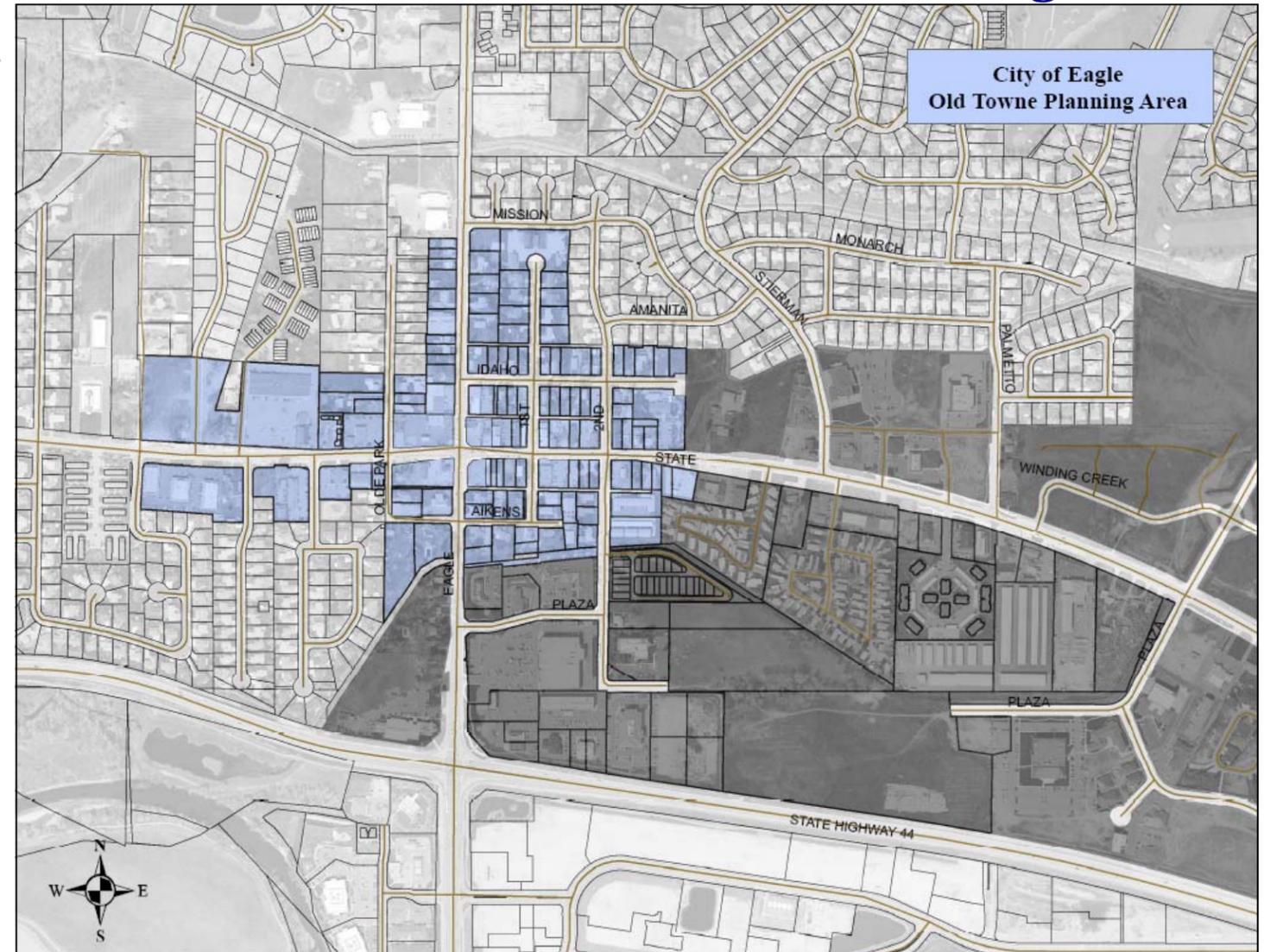
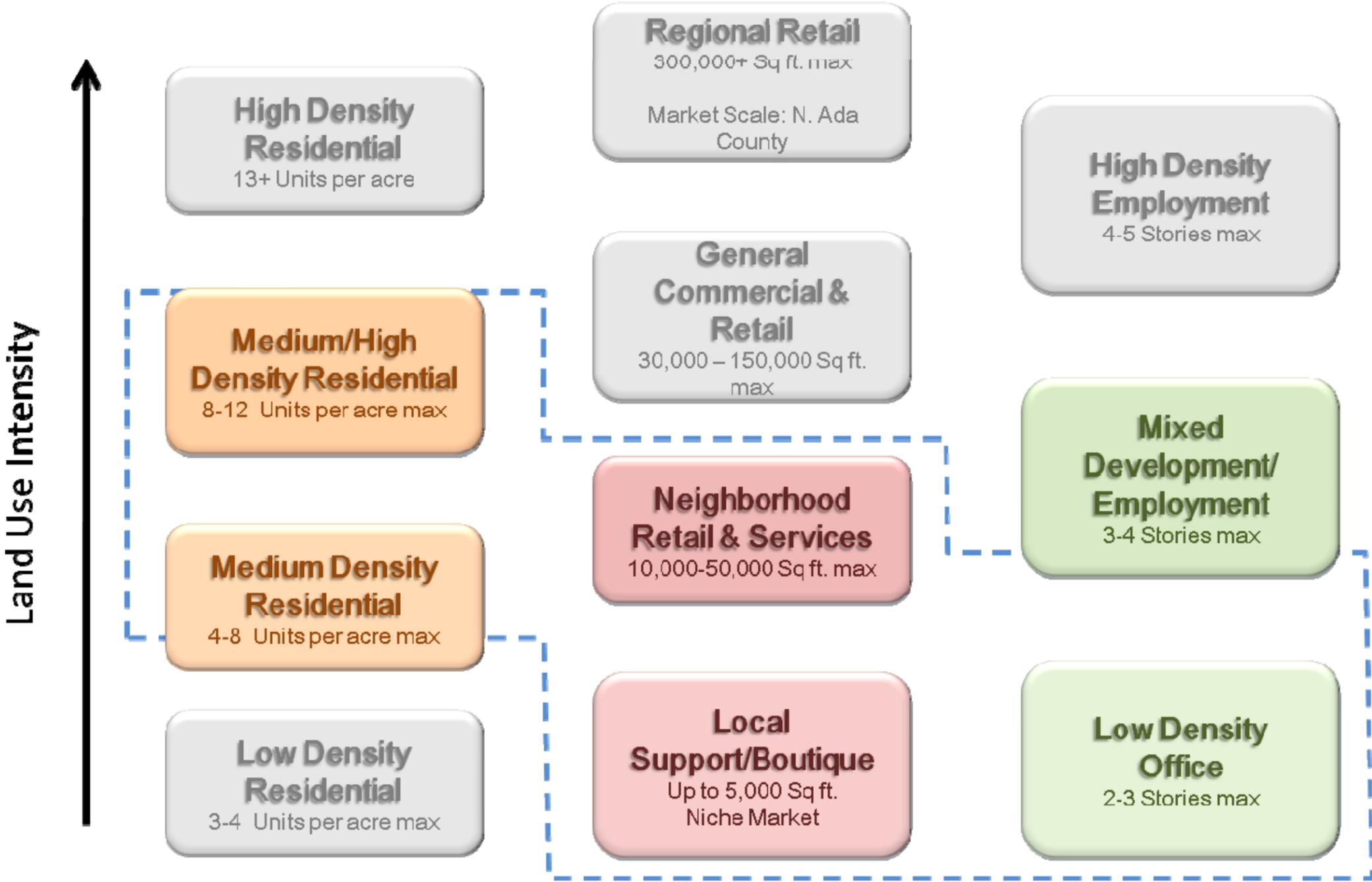


Figure OT1 & OT2:
Left: Old Towne conceptual plan Right: 1st Street Plaza



Figure OT3:
Old Towne Land Use Matrix

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 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.

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OT4: Walkability: Walkability in the Old Towne should focus on the historical grid and attached sidewalk system that provides connectivity throughout the Old Towne area.

- a. Specific design elements should include bulb outs at intersection crossings and the integration of pedestrian amenities such as benches, trees, planters, and public art.
- b. Whenever reasonable, 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, conflicts, or interfere with the livability of the area.

OT5: Active Streets: In the Old Towne area, all buildings should have a presence on the street level that invites patrons and residents into the building (See Figure OT 4 & 5).

- a. Retail, commercial, and restaurant uses should be designed to include large store front windows, patio dining, and/or tenant displays.
- b. Office and residential uses should use plazas, patios, and fountains to bring their presence to the street.
- c. All buildings should be encouraged to incorporate public art, benches, and bike amenities to invite pedestrians and bicyclists to easily move throughout the Old Towne area.

Figures OT4: (Right) Pedestrian Design Elements

Small design elements such as benches, sidewalk enhancements, pedestrian crossing bulb-outs and street lighting help delineate and emphasize the pedestrian zones within the Downtown.

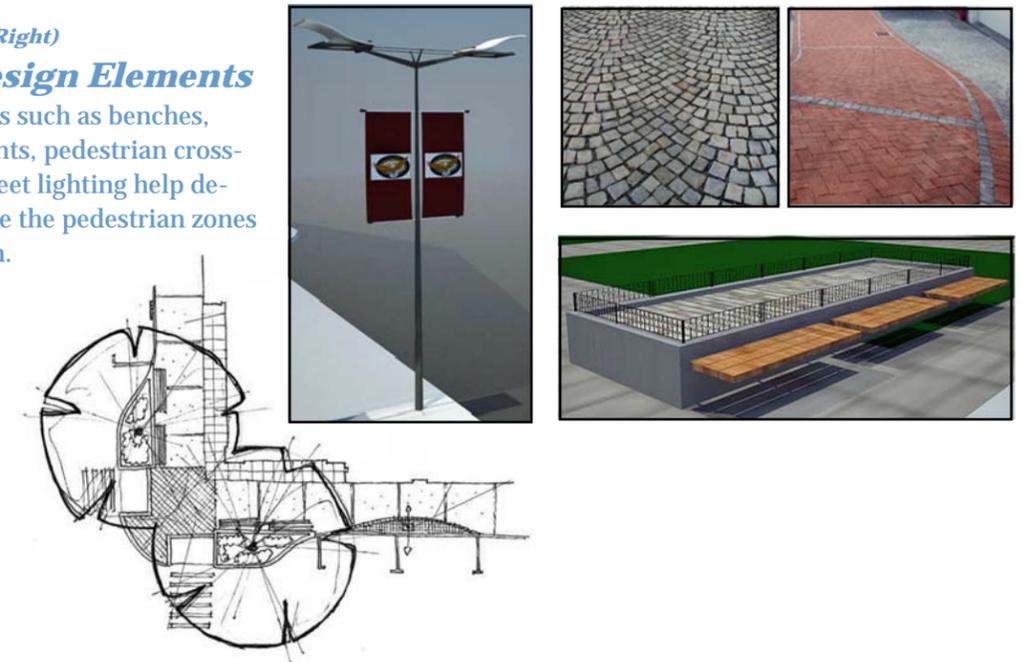


Figure OT5:
Example of a Downtown Street
Incorporates all the necessary design elements



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OT6: Civic and Community Center: One of the prominent civic and community land uses in the Old Towne area is Heritage Park, a .48 acre site located at the southwest corner of State Street and 2nd Street. Heritage Park functions as the *Village Commons* of Eagle and the focus of community events such as Eagle Country Christmas, Eagle Fun Days, and the Farmers Market.

- a. All efforts should be made for the expansion of Heritage Park to ensure that as the population of Eagle grows so does the heart of the community.
- b. Consider investing in a permanent all-season public market building adjacent to Heritage Park for use by the farmers market and other community events. (See Figure OT6)
- c. Development surrounding the park should be designed to capitalize and incorporate the scenic qualities of the park.
- d. Pursue developer investment in public open space in the Old Towne in order to expand open spaces.
- e. Consider earmarking park impact fees from Downtown Eagle for use in Downtown Eagle.
- f. Special care should be taken to ensure that buildings adjacent to the park do not wall in the park and make it a dark shadowed area. When feasible, buildings adjacent to the park should be designed to open up to the park and include stepped back facades and the use of terraces.
- g. In addition to Heritage Park, special consideration should be made for the design of 1st Street to serve as a community gathering area during community events, similar to the Basque Block or 8th Street in Boise (See Figure OT7).
- h. The City and the Ada County Highway District should work with land owners and tenants to integrate special design elements into 1st Street including but not limited to a meandering plaza with offsetting landscape areas, rolled curbs, stamped concrete and wide sidewalks.
- i. Landscape along 1st Street should be designed to avoid creating a barrier between the street and the store fronts.

Figure OT6: Heritage Park:

Potential Heritage Park Expansion area (Right). Existing park (Below Top). Potential expansion to include a community market building (Below Bottom).

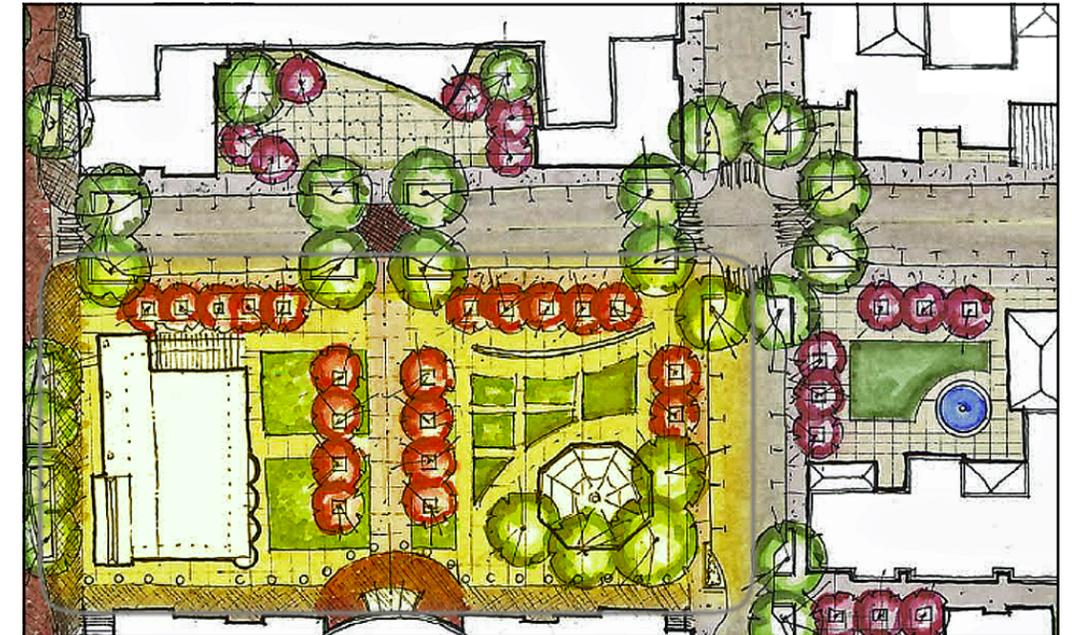


Figure OT7: 1st Street Central Plaza

1st Street should be designed so it can be shut off at State Street for local events and festivals giving the area the feel of an open air market.

- Vehicle and pedestrian right-of-ways remain at the same elevation creating a more pedestrian friendly street.
- Many existing historic buildings remain on 1st Street.
- 3-story buildings accent street and historic buildings

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OT 7: Historical Significance: The Old Towne subarea of Eagle has historic buildings in active use. Work with land owners to promote the continued use of historic structures when feasible.

- a. Establish design criteria that promotes the incorporation of historical architectural elements into new buildings to complement and provide support to the historic character of the area.
- b. Encourage innovative designs that complement the setting in which a building is being placed as opposed to strict adherence to a specific architectural style.
- c. Establish unique design criteria for the Old Towne Area that complements the historic character of the area.
- d. Incorporate design elements from landmark buildings such as the Eagle Bank and the Eagle Hotel, into the design and redevelopment of the Old Towne Area (*See Figure OT8*).



Figure OT8: Historical Architecture

The Eagle Hotel & Eagle Bank are good examples of the architectural flavor that should be promoted in the Old Town.

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OT 8: Infill Development: Instead of spreading out, encourage development to fill-in the Old Towne area creating higher density and a more vibrant center. Encourage and promote people living in and within a reasonable walking distance of Old Towne Eagle to enable more efficient use of the existing infrastructure investment and resources, off-set the high cost of land, and create a more convenient place to live and work.

- a. Encourage first floor retail and commercial that attracts people into Old Towne Eagle as a place to shop, recreate, and interact.
- b. Promote Old Towne as a place to live by entitling most property in the Old Towne for housing (upper levels only).
- c. Encourage the use of terraced (stepped back) vertical mixed use buildings that allow for office, commercial, retail, and residential within a single building while reducing/avoiding a monolithic building wall along the street and sidewalk plane
(See Figure OT9).
- d. Allow for the intermingling of daily convenience uses (grocery, cleaners) with destination uses (restaurants, pubs, and art galleries).
- e. Take advantage of the existing infrastructure (sewer, water, and roads) to increase the intensity of downtown (employment and housing) while designing a unique pedestrian environment (wide sidewalks, café seating, trees, and public art) within and adjacent to the existing rights of way (See Figure OT10, pg. 16).
- f. Avoid conventional development and single-use zoning that compartmentalizes housing, shopping, and business uses and that focuses on large vehicular thoroughfares and limited pedestrian connectivity.
- g. Encourage the development of a sculpted sky line that increases building heights at the interior of blocks while stepping down building heights as they approach the traditional single family areas at the north and west of the area.
- h. Promote zero lot line development bringing buildings together to form continuous store frontages within a block.
- i. Ensure that new residential development adds to the appeal of Old Towne as a great place to live as well as to visit. Revise development regulations to specify physical outcomes, including building types and disposition, block and street pattern, public open space, architectural character and identity.
- j. Consider establishing a pay in lieu of parking standard for Old Towne.

- k. Require residential uses in Old Towne to have dedicated parking areas.
- l. Work with the Eagle Urban Renewal Agency to identify, construct, and manage structured parking locations within the Old Towne area.

Figure OT9: Terraced/Stepped back Vertical Mixed Use



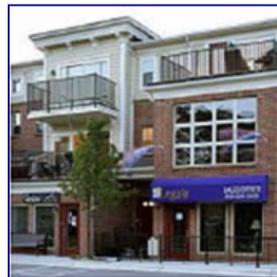
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Figure OT10: 1st Street Building Height & Use Transition-North/South along 1st Street between Aikens Street & Idaho Street



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.



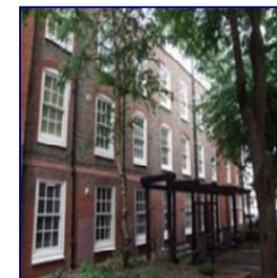
Mixed Use:

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.



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OT9: Diversity of Housing Choices: Promote a range of housing types and price levels that can bring people of diverse ages and incomes into daily interaction. Thereby, strengthening the personal and civic bonds to the community.

- a. Encourage a variety of dwelling types within Old Towne such as: row houses, live/work units, lofts, and apartments (See Figure OT11).
- b. Preserve the integrity of the existing residential neighborhoods surrounding the Downtown Eagle area. The scale and character of these neighborhoods help establish the *home town feel* that is highly desired by the community and home buyers.
- c. Ensure that new residential development adds to the appeal of the Old Towne area as a great place to live and visit.
- d. Update development regulations, as needed, to specify physical outcomes, including building types and disposition, block and street pattern, public open space, architectural character and identity.
- e. Work with utility providers and the Eagle Urban Renewal Agency to focus capital improvement investments on creating an attractive environment for the development of, and investment in, urban housing.
- f. Create an attractive urban environment to attract those seeking urban housing to locate in Eagle.

Figure OT11: Housing Options in Old Town:



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.



Row House:

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.



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.