

Downtown Eagle Plan

Addendum A-
(Section 6.8.13, pg. 85 of the 2011 Eagle Comprehensive Plan)

Approved 2/3/2011
Resolution No. 11-02



6.8.13 - Downtown Eagle Plan

A. PURPOSE

The Downtown Eagle Plan was drafted to help coordinate private and public investment in the heart of the City of Eagle. It establishes the primary means of guiding land uses and development on properties located within the Downtown Eagle Subarea. It also focuses and solidifies the City's planning vision, goals, actions and investments in support of the growth and continued revitalization of Downtown Eagle.

B. PLAN AREA

The Downtown Eagle Plan Area includes all private and public properties that come under the purview of this Subarea Plan as indicated in the Planning Area Map. (See *Downtown Planning Area Map, Map 1 pg. 2*)

The Plan Area, consisting of approximately 300 acres, is generally defined along its northern edge by the New Dry Creek Canal, along its southern edge by State Highway 44, along its eastern edge by Edgewood Lane and; along its western edge by Taylor Street.

The Plan Area is distinguished by a wide range of public settings and civic facilities of considerable symbolic and functional significance to the community. Civic uses include the Eagle Senior Center, City Hall, Eagle Library, and the Eagle branch of the U.S. Post Office making downtown the primary destination for a wide range of community services. The City's Old Towne is the center of the Plan Area and is complemented by several historic structures and Heritage Park.

C. BACKGROUND

The vision of Downtown Eagle as being the heart of the community has been integrated into the City's Comprehensive Plan in the same manner as it was envisioned in the City's first Comprehensive Plan in the 1970's. Some of the long standing Community goals and policies for Downtown Eagle include:

- Preserve the economic integrity of the "Central Business District" (CBD) and encourage business and industry that have minimal environmental impact to move their operations into Eagle.
- Accommodate and encourage (the) further expansion and renewal in the downtown core business area of the community... The greatest possible concentration of retail sales and business is to occur in this land use designation. Pedestrian friendly uses and developments are encouraged.
- Locate higher-density residential development closest to

the "Central Business District".

- Promote commercial service and retail development within the "Central Business District" that contribute to a pedestrian friendly environment.
- Identify areas that will provide significant employment opportunities to the residents of the City of Eagle, thereby supporting the City as a desirable place to live, work, and recreate.
- Encourage development with decreasing density radiating out from the CBD as shown on the Land Use Map.
- Seek new commercial development that will complement the Central Business District and Eagle's rural residential identity to locate adjacent to but outside the Central Business District.
- Encourage commercial growth adjacent to the Central Business District and discourage isolated commercial development in outlying areas.
- Ensure the ability for the city to continue to fund, improve and support itself (including infrastructure) without the use of building permit fees, impact fees and zoning fees.
- Promote additional employment opportunities and expand the economic base by:
 - Encouraging growth and expansion of existing businesses and industry, and
 - Attracting additional business and industry so residents will be provided with adequate commercial services and facilities.

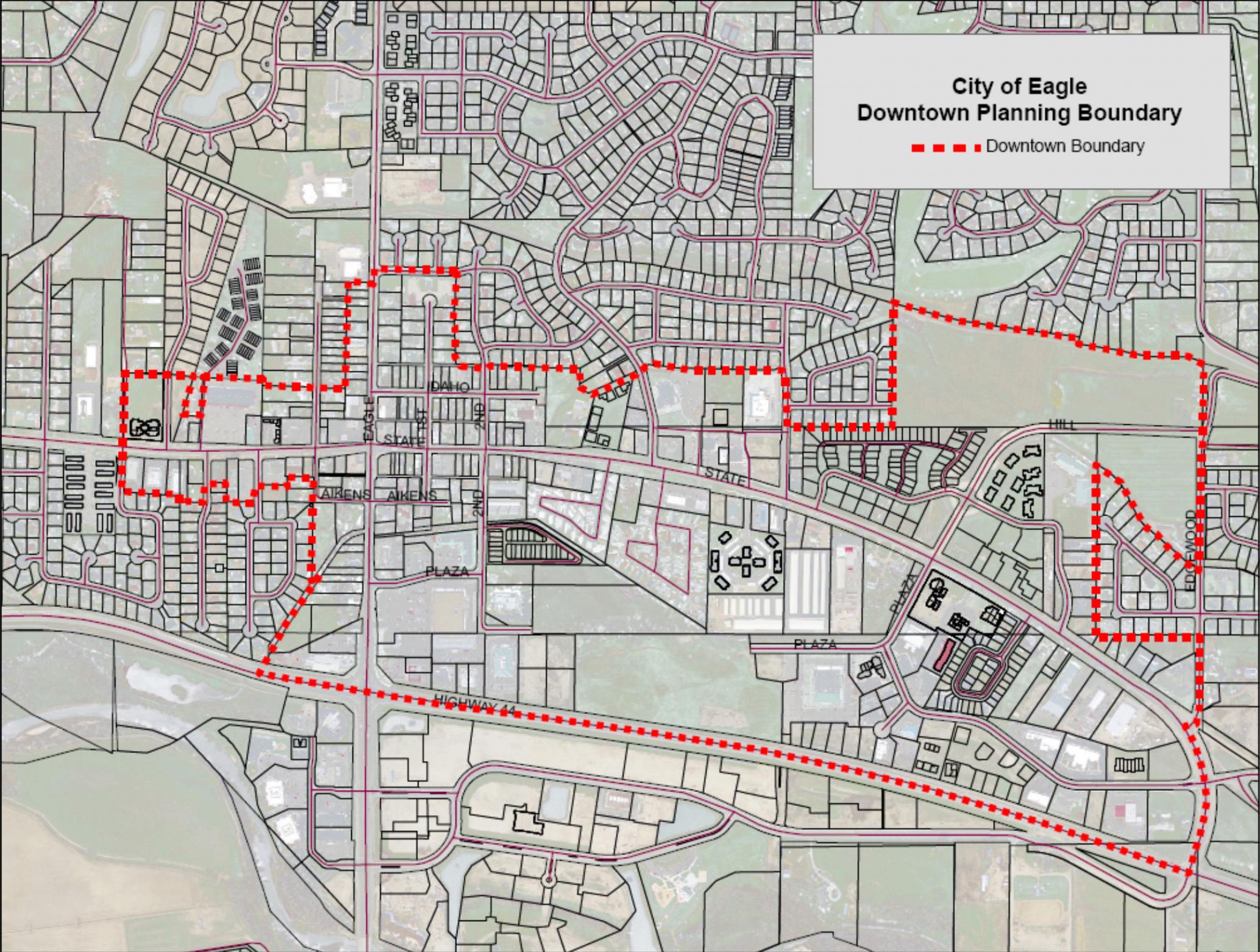
The intent of the Downtown Eagle Plan is not to replace these goals and policies but to supplement them and give them clearer guidance.

As Eagle Road and State Street embarks on its second century as Eagle's community center, many citizens, landowners, and business owners have a desire to enhance the long term viability of downtown Eagle; wondering if the land use patterns established in 1904 are still suited to serve this growing community in the 21st century. As Eagle transitions from its agrarian roots and begins to emerge as a unique and self-sustaining community, with a forecasted population of over 50,000 by 2025, the time has come to focus on Downtown Eagle:

- To create the heart of the Eagle community.
- To plan a city center that attracts, promotes and retains employment, recreational, and cultural activities.

6.8.13 - Downtown Eagle Plan

Map 1: Downtown Planning Area



6.8.13 - Downtown Eagle Plan

D. COMMUNITY VISION

The Downtown Eagle Plan establishes a planning and design framework to heighten the vitality, functionality, and beauty of the City's downtown in accordance with the forces of free market and the community's vision for Eagle's center.

The desired outcomes outlined below resulted from a series of community visioning meetings, followed by a community design survey, and a three-day community design charrette with the University of Idaho Urban Design Center that focused on clarifying and substantiating the community's aspirations for downtown. (See Figure D1, Conceptual Vision)

VISION STATEMENT:

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 (See Map 2: Conceptual Land Use, pg. 4).

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; and
- Promote and develop a unique downtown that supports pedestrian, bicycle, and transit connectivity.

The Downtown Eagle Area will have multi-modal connectivity to internal assets (such as Heritage Park, Eagle Elementary, emergency services and commerce) and to external assets (such as adjacent residential areas, the city parks system, the sports complex, the foothills, and the Boise River).

The Downtown Eagle Area will be dependent on ongoing reinvestment and compatible redevelopment that reinforces the community's vision for a vibrant community and regional center. The review of zoning, parking, and other regulations that guide the form and appearance of The Downtown Eagle Area must also be on-going to ensure that new development and redevelopment implements the vision, goals, and policies of this Plan.

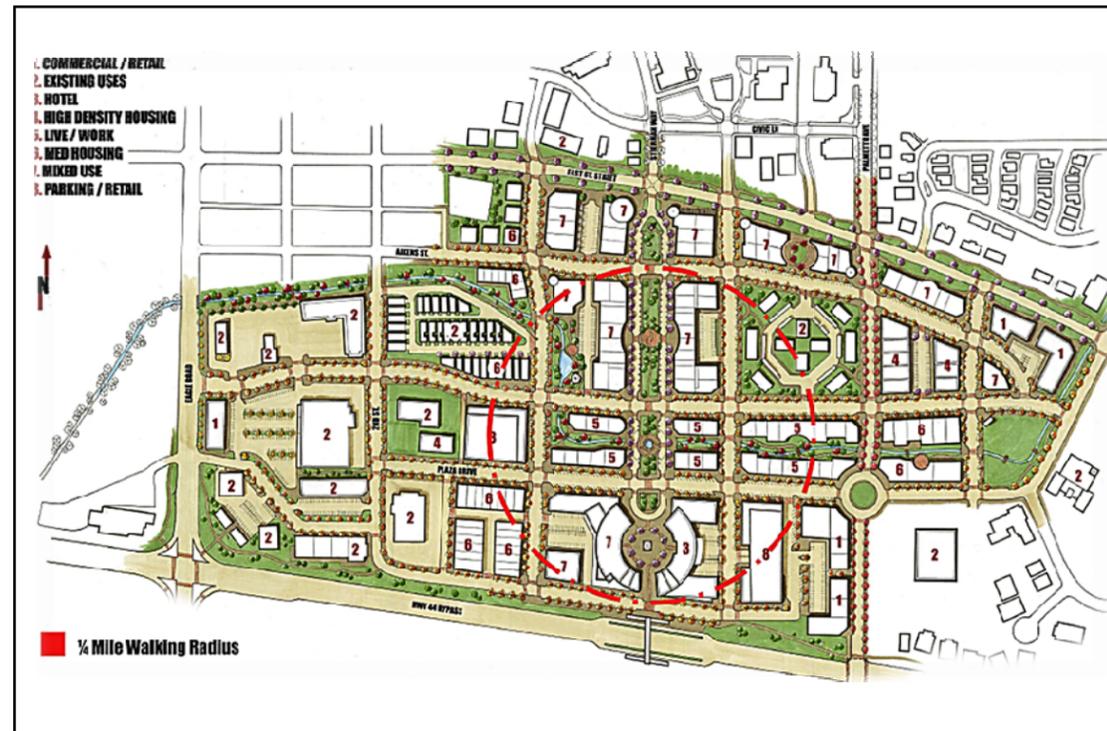
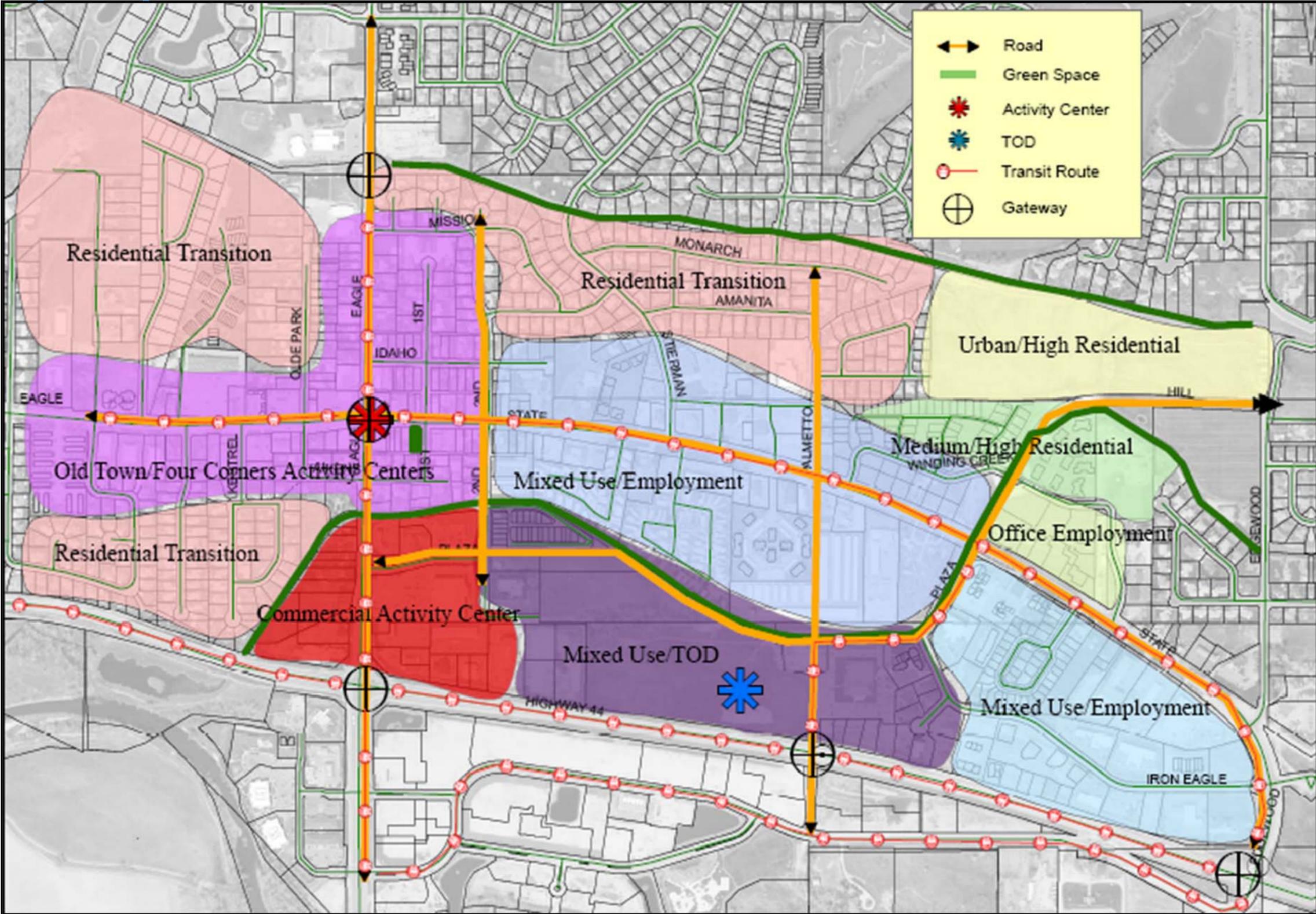


Figure D1: Conceptual Vision for Downtown from U of I Charrette Process:

Clockwise starting at the top right: Olde Town Development Concept, 1st Street Concept, Plaza Development Concept, Transit Ready Development Concept, Four Corners Streetscape.

6.8.13 - Downtown Eagle Plan

Map 2: Conceptual Land Use



E. DOWNTOWN GENERAL GOALS

GOAL 1:

Preserve, design, develop and promote Downtown Eagle as the “Heart of Eagle” and the center of commerce and employment within the region: a source of pride for its citizens, a sense of identity from its historic roots, and a place of great character and attraction due to its unique urban form and diversity of activities. Ensure that development is designed to enhance:

Mix of Land Uses: Create synergism between a variety of land uses, activities, and destinations through the use of diverse land uses (retail, office, a variety of residential, and civic institutions). These uses provide neighborhood convenience, employment, entertainment, and cultural options that contribute to a unique urban experience. Development that adheres to this principle encourages a compatible mix of uses at the town center scale and identifies opportunities for shared uses.

Position downtown Eagle as the most convenient place to live, work, find entertainment, shop, and gather in the City and the region. (See Figure E1 Downtown Land Use Matrix, pg. 7)

Walkability: Create a pedestrian oriented city center that is interconnected and compact in size with a variety of uses that encourage citizens to park once and walk between destinations.

Active Streets: Create unique social experiences that are not found in other parts of the City and region. Fill the downtown with businesses, restaurants, entertainment, and services that remain open into the evening. Encourage first floor retail and public gathering areas (plazas, fountains, and pocket parks) that attract people to Downtown Eagle.

Civic and Community Center: Promote and retain uses in the downtown that serve as an anchor to the community such as government offices, libraries, museums, parks and open spaces, and community events.

Historical Significance: Promote the continued use of historic structures (when feasible) and establish design criteria that promotes the incorporation of historical architectural elements into new buildings to complement and provide support to the historic charter of the area. Encourage innovative designs that complement the setting in which a building is being placed as opposed to strict adherence to a specific architectural style.

Establish unique design criteria for the Downtown Planning Areas that complement each other without distracting or overpowering each other.

Infill Development: Encourage high density and intensity development to locate in Downtown Eagle creating 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 offsetting the high cost of land and creating a more convenient place to live and work.

- a. Encourage the development of unique and diverse land uses within Downtown Eagle that provide harmony in form but promote a variety in function.
- b. 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.
- c. Allow for the intermingling of daily convenience uses (grocery, cleaners) with destination uses (restaurants, pubs, and art galleries).
- d. 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.
- e. Avoid conventional development and single-use zoning that compartmentalizes housing, shopping, and business uses; that focuses on large vehicular thoroughfares and limited pedestrian connectivity.
- f. Promote the use of parking structures, rear/alley loaded parking, and on-street parking to discourage large surface lots within Downtown Eagle.

Diversity of Housing Choices: Promote a range of housing types and price levels that bring people of diverse ages and incomes into daily interaction to strengthen personal and civic bonds, and the attachment to the community. Encourage a variety of dwelling types such as: houses, bungalow courts, row houses, live/work units, lofts, and apartments to ensure that younger and older people, singles and families, and all income levels can find a place to live. Broader housing options within downtown reduce the pressure for higher density in other portions of the community. Creating an active residential presence in downtown reduces the

6.8.13 - Downtown Eagle Plan

daily transportation issues (congestion and parking) commonly found in commercially dominated downtowns.

GOAL 2:

Make downtown easy to get to for all modes of transportation and all generations- seek to expand and develop an interconnected street and pathway system.

- a. Incorporate pedestrian, bicycle, vehicle, and public transit into the transportation plan for the downtown.
- b. Encourage the development and expansion of interconnected streets that help disperse traffic rather than concentrating it onto a few major roadways.
- c. In cooperation with land owners, canal and drain companies and districts develop an integrated system of trails and public open spaces utilizing and expanding upon the existing features in Downtown Eagle including sidewalks, pathways, canals, and drains.
- d. Seek to connect emergency services (police, fire, and emergency medical services) across the State Highway 44 bypass ensuring that all areas of the community have appropriate access to these facilities.

GOAL 3:

Maintain Downtown Eagle as the heart of the community, the cultural center of the City, with cohesive and complimentary architecture, planned and meaningful open spaces, pedestrian friendly streetscapes, ample parking.

- a. Maintain Downtown Eagle as the cultural center of the City and expand Eagle’s regional presence.
- b. Promote attractive, interesting, complimentary, and compatible architecture and make quality design a priority for the construction and maintenance of all property in Downtown Eagle.
- c. Plan for, design, and develop a complete urban open space system in Downtown Eagle including pathways, greenways, plazas, fountains, and parks that encourage people to visit and linger in Downtown Eagle.
- d. Implement a Downtown parking system that coordinates all resources.

6.8.13 - Downtown Eagle Plan

- d. Implement a Downtown parking system that coordinates all parking resources
- e. Establish a system of streets, pathways and open space networks that strengthen connections into and through Downtown Eagle.

GOAL 4:

Economic Development Goal: Increase the capacity of citizens, community groups, and city leaders to understand and respond to internal and external influences of change that affect the economic viability of the City

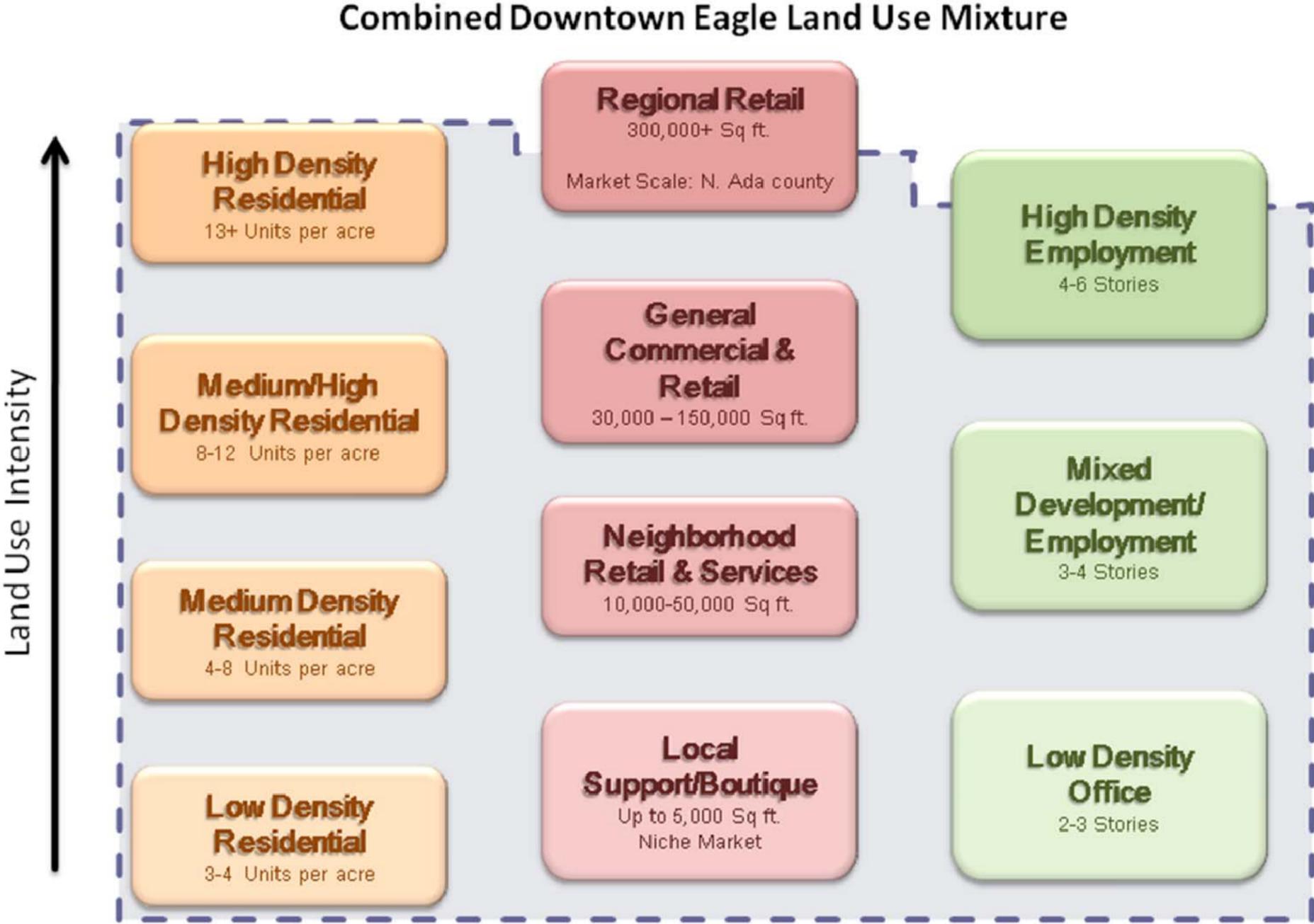
Both problems and opportunities appear from social and demographic change within a community as well as from the outside. By understanding both the concerns and prospects, sound decision making may be made by improving the social and economic well-being of citizens.

GOAL 5:

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

- a. Promote the City's vision to potential employers, developers, and businesses. Work with land owners, residents and the Chamber to promote Eagle as being *Open for Business*.
- b. Expedite the development approval process creating a competitive development environment when compared to neighboring jurisdictions. Look at zoning and design review process to ensure that development that *fits* the City's vision for the downtown is easily approved.
- c. Work with the Eagle Urban Renewal Agency to identify projects that will enhance the development potential in Downtown Eagle.
- d. Encourage and incentivize 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/green building practice, water reuse, alternative energy sources, and roof-top gardens.

Figure E1:
 Cumulative Downtown Land
 Use Matrix



The highlighted uses above represent the accumulation of all uses that are allowed Downtown Eagle . Specific applicability will be dependent upon the mixture of uses identified in the subareas of this plan.

F. THE GEOGRAPHY OF THE SUBAREA

The Downtown Eagle Subarea is comprised of a large general planning area that provides a transition of uses from primarily residential areas to the mixed use urban center. The core of the Downtown Eagle is composed of three distinct areas: Old Towne, Four Corners, and the Plaza Area (See map 3, Downtown Planning Areas). Each subarea is unique in terms of the relative mixture of land uses, scale, and materials. However, each subarea should be designed to share key elements of architecture and visual composition, to ensure harmony in design and character.

Downtown Information:

Existing Central Business District – CBD (2010):

- 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*

Expanded Downtown (post 2030 build out):

- 289 Acres
- 1,753 Housing Units (6 units per acre)
- 900 Owner Occupied Units (50%)
- Estimated Population: 4,300
- 8.1% of the City Projected 2030 Population
- 7,500 Estimated jobs*
- 61% of total jobs in Eagle*

*COMPASS estimates

Map 3: Downtown Planning Areas

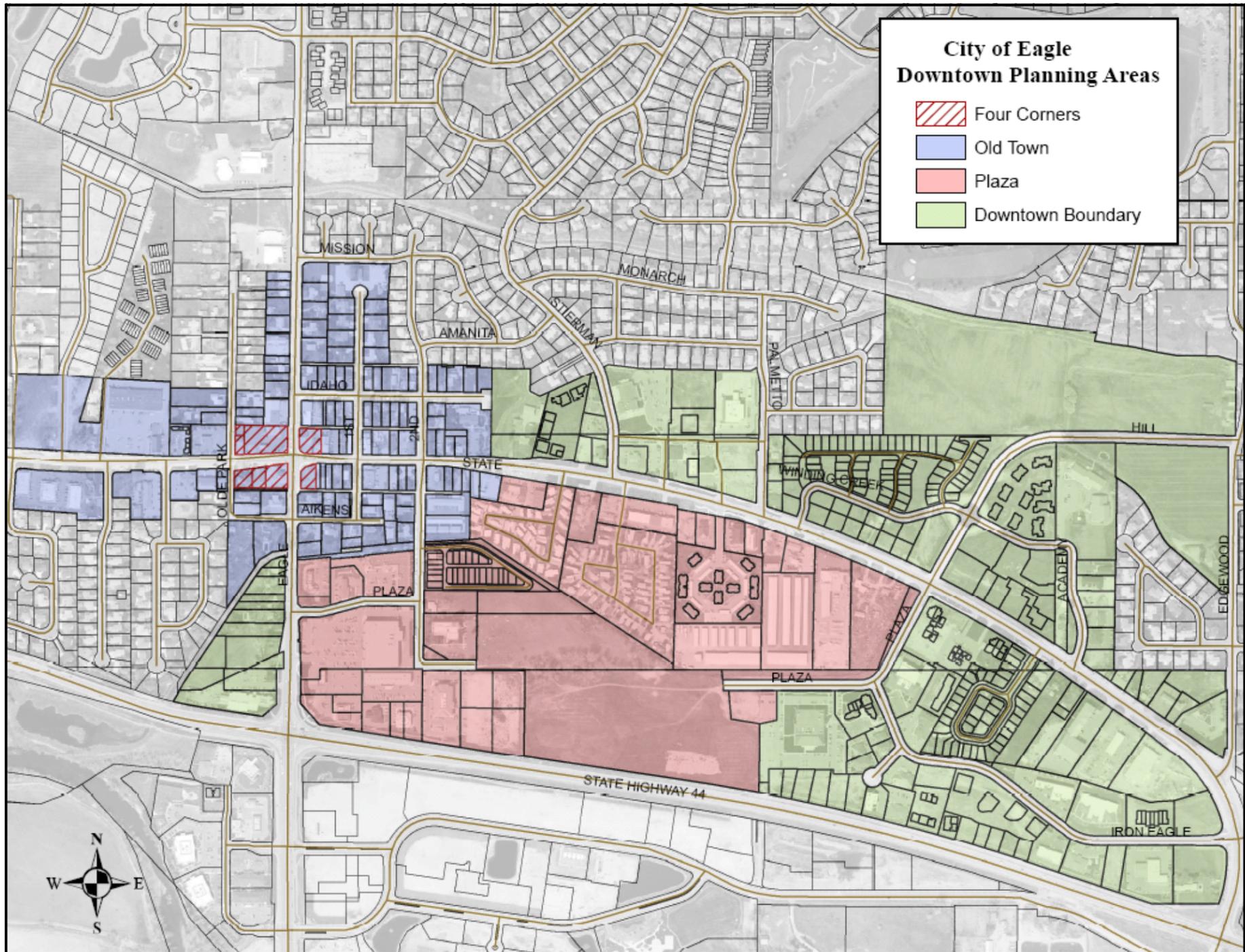
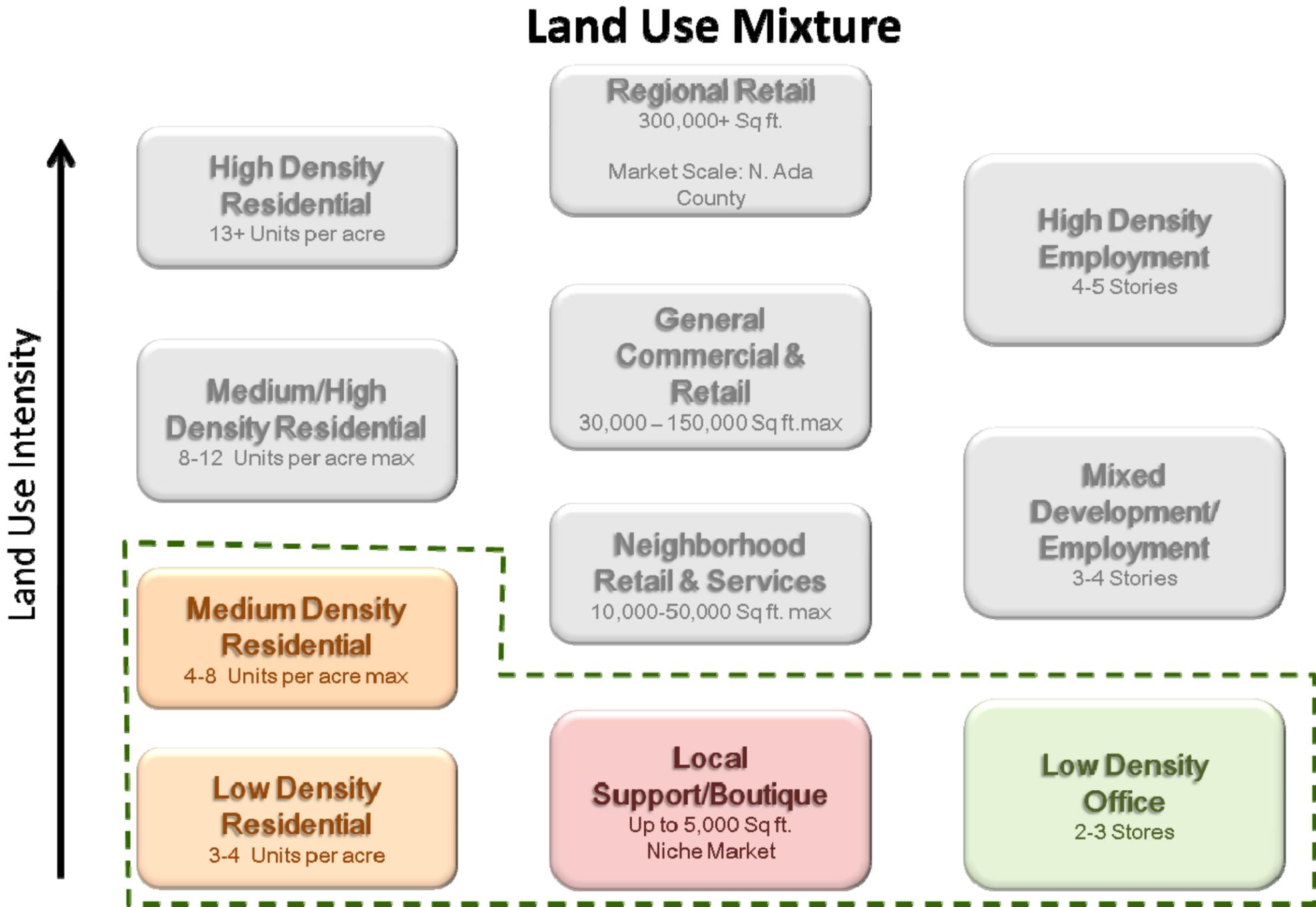


Figure F1:
Downtown Generalized Land Use Matrix

This matrix is to be used for lands not located in a specific subarea. These areas are shown in green on Map 3 pg. 8.

Guide to Downtown Generalized (unspecified areas)



The highlighted uses above represent the combined uses that are appropriate in areas NOT contained in a specific subarea. The partial inclusion of a land use indicates a limited potential or opportunity for that land use in the area.