

**DRAFT**  
**04.01.16**  
**CITYWIDE PARK**  
**MASTER PLAN**  
CITY OF EAGLE  
**2016**

Prepared by : The Land Group, Inc.

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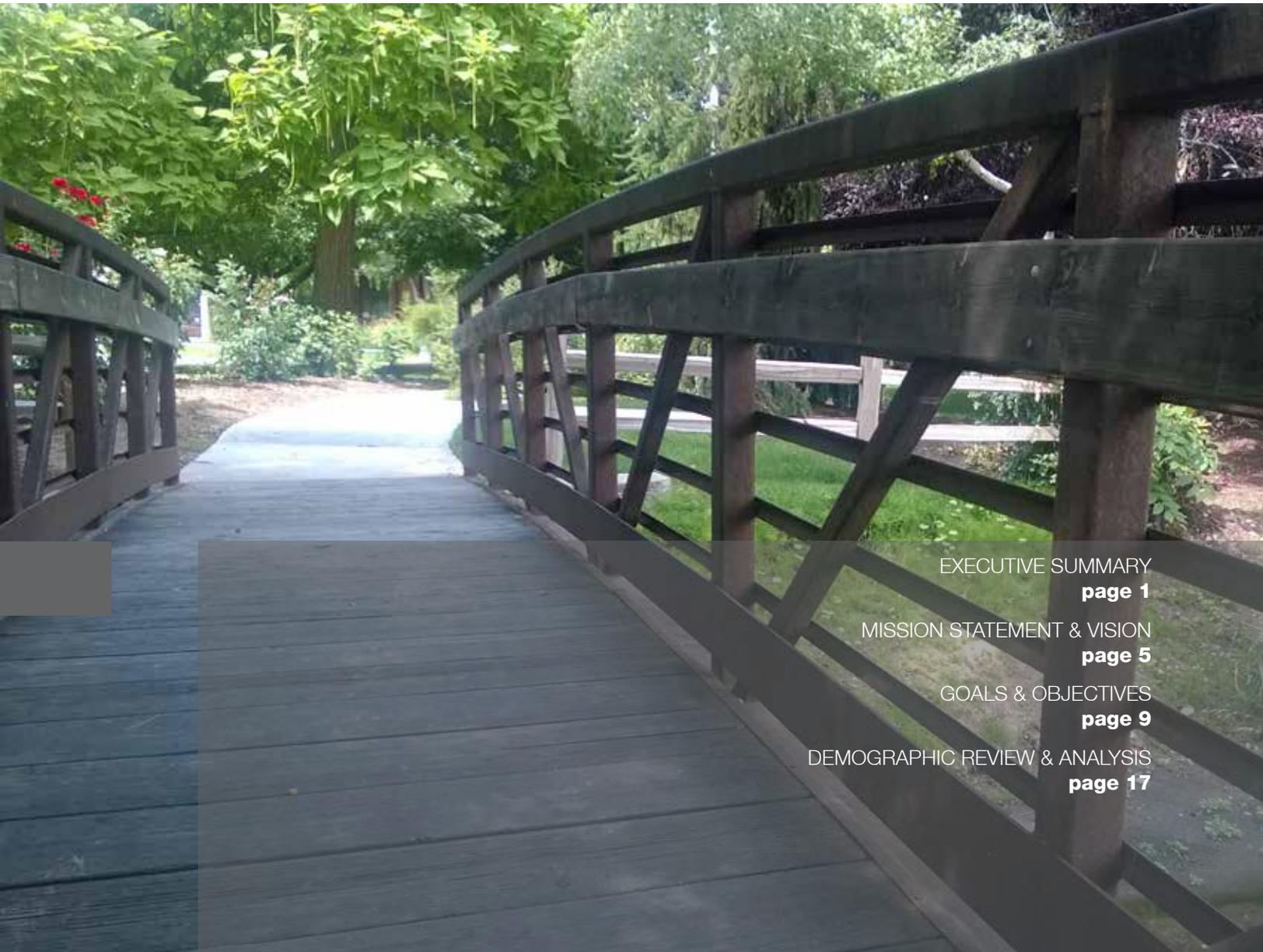
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## ACKNOWLEDGMENTS



EXECUTIVE SUMMARY  
**page 1**

MISSION STATEMENT & VISION  
**page 5**

GOALS & OBJECTIVES  
**page 9**

DEMOGRAPHIC REVIEW & ANALYSIS  
**page 17**



NEEDS ASSESSMENT  
**page 27**

INVENTORY, LEVEL OF SERVICE & FUTURE  
NEEDS  
**page 39**

FUNDING & IMPLEMENTATION  
**page 55**

APPENDICES  
**supplemental document**

# TABLE OF CONTENTS

# EXECUTIVE SUMMARY

## CITYWIDE PARK MASTER PLAN

### Overview

The City of Eagle is a small community of just over 20,000 people that operates under a mayor and council form of government. The community's agricultural roots have trended towards medium- to large-lot single family residential growth with supporting commercial development. The local population's emphasis on the value of open spaces and amenities is expressed in the typical housing products found in Eagle. Home values and the average size of residential lots are generally higher and larger in the City of Eagle than adjacent communities throughout the Treasure Valley. Developments with medium- to large-lot sizes and community amenities such as pools, water features, pasturage, dedicated open spaces, and/or trails for residents are in high demand. As such, these areas are typically appraised at higher per acre values relative to the value of subdivisions that offer smaller lot sizes and little, if any, common area or direct access to parks, open space, or trails.

Among those eligible for the workforce (age 18-65), 15% of residents work or telecommute from home while 25% are not employed. These demographics therefore provide extensive opportunities for recreation throughout the course of a typical weekday. This characteristic creates high expectations for recreational opportunities which include convenient access to open spaces and trails for the sole purpose of enjoying the area's social opportunities, keeping fit, enjoying scenic views, and wildlife.

Eagle's growth trends and policies encourage annexation ahead of development, providing opportunities to secure agreements for long-range facility

needs such as parklands, trails, public safety, public health, and education or other necessary lands/facilities. This approach may also be used to establish a basis for providing fiscally sound and timely local government services as growth occurs. Where no annexation agreements have been made, the City may have to take steps in short-term financial planning efforts to identify, fund, and secure any strategic parcels needed to adequately provide services to existing and future residents.

Prior to 2013 the City had been reasonably successful in providing for needed open space and parklands. This was accomplished with guidance from its comprehensive land use plans and oversight by the Parks and Pathways Development Commission, the City Planning and Zoning Commission, Mayors, and City Councils. This resulted in the City owning a number of developed parks, trails, and trailheads; in addition to ensuring maintenance obligations on a range of public lands such as treed boulevards, drainage and irrigation features, utility corridors, and other open spaces.

City ownership of this public infrastructure created responsibilities to provide and maintain service levels, while limiting the City's liability exposure. In 2013/14, as a result of the growing demands for service within the parks system, the City hired its first Parks and Recreation Department Director and staff. Additionally, City leadership set in motion development of the City's first Comprehensive Citywide Park Master Plan to guide both short- and long-term growth, as well as provide for proper expenditures and guidance of staff efforts.



## STATEMENT OF INTENT

This plan is intended to be adopted as an element of the City's 2011 Comprehensive Plan and the Future Land Use Designation Map. The 2016 Citywide Park Master Plan complements and expands upon the goals, objectives, and implementation strategies reflected in the 2011 Comprehensive Plan. This plan considers the adopted land use plan, demographic projections, existing Eagle Park System, and a variety of agency and public infrastructure plans relevant to the City and its Area of Impact. As such, the plan considers and comports with the requirements of the State of Idaho's Land Use Enabling Statutes.

This plan is further intended to be a recommending document to assist the Eagle City Council, Parks and Pathways Development Commission, and Parks and Recreation Director with decisions relevant to the Parks and Recreation Department. To that end, a Trails and Pathways Mater Plan will succeed and expand upon the relevant trails information presented in this plan.



### INTEGRATION WITH EXISTING ADOPTED PLANS

The following adopted plans were reviewed and considered throughout the process of developing the 2016 Citywide Park Master Plan:

- 2011 City of Eagle Comprehensive Plan and Land Use Map
- Communities in Motion 2040 (Current Regional Transportation Plan)
- Ridge To Rivers Plan
- 2007 Ada County Comprehensive Plan (adopted Land Use Plan)

Furthermore, this document supports and furthers the goals, objectives, policies, and recommendations found in Chapter 9: Parks, Recreation, and Open Spaces of the 2011 Comprehensive Plan and Land Use Map. Specifically, the following adopted City of Eagle Comprehensive Plan statements serve as major goals for this plan:

The City of Eagle should seek to:

- *Promote a high quality of life and livability in the community (by) planning for anticipated populations and households that the community can support with adequate services and amenities.*
- *Establish a significant regional open space network in order to formalize the existing recreational uses, environmentally sensitive area and connections between them through creative design, voluntary dedications, incentive and governmental acquisition or exchange.*
- *Ensure open space areas are designed as part of the larger continuous foothills area and regional open space network. Where possible open space should be located to be contiguous to public lands and existing open space areas.*
- *Development within the Eagle Foothills will be in a series of small hamlets providing areas of urbanized development nestled into the natural environment; establishing development areas that are unique and spatially separated by larger natural areas*



*and open spaces. To create clusters of great living/urbanized that are connected to and contribute to a larger interconnected regional open space network.*

- *Improve areas north of the Boise River with pathways and other amenities to encourage active recreation and passive enjoyment of the river and riparian area.*

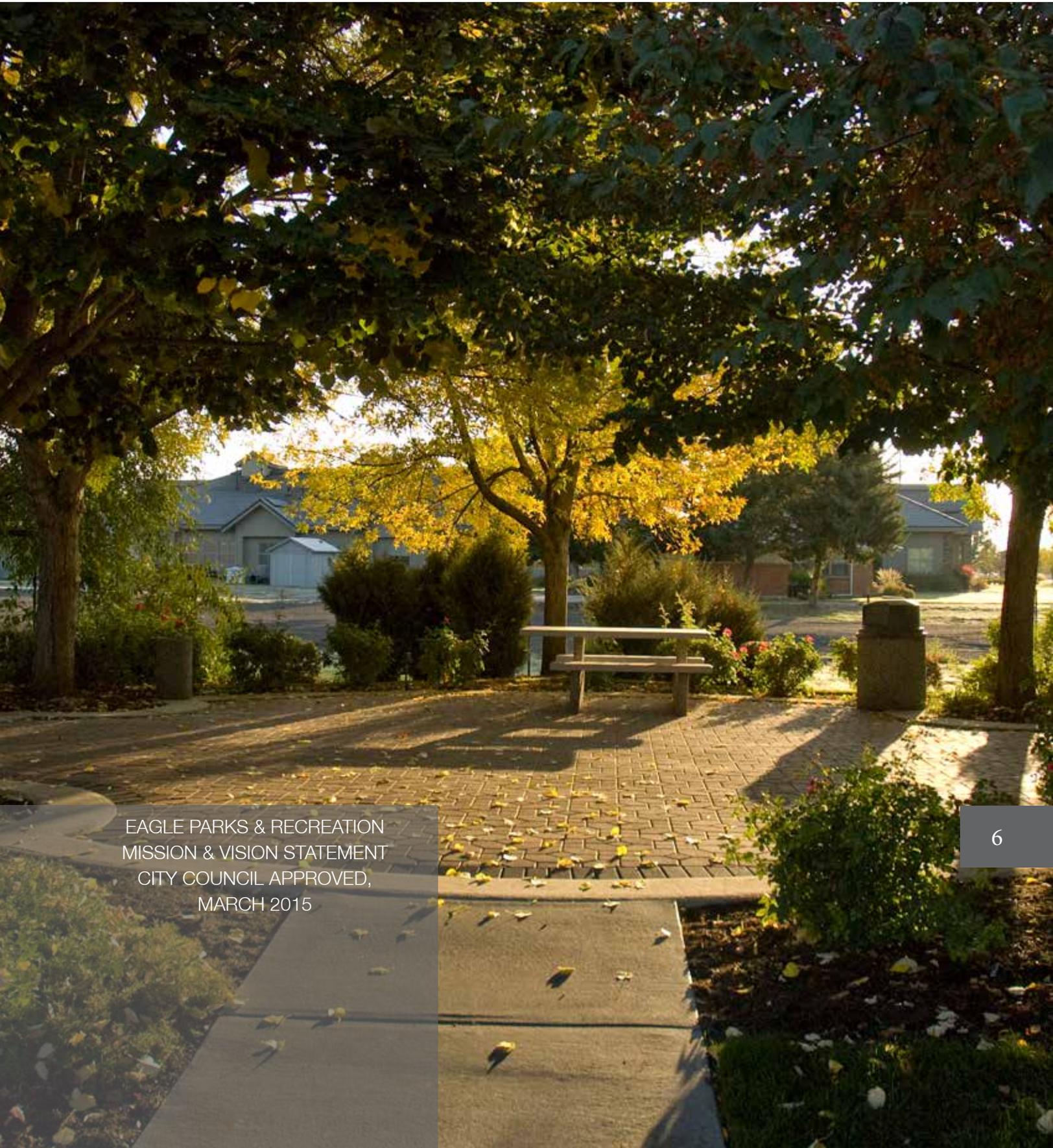
## CHALLENGES

The Eagle 2016 Citywide Park Master Plan considers and addresses a variety of challenges that may affect the City and community's ability to implement and advance aspects of this plan. These include:

- A community that is generally reserved about tax increases.
- A steady to rapid growth and development rate.
- The existing transportation network and its expansion.
- Competing priorities for recreational, parks, trails, and open space needs.
- Greatest needs in western planning areas of Eagle where opportunities to acquire parkland are limited.

# CHAPTER ONE

CITYWIDE PARK MASTER PLAN  
**Mission & Vision Statement**



EAGLE PARKS & RECREATION  
MISSION & VISION STATEMENT  
CITY COUNCIL APPROVED,  
MARCH 2015



EAGLE PARKS & RECREATION'S MISSION IS:

To provide and create exceptional opportunities for play which improve the livability and quality of life for people while fostering respect for the natural and cultural environments of Eagle.





#### EAGLE PARKS & RECREATION WILL:

- ...strive to provide quality in all that we do.
- ...embrace Eagle citizens' input and participation in all we do.
- ...understand the high value that Eagle citizens place on open space, including the foothills and Boise River.
- ...employ and encourage people who are passionate about their jobs.
- ...be recognized as a leader in the parks and recreation field.
- ...foster a sense of community in our services.
- ...seek out innovative methods to provide services, partnerships and funding.
- ...manage and maintain clean, safe facilities.
- ...operate with efficiency while optimizing the use of resources.

# CHAPTER TWO

## CITYWIDE PARK MASTER PLAN

### Goals & Objectives

#### LAND ACQUISITION & BUDGETING

- Fund & Acquire Multi-Purpose Parklands. Priorities should be lands with river/water access, space for active recreation uses, and those that provide connectivity to public trails, parks and open spaces.
  - a. *Explore opportunities for a large-acreage (20 - 40 acres) multi-sports park complex for lacrosse, baseball, soccer, softball, ultimate frisbee, football, and disc golf activities to serve current and future Eagle residents.*
  - b. *Continue to seek new trail accesses and open space connections along the Boise River, Eagle Foothills, and between major parks.*
  - c. *Seek to acquire neighborhood parklands where needed to serve new and current residents. Parklands should be large enough (4 - 20 acres) to provide an open play area, parking, picnic shelter, playground, trees, trail connectivity, and other recreational amenities as needed/ requested by surrounding residents.*
  - d. *Contract for professional real estate broker services through a public RFP process. An annually renewable term contract may be used to establish land priorities, cost of services, and client objectives.*
- Promote a level of service for public parks and trails which ensures provision of facilities to serve current and future population levels:
  - Current Parkland per 1,000 residents = 3.4 acres
  - Current Non-motorized Trail Miles per 1,000 residents = 0.27 miles
- Consider trails and open space planning when negotiating terms for City operation of public utility easements such as storm water basins, electricity transmission corridors, and water/sewer lines.
- Review the City's impact fee ordinance every two (2) years and update as required to ensure that funding may be available as required to meet the adopted parkland and trail standards.



LAND ACQUISITION

**Priorities should be lands with river/water access, space for active recreation uses, and those that provide connectivity to public trails, parks, and open spaces.**

- Seek funding for needed parkland and trail acquisitions through the City’s annual Capital Improvement Planning process.
  - a. *Seek to acquire parklands and trails in the areas depicted in the Proposed Parks, Trails, and Open Space System Map (see **Figure 6.1, Page 64**).*
  - b. *Develop a long-range Capital Improvement Plan that identifies priorities and funding for parkland and trails acquisition, park improvements, recreation facilities, staffing, and operating costs.*

- Adopt policies that ensure maintenance and operation of park and recreation facilities, both existing and proposed, are fully funded for on-going and cyclical maintenance needs.
  - a. *Seek to improve developed parkland maintenance funding and staffing to maximize longevity of existing improvements for the community.*
  - b. *A Parks System Maintenance and Replacement Plan should be developed to identify system-wide cyclical maintenance needs and schedule facility/feature lifecycle replacement.*
  
- Consider a range of optional funding sources for meeting the community's parks and recreation needs, including but not limited to:
  - a. *Special Purpose Bond Measure or Parks Levy*
  - b. *Local Improvement District (LID) or Business Improvement District (BID)*
  - c. *Local Option Tax (LOT)*
  - d. *User Fees*
  - e. *Grants*
  - f. *Partnerships and Joint Use Agreements*
  - g. *Creation of a "Friends of Eagle Parks" 501-c3 Foundation*

#### PROGRAMMING

- Expand Eagle Parks & Recreation Web Presence
  - a. *Use social media sites to notify residents and customers of program offerings, important updates, determine interest in proposed new programs, and to engage citizens.*
  - b. *Ensure the Parks Department utilizes scheduling software and financial software so that customers can register, pay, or receive refunds for programs, rentals, and facility reservations.*
  - c. *Establish a budget for staffing, operations, and support of marketing and social media efforts.*
  
- Approximately every three (3) years, utilize web-based survey tools to informally poll residents to ensure park and recreation services are relevant to the needs of the community.
  - a. *Identify emerging trends*
  - b. *Gauge Eagle Parks System user satisfaction*
  - c. *Prioritize funding needs*
  
- Establish cost recovery goals for adult and youth programs.
  - a. *The City's demographics suggest it would be reasonable to recover 100% or more of the direct costs to provide services to adults.*
  - b. *Some level of subsidy, approximately 40%, may be necessary for youth programs and low income families.*



TARGET SERVICES TO YOUTH  
**Offer seasonal recreational programming.**



PROMOTE ADULT ACTIVITIES  
**Support activities that build upon the strong sense of community.**



SUPPORT ADULT ACTIVITIES  
**Promote individual lifetime sports.**



#### UNDERSTAND COMMUNITY NEEDS

**Review city demographics to understand how community needs are evolving.**

- Ensure staffing for programs and events is aligned with applicable service standards and state/local codes.
  - a. Offer seasonal recreational programming that targets services to youth. After-school programs, lifetime sports/activities, and the arts may be priority needs.
  - b. Promote adult activities that build on the sense of community and are offered at convenient times. Volunteering, adult leagues, individual lifetime sports, arts, and social events may be priority needs.
- Explore potential partnership opportunities to promote equal access to programs for all residents.
  - a. Pursue a variety of grants, scholarships, donations, and public-private partnerships for purchase of recreation equipment and to offset program participation costs.

#### MANAGEMENT

- Review City demographics a minimum of every (5) years in an effort to understand how community needs are evolving.
- Update the Citywide Park Master Plan every five (5) years or as necessary to address population change, area growth, services and facilities expansion needs, mapping, and current economic conditions.



#### THE GREENBELT

**Continue to coordinate, support, maintain, and expand the Boise River Greenbelt through the Eagle Area of Impact.**

- Continue to support, maintain and expand the Boise River Greenbelt through the Eagle Area of Impact Boundary. Cooperate with adjacent jurisdictions and partners to ensure a consistent quality and theme for the greenbelt corridor. Strive to meet American Association of State Highway and Transportation Officials (AASHTO) standards for major travel corridors.
  
- Provide, protect, and conserve public access and trails which connect existing public parklands and residential areas including Eagle Island State Park and Bureau of Land Management (BLM) lands in the foothills.
  - a. *Advance the 2009 Request for Acquisition from the BLM to ensure that public access to foothills BLM lands remains in perpetuity.*
  - b. *Work with BLM, land owners, developers, and user groups to establish and maintain an interconnected trail system in the Eagle Foothills.*
  - c. *Model the Ridge to River's Trails Program to connect trail systems at, and across, jurisdictional boundaries.*
  - d. *Annually review and update the citywide inventory of existing sidewalks, bike lanes, and multi-modal pathways to identify connectivity deficiencies throughout the City.*
  - e. *Refine the Proposed Parks, Trails, and Open Space System Map to identify feasible route alignments and prioritize acquisitions.*



#### PUBLIC ACCESS TO TRAILS

**Protect and conserve public trail access in an effort to connect existing public parklands and residential areas.**



#### STANDARDIZE SIGNAGE

**Develop system-wide facility and trail signage standards to improve system identification and navigation.**

- Continue to develop Eagle Parks and Recreation Brand.
  - a. *Develop system-wide facility and trail signage standards to increase user identification and navigation of the Eagle Parks System.*
  - b. *Confirm/develop site furnishings plan for Eagle Parks System or individual parks as desired by Parks Director and Parks & Pathways Development Commission.*
  - c. *Ensure appropriate facility use rules are adopted and posted at each major access.*
  - d. *Ensure a site address is posted with an emergency number at each park or trailhead.*
  
- Inventory existing City parklands and trails to identify current condition, levels of use, and costs to sustain all improvements for maximum longevity and future replacement or renovation.
  
- Ensure provisions for quality indoor and outdoor recreation programs and facilities are equally available and open for participation by any person who requires an accommodation:
  - a. *Customer support staff should be knowledgeable and able to support existing quality adaptive recreation programs available in adjacent jurisdictions (Boise, Meridian, Star, etc.) if help is requested by a City resident.*
  - b. *Prepare a short- and long-range action plan to identify, fund, and provide staff resources to advance Americans with Disabilities Act (ADA) compliance for equal access to the City's parks, open spaces, trails, programs, and recreational facilities.*



#### SAFETY AND SECURITY FOR ALL.

**Ensure ADA compliance and seek a stable, regular funding source for annual ADA site improvements.**

#### SAFETY & SECURITY

- Seek a stable, regular funding source of \$10K per year for annual ADA compliance projects to keep the Eagle Parks System current as ADA standards and requirements are updated.
  
- Work cooperatively with law enforcement agencies to monitor and patrol public trails, parks, and open spaces. Ensure that additional law enforcement resources are available as the population and number of facilities increase.
  - a. *Citizens should be encouraged to call the local law enforcement agency to respond to incidents of vandalism, illegal camping, illegal dumping, pet issues, wildlife concerns, improper access, and threats to persons or property that occur in City-managed parks, trails, and open spaces.*
  - b. *Train all parks and recreation staff on security issues within the parks system. Ensure that qualified personnel are available to resolve complaints and address illegal activities and property damage. Restitution should be sought anytime there is damage to public property and the perpetrator is caught.*
  - c. *Design, build, and maintain public recreation facilities in accordance with Crime Prevention Through Environmental Design (CPTED) principles. Refer to the International CPTED Association ([www.cpted.net](http://www.cpted.net)) and National Crime Prevention Council ([www.ncpc.org](http://www.ncpc.org)) for more information.*

# CHAPTER THREE

## CITYWIDE PARK MASTER PLAN Demographic Review & Analysis

Short- and long-range comprehensive planning requires a thorough understanding of local demographics. This plan includes a detailed analysis of the current demographics for the City of Eagle utilizing data from the 2000 and 2010 US Census, as well as population projections provided by the Community Planning Association of Southwest Idaho (COMPASS). The analysis focused on three specific areas: Age Distribution, Household Characteristics, and Population Growth.

### AGE DISTRIBUTION

A clear understanding of the City's age distribution among the current and projected populations provides a strategic advantage in the development of recreation programs targeted at various age groups within the impact areas.

The following age categories are used to identify the various user groups:

#### **Under 5 years:**

This group represents users of preschool programs and facilities. As trails and open space users, this age group is often in strollers. These individuals are the future participants in youth activities.

#### **5 to 14 years:**

This group represents current youth program participants.

#### **15 to 24 years:**

This group represents young adult program participants moving out of youth programs into adult programs. Members of this age group are often seasonal employment seekers.

#### **25 to 34 years:**

This group represents potential adult program participants. Included in this group is the "Millennial Generation" of young adults coming of age. Many in this age group are beginning long-term relationships and establishing families.

#### **35 to 54 years:**

This group represents users of a wide range of adult programming and park facilities. Their characteristics extend from having preschool-age children and youth program participants to becoming empty nesters.

#### **55 to 64 years:**

This group represents users of older adult programming exhibiting the characteristics of approaching retirement (or already retired) and typically enjoying grandchildren. This group may also be caring for older parents.

#### **65 years plus:**

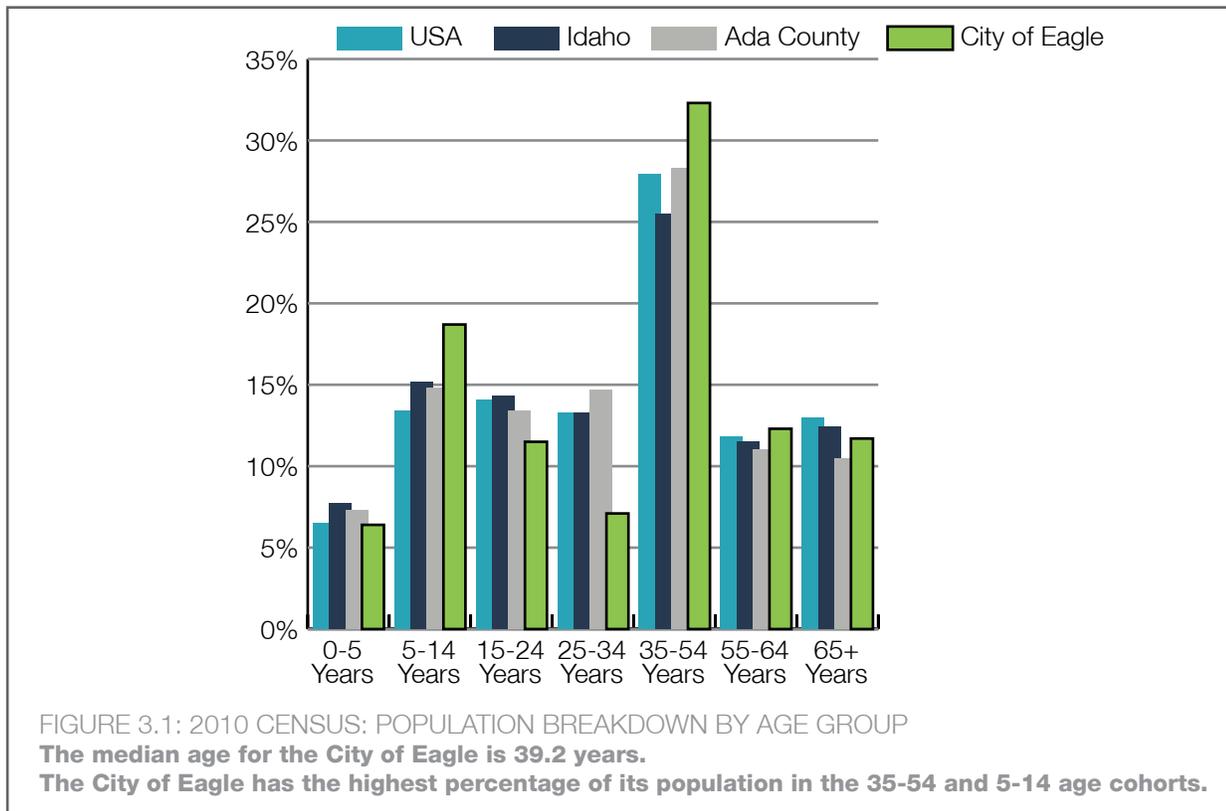
Nationally, this group is increasing at a dramatic rate. Pew Research reports that in 2030, 15% of the population will be 65 or older as the last wave of Baby Boomers reach this age. Recreation centers, senior centers, and senior programs have a significant link to the health and wellbeing of this age category. This group ranges from very healthy, active seniors to those which require assistance for day to day living.

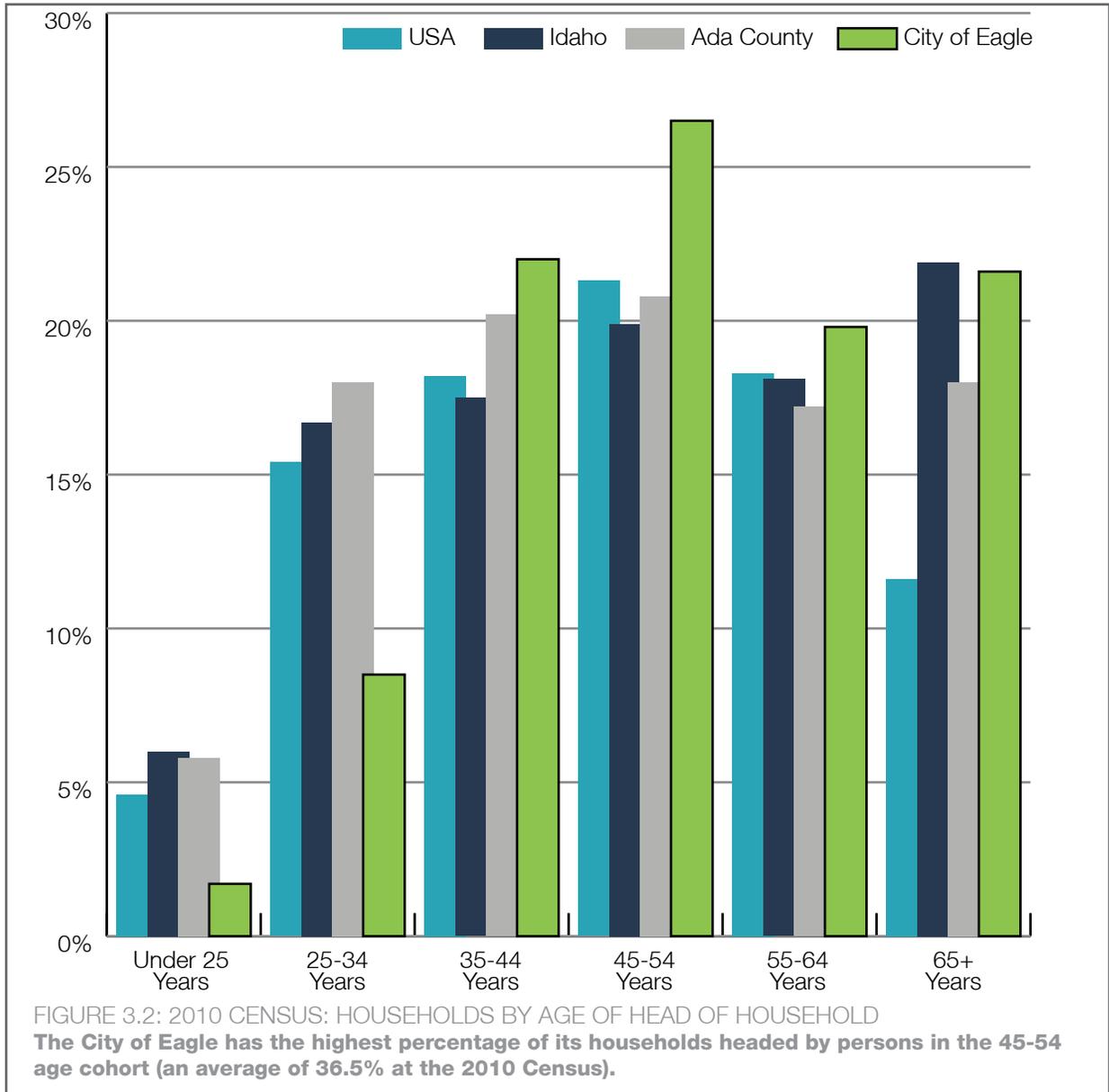
This analysis compared the age distribution between the City of Eagle, Ada County,



### AGE DISTRIBUTION

Understanding the City of Eagle's population age distribution can help strategically target programs and services toward the needs of various age groups.





the State of Idaho, and the nation as a whole. As shown in **Figure 3.1**, the City of Eagle has the highest percentage of its population in the 35-54 age cohort (an average of 32.3%), 5-14 (18.7%), 55-64 (12.3%) and the 65+ (11.7%) age cohorts. The median age for the City of Eagle is 39.2 years, 11.0% higher than Ada County (34.8 years) and the State of Idaho (34.6 years).

As shown in **Figure 3.2**, the City of Eagle has the highest percentage of its households headed by persons in the 45-54 age cohort (an average of 36.5%) with the 35-44 age cohort being the second

largest heading households (22.0%). The average age of head of household in the City of Eagle (51.7 years) is significantly higher than it is in Ada County (47.9 years) and moderately higher than it was in the State of Idaho (50.0 years).

The aging of existing households at the 2000 Census cannot account for the notable increase in the age of head of households in Eagle at the 2010 Census. There are two likely reasons for this phenomenon: First, the average value of new and existing homes in Eagle is higher than that found in Ada County as a whole, the effect of which is the in-migration of

	United States	State of Idaho	Ada County	City of Eagle, ID
<b>Household Characteristics:</b>				
Average Household Size	2.58	2.66	2.58	2.82
Family Households	66.4%	69.6%	66.9%	78.2%
Married Couple Families	48.4%	55.3%	52.4%	66.7%
Non-Family Households	33.6%	30.4%	33.1%	21.8%
<b>Average Household Income:</b>	\$76,188	\$63,753	\$76,163	\$106,399
<b>Occupancy Characteristics - As a Percent of All Housing Units:</b>				
Owner Occupied Housing Units	57.7%	60.6%	63.7%	75.9%
Renter Occupied Housing Units	30.9%	26.1%	29.4%	17.8%
Vacant Housing Units	11.4%	13.2%	6.9%	6.4%
<b>Educational Attainment - 25+ Years:</b>				
Less than High School	14.3%	11.4%	6.8%	4.5%
High School Graduate	28.3%	27.9%	21.8%	14.8%
Some College - No Diploma	21.2%	27.3%	27.7%	22.9%
Associates Degree	7.7%	8.7%	8.5%	9.3%
Bachelors Degree	17.9%	17.0%	23.6%	33.8%
Masters/Prof/Doctorate	10.7%	7.8%	11.7%	14.7%
Percent with Associates Degree or Higher	36.2%	33.4%	43.7%	57.8%

TABLE 3.1: 2010 CENSUS COMPARISON OF HOUSEHOLD CHARACTERISTICS  
**This chart compares additional household characteristics from the 2010 Census for the nation, the State of Idaho, Ada County, and the City of Eagle.**

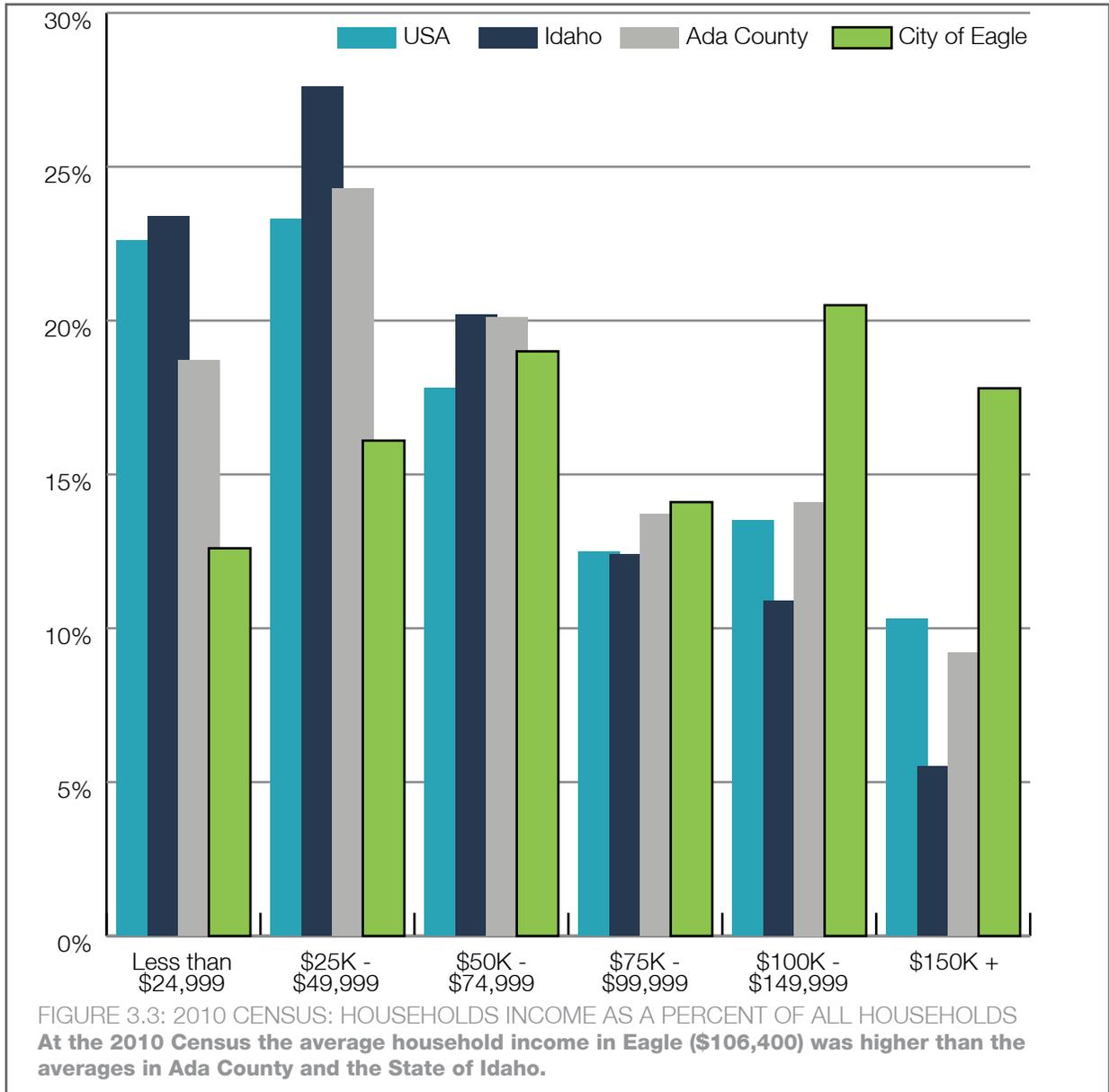
new households into Eagle that are more financially established. Secondly, the availability of multi-family housing units in Eagle is notably less (5.3% of total housing units in Eagle) than in Ada County (17.4% of total housing units) or the State of Idaho (15.0% of total housing units). The lack of multifamily housing may tend to preclude the establishment of newer (younger) households in the City of Eagle.

#### HOUSEHOLD CHARACTERISTICS

The observation that the households in the City of Eagle tend to be more financially established is supported by the 2010 Census statistics (see **Table 3.1**). Furthermore, as shown in **Figure 3.3**, the average household income in Eagle of \$106,400 at the 2010 Census was 40.0% higher than the average household income in Ada County (\$76,160) and 55.0% higher than the average household income in the State of Idaho (\$68,800). Households reporting making less than \$25,000 annually comprise 12.6% of Eagle's households.

Additionally, the 2010 Census indicates the City of Eagle had a total of 7,550 housing units, of which 7,065 were occupied. The City's average household size at the 2010 Census stood at 2.82 individuals. Household size data shows that 49.2% of Eagle's households are multi-occupant (see **Figure 3.5** and **Figure 3.6**), compared to 34.8% that are two-member households and 18.2% that are one-member households. As **Figure 3.7** shows, many of Eagle's households are comprised of two adults in their mid-forties to mid-fifties with one or two preteen or teenage children. These demographic characteristics indicate the City's residents enjoy an above average income and are often near being empty nesters. Household data, when viewed in context to age population data, further indicates a characteristic that the typical City of Eagle family have upgraded their quality of housing within the last decade.

Further, educational attainment of Eagle residents that were 25+ years of age at the 2010 Census was higher than the average in the nation, the State of Idaho, and Ada County. In total, these few characteristics paint a picture of an educated, family oriented, financially stable, and relatively affluent community.



POPULATION GROWTH

The majority of Southwest Idaho’s population growth between 2000 and 2010 was in great part driven by the Treasure Valley’s strong economic forces and housing market conditions that favored single family residential growth. The City’s municipal boundary was, as a result, expanded to provide services needed by new and future residents and the businesses to serve them (see **Table 3.2**). Between 2000 and 2010, the City of Eagle nearly tripled its corporate boundaries (from 8.5 square miles, to 28.9 SQ. Mi.) and increased its total population by 60%

(from 12,400 to over 19,900 people). However, it should be noted that the community’s total population density decreased, likely as a result of annexing many 2-10 acre parcels often used for equestrian and agricultural estates.

Furthermore, between the 2000 Census and 2010 Census the number of households in the City of Eagle increased by 63.6% (2,747 households). The average household size in Eagle stayed constant during this period (2.83 persons in 2000 and 2.82 persons in 2010).

Census Demographics :	2000 City of Eagle	2010 City of Eagle	Absolute Change 2000-2010	Percent Change 2000-2010
<b>Description:</b>				
Square Miles	8.5	28.9	20.5	241.9%
Population Density: Persons per Sq. Mile	1,310.4	1,248.2	62.2	-4.7%
<b>Population By Year :</b>				
Population (4.1.1990)	4,763	4,803		
Population (4.1.2000)	11,085	12,418	7,615	158.5%
Population (4.1.2010)		19,908	7,490	60.3%
<b>General Family Characteristics:</b>				
Family Population	10,173	18,053	7,880	77.5%
Non-Family Population	902	1,849	974	105.0%
Families	3,145	5,528	2,383	75.8%
- as a Percent of Total Households	80.5%	78.2%	-2.3%	-2.8%

TABLE 3.2: 2010 CENSUS COMMUNITY DEMOGRAPHIC FACTS FOR THE CITY OF EAGLE  
**Between 2000 and 2010, the City of Eagle nearly tripled its corporate boundaries (from 8.5 square miles to 28.9 square miles) and increased its total population by 60% (from 12,400 to over 19,900 people).**

### HISTORIC POPULATION GROWTH

**Table 3.3** details the estimated annual population in the State of Idaho, Ada County, and the Cities of Boise, Eagle, Kuna, Meridian, and Star for the years 1990 through 2014.

Over the past 24 years population growth in the City of Eagle has increased at an annual average rate of 8.3% per year. Obviously, these gains are largely the result of three dynamics: 1) the immigration of persons into Eagle; 2) the expansion of the City’s boundaries bringing persons who were residents of unincorporated Ada County into the City, and to a lesser extent; 3) the dynamic of natural population growth (births minus deaths) in the existing resident population. Over the same period of time, population in the State of Idaho increased at an annual average rate of 2% per year while the population in Ada County increased at an annual average rate of 3.1% per year. In 1990 the population of the City of Eagle represented 1.6% of Ada County’s total population. By 2014, Eagle’s population accounted for 5.3% of the county.

### PROJECTED FUTURE POPULATION GROWTH

**Table 3.4** and **Table 3.5** detail the COMPASS Communities in Motion 2040 forecasts of population and households, respectively, in 5-year increments for Ada County, and Areas of Impact for the Cities of Boise, Eagle, Garden City, Kuna, Meridian, and Star.

From these projections it can be seen that population and the number of households in Eagle’s Area of Impact is expected to double in size between the years 2010 and 2040, increasing at annual average rates of 2.3% and 2.44% per year, respectively, over that period.

### SUMMARY

The community’s demographic data suggest that parks and recreation services may need to focus on quality, convenience, and affordability when designing and delivering public facilities and services. The recreational needs associated with serving active adults will likely be a priority to establish and maintain branding and customer satisfaction. To maintain a healthy, active outdoor community culture adult

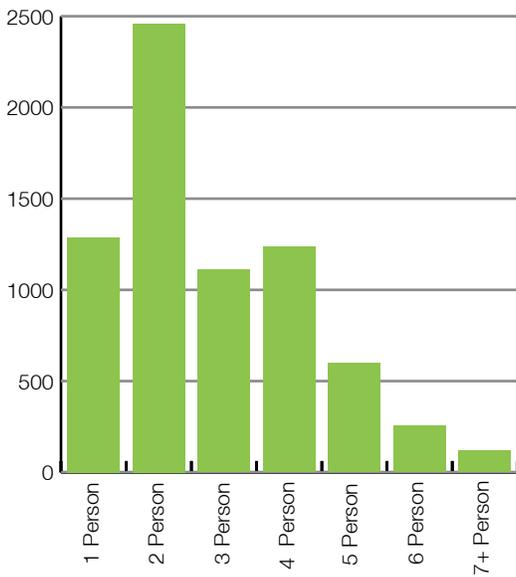


FIGURE 3.5: 2010 CENSUS: CITY OF EAGLE HOUSEHOLD SIZE DISTRIBUTION

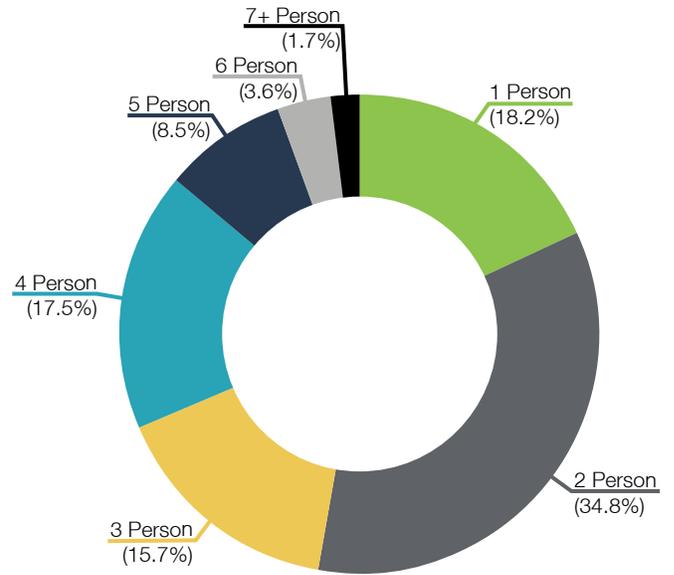


FIGURE 3.6: HOUSEHOLD BY SIZE AS A % OF THE TOTAL HOUSEHOLDS

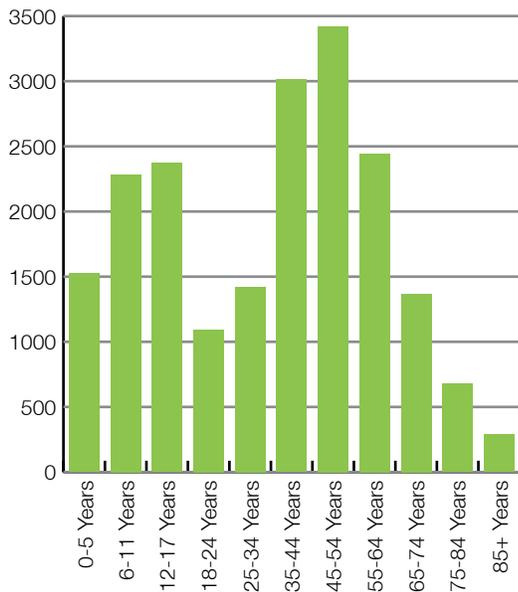


FIGURE 3.7: 2010 CENSUS: CITY OF EAGLE AGE OF POPULATION DISTRIBUTION

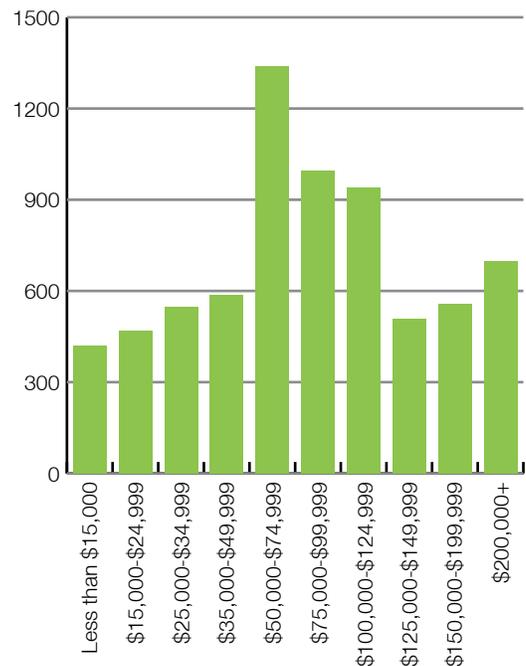


FIGURE 3.8: CITY OF EAGLE HOUSEHOLDS BY INCOME

Year	State of Idaho	% Chg.	Ada County	% Chg.	Boise	% Chg.	Eagle	% Chg.	Kuna	% Chg.	Meridian	% Chg.	Star	% Chg.
1990	1,006,734		205,775		125,738		3,327		1,955		9,596		648	
1991	1,041,316	3.4%	216,798	5.4%	141,556	12.6%	4,794	44.1%	2,196	12.3%	10,952	14.1%	582	-10.2%
1992	1,071,685	2.9%	225,266	3.9%	145,921	3.1%	4,986	4.0%	2,271	3.4%	11,891	8.6%	600	3.1%
1993	1,108,768	3.5%	236,477	5.0%	151,255	3.7%	5,421	8.7%	2,360	3.9%	13,513	13.6%	629	4.8%
1994	1,145,140	3.3%	247,225	4.5%	155,495	2.8%	6,098	12.5%	2,405	1.9%	15,671	16.0%	653	3.8%
1995	1,177,322	2.8%	256,860	3.9%	159,258	2.4%	6,777	11.1%	2,545	5.8%	17,907	14.3%	667	2.1%
1996	1,203,083	2.2%	266,290	3.7%	162,103	1.8%	7,655	13.0%	2,901	14.0%	20,642	15.3%	682	2.2%
1997	1,228,520	2.1%	274,325	3.0%	163,907	1.1%	8,173	6.8%	3,282	13.1%	23,192	12.4%	699	2.5%
1998	1,252,330	1.9%	284,946	3.9%	166,704	1.7%	8,863	8.4%	3,797	15.7%	25,572	10.3%	722	3.3%
1999	1,275,674	1.9%	294,292	3.3%	168,370	1.0%	9,746	10.0%	4,449	17.2%	27,690	8.3%	747	3.5%
2000	1,293,953	1.4%	300,904	2.2%	185,787	10.3%	11,085	13.7%	5,382	21.0%	34,919	26.1%	1,795	140.3%
2001	1,319,962	2.0%	313,896	4.3%	197,735	6.4%	13,179	18.9%	7,370	36.9%	41,255	18.1%	2,457	36.9%
2002	1,340,372	1.5%	321,616	2.5%	197,845	0.1%	13,892	5.4%	8,233	11.7%	44,943	8.9%	2,827	15.1%
2003	1,363,380	1.7%	327,393	1.8%	196,856	-0.5%	14,523	4.5%	9,043	9.8%	48,347	7.6%	3,178	12.4%
2004	1,391,802	2.1%	334,926	2.3%	196,960	0.1%	15,225	4.8%	9,890	9.4%	51,967	7.5%	3,541	11.4%
2005	1,428,241	2.6%	348,755	4.1%	200,728	1.9%	16,209	6.5%	10,925	10.5%	56,570	8.9%	3,971	12.1%
2006	1,468,669	2.8%	363,498	4.2%	204,937	2.1%	17,261	6.5%	12,017	10.0%	61,435	8.6%	4,424	11.4%
2007	1,505,105	2.5%	375,368	3.3%	207,379	1.2%	18,166	5.2%	13,015	8.3%	65,812	7.1%	4,845	9.5%
2008	1,534,520	2.0%	382,618	1.9%	207,317	0.0%	18,872	3.9%	13,871	6.6%	69,460	5.5%	5,212	7.6%
2009	1,554,439	1.3%	388,577	1.6%	206,527	-0.4%	19,475	3.2%	14,646	5.6%	72,732	4.7%	5,549	6.5%
2010	1,567,652	0.9%	392,365	1.0%	205,671	-0.4%	19,908	2.2%	15,210	3.9%	75,092	3.2%	5,793	4.4%
2011	1,583,780	1.0%	401,100	2.2%	209,258	1.7%	20,424	2.6%	15,846	4.2%	77,867	3.7%	6,006	3.7%
2012	1,595,590	0.7%	408,891	1.9%	212,244	1.4%	21,009	2.9%	16,191	2.2%	80,369	3.2%	6,208	3.4%
2013	1,612,843	1.1%	416,556	1.9%	214,234	0.9%	21,651	3.1%	16,532	2.1%	83,515	3.9%	6,628	6.8%
2014	1,634,464	1.3%	426,236	2.3%	216,282	1.0%	22,502	3.9%	16,999	2.8%	87,743	5.1%	7,295	10.1%

TABLE 3.3: 1990-2014 ANNUAL POPULATION AND ANNUAL PERCENT CHANGE  
**This table details estimated annual population in the State of Idaho, Ada County, and the Cities of Boise, Eagle, Kuna, Meridian, and Star.**

lifetime sports such as pickleball, bocce ball, tennis, softball, hiking, and biking opportunities may need to be managed as an important city service. Services to youth, primarily preschool and school-age children, may be needed to fill demands or gaps in services not provided by private or other public entities.

The City’s relatively rapid population growth combined with significant expansion of the City’s corporate boundaries suggest the City may need to focus on several critical long-range parks and recreation needs if it is to maintain a strong regional position in maintaining quality of life for its citizens. On-going priorities should be:

- Trail system development.
- Establish and develop brand identity and customer loyalty with convenient, quality affordable recreation programs and facilities.
- Land acquisition for current and future needs.
- Developing partnerships and

alternative funding sources. The creation of a trust for Eagle parks (“Friends of Eagle Parks” 501-c3) could play a key role in land acquisition strategy for the Parks and Recreation Department.

- Ensure the long-term safety, quality, and value of park and recreation facilities through development and sustained lifecycle maintenance.

A city’s recreation and park needs are primarily driven by housing and population characteristics. Household size, resident age distribution, and household economic status provide important data that establishes a baseline of the community’s parks, trails, and recreational needs. The data and analysis above is useful for anticipating needs and can be confirmed using statistically valid survey methods.

Year	Ada County	% Chg.	City of Boise	% Chg.	City of Eagle	% Chg.	City of Garden City	% Chg.
2010	383,491		235,384		21,299		11,057	
2015	419,911	9.5%	245,565	4.3%	23,918	12.3%	11,315	2.3%
2020	448,271	6.8%	247,957	1.0%	27,428	14.7%	11,445	1.1%
2025	493,221	10.0%	264,019	6.5%	30,740	12.1%	12,630	10.4%
2030	549,121	11.3%	285,013	8.0%	34,136	11.0%	14,140	12.0%
2035	621,990	13.3%	312,530	9.7%	38,269	12.1%	16,137	14.1%
2040	674,144	8.4%	328,292	5.0%	42,715	11.6%	17,575	8.9%

Year	City of Kuna	% Chg.	City of Meridian	% Chg.	City of Star	% Chg.	Unincorp. County	% Chg.
2010	17,850		82,250		6,222		9,429	
2015	20,311	13.8%	94,289	14.6%	7,546	21.3%	16,967	79.9%
2020	22,397	10.3%	108,701	15.3%	9,581	27.0%	20,762	22.4%
2025	28,792	28.6%	118,600	9.1%	12,134	26.6%	26,306	26.7%
2030	35,961	24.9%	129,469	9.2%	15,103	24.5%	35,299	34.2%
2035	46,079	28.1%	143,570	10.9%	18,937	25.4%	46,468	31.6%
2040	50,992	10.7%	151,081	5.2%	24,243	28.0%	59,246	27.5%

TABLE 3.4: FORECAST POPULATION FOR THE YEARS 2010 - 2040  
**This table details estimated population for Ada County, and the Areas of Impact for the Cities of Boise, Eagle, Garden City, Kuna, Meridian and Star.**

Year	Ada County	% Chg.	City of Boise	% Chg.	City of Eagle	% Chg.	City of Garden City	% Chg.
2010	148,062		96,905		7,582		4,923	
2015	157,657	6.5%	99,630	2.8%	8,510	12.2%	5,036	2.3%
2020	171,008	8.5%	102,800	3.2%	9,852	15.8%	5,242	4.1%
2025	188,132	10.0%	109,709	6.7%	11,000	11.7%	5,793	10.5%
2030	209,799	11.5%	118,859	8.3%	12,195	10.9%	6,504	12.3%
2035	238,126	13.5%	130,891	10.1%	13,658	12.0%	7,443	14.4%
2040	272,724	14.5%	145,465	11.1%	15,666	14.7%	8,590	15.4%

Year	City of Kuna	% Chg.	City of Meridian	% Chg.	City of Star	% Chg.	Unincorp. County	% Chg.
2010	5,657		27,775		2,090		3,130	
2015	6,419	13.5%	31,555	13.6%	2,536	21.3%	3,971	26.9%
2020	7,515	17.1%	36,941	17.1%	3,260	28.5%	5,398	35.9%
2025	9,489	26.3%	40,412	9.4%	4,147	27.2%	7,582	40.5%
2030	12,147	28.0%	44,324	9.7%	5,197	25.3%	10,573	39.4%
2035	15,618	28.6%	49,406	11.5%	6,560	26.2%	14,550	37.6%
2040	19,812	26.9%	55,632	12.6%	8,249	25.7%	19,310	32.7%

TABLE 3.5: FORECAST HOUSEHOLDS FOR THE YEARS 2010 - 2040  
**This table details estimated households in Ada County, and the Areas of Impact for the Cities of Boise, Eagle, Garden City, Kuna, Meridian and Star.**



# CHAPTER FOUR

## CITYWIDE PARK MASTER PLAN Needs Assessment

Demographic information identifies and frames local demand for parks and recreation facilities and services within a community. However, demographics alone do not provide the full picture. The attitudes and perceived needs of the local citizenry are another critical component of short- and long-range comprehensive planning.

### STATISTICALLY VALID SURVEY OF CITY RESIDENTS

A statistically valid survey seeking input on the long-term recreational facilities and programs needed was administered. 3,000 households were randomly selected within Eagle's Area of Impact to take part in the survey. The randomly selected households were mailed a postcard inviting them to take part in the survey using a web link to a single survey instrument. To incentivize the survey, survey participants were entered to win a bicycle. The goal of this endeavor was to gather a minimum of 400 responses which would have provided a 99% confidence level. A total of 295 responses were received, resulting in a confidence level of approximately 92%.

The survey responses, when compared as percentages, are representative of the whole community. In other words, a need that represents 1% of survey respondents is representative of 200 citizens and/or 77 dwelling units. A 50% need identified by survey respondents is representative of half the City's population: about 10,000 individuals or 3,500 dwelling units (in round numbers). An important observation is that the household age cohort data collected by the survey compares favorably to the 2010 Census data on age of population.

**Figure 4.1** and **Figure 4.2** aid confidence in, and validity of, the survey. The maximum variation between the same Census and household survey data groups is four percentage points (4%). This comparison supports the statistical method and sustains the level of confidence that the data is reflective of the community.

### SURVEY FINDINGS

Baseline use of the park system is reflected in the fact that 52% of the households surveyed use parks, trails and open spaces found in and around the City of Eagle. In contrast, 48% of the households surveyed report not using the City's recreation programs, parks, open spaces, or trails. This separates users from non-users by approximately 4%. The survey suggests support for public policy which seeks to provide a range of parks and recreation services that meet community needs over time. Strategies that may be effective could include: 1) develop recognition and branding; 2) provide user education and programming; 3) expand capacity to meet population growth and demand; 4) create partnerships for economic diversification.

Residents have a strong preference in the parks and open spaces they use. Survey data suggests more than 500,000 trips per summer month are for the purpose of visiting a public or private park or open space (see **Figure 4.3** and **Table 4.1**). Popularity wise, Eagle residents are avid Boise River Greenbelt users. 47% of residents report monthly use of the greenbelt system. In fact, open spaces with trails are regularly used by 67% of the City's park system users (see **Table 4.1** and **Figure 4.4**).

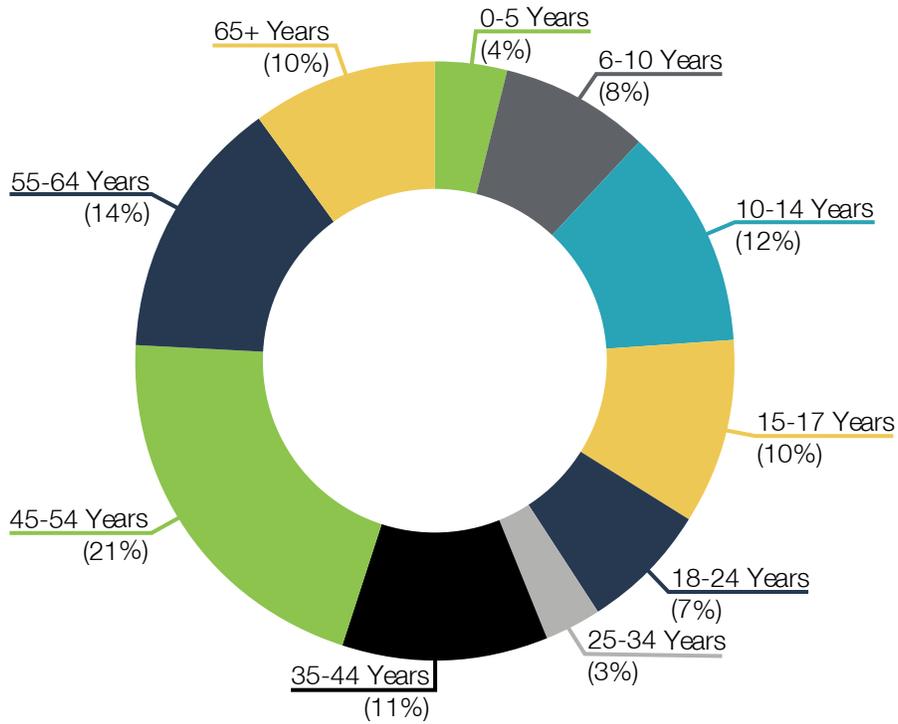


FIGURE 4.1: PERCENT OF RESIDENTS IN EACH AGE GROUP

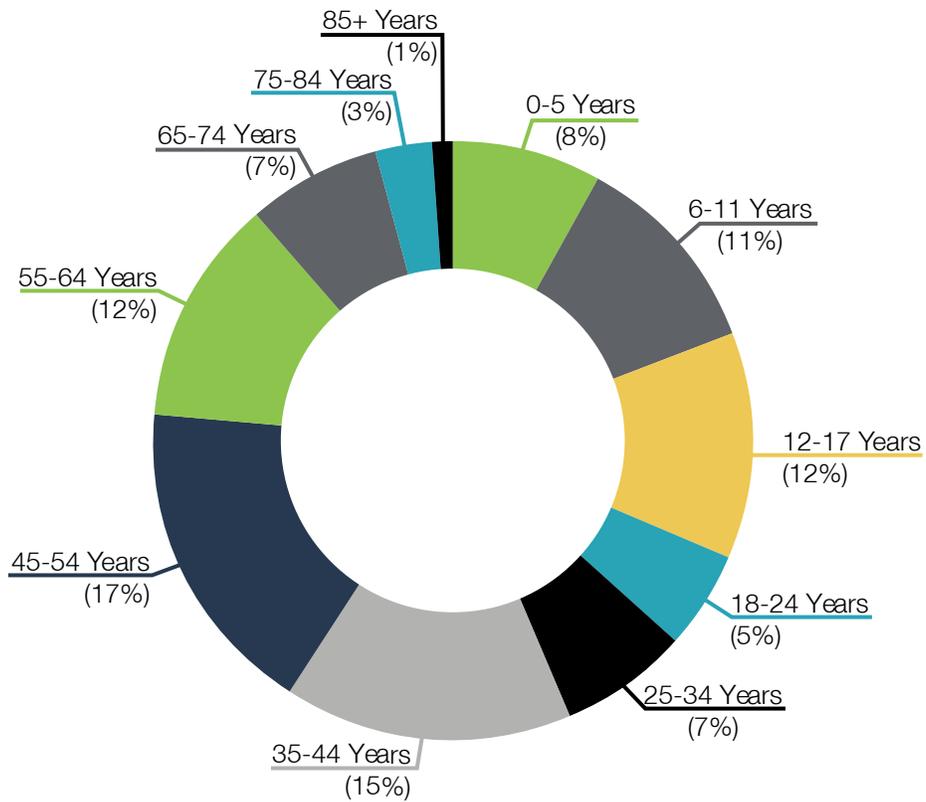


FIGURE 4.2: 2010 CENSUS: AGE DISTRIBUTION AS A PERCENT OF CITY POPULATION

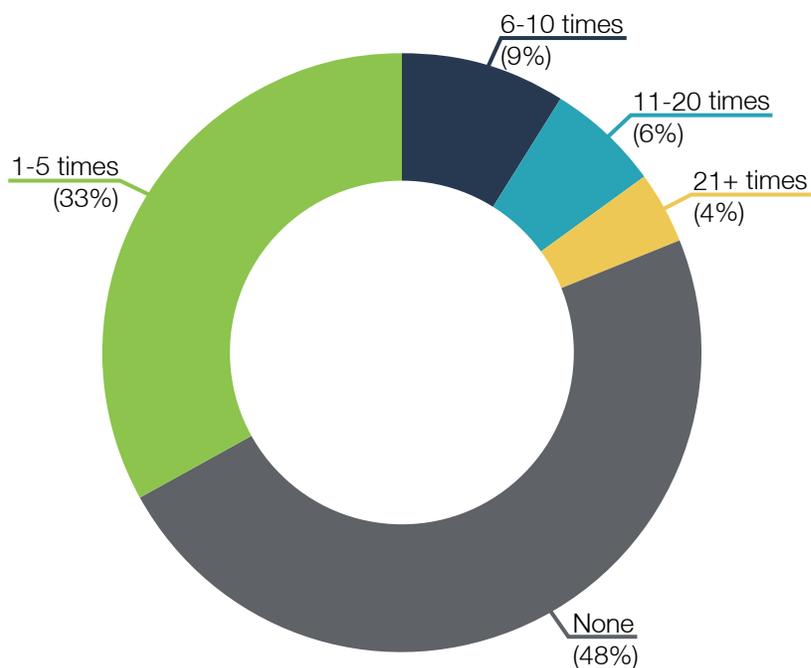


FIGURE 4.3: HOUSEHOLD USE OF OPEN SPACES (DURING ANY 30-DAY PERIOD IN SUMMER)

The City’s developed parks round out visitation and usage, with the larger parks (Ada/Eagle Sports Complex, Merrill Park, and Guerber Park) receiving the most visitation. This visitation data provides key insights concerning the community’s parkland use, needs, and a potential means to prioritize funding.

The survey also provides a snapshot of City residents’ use preferences and their desires for recreational programming. Given the City’s short history of providing services, it is not surprising that over 70% of residents are not aware of what programs are offered. “No Interest” in offerings was the second most noted reason for not participating (28%), followed by inconvenience of times programs were being offered (19%). Interestingly, nearly 7.6% of residents indicate some price sensitivity in current program offerings. This conflicts somewhat with the 2010 Census data indicating 12% of the City’s households report income of \$25K or less per year.

The types of recreation programs of most

interest to Eagle households are shown in **Table 4.2**. The results indicate strong interest across many types of recreational programming except youth after school programs. Of special note is that over 50% of all the City’s households report interest in lifetime sports as well as outdoor recreation activities. The data suggests the City may consider offering a wide range of recreational programming limited only by available facilities and equipment, cost to participate, and customer convenience.

The statistically valid survey also provides insight on some common barriers which inhibit participation for some members of the community (see **Figure 4.5**), along with potential accommodations that are likely needed to overcome these barriers. The data indicates 6.3% of the community has a form of disability. Of those, the survey indicates half need adaptive equipment, as **Figure 4.6** shows.

The City should strive to conduct an ADA compliance review for its existing park facilities. Subsequently, the review should be utilized to establish a policy and plan

How many times in a given 30-day period during the summer did members of your household visit the following park or recreation facilities in Eagle?

# Visits	Boise River Greenbelt	Open Space Areas or Trails	An HOA (Home Owners Assoc.) park in my area	Ada/Eagle Sports Complex	Merrill Park	Guerber Park	Heritage Park	Friendship Park & Tennis Court	Orval Krasen Park	Arboretum Park
None	37	62	124	122	59	141	144	229	256	245
1 - 5 times	112	129	85	110	181	105	125	57	36	49
6 - 10 times	72	50	30	30	37	34	14	7	3	2
11 - 20 times	50	29	30	21	13	11	8	1	0	0
21+ times	25	26	27	13	6	5	5	2	1	0
<b>Projected Minimum # of Visits</b>	<b>238,237</b>	<b>96,375</b>	<b>60,052</b>	<b>41,963</b>	<b>32,053</b>	<b>24,894</b>	<b>7,622</b>	<b>561</b>	<b>57</b>	<b>49</b>
<b>Rank</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>

TABLE 4.1: PARK AND OPEN SPACE MONTHLY USAGE & PROJECTED TOTAL VISITS

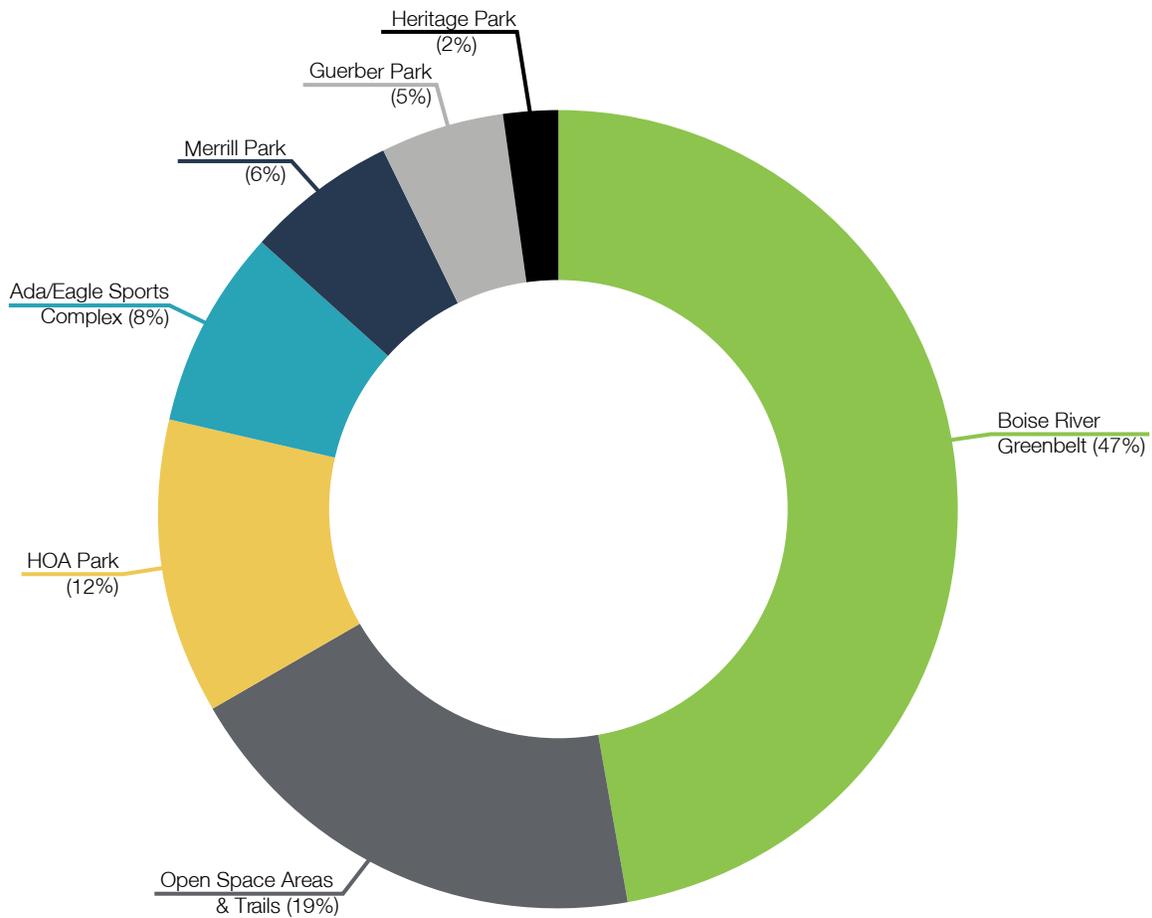


FIGURE 4.4: RESIDENT PARK AND OPEN SPACE USAGE BY PERCENT OF ALL MONTHLY USE

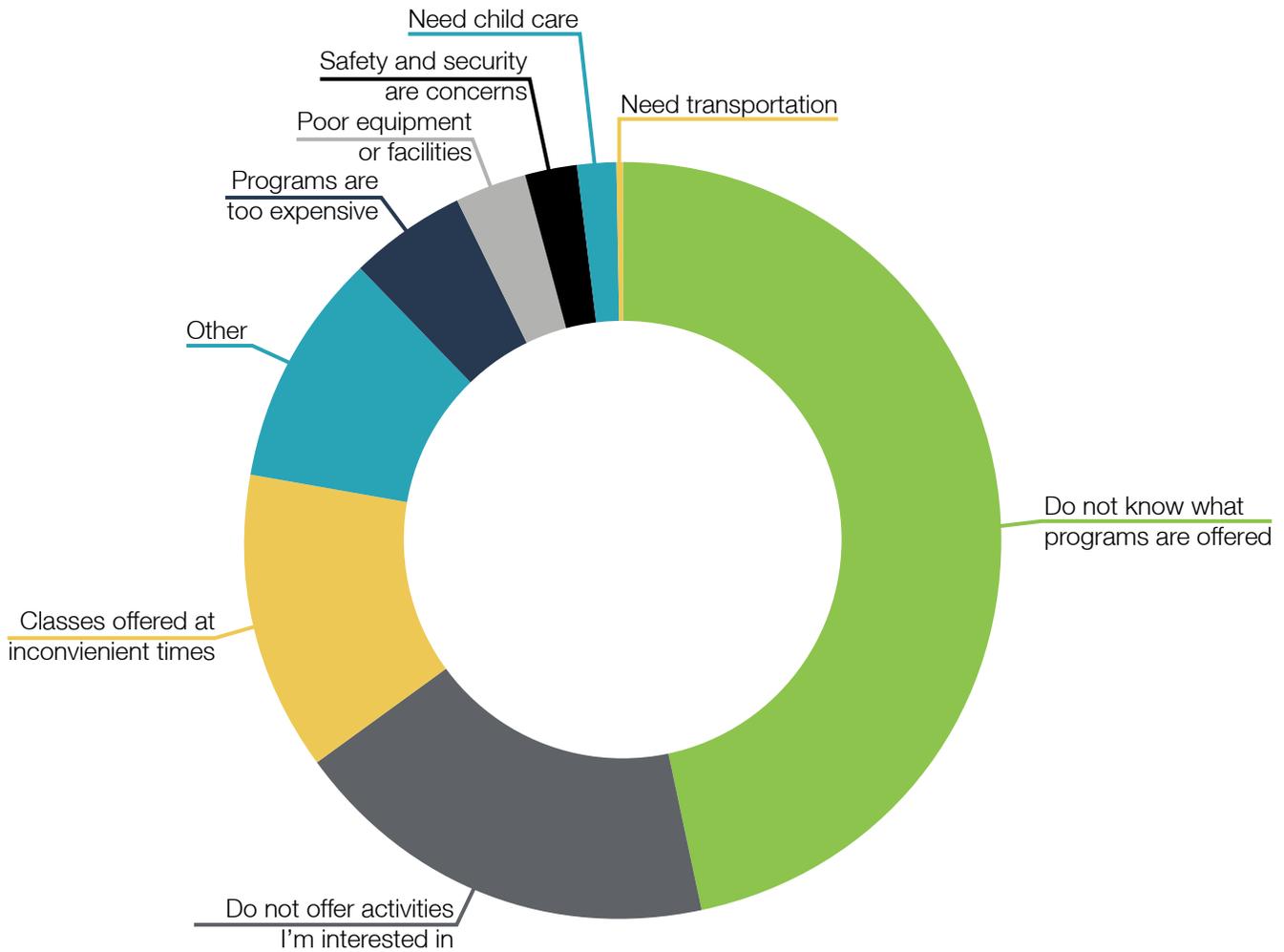


FIGURE 4.5: BARRIERS THAT WOULD KEEP YOU FROM PARTICIPATING IN RECREATIONAL PROGRAMS SPONSORED BY THE EAGLE PARKS AND RECREATION DEPARTMENT

which identifies compliance deficiencies and funds renovations to public lands and facilities. The plan’s purpose would be to identify, document, then provide for eliminating barriers to equal access to public lands and facilities. The plan should include an estimate of costs and a method for prioritizing projects which promote compliance with current rules and requirements as dictated by public law. The survey data also indicates a small percentage of need for adaptive recreation offerings. The size and varied nature of the community’s current ADA population is relatively small. However, the benefits of equal access are obvious when it becomes clear that such access could potentially be

needed by us all during some time in life. Only frequency and duration vary. ADA compliance is a desirable goal that helps improve quality of life of all.

Limited staff and facilities make it difficult for the City currently to provide the entire range of services identified by residents as “desired”. However, the survey data indicates residents place top priority on serving youth, teens, and family ahead of adults, seniors, and preschool age residents (see **Figure 4.7**).

Parkland and facility priorities represent a broad range of interests. Trails top the list of needs, followed by river and gravel

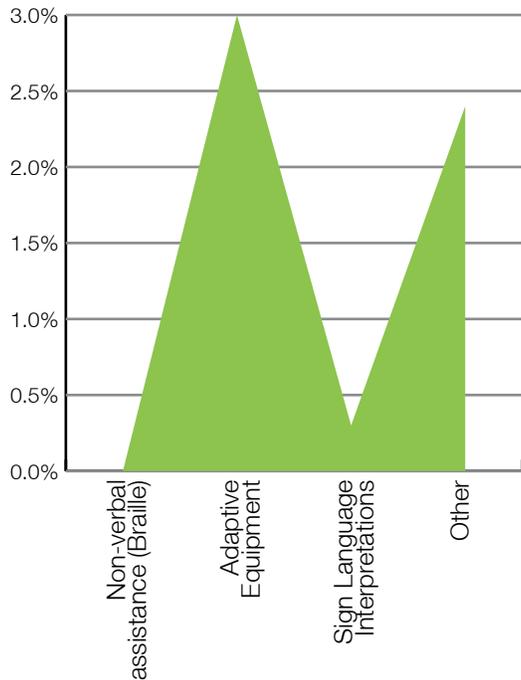


FIGURE 4.6: WHAT TYPE OF ACCOMMODATION IS NEEDED TO SERVE THE PEOPLE WITH DISABILITIES IN YOUR FAMILY?

pond access, a swimming pool, dog off-leash areas, and lacrosse sports fields. Interestingly, combining all sports field needs (highlighted, **Table 4.2**) indicates over 12% of the community feels athletic field space is needed in Eagle.

In contrast, residents were also asked what are the five most important park facilities needed (see **Figure 4.8**). Not surprisingly, the survey shows that 18% of residents support expanding and developing the greenbelt and trail systems. Acquiring more land for future parks ranked second to trail needs, followed by upgrading existing facilities, then developing a multi-purpose indoor recreation space.

18% of survey respondents feel the most needed parklands in Eagle are along the Boise River (see **Figure 4.9**). Acquisition of multipurpose parklands, especially those with river/water access, space for active recreation areas, and connectivity for trails would likely be well received given existing City Comprehensive Plan goals and resident’s attitudes towards parkland needs. Interestingly, acquiring land to

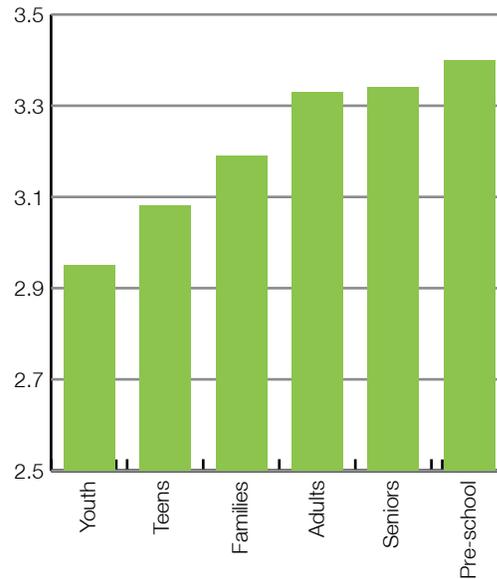


FIGURE 4.7: WHERE SHOULD PRIORITY FOR PARKS & RECREATION SERVICES BE PLACED? (Average rank, lower is better)

Type of Facility Needed	Percent
Paved walking and biking paths	11%
Unpaved trails for walking or jogging/biking	10%
River/pond access to boat, fish, or swim	8%
Swimming Pool	8%
Dog Park	7%
Lacrosse	5%
Recreation Centers	5%
Playgrounds	4%
Covered Group Picnic Shelters	3%
Soccer Fields	3%
Tennis Courts	3%
Open Play Turf Areas	3%
Ice Rink	3%
Shooting Range	3%
Baseball/Softball Fields	3%
Water Park/Spray Park	3%
Climbing Wall	2%
Disc Golf Courses	2%
Bird watching/wildlife observation sites	2%
Basketball Courts	2%
Volleyball Courts	2%
Ski Park	1%
Sledding Hill	1%
Equestrian Areas	1%
Other	1%
Skateboarding Areas	1%
Football Fields	1%
BMX/Freestyle Biking	1%

TABLE 4.2: RANKING OF RECREATION FACILITIES MOST NEEDED IN EAGLE

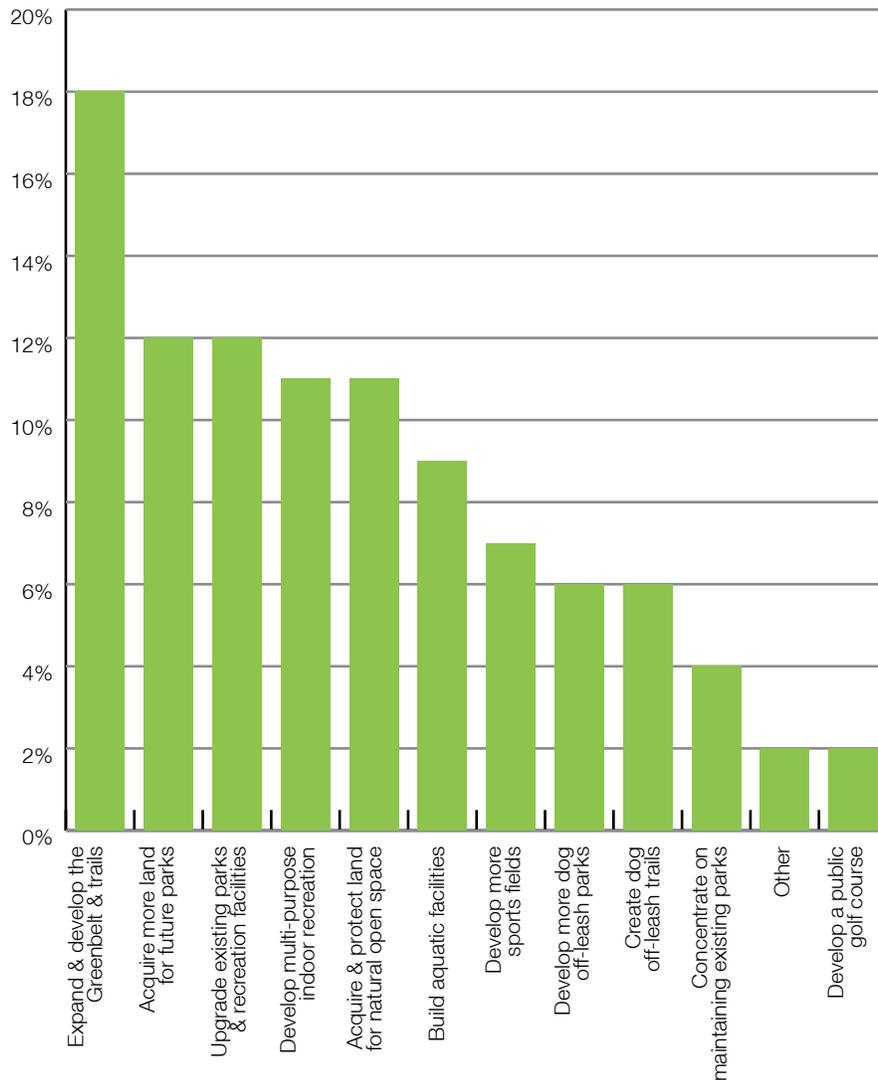


FIGURE 4.8: WHAT ARE THE FIVE MOST NEEDED PARK FACILITIES?

serve existing neighborhoods is not as significant a need.

#### FUNDING FOR FACILITIES

Residents appear to be generally receptive to paying more for parklands and improvements. Survey findings indicate 56% of residents would support a bond measure that assessed \$50 per residents for parks. Interestingly, 66% of residents would support using bonding to fund trails. However, 24% of residents surveyed indicate they oppose such an approach to trail funding.

#### STAKEHOLDER ROUNDTABLE MEETINGS

A series of stakeholder meetings were offered to local and area non-profit organizations, local businesses, and groups/agencies that influence Eagle's parks and recreation needs. The discussions were facilitated to focus on broad and relevant themes utilizing a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis. The dialogue provided insight regarding the issues affecting service delivery, as well as the range of choice(s) for providing efficient and sustainable services to residents. Stakeholder roundtables were conducted

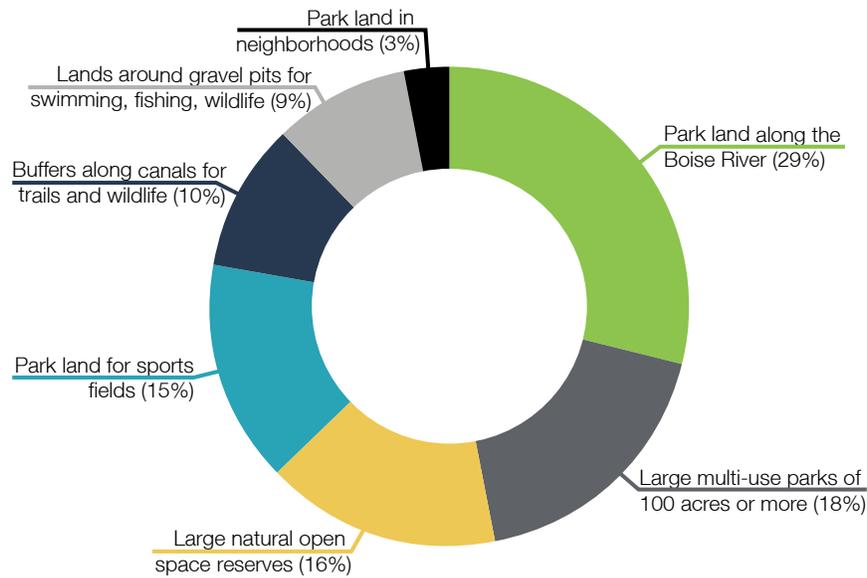


FIGURE 4.9: WHAT TYPE OF PARK LAND IS MOST NEEDED IN EAGLE?

in five sessions. Summaries of each meeting are provided in the appendices of this document.

Regional, Economics, Recreation & Health, and Community were identified as topic themes to direct stakeholder dialogue. Participants at each stakeholder meeting were asked to participate in a S.W.O.T. analysis of the Eagle Parks & Recreation Department from each of the four topic themes.

#### REGIONAL TOPIC THEME

When viewed from a regional perspective, participants noted that Eagle benefits from a multi-jurisdictional focus concerning protection and preservation of the Boise River corridor. This focus promotes many benefits: at the forefront are flood protection, open space preservation, trail access, and wildlife habitat. Eagle's other successes have been balanced by providing for a range of needs such as strategic trailheads and pedestrian linkages. A key weakness in Eagle's regional park provisions appears to be the lack of adequate biking facilities. The participants clearly felt

there are opportunities to improve in this area. Primary recommendations were to focus on planning and implementation of bike routes and new trail connections, especially those that can link residents to the Boise River, public parks, and trails.

To accomplish such goals, the City should consider the implementation of policies which focus on citywide connectivity and alternative transportation options. Additionally, a short- and long-range plan for facilitating and funding land acquisitions should be considered. Some ideas include cooperative endeavors with developers and adjacent jurisdictions through the planning and zoning processes as well as with the Ada County Highway District (ACHD). The City may wish to establish its own public agency for partnerships with entities that manage trails and public land. Some agencies to collaborate with include the Ridge to Rivers Program, the Foundation for Ada-Canyon County Trails (FACTS), the Bureau of Land Management, and potentially the US Forest Service. Important trail connection desires include the Ada/Eagle Sports Complex, foothills,



#### REGIONAL FOCUS ON PROTECTING THE BOISE RIVER CORRIDOR

**Eagle benefits from a regional focus on protecting the Boise River corridor for flood protection, open space preservation, trail access, and wildlife habitat.**

Eagle Island State Park, and continued development of the Boise River Greenbelt.

Given the City of Eagle does not yet have a staffed Public Works Department, it will be important for existing senior managers to coordinate activities involving City-owned public infrastructure with agencies such as ACHD, Idaho Power, and other utilities in regards to trail projects and land acquisition in the city. A long-range plan of desired project improvements, priorities, and potential funding sources should be developed, adopted, maintained, and provided to agencies for coordination.

#### ECONOMICS TOPIC THEME

Workshop participants discussed their ideas on sustaining and further developing quality of life, economic diversity, service value, and sustainable design. Contributors indicated that regional growth and quality of life factors such as trails, open space, and the community's outdoor lifestyle are likely to continue to attract new residents to live and work in Eagle. The principle concern is growth management which ensures the City is fiscally sustainable

and that the 'small town atmosphere' and quality of life are not only maintained but enhanced. The extensive pattern of large lots within the City is part of the fabric of open space valued by residents. However, it is recognized that this pattern of development is not efficient in terms of access, funding for development, or maintenance of public infrastructure.

It is also desirable that Eagle Parks and Recreation establish an identifiable brand to foster a loyal customer base which improves support for continued taxation and alternative funding for operations. The City should strive to market its services to both residents and non-residents who live nearby in an effort to fill and fund its recreation programs. To maintain current quality of life, the City may need to utilize a range of tools and work with landowners, developers, and user groups to fund parkland acquisition and facility development. Regardless of funding constraints, the Parks and Recreation Department is already responsible for the care of some highly valued public facilities, parklands, and trails.



#### HEALTH & RECREATION TOPIC THEME

Recreation and health dialogues focused on identifying existing and emerging trends within the community and how to best serve Eagle’s long-term health and recreation needs. The City’s recent establishment of a Parks and Recreation Department in response to public needs and demands is seen as a symbol of the City’s dedication to parks and recreation. Additionally, to date the City’s adopted Comprehensive Land Use Plan has provided good guidance on securing and protecting trails, parks, and open spaces.

Some challenges identified during discussion include a lack of facilities throughout several areas of the City due to a “late start” with park development. Safety is another challenge with focus on community policing and safe park development. Communication is also an important challenge which requires the establishment of a strong web presence that actively engages citizens through social media. By keeping this presence

current, personnel can easily provide quality parks and recreation services, ensuring programs are relevant and responsive to the ebb and flow of public perception and trends. Quality, diversity, and convenience of recreational program offerings should be responsive to the ever changing health and recreation needs of the citizenry.

Participants also indicated a desire for the City to explore working with local schools and the health community to promote quality of life and health of residents. Afterschool programs and prescription use of parks and trails are two areas that the City could explore in an effort to impact a significant segment of the population through the enhancement of health-promoting programming.

#### COMMUNITY TOPIC THEME

Stakeholder discussions also gathered opinions and input on how to build and maintain community, provide services to residents and non-residents, and ensure coordination across City departments and other government agencies within Eagle.



#### PROXIMITY TO OPEN SPACE LANDS

**Eagle's proximity to public open space lands in the foothills and along the Boise River were identified as having high community value.**

37

Stakeholder sessions indicate the City's strengths include its residents, the biking community, access to open space and trails, and utilization of the Comprehensive Land Use Plan to work with developers to secure and protect needed lands and services. Again, the City's relevant proximity to public open space lands in the foothills and along the Boise River were identified as having high community value. Weaknesses included the lack of enforcement to deal with user conflicts and inappropriate activities. An emerging concern is increasing urban development encroaching on the river corridor and the conflict with activities such as hunting, trapping and fishing. Other challenges

included protection of open space, need for trail standards, and securing funding for maintenance of existing facilities as well as expansion.

Another observation is that Eagle residents are fiscally conservative and want to ensure new development is paying its fair share. However, currently Eagle has limited park impact fees and limited budget to maintain, renovate, or expand existing facilities and services. To address weaknesses and potential threats, the City may need to work with agency partners, elected officials, residents, local businesses, and developers to fund the parks and recreation program desired by residents.



# CHAPTER FIVE

## CITYWIDE PARK MASTER PLAN Inventory, Level of Service & Future Needs

Over 2,754 acres of parklands, trails, and public land are key components which make Eagle such a livable city. Current ownership of public lands used in whole or part as public parks, open space, trails or outdoor recreation activities are divided among five main entities: City of Eagle, Ada County, Bureau of Land Management (BLM), Idaho Department of Parks and Recreation (IDPR), and West Ada School District. Acreages for each public open space landowner are shown in **Table 5.1**.

In total, the City limits and Area of Impact contain 2,754 acres of public or semi-public lands that are managed in part or whole for outdoor recreation and open space activities.

The City's current parkland ownership interests and maintenance responsibilities come to 81 acres and 6.28 miles of trails (see **Tables 5.1 - 5.3**).

### Citywide Park Features:

<u>Feature</u>	<u>Count</u>
Permanent Restrooms (3 mens   3 womens   2 unisex)	9
Picnic Shelters	5
Playgrounds	3
Splash Decks	2
Tennis Courts	2
Volleyball Courts	2
Parking Lots	7
Public Art Installations	2

Parks, Public Schools, Open Spaces & Conservation Lands		
Name	Acreage	% of Total
BLM Lands	1,922	69.79%
Eagle Island State Park	545	19.79%
City of Eagle	81	2.94%
Ada County	64	2.32%
Public Schools	132	4.79%
Land Trust of the Treasure Valley	10	0.36%
<b>Total</b>	<b>2,754</b>	<b>100.00%</b>

TABLE 5.1: OPEN SPACE OWNERSHIP WITHIN EAGLE'S CITY LIMITS & AREA OF IMPACT

Trails	
Name	Mileage
Parks Trails	12.1
Boise River Greenbelt	4.77
Ridge to Rivers Trails	4.1
	<b>20.97</b>

TABLE 5.2: TRAIL MILEAGE INVENTORY WITHIN EAGLE'S CITY LIMITS & AREA OF IMPACT



# Existing Parks & Open Space

Citywide Park Master Plan  
April 2016

## Legend

- Eagle Parks
- Ada County Parks
- Eagle Island State Park
- BLM Lands
- Local Schools
- Eagle City Limits
- Eagle Area of Impact
- Other City Parks
- Other Schools
- Major Roads
- Streets
- Boise River

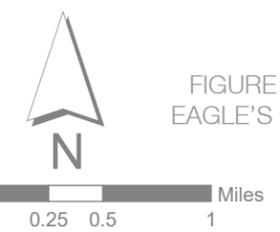
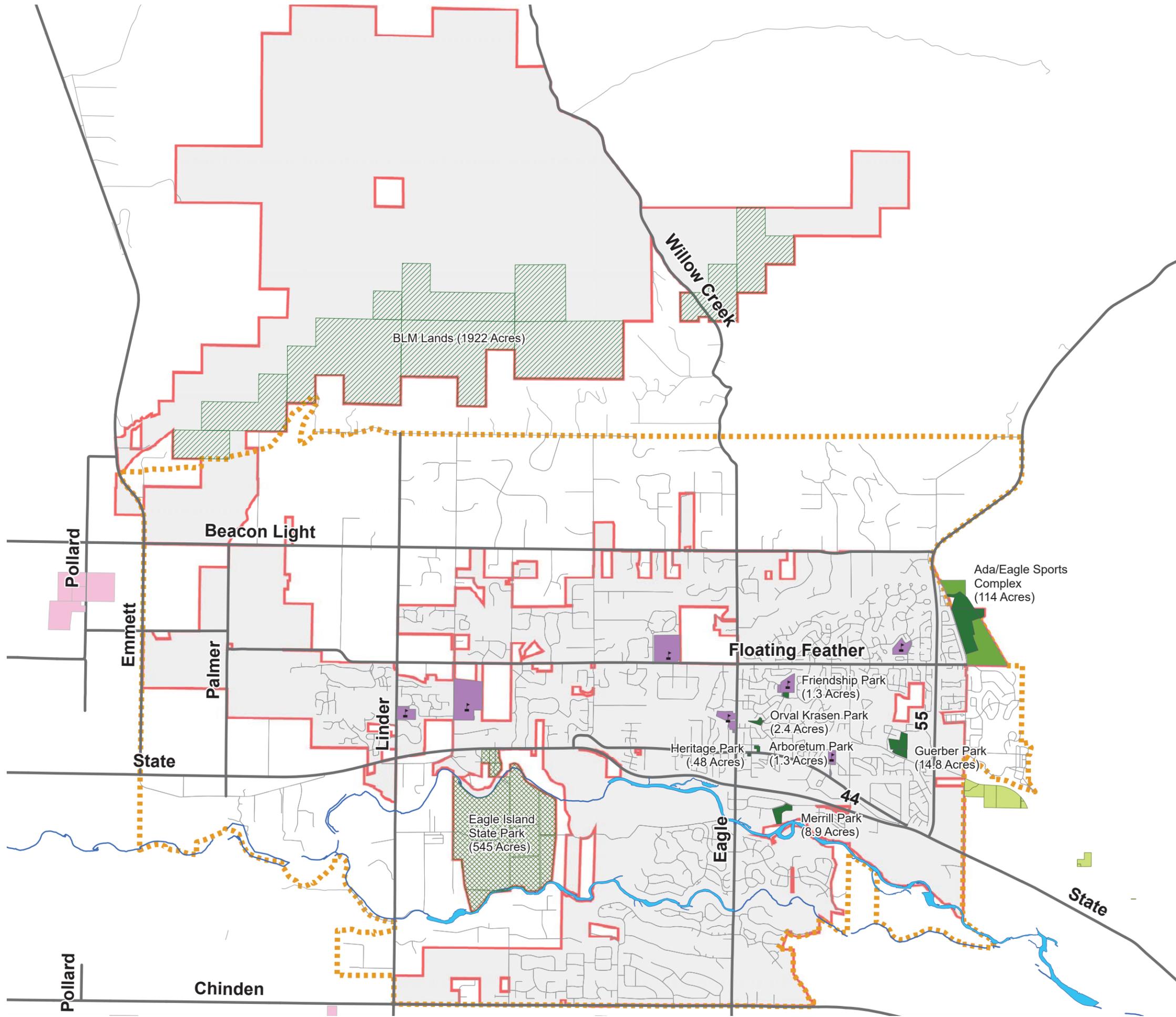


FIGURE 5.1: PARKS & OPEN SPACE IN EAGLE'S CITY LIMITS & AREA OF IMPACT

Map Date: 10.30.15  
Map Author: The Land Group, Inc.  
Data Sources: City of Eagle, Ada County, US Census Bureau.





Eagle Parks and Recreation Facilities Inventory					
Park #	Name	Address	Total Acreage	Amenities	Recreation Amenities
1	Arboretum Park (& Senior Center)	312 E. State St.	1.3	Arboretum w/37 Tree Species Benches & Picnic Tables Trails	
2	Ada/Eagle Sports Complex Ada County: 63 acres City of Eagle: 52 acres	Horseshoe Bend Rd.	114.77	Restrooms Picnic Shelter	(1) Basketball Court Skateboard Park Trails BMX Track
3	Friendship Park	Ranch Dr. & Stierman Way	1.3	Temporary (Summer) Restrooms Covered Picnic Shelter	1/2 Playground (2) Lighted Tennis Courts (2) Basketball Half-Courts
4	Heritage Park & Gazebo	185 E. State St.	0.48	Restrooms Benches & Picnic Tables Gazebo Hardscape Gathering Place Splash Pad Community Information Kiosk	
5	Orval Krasen Park	Stierman Way	2.4	Restrooms Covered Picnic Shelter Benches	
6	Reid W. Merrill Sr. Community Park	637 E. Shore Dr.	8.9	Restrooms Gazebo (1) Covered 6-Table Picnic Shelter & Picnic Areas Wetland/Riparian Areas Trails & Paved Walking Trails	Splash Deck Play Field Full Playground Sand Volleyball Court (2) Basketball Half-Courts
7	Stephen C. Guerber Park	2200 Hill Rd.	14.8	Restrooms (2) Covered 6-Table Picnic Shelters & Picnic Areas Amphitheater	Splash Deck Horseshoe Pits Play Field Full Playground Sand Volleyball Court (2) Basketball Hoops Little League Facilities & (4) Soccer Fields

TABLE 5.3: CITY OF EAGLE 2015 PARK INVENTORY

The following observations were made concerning existing park conditions, current park needs, and future opportunities.

**ARBORETUM PARK (& SENIOR CENTER)**  
 Arboretum Park is a small greenspace near the Downtown core which is predominantly utilized as the grounds of the Senior Center. Connectivity to Downtown Eagle, Heritage Square, and City Hall/Library is very good via downtown's sidewalk network. The site offers a short walking path with footbridge, small plaza/gathering area, and approximately 37 tree species. In general the site is in well-maintained condition, however some facilities are nearing the end of their lifecycle and require maintenance.



ARBORETUM PARK **Bridge and Fencing**



ARBORETUM PARK **Bench**



ARBORETUM PARK **Bridge and Drain Pipe**

• Grounds (i.e. turf, shrub beds, and trees): Generally in good condition. Some tree maintenance could be performed to improve appearance and overall tree health.

• Hardscape:

- o *South Parking Lot (on State St.): Curbing is deteriorating and needs maintenance; needs restriping.*
- o *Arboretum Plaza: Pavers need some leveling and re-set, some cracking concrete should be monitored. Footbridge treads need replacement.*



ARBORETUM PARK **Pavers**

## ADA/EAGLE SPORTS COMPLEX

The Ada/Eagle Sports Complex is perhaps Eagle's most well known park. The park's facilities include a BMX track, skate park, roller hockey rink, mountain biking trails, basketball court, restrooms, and concession facilities. Additional amenities include a Firewise Demonstration Garden and a seasonal snow park operated privately by Gateway Parks.

This park is well used by a variety of age groups, from young skateboarders to cyclists of all ages. Park facilities are well-maintained, however lifecycle replacement cost of facilities remain a concern.

- Grounds (i.e. turf, shrub beds, and trees): Generally in good condition. Firewise Demonstration Garden in very good condition.
- Hardscape:
  - o *South Parking Lot: Good condition. Needs restriping.*
  - o *North Parking Lot: Some minor patching/maintenance required. Parking lot needs restriping.*
  - o *Basketball Court & Sports Court: Good condition with some minor cracking. Basketball standards show signs of weathering; otherwise in good condition.*
  - o *Picnic Shelter: Concrete is cracking.*
  - o *Sidewalks and Curbs: Good condition with some minor cracking.*
  - o *Skatepark: Generally good condition. Some features nearing renovation due to high use.*
- Trails: Bike trails are well used and generally well maintained. Erosion is a concern and should be addressed with long-term management plan.
- Restrooms & Concession: Facility shows some signs of general age/ weathering.



ADA/EAGLE SPORTS COMPLEX **Firewise Garden**



ADA/EAGLE SPORTS COMPLEX **BMX Track**



ADA/EAGLE SPORTS COMPLEX **Skate Park**



ADA/EAGLE SPORTS COMPLEX **Restrooms**



FRIENDSHIP PARK **Entry Sign**



FRIENDSHIP PARK **Basketball Hoop**



FRIENDSHIP PARK **Play Structure**



FRIENDSHIP PARK **Landscaping**



FRIENDSHIP PARK **Tennis Courts**

## FRIENDSHIP PARK

Friendship Park is a neighborhood park centrally located in Eagle. The primary facilities in the park include a lighted tennis court/sport court, covered picnic shelter, and playground. The park grounds are clean and well maintained. However, the sport court surface is deteriorating and in need of replacement. Use of the court has been extended by the application of sport court tiles, however this is only a temporary solution.

- Grounds (i.e. turf, shrub beds, and trees): Generally in good condition.
- Hardscape: Pavers and retaining walls are generally in good condition.
- Sports Court (Tennis & Basketball): Concrete court is deteriorated and needs replacement. Sportcourt tiles have extended the useful life of the court, however replacement should be considered. Court fencing likewise needs maintenance/replacement. Confirm anticipated lifecycle and replacement of court lighting.
- Playground: New equipment recently installed. Additional equipment appears to have been removed and needs replacement.
- Picnic Shelter: Some maintenance required, including painting and addressing water/drainage issues associated with berm to the north.



HERITAGE SQUARE **Sign and Fountain**



HERITAGE SQUARE **Gazebo**



HERITAGE SQUARE **Site Furnishings**

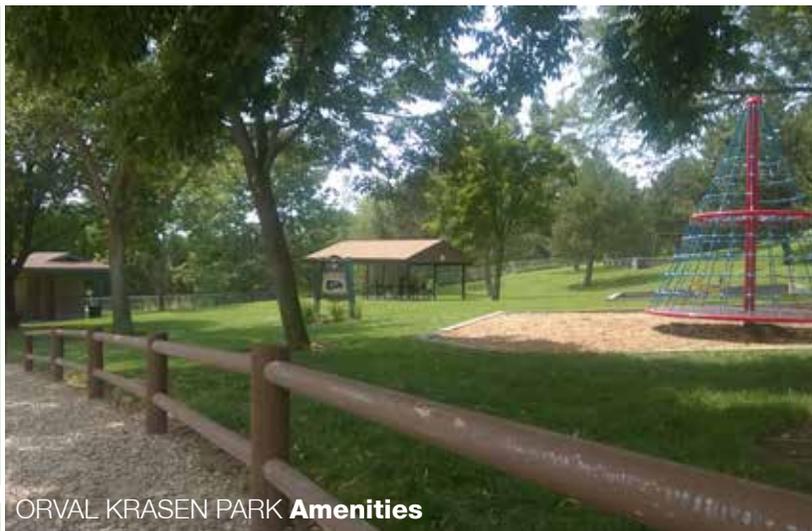


HERITAGE SQUARE **Landscaping**

### HERITAGE PARK & GAZEBO (HERITAGE SQUARE)

Heritage Square is an activity hub in Downtown Eagle. The park is well maintained and well used for a variety of activities, from summertime fountain play to special events. The gazebo and splash pad have been well maintained. The restroom facilities are in usable condition, but aging, which warrants some attention for replacement through future capital improvements.

- Grounds (i.e. turf, shrub beds, and trees): Generally in good condition.
- Hardscape:
  - o *Parking Lot: Needs restriping and some asphalt patching.*
  - o *Pavers and concrete walks are generally in good condition.*
- Splash Pad: Generally in good condition. Further evaluation required (pumps, plumbing, etc.) to project anticipated lifecycle replacement/major repairs.
- Site Furnishings: Minor maintenance (touch-up paint, etc.) required on some elements. Elements show signs of general weathering/use.
- Restroom: Aging out. Needs general maintenance (painting, etc).



ORVAL KRASEN PARK **Amenities**



ORVAL KRASEN PARK **Restroom**



ORVAL KRASEN PARK **Play Equipment**



ORVAL KRASEN PARK **Picnic Shelter**

### ORVAL KRASEN PARK

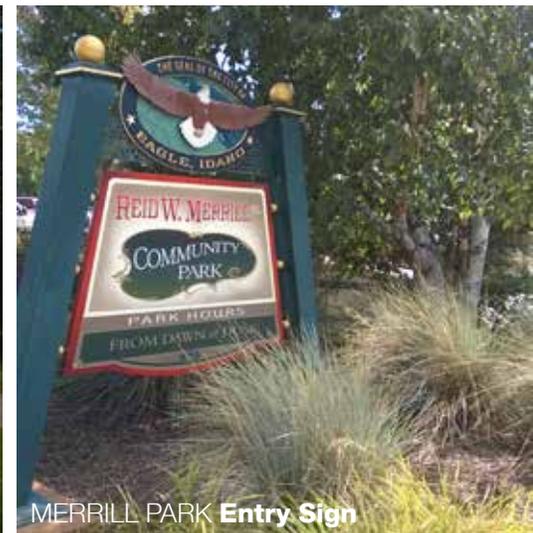
Orval Krasen Park is a neighborhood park featuring multiple pieces of playground equipment, a picnic shelter, and restrooms. The park grounds, including its variety of shade trees, have been well cared for over the years. The playground equipment is of varying ages and should be monitored for replacement as individual components age out/are no longer in compliance with current safety and ADA requirements. The restroom facilities are likewise in well-maintained condition.

- Grounds (i.e. turf, shrub beds, and trees): Generally in good condition. Surface rooting on trees needs to be addressed to remove potential trip hazards.

- Playground: Equipment generally in good condition, with some signs of weathering. Recommend monitoring use to evaluate potential to implement new, innovative components that attract new users.
- Picnic Shelter: Some maintenance required, including painting.
- Restroom: Aging out. Needs general maintenance (painting, etc).



MERRILL PARK Amenities



MERRILL PARK Entry Sign

## REID W. MERRILL SR. COMMUNITY PARK

Merrill Park is located along the North Channel of the Boise River with direct access to the Greenbelt. As one of Eagle's newest parks, the grounds, facilities, and amenities are in very good condition. The park features a large playground with splash pad, a large picnic shelter, restroom facilities, and a large playfield/soccer field. The park's natural areas blend nicely with the Boise River corridor. Daily maintenance and upkeep at the park are excellent. As with Eagle's other existing parks, the primary maintenance concern remain lifecycle replacement costs.

- Grounds (i.e. turf, shrub beds, and trees): Generally in very good condition.
- Hardscape:
  - o *Parking Lot: Generally good condition. Needs restriping in the next few years.*
  - o *Basketball Court: Generally good condition with some minor, superficial cracking.*
  - o *Picnic Shelter/Restroom Plaza: Generally good condition*
  - o *Asphalt Walking Path: Root lifting and cracking in proximity to large trees.*
- Playground: Equipment in very good condition, with little signs of weathering.
- Community Picnic Shelter: Very good condition. Roof shows some signs of weathering.
- Small Picnic Shelter: Very good condition. Needs some basic upkeep (i.e. cleaning).
- Restrooms: Very good condition.
- Playfield/Soccer Fields: Good condition. Green and lush.



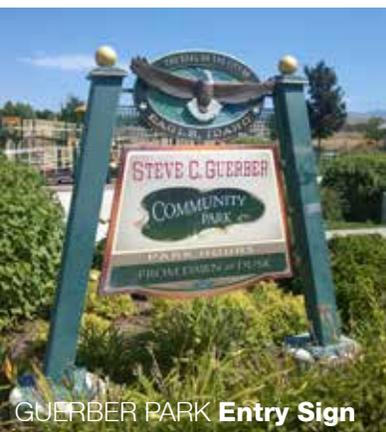
GUERBER PARK Amenities



GUERBER PARK Play Equipment



GUERBER PARK Recreation Facilities



GUERBER PARK Entry Sign



GUERBER PARK Shelter and Restrooms

## STEPHEN C. GUERBER PARK

Guerber Park is Eagle's second-largest park and features a variety of amenities. Facilities include a large playground, splash pad, two large picnic shelters, and soccer/little league facilities. As a whole, the park is in very good condition. The primary maintenance concern related to this park lies in the existing facilities aging-out at once, creating a funding burden related to facility replacement costs. Additionally, park use may increase as a result of recent improvements to Hill Road improving access.

- Grounds (i.e. turf, shrub beds, and trees): *Generally good condition.*
- Hardscape:
  - o *Parking Lot: Generally good condition.*
  - o *Pavers and concrete walks are likewise generally in good condition.*
- Sports Fields:
  - o *Soccer Fields: Turf in improving condition due to revitalization efforts during the summer of 2015. Will need continued maintenance to maintain playing surface, in particular during season.*
  - o *Little League: Infield needs maintenance to address outfield drainage issue to first-base line. Facility is underused. Consider relocating to another park/removal.*
- Playground: Good condition. On-going lifecycle maintenance needs.
- Splash Pad: Good condition. Consider expanding splash pad by removing under-utilized playground equipment.
- Picnic Shelters: Very good condition.
- Restroom: Very good condition.
- Horseshoe Pits: Backstops need replacement.
- Volleyball Court: Recommend new sand. Consider relocating.

Year	Ada County	% Chg.	City of Boise	% Chg.	City of Eagle	% Chg.	City of Garden City	% Chg.
2010	383,491		235,384		21,299		11,057	
2015	419,911	9.5%	245,565	4.3%	23,918	12.3%	11,315	2.3%
2020	448,271	6.8%	247,957	1.0%	27,428	14.7%	11,445	1.1%
2025	493,221	10.0%	264,019	6.5%	30,740	12.1%	12,630	10.4%
2030	549,121	11.3%	285,013	8.0%	34,136	11.0%	14,140	12.0%
2035	621,990	13.3%	312,530	9.7%	38,269	12.1%	16,137	14.1%
2040	674,144	8.4%	328,292	5.0%	42,715	11.6%	17,575	8.9%

Year	City of Kuna	% Chg.	City of Meridian	% Chg.	City of Star	% Chg.	Unincorp. County	% Chg.
2010	17,850		82,250		6,222		9,429	
2015	20,311	13.8%	94,289	14.6%	7,546	21.3%	16,967	79.9%
2020	22,397	10.3%	108,701	15.3%	9,581	27.0%	20,762	22.4%
2025	28,792	28.6%	118,600	9.1%	12,134	26.6%	26,306	26.7%
2030	35,961	24.9%	129,469	9.2%	15,103	24.5%	35,299	34.2%
2035	46,079	28.1%	143,570	10.9%	18,937	25.4%	46,468	31.6%
2040	50,992	10.7%	151,081	5.2%	24,243	28.0%	59,246	27.5%

TABLE 5.4: FORECASTED POPULATION FOR THE YEARS 2010 - 2040

Year	Population	Public Land Acres per 1,000 Residents:		Public Trail Miles per 1,000 Residents:	
		City of Eagle Developed Parklands	All Public Lands in A of I	City of Eagle Trails	
2010	21,999		3.7	125.2	0.30
2015	23,918		3.4	115.2	0.27
2020	27,428		2.9	100.4	0.24
2030	34,136		2.4	80.7	0.19

TABLE 5.5: CURRENT AND PROJECTED LEVEL OF SERVICE FOR DEVELOPED PARKS, PUBLIC OPEN SPACE AND TRAILS

### LEVEL OF SERVICE (LOS)

The City's current and projected population estimates (see **Table 5.4**) combined with the inventory of public parklands, trails and open spaces provides a means to assess and establish the level of service afforded current City residents and project future needs. The data, calculations, and analysis are used to establish a baseline for determining if the City has enough parkland to meet current needs as identified through public survey and public involvement processes. It also may be used to establish standards for public policy development such as increasing park impact fees, requirements for new

development, funding, as well as to guide use of public funds for land acquisition and development of parks, recreation facilities, trails, and trailheads.

The City's current Level of Service (LOS) for parklands and trails can be calculated and projected using parkland inventory and demographic data. The City currently provides 3.4 acres of developed parkland per 1,000 residents based on its 2015 inventory of 81 acres. The City provides 0.27 miles of trail per resident based on the 6.53 miles of existing Boise River Greenbelt trails it maintains (see **Table 5.5**).

If the City wishes to provide 2030 residents

<b>Projected Needs:</b>			
<b>Year</b>	<b>Developed Parks Assuming 6.0 Acres/1,000 Pop.</b>	<b>Public Open Space Assuming 115.2 Acres/1,000 Pop.</b>	<b>Public, Non-Motorized Trails Assuming 0.27 Miles/1,000 Pop.</b>
2015	-	-	-
2020	11.93	404.19	0.96
2030	22.78	772.45	1.83
<b>Total Need By 2030:</b>	<b>34.71</b>	<b>1,176.64</b>	<b>2.79</b>

TABLE 5.6: PROJECTED PARKLAND AND TRAIL NEEDS DUE TO GROWTH

the same level of service as current residents (3.4 acres/1,000 pop.) enjoy today, it will need to acquire and develop an additional 34.71 acres of parkland for active uses and 2.79 miles of trail. The table also indicates public open space landholdings would need to be increased by nearly 1,200 acres. If no new parklands or trails are purchased and developed, the City’s projected 2030 population would experience a 30% reduction in the level of service currently provided by City and all other public lands (see **Table 5.6**).

It is not likely the existing park system would be able to absorb a 30% increase in use without requiring improvements in park infrastructure and maintenance practices. In addition, residents would be required to do more driving to access and use local parks. This side effect has the potential to add congestion to local streets, increase air pollution, and potentially decrease overall community satisfaction with quality of life.

Through zoning laws, the City may have some opportunities to protect some undevelopable private lands as permanent open space. Private foothills land in particular may be preserved as open space but challenges may occur if public management and access is the desire. Some lands may even be protected as managed public open space. In either case, the City will need to work with foothills landowners, developers, and other agencies to protect contiguous blocks of land for multiple benefits. These include flood protection, watershed preservation,

maintenance of rare plant habitat, preservation of steep slopes, protection of wildlife habitat and travel corridors, and (where appropriate) the implementation of new trails and trailheads. Each development project along the Boise River and in the Eagle foothills may need to be evaluated carefully to determine if public ownership of any resulting open space is necessary or desired.

PARK SERVICE ZONES: DISTANCE FROM A PARK

Parks are often gathering and meeting spaces for residents. As such, a park can serve many functions to enhance the sense of community and place. Proximity to a park also influences home values and is a factor that contributes to how walkable or bike friendly a city is. A 1/2-mile service radius is a common standard utilized by the National Recreation and Park Association (NRPA) and other organizations when evaluating park accessibility. **Figure 5.2** shows a 1/2-mile service radius for existing developed City parks.

Despite a 1/2-mile being the desired service radius, only 13% of the City’s annexed lands are within a 1/2-mile of an existing City park. In addition, Eagle’s parks are concentrated on the eastern half of the City and as such, a 1/2-mile park service zone produces some coverage overlap in the area.

The western half of the City is underserved by existing developed parks. However this area has numerous undeveloped large

**Eagle Parks & Recreation  
Maintenance Funding & Staffing Benchmarks for Select Comparable Cities**

General Features	Eagle, ID (FY13/14)	Post Falls, ID	Twin Falls, ID*	Meridian, ID	Bozeman, MT
Est. 2010 Population	19,908	27,574	44,125	75,127	37,280
Est 2015/2013 Population	23,918	29,357	45,981	83,596	39,860
Land Area (Square Miles)	28.92	14.07	18.1	26.79	19.12
Total Developed Park Acreage	81	168	295	240	465
Total Parkland Acreage	81	456	1,416	381	608
2015 Dev. Parkland Acreage/1000 Population	3.4	5.7	6.4	2.9	11.7
2015 City Parks & Open Space Acreage/1000 Population	3.4	15.5	30.8	4.6	15.3
2015 % Parkland Acreage/City Land Area	0.01	5.06%	12.22%	2.22%	4.97%
<b>Financial Information (2014 CAFR)</b>					
Total General Fund Operating Budget	\$7,054,909	\$16,110,205	\$20,466,518	\$35,138,550	\$26,897,001
Total Parks & Recreation General Fund Operating Budget	\$1,339,177	\$2,151,710	\$1,319,307	\$4,568,012	\$3,052,105
Parks & Rec GF Operating Budget as % of Total Operating Budget	19%	13%	6%	13%	11%
Total GF Revenues from Park Maintenance Districts	-	\$638,312.67	-	-	-
Total General Fund Parks Maintenance Budget	\$439,984	\$1,031,412	\$1,319,307	\$1,840,564	\$1,498,418
Total Maintenance Budget as % of Total Parks & Rec Operating Budget	32.85%	47.93%	100.00%	40.29%	49.09%
<b>Staffing Information (2014 CAFR/Agency Reported Data)</b>					
# of Full-Time Park Maintenance Staff	4 (2 contracted)	12	11	11	7
# of Seasonal Park Maintenance Staff	2	14	15	22	15
Acres of Developed Parkland Maintained per Full-Time Employee	20.3	14.0	26.8	21.8	66.4
Developed Park Acres Maintained per Maintenance Staff Position	13.5	6.5	11.4	7.3	21.1
Avg. Cost of Maintenance per Park Acre	\$5,432	\$2,262	\$932	\$4,831	\$2,465
Avg. Cost of Maintenance per Developed Park Acre	\$5,432	\$4,605	\$4,470	\$7,669	\$3,222

**Notes:**

Eagle Parks Budget includes facilities (no Public Works Dept. in Eagle)

Meridian Maintenance Personnel = \$1,193,700

Twin Falls budget figures for Parks Dept only

**\*Sources:**

Bozeman: City of Bozeman Parks 2014 Annual Report; Bozeman City staff

Post Falls: Post Falls City staff

Twin Falls: Twin Falls City staff

Meridian: meridiancity.org/finance; Meridian Parks 2014 Annual Newsletter; Meridian City staff

Cities population & area: quickfacts.census.gov

TABLE 5.7: BENCHMARK DATA OF SELECTED COMPARABLE CITIES

parcels of land which could be considered for expansion opportunities; the City currently does not have ownership of any strategic parcels. Larger parks with provisions for regional uses such as team sports and large events can provide for service areas of up to one mile (1.0 mi). The City may need two such parks to improve resident access to nearby parks.

The City should strive to maintain a Level of Service standard which complies with Idaho's adopted impact fee statutes. This may ensure that impact fees can be utilized for expansion needs as the population continues to expand.

Furthermore, the City should seek to protect public access to existing public lands such as Eagle Island State Park and BLM lands in the foothills. Doing so protects and advances public health, environmental quality, economic strength, recreation opportunities, and open space values for public landholdings in the Eagle foothills.

**TRAILS**

The community has indicated a strong interest in trail development and connectivity with a focus on greenbelt access for areas north of SH-44, a strong thoroughfare through town to Eagle Island State Park, and access to the BLM lands north of town.



## Existing Parks & Trails

Citywide Park Master Plan  
April 2016

### Legend

- Parks Trails (12.10 Mi)
- Boise River Greenbelt (4.77 Mi)
- Ridge to Rivers Trails (4.10 Mi)
- Eagle Parks
- Eagle Parks 1/2 Mile Service Area
- Ada County Parks
- Eagle Island State Park
- BLM Lands
- Local Schools
- Eagle City Limits
- Eagle Area of Impact
- Other City Parks
- Other Schools
- Major Roads
- Streets
- Boise River

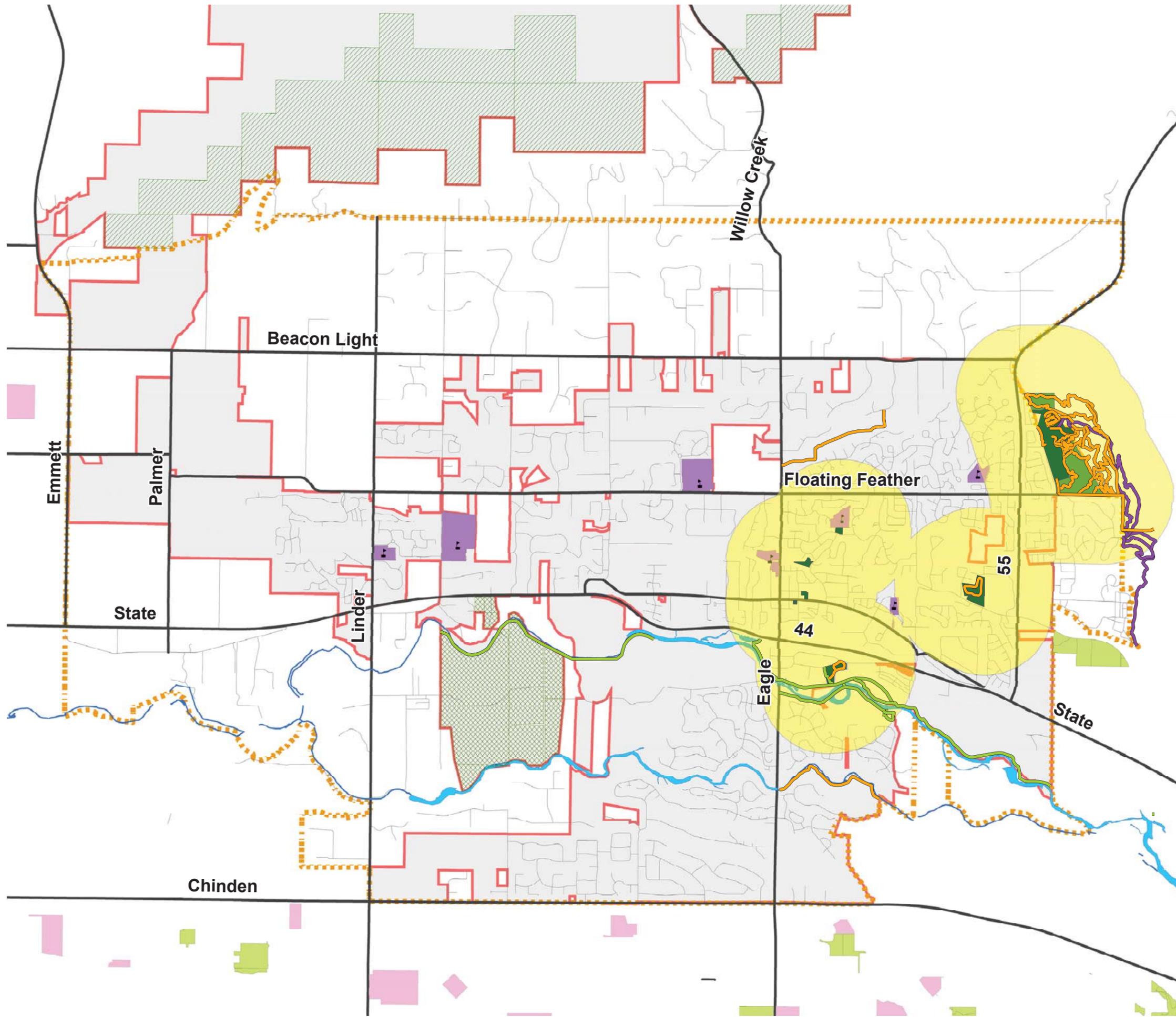


FIGURE 5.2: EXISTING PARKS

Map Date: 10.30.15  
Map Author: The Land Group, Inc.  
Data Sources: City of Eagle,  
Ada County, US Census Bureau.



As discussed, approximately 47% of residents visit the Boise River Greenbelt system and another 19% report using local trails and open spaces, both public and private. Of the five most needed park and recreation facilities in Eagle, 21% of survey respondents indicated a need for more trails and connections – the top need identified in survey responses.

At present, the City maintains 6.53 miles of non-motorized public trails for residents; providing a Level of Service standard of 0.27 miles of trails per resident. Extending the Boise River Greenbelt is clearly a top priority. Securing easements for all other identified core trails and trailheads will require additional study and funding to determine feasibility. Long term, the Dry Creek corridor through town is yet another trail/pathway possibility. However with the amount of existing development in proximity to this corridor, negotiating easements and access is surely a long-term goal.

The City's trail plans should be refined to identify feasible route alignments and prioritize acquisition methods and funding options. The refined trail plan should help to direct staff and financial resources in securing critical public recreational trail easements through existing private lands and new developments.

#### BENCHMARK COMPARISON TO PEER CITIES

Benchmark analysis provides a means to identify key operating facts about a department. It demonstrates basic service characteristics and compares the data to those characteristics of peer cities. Benchmark data for other cities is necessarily generalized because most provide for parks and recreation services that are unique to the geography, governing structure, policies, and socio-economic values of their respective community. Data for peer cities is gathered from one or more required financial documents, including the respective agency's most recently published Consolidated Annual Financial Report (CAFR) and the most recently posted Annual Budget. The reports allow comparison of data specific to budgeting,

funding and personnel related to parks and recreation services.

Benchmark data also provides for comparison of parks & recreation systems based on personal observations and comparisons. These observations may include variety and quality of facilities and programs; park maintenance, condition of playgrounds, courts, turf, etc. For the purposes of this plan, the cities of Post Falls, ID; Twin Falls, ID; Meridian, ID; and Bozeman, MT were chosen as peer comparable cities. **Table 5.7** compares these cities against the City of Eagle in relevant parks and recreation metrics.

As noted in the Level of Service discussion Eagle currently provides 3.4 acres of developed parkland per 1,000 residents. The benchmark data indicates this compares favorably with two peer cities (Meridian and Post Falls) which average 4.3 acres of developed parkland per 1,000 residents. This information reinforces the probability that this figure is appropriate to use as Eagle's adopted Level of Service standard for developed parklands.

The benchmark data also shows that Eagle's total parkland holdings, however, fall short of what is reported by all peer cities. The data emphasizes that Eagle is not prepared with the parkland inventory required to serve future growth. This is eye-opening considering the most important fact relative to City resident's desires for park and trail facilities. The lack of undeveloped parklands for future growth means the City should put a focus on funding and securing needed active-use parklands to ensure service for future residents. This is especially important given the rate of consumption of lands suitable for development within the City and its Area of Impact. The City may not have much time to acquire needed parklands for active uses in the areas and sizes needed given the rate of development.

It is important to note that the benchmark data does not include the acreage managed by Ada County at the Ada/Eagle Sports Complex. Nor does it reflect that Eagle's Area of Impact contains Eagle Island State Park and significant BLM lands, all of which current and future residents clearly value and use. Because of their impact



BOISE RIVER GREENBELT

and value to recreational opportunities in Eagle, the City should continue to support public management and enhancement of these public lands. If Ada County, IDPR, or BLM look to reduce operations or dispose of lands within Eagle's Area of Impact, the City should seek to object or take over operations to ensure their benefit for current and future residents.

Compared to the identified peer cities, Eagle is spending moderately on maintaining its park system. Eagle's system continues to be generally well maintained – restrooms and shelters are clean, trash is being removed, turf is being mowed, and trees are healthy. Routine maintenance needs appear to be sufficient at current levels. Thus survey respondents express general satisfaction with the park and recreation system. However challenges do exist if the City feels it should maintain funding and staffing at current levels.

The benchmark data indicates Eagle has unfunded maintenance needs for its existing park facilities. Meridian, the most comparable peer city by developed park acreage, spends \$7,669/acre compared to Eagle's \$5,432. The data also indicates a very low staffing rate. Current full-time and

seasonal staffing appears to be sufficient to ensure the City's parks are green and clean during peak season (roughly from March 15 to November 15). It is apparent, however, that Eagle should increase funding and/or staffing to ensure cyclical maintenance needs are being addressed as required to maximize park quality and facility lifecycles.

Eagle currently provides 1 maintenance staff position for every 13.5 acres it maintains. The average for peer cities was 1 maintenance staff per 11.6 acres. Use of contractors for activities such as mowing may be an efficient means to provide routine services. However, contractor performances need to be monitored in addition to all other normal maintenance.

The City should monitor user satisfaction with its parks and recreation services. The result of growth plus underfunded park maintenance and staffing levels is usually decreased user satisfaction with park services. In addition, the City may likely face increased maintenance costs as features age, followed by early closure, and then the challenge of funding facility replacements.

# CHAPTER SIX

## CITYWIDE PARK MASTER PLAN Funding & Implementation

Current funding for capital improvements within Eagle's Parks and Recreation System are insufficient. In order to continue to serve the existing and growing demand for parks and recreation facilities, substantial funding mechanisms need to be explored and established.

While the current City budget focuses on annual administrative, operational, and maintenance costs for existing park and recreation facilities, there is currently no line item for capital improvements. As parks and recreation needs are balanced against the needs of other departments, it is important to establish funding mechanisms which provide funds for capital improvements, land acquisitions, and maintenance to maintain and/or improve level of service standards.

### THE CURRENT PARKS BUDGET

In the fiscal year 2013/2014 the Parks and Recreation Department's operating budget was nearly \$1.34 million, representing 19% of the City's general fund operating budget. When compared to the peer cities of Meridian, Post Falls, Twin Falls, and Bozeman, MT, Eagle allocates a significantly larger share of its general fund operating budget to the Parks and Recreation Department than the peer cities. However, a few adjustments are warranted.

First, the City of Eagle budget does not include the costs associated with fire protection. Meridian, Twin Falls, and Bozeman include fire protection services in their city budgets. Additionally Post Falls, Twin Falls, and Bozeman include city street maintenance in their budgets. Furthermore, Twin Falls includes one-half

of the annual operating cost of the Magic Valley Regional Airport within the city budget.

If the operating budget of the Eagle Fire District is included (to make the Eagle City general fund operating budget comparable to its peer cities) and if the street maintenance expenses are subtracted from the city budgets of Post Falls, Twin Falls, and Bozeman, Eagle's parks budget as a share of a comparable city general fund operating budget falls to 9.8%. Furthermore, this correction shows increases to the parks and recreation operating budget as a share of the general operating budget to 14.9% in Post Falls, 10.2% in Twin Falls, and 11.8% in Bozeman.

Population growth in the City of Eagle's Area of Impact is projected to increase from an estimated 2015 figure of 23,918 to a projected 2030 population of 34,136. As previously discussed, if the City of Eagle wants to maintain current service levels in 2030, Eagle will need to fund an additional 34.7 acres of parkland and 2.79 additional miles of trails.

In the initial phases of budget increases it is common for the increased budget to focus on maintenance. Once maintenance funding is adequately in place, funding should then be directed towards land acquisition, development of newly acquired parkland, and ongoing maintenance and operation of new park facilities.

Recent statistics of residential housing additions in Eagle indicate that housing and population growth has recovered from the 2008–2010 economic recession. The City of Eagle has issued building permits

Year	# of New Home Permits*	Annual Percent Change	Assessed* Value of Structures (w/o lot)	Average Assessed Value of Structures (w/o lot)
2014	398	36.3%	\$151,449,829	\$380,527
2013	292	28.1%	107,388,014	367,767
2012	228	62.9%	82,894,878	363,574
2011	140	35.9%	54,303,706	387,884
2010	103	212.1%	39,405,619	382,579
2009	33	-63.3%	12,209,493	369,985
2008	90	3.4%	29,574,894	328,610
2007	87	-62.5%	40,017,255	459,968
2006	232	54.7%	88,969,725	383,490
2005	512	4.7%	178,581,727	348,792
2004	489	14.5%	157,646,175	322,385
2003	427	23.1%	132,548,491	310,418
2002	347	-1.7%	100,196,636	288,751
2001	353	-	93,268,845	264,218

\*Source: City of Eagle Building Department

TABLE 6.1: CITY OF EAGLE NEW RESIDENTIAL BUILDING PERMITS & THE ASSESSED VALUE OF NEW RESIDENTIAL STRUCTURES 2001-2014

for 918 new residential housing units in the most recent three years (2012-2014). This is a strong turnaround from the 276 residential permits issued in the previous three-year period (2009-2011). This local economic recovery creates challenges in acquiring future parks sites due to increased land values.

Without an existing supply of undeveloped parkland under the City's control, it is prudent for the City to immediately undertake a strategy to acquire new parklands to meet future growth needs. The recent recovery of household and population growth in the City's Area of Impact may, in the near term, make potential park sites scarcer and more costly to acquire.

#### ADDITIONAL FUNDING FROM THE CITY'S BUDGET

The most expedient spending solution for enhancing the City's existing parks and recreation system may be to increase the Department's allocation from the City's general fund. Potentially, this could be achieved without cutting into other areas of the general fund. With all other City functions unchanged, an increase in the

Parks & Recreation Department's budget would increase the City's general fund budget and may not require an increase in the City's property tax levy rate.

In 2008 the taxable value of all property in the City of Eagle reached a high point of \$3,447.5 million. Thereafter, property values fell to a total taxable value of \$2,376.4 million in December 2010 - a decline of 31.1%. And in spite of a 22.4% increase in the City's property tax levy rate between 2008 and 2010, the decline in property values put immense pressure on the City's budget.

Since December 2010 there has been a general recovery in property values and resumption of new construction in Eagle. The December 2013 taxable value of all property in the City had increased to \$2,677.4 million - a gain of 12.2% from the December 2010 low. At the same time, the City's property tax rate decreased by 15.4% from a 2010 rate of \$1.001 per \$1,000 of taxable value to a 2014 rate of \$0.8588 per \$1,000 of taxable value. A continuation of this tax strategy would keep property tax revenues at recession levels.

The recession of 2008-2010 is over. Taxable property values are increasing and according to the City's Building Department, the value of new residential construction in the City (not counting the value of the residential land) increased by \$107.4 million in 2013 and by \$151.5 million in 2014.

The City is allowed to increase the total revenues it receives from the property tax by 3.0% per year without considering the effects of new construction or new properties annexed into the City. Now is an appropriate time to allow the property tax to fund some of the future needs that may be necessary due to growth.

To that end, on August 18, 2015 the City adopted a budget for fiscal year 2015/2016 which increases revenues from property by the allowable full 3.0% annual increase and assessed property taxes on 2014 new construction in the City. In addition, the City took all of the foregone property tax increases from the past three years. The total effect of these decisions will be to increase the total property tax revenues to the City by nearly \$390,000 over fiscal year 2014/2015 levels.

As residential growth continues in the Eagle Area of Impact, land available for future park development may become scarce and more expensive. A sampling of four local medium- to large-parcels of undeveloped residential land for sale in the Eagle Area of Impact indicated asking prices between \$54,300 and \$75,100 per acre (a weighted average price of \$59,600 per acre). While property values and development costs can vary widely due to location and site-specific characteristics, property is without a doubt a valuable commodity in high demand in Eagle.

#### DEVELOPMENT REQUIREMENTS: LAND DEDICATION, PARK DEVELOPMENT, & PARK IMPACT FEES

As it relates to new development, all potential methods of development mitigation should be evaluated, including parkland dedication, park development, fees in lieu of land, and park impact fees. The methods deemed appropriate should then be adopted and implemented.

The level of revenue generated from any of these sources will depend on the program structure. For example, there are a number of formulas for calculating park impact fees. Park impact fees are designed to maintain the level and quality of service in order to benefit both existing and new residents. As discussed, impact fees offer an approach to having new development "pay its way" as opposed to being financed by the existing resident tax base.

Typically, park impact fees are applied to all new residential developments including multifamily and resort projects and are paid by the developer.

Park impact fees can be used to acquire land and to pay for facilities, but cannot be used to pay salaries or other operating costs. Idaho law requires the formation of an impact fees advisory committee and a Capital Improvement Plan. The plan provides documentation of the Level of Service that the community finds satisfactory. This can be described in many ways but generally is acres of parkland per 1,000 residents. Below is one methodology for calculating park development impact fees.

Cost of Land/per Acre + Park Improvement  
Costs/Acre = Amount of Funding Needed  
per Acre

Park Needs Per Person = .0156 acres x  
Person per Household (2.6 - using average  
persons per household in Eagle = 0.0405  
acres = Total Parks Needed Per Household

Amount of Funding Needed per Acre x  
.0405 = IMPACT FEE

This is just one of several different methods that could be used to calculate impact fees. It is recommended that the City of Eagle do further financial analysis on the potential revenue from the various impact fee approaches and determine the most appropriate methodology for Eagle. Following this analysis, the City should consider moving forward immediately to implement the selected methodology.

Year	City of Eagle December Total Property Taxable Value	Annual % Chg.	City of Eagle Annual Property Tax Levy Rate	Annual % Chg.	City of Eagle Average Residential Home Value	Annual % Chg.
2015	\$3,337,433,135	8.2%	-	-	\$350,869	6.3%
2014	3,085,330,910	15.2%	0.000858815	0.1%	330,212	13.4%
2013	2,677,375,909	11.2%	0.000858057	-14.9%	291,250	10.1%
2012	2,407,055,388	1.6%	0.001008010	-0.3%	264,566	0.7%
2011	2,369,153,795	-0.3%	0.001010796	-0.4%	262,764	-5.7%
2010	2,376,366,439	-22.3%	0.001014465	1.3%	278,504	-19.1%
2009	3,056,905,348	-11.3%	0.001001407	20.9%	344,078	-12.7%
2008	3,447,528,152	2.4%	0.000828432	5.7%	394,198	-3.5%
2007	3,366,120,242	23.3%	0.000783755	-8.4%	408,297	15.6%
2006	2,729,689,374	39.2%	0.000855955	-15.1%	353,102	29.5%
2005	1,961,461,346	18.5%	0.001008173	-5.3%	272,661	9.2%
2004	1,655,876,613	12.8%	0.001064222	-0.4%	249,651	7.0%
2003	1,467,810,896	24.0%	0.001068467	-6.5%	233,404	13.5%
2002	1,184,175,878	16.8%	0.001142271	-9.1%	205,568	7.4%

Source: Idaho State tax Commission: City Revenue Sharing Reports,\* Est. from Ada County Assessor's Total Market Value; Annual Property Tax Levy Rate: Ada County Assessor; Average Residential Home Values: Ada County Assessor

TABLE 6.2: CITY OF EAGLE ANNUAL YEAR END TOTAL TAXABLE PROPERTY VALUE, ANNUAL PROPERTY TAX LEVY RATE, AND AVERAGE RESIDENTIAL HOME VALUE 2002-2015

## OTHER POTENTIAL FUNDING SOURCES

Additional funding alternatives include, but may not be limited to, the following.

### **Municipal Funding Mechanisms and Bonds**

Cities are taxing districts governed by several sections of Idaho State Code. New legislation is continually being drafted to amend the methods by which taxes may be levied. Bond regulations remain the most constant. It is recommended that the City review the most recent laws and investigate the various potential options for funding parks and recreation improvements through municipal funding structures such as bonds, levies and/or development of special taxing districts.

A general obligation bond is borrowed money, usually through a taxing district like the City. Bonds have to be approved by a 67% vote in favor and can be used for various types of capital improvements.

### **Parks Levy**

Levies represent the ratio between property tax budget and current market value. There are limits on the amount of revenue that can be generated by levies. A bond debt can be established against potential levy revenues over a period of years. This method enables the borrowing of large amounts of capital to fund needed improvements. Idaho State legislation enables cities that meet a certain debt-to-property market value ratio to collect a levy for capital improvements. A Parks Levy could be an option in Eagle and may be one of the best options for generating the level of capital funding needed in the near term for park acquisition and improvements.

### **Local Improvement District (LID) or Business Improvement Districts (BID)**

The City of Eagle has the authority to impose a Local Improvement District (LID) or Business Improvement District (BID) as a taxing mechanism. The City can identify district(s) and impose a tax on



#### REGIONAL FOCUS ON PROTECTING THE BOISE RIVER CORRIDOR

**Eagle benefits from a regional focus on protecting the Boise River corridor for flood protection, open space, trails, and wildlife.**

property owners within the district(s). The tax is based on property square footage or proximity to the improvement, not on property valuation.

The LID or BID does not require a public vote. 55% of the affected property owners in the district must sign a petition in favor of the proposal and then City Council is required to enact the LID or BID. Funds would then be collected by the City to pay for projects or maintenance costs.

#### ***Local Option Tax (LOT)***

Currently the City of Eagle does not have local option taxing authority. However, the Idaho Legislature has made the LOT available to communities as a means to offset the increased infrastructure needed to accommodate tourism. This tax is collected on retail sales, lodging, and liquor by the drink.

While it is unlikely that the City of Eagle would be able to present a case to assess a LOT to accommodate tourism, it could consider partnering with other cities in

the state to lobby the Idaho Legislature to allow communities more flexibility in applying local option taxing authority (i.e. not only to accommodate tourism).

#### ***Recreation and Culture Tax***

Cities in Idaho are empowered to initiate assessments for the creation, purchase, operation, and/or maintenance of recreation and cultural facilities. This amounts to a \$.003/\$1,000 of assessed property value.

#### ***Annexation Fees***

When an area is annexed into city limits, the city can charge an annexation fee to the property owners. This fee could help offset costs for public improvements including park and recreation facilities. The money collected can be used only for capital improvements, not operations.

## **User Fees**

Imposing new user fees or raising existing user fees is another option for increasing parks and recreation funding. User fees are common as a program cost-recovery tool. Fees for recreational activities such as softball, baseball, soccer, and other sports are the most common. Shelters and special event rental spaces provide additional opportunities for user fee programs.

## **Grants**

There are a number of federal, state, and local grants available to fund park and recreation facilities. The majority of grants require a matching fund, requiring the City to use another funding mechanism (levy, bond, LID, LOT, etc.) to fund larger park and recreation facilities. Below is a list of some of the most common grant sources for parks and recreation projects.

### *Land & Water Conservation Fund*

This federal grant program, administered by IDPR, has been responsible for the acquisition, development, and improvement of over \$60 million in outdoor recreation sites and facilities in Idaho since 1965. Most of that money has been spent on city and county parks. In 2004, \$97 million was distributed to state, county, and local jurisdictions to acquire recreation lands and to develop and improve recreation facilities. The program typically requires a 50% match.

### *Urban and Community Forestry Grant*

This grant is administered through the Idaho Department of Lands, Forest Service, and Idaho Community Forestry Council. A total of \$30,000 is available on an annual basis with the maximum request capped at \$4,000. This program's goal is to improve a sustainable urban forestry program. Grant money must be used for tree maintenance, purchase, planting programs, and planning efforts related to tree activity (inventory, planting plan, management, etc.)

### *Community Transportation Enhancement Grant*

This grant is administered through the Idaho Department of Lands (IDL), the Idaho Transportation Department, and the Idaho Community Forestry Council. The maximum grant request is \$15,000 and a minimum 10% cash match is required. Eligible projects include gateway landscaping, planting along "main streets", and planting along trail corridors.

### *Transportation Enhancement Program*

The Enhancement Program was created originally by the Inter-modal Surface Efficiency Act and recently carried forward by the Safe, Accountable, Flexible and Efficient Transportation Equity Act (SAFETEA). The City can apply for enhancement funds for various projects including bike paths and non-motorized trails. Enhancement grants are very competitive and Eagle would be competing against comparable projects throughout the State. Enhancement projects require a local match.

### *Recreational Trails Program*

This federal program allocates funds to states for recreational trails and trail-related projects. The IDPR provides some of this funding to local jurisdictions in the form of grants. Eligible projects include maintenance of existing trails, development and rehabilitation of trailside and trailhead facilities, trail linkages, and construction of new trails.

### *Scenic Byways Program*

Eagle is located on the Payette River National Scenic Byway (State Highway 55), therefore certain types of projects in the City may be eligible to receive scenic byway funds. This is a beautification program which is part of SAFETEA. Funds are available specifically for projects located along or near the scenic byway. This program requires a 20% local match and is a "reimbursement" program; meaning funds must first be expended before reimbursement occurs



**Fundraising, Private Donations, & Contributions**

The community of Eagle benefits from an impressive level of donations and contributions from private benefactors. Forming a “Friends of Eagle Parks” Foundation (as a 501-c3 corporation with its own Board of Directors) would provide a means for donors to give to Eagle’s park needs. The “Friends” group could potentially be an extension of the existing Parks & Pathways Development Commission membership.

Additionally, Eagle should continue to seek support from volunteer and philanthropic organizations such as Boy Scouts of America, Rotary, and other organizations as well as corporations, private individuals, and families.

**PARTNERSHIPS**

Fostering of partnerships between the City of Eagle and other agencies and organizations could help further the City’s mission of meeting the growing demand for parks, recreation, and trail facilities.

The City of Eagle and its boards, commissions, and committees should

strive to develop strong partnerships with community and regional organizations such as the:

- Ada County*
- Ada County Highway District (ACHD)*
- Cities of Boise, Garden City, Meridian, & Star.*
- Bureau of Land Management (BLM)*
- Idaho State Parks*
- West Ada School District*
- Western Ada Recreation District*
- Regional Chambers of Commerce*
- Idaho Department of Transportation*
- Idaho Department of Lands*
- Idaho Department of Commerce*
- Foundation for Ada-Canyon Trails Systems (FACTS)*
- Land Trust of the Treasure Valley*
- YMCA*
- Local & Youth Sports Leagues*

And others, including most importantly the community-at large.

In addition to partnerships, entering into Joint-Use Agreements with allied organizations can be a mutually beneficial method for organizations to share resources (land, facilities, funding, etc.).



## IMPLEMENTATION STRATEGIES AND OPPORTUNITIES

The City of Eagle may not be able to fund all park and recreation facility improvements at once. A phased approach to implementation likely will be required.

The following recommended strategies are meant to capture the highlights of this plan and summarize important actions that need to be implemented.

### ***Parks and Recreation Funding Strategies***

- Adopt the Citywide Park Master Plan and incorporate the recommendations into the next update of the City's Comprehensive Plan.
- Work with the Park & Pathways Development Commission to prioritize a project list, funding needs, and develop a funding action plan which identifies funding options.
- Allow City property tax revenues to increase at the allowable maximum increase of 3.0% per year over the next 3-5 years. Dedicate a sizable portion of the additional revenue to the near-term acquisition of parkland for future use.
- Examine the feasibility to increase the City's Parks and Recreation Dept. budget through maintaining the current property tax levy, as the taxable value of existing properties in the City increase and as new construction continues to add to the City's property tax base.
- Establish mitigation requirements for new development specific to parks and recreation, including a review of existing development impact fees.
- Explore the feasibility of municipal funding mechanisms (levy, bond, etc.).
- Continue to seek a range of funding opportunities, apply for various grants, and seek matching fund contributions.
- Consider establishing a "Friends of Eagle Parks" 501-c3 Foundation.
- Seek donations, gifts, and volunteer resources.
- Establish and build partnerships with neighborhoods, school districts, sources of private support and in-kind donations.

- Establish voter support for future funding needs.
- Market Eagle's community and park assets to help leverage funding for future park acquisition and development.
- Work with IDPR, BLM, Idaho Dept. of Lands, and other agencies to ensure land around Eagle is preserved and managed in the interest of Eagle residents and visitors.
- Every two (2) years evaluate impact fees and adjust as needed to respond to population growth.
- Evaluate opportunities to connect local and regional parks and facilities through greenbelts and greenways.
- Evaluate the need to preserve greenways, investigate conservation funding sources and partnership opportunities.

### ***Value Added for Increasing Parkland***

#### ***Increased Property Values***

More than thirty studies have shown that parks have a positive impact on nearby residential property values. Other things being equal, most people are willing to pay more for a home close to a nice park. Economists call this phenomenon "hedonic value." (Hedonic value also comes into play with other amenities such as schools, libraries, police stations, and transit stops).

These hedonic values are affected primarily by two factors: distance from the park and the quality of the park itself. While proximate value ("nearby-ness") can be measured up to 2,000 feet from a large park, most of the value is within the first 500 feet.

Moreover, people's desire to live near a park depends on characteristics of the park. Beautiful open space parks with trails, meadows, and/or other amenities are markedly valuable. Other parks with excellent recreation facilities are also desirable. Less attractive or poorly maintained parks are only marginally valuable. And parks with frightening or dangerous aspects can reduce nearby

property values by up to 5%. In contrast, the preponderance of studies have revealed that excellent parks tend to add 15% to the value of a nearby dwelling.

#### ***Increased Economic Activity***

There are the notable parks that become a tourist attraction in their own right. These are not just parks serving the local population, but have become a destination for area visitors. Examples include Balboa Park in San Diego, Grant Park in Chicago, and Central Park in New York. While in the short-term it is unrealistic to imagine a park in Eagle, Idaho reaching those levels of recognition, it is not unrealistic that Eagle's parks contribute to the economic vitality of the City.

Closer to home, one only has to observe the impact of Boise's Simplot Sports Complex attracting statewide and regional soccer tournaments that provide an economic boost to the area. With leadership and vision, the Ada/Eagle Sports Complex or a new Sports Field Complex in the western part of town could one day be a regional draw, providing an economic boost to Eagle as a whole.

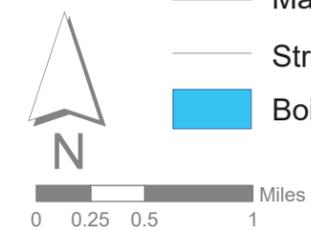
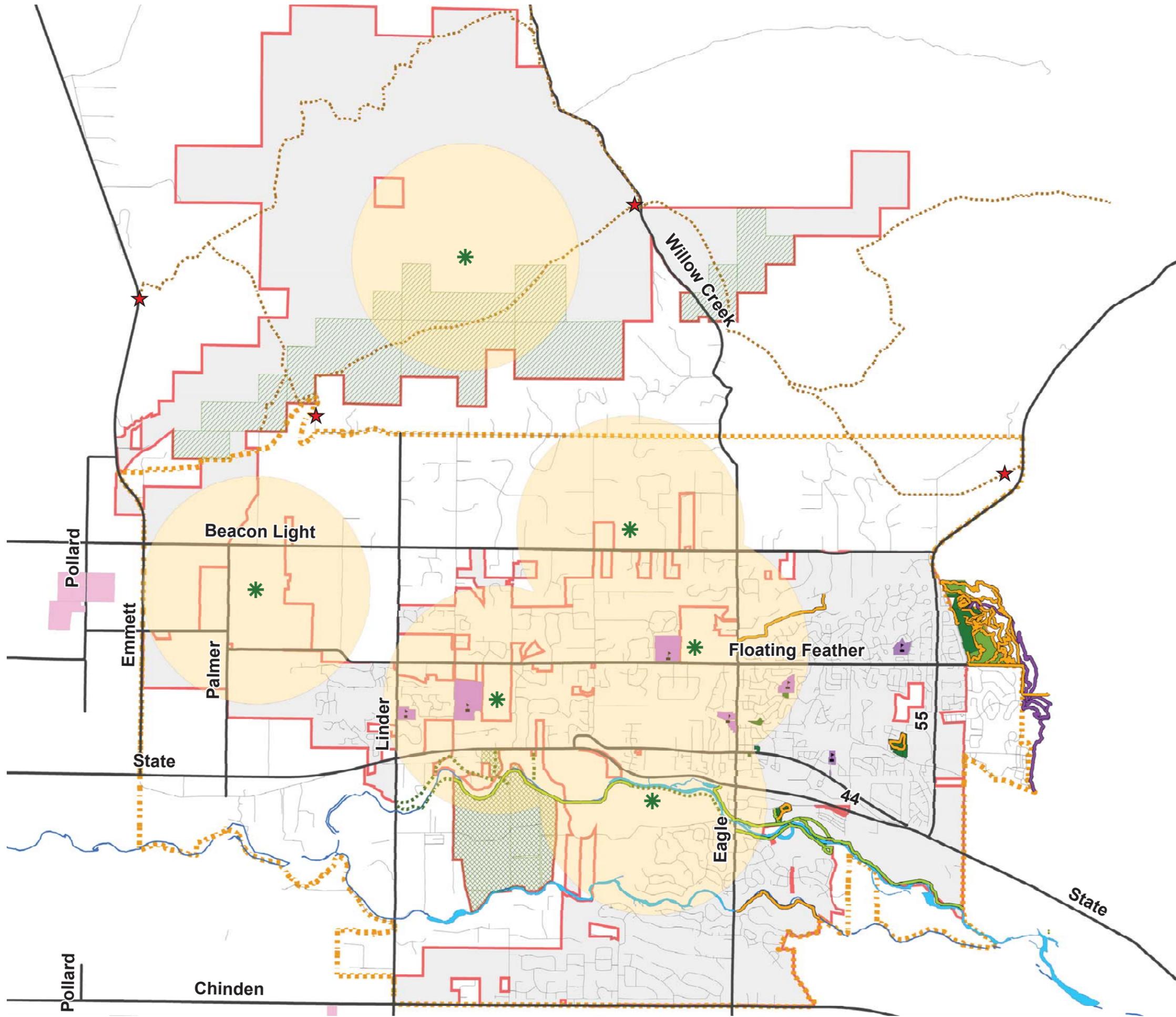


# Proposed Parks, Trails, & Open Space System Map

Citywide Park Master Plan  
April 2016

## Legend

- Proposed Park Locations
- Proposed Park 1-Mile Service Area
- Proposed Public Trailhead
- Proposed Foothills Trails
- Proposed Greenbelt Connections
- Parks Trails (12.10 Mi)
- Boise River Greenbelt (4.77 Mi)
- Ridge to Rivers Trails (4.10 Mi)
- Eagle Parks
- Ada County Parks
- Eagle Island State Park
- BLM Lands
- Local Schools
- Eagle City Limits
- Eagle Area of Impact
- Other Schools
- Major Roads
- Streets
- Boise River



Map Date: 10.30.15  
Map Author: The Land Group, Inc.  
Data Sources: City of Eagle,  
Ada County, US Census Bureau.



