

## **EURA PROJECT PRIORITIES**

*Adopted by Resolution by the EURA Board of Commissioners in 2023*

### **1: Redevelopment of the 35 West State Street Property**

Summary: This property is out for RFP. Proposals are due by August 02<sup>nd</sup>.

Responsible Party: The EURA may choose a third-party developer to redevelop the site.

Timing: Assuming an agreement will be finalized by the end of 2023. Land use approvals in 2024. Construction from 2025-2027.

Costs: There is an assumption that the EURA will receive monies from the chosen developer for the purchase of this site. Unknown amount at this time. Any other monies may be expended through an OPA with a developer which will be paid back through the TIF of their own property.

Status Update: The board will hear a presentation from the developer on January 16<sup>th</sup> along with the recommendation from the RFP Committee.

### **2: Redevelopment of the Tri-Cities Meat property (next to 35 West State Street)**

Summary: This property is owned by Pacific Companies and partners.

Responsible Party: The landowner.

Timing: There is an assumption that whoever purchases 35 West State Street will either partner or include the property into a larger project. Same timeframe as above. Land use approvals in 2024. Construction from 2025-2027.

Costs: Any other monies may be expended through an OPA with a developer which will be paid back through the TIF of their own property.

Status Update: This is part of the proposal for 35 West State Street. The board will hear a presentation from the developer on January 16<sup>th</sup> along with the recommendation from the RFP Committee.

### **3: Aikens Street Extension**

Summary: This project is programmed into the EURA budget and there is an existing agreement between the City and the EURA.

Responsible Parties: ACHD, EURA, the City, and a private landowner.

Timing: Depends on the forthcoming conversations in August with the new private landowner that controls the property needed to access Second Street. Earliest estimation: 2-5 years.

Costs: Per the agreement with the City the EURA has set-aside \$149k to date. Another \$74k will be added to the FY24 budget.

Status Update: [Awaiting on follow up information from ACHD, etc. This is a priority project for the EURA.](#)

### **T-4: Improvement of the downtown streetscapes (in general) with the creation of a sidewalk inventory as to the gaps in infrastructure**

Summary: The EURA Parking/Transportation Committee is committed to conducting a gap analysis for sidewalk infrastructure during FY24. Once the analysis is completed, a prioritization list will be created and recommended to the board.

Responsible Party: The EURA Parking/Transportation Committee.

Timing: FY24.

Costs: No cost for the inventory. Today's construction costs for sidewalks are as follows: an estimate of \$200k per mile for roads without curb, gutter, and sidewalk. For streets with curb, gutter, and sidewalk, it is approximately \$1.5-\$2M per mile. These numbers came from a local transportation engineering firm.

Status Update: [The Parking and Transportation Committee will present their rankings and their follow up conversation with the city on January 16<sup>th</sup>.](#)

#### **T-4: Redevelopment of the church property and connection of Idaho to Stierman**

Summary: The church is working to redevelop their property. The church does not want the vehicular connection to Stierman but would support a pedestrian and bike connection. The EURA Board of Commissioners voted to support this pedestrian and bike connection only.

Responsible Party: A developer/church.

Timing: 3-5 years for total project completion.

Costs: The developer may request an OPA for improvements but this is unknown at this time.

Status Update: The developer is working on the first phase of the project and this is in regards to the church property. It is anticipated an application will be submitted to the city in the first half of 2024.

#### **T-4: Pursuance of new URD(s) where appropriate**

Summary: To evaluate if new URDs are needed.

Responsible Party: The EURA would complete the studies but would be reliant on the City to support the EURA's request and to create the district(s).

Timing: 5-7 years for completion.

Costs: \$75k+ to complete the studies and plans for the creation of a new district.

Status Update: Awaiting decisions by the 2024 legislative session in regards to URDs as there will likely be significant changes to the statute.

#### **T-7: Continued Redevelopment/enhancement of the Four Corners of Eagle and State**

Summary: To review options for the NW and NE corners of Eagle and State.

Responsibility Party: The landowners, the EURA, and the City

Timing: 5-7 years.

Costs: Unknown.

Status Update: At this time, nothing has occurred with the northern corners. The EURA's focus has been on the two southern corners.

**T-7: Improvement of wayfinding and signage throughout downtown (this would likely require city code updates)**

Summary: To find better ways to communicate through signage directed towards both vehicular users and pedestrians.

Responsible Party: EURA Parking/Transportation Committee and the City of Eagle

Timing: 1-3 years.

Costs: Depends on type of signage desired and how many. For a robust effort, I would estimate \$10k-\$20k but could be more.

Status Update: The EURA will begin these conversations in 2024.

**T-7: Increased safety improvements throughout downtown (HAWK signals, better lighting for example)**

Summary: To enhance safety options in downtown through lighting.

Responsible Party: EURA Parking/Transportation Committee; City of Eagle; and may need a consultant

Timing: 5-7 years.

Costs: HAWK signals are \$150k without engineering costs which will be another \$20k-\$30k. One block of lighting can cost \$600k-\$1M.

Status Update: No steps have been taken at this time.

**T-10: Creation of additional on-street parking in the excess right-of-way on State Street**

Summary: Additional parking creation on State Street between Palmetto and towards the west.

Responsible Party: EURA Parking and Transportation Committee/ACHD

Timing: 1-2 years.

Costs: Design and restriping of road and parking spaces. Depends on length of road and number of spaces. Should not cost more than \$10k.

Status Update: Anticipation of beginning conversations regarding this project in 2024.

**T-10: Improvements to the infrastructure in the Parkinson neighborhood (sewer, water, sidewalks, parking, vacation of right-of-way under the utility lines)**

Summary: Improvements to the Parkinson area.

Responsible Party: Private developers.

Timing: Now through end of URA lifecycle.

Costs: Will vary depending on the improvement.

Status Update: There are two formal project partnership applications in front of the EURA project committee at this time.

**T-10: Improvement of the Idaho Street streetscape**

Summary: Enhancement of streetscape on Idaho Street between Eagle Road and Crosscreek Church property.

Responsible Party: Private developers.

Timing: 5-7 years.

Costs: Will vary depending on the improvement.

Status Update: There is one formal project partnership application in front of the EURA project committee at this time.

**T-10: Creation of a Festival Street on First Street**

Summary: Create a street that can be utilized for community events.

Responsible Party: EURA/City

Timing: 5-7 years.

Costs: A recent cost-estimate in a nearby community for one block is estimated to be approximately \$1M.

Status Update: [No further discussion on this project at this time.](#)