

ARCHITECTURE - STATE STREET SCENIC CORRIDOR

Aspen Pointe Plaza

A node of commerce on the State Street corridor



Figure 01 — Street-facing corner of the east building, with the west building beyond

01 THE PROJECT

Aspen Pointe Plaza turns two underused parcels on the State Street scenic corridor into a node of commerce at the edge of downtown Eagle. One lot held a non-conforming single-family residence in the C2 zone; the other was vacant. Neither met the City of Eagle's comprehensive plan. A lot line adjustment joins them into one 0.72-acre site carrying 9,161 SF of commercial space in two buildings, with shared parking, a single access drive and one trash enclosure.

PARAMETER	PROJECT VALUE
LOCATION	1332 & 1442 W. State St., Eagle, ID
ZONING	C2 commercial, design review
SITE AREA	31,384 SF (0.72 AC)
FLOOR AREA	9,161 SF, two buildings
LOT COVERAGE	22%
PARKING	40 provided, 37 required
SERVICES	Architecture



Figure 02 — Storefront walk and the shared parking court between the two buildings

02 THE SITE

The site fills a gap in the commercial frontage along State Street. C2 office and commercial uses sit on either side, R4 residential abuts the rear, and high-density housing at Herons Edge and Academy Way is within 500 feet. Both buildings face the street to give the corridor a commercial presence, and a landscape buffer to the neighbors handles sound, privacy and visual separation.

03 THE ARCHITECTURE

We split the program into two smaller buildings to break down the mass and give the frontage texture at neighborhood scale. Each is a single story with a mezzanine, 28 feet tall. The design follows the Prairie School style in Eagle's Architecture and Site Design Book: gable roofs, a compressed upper story, strong rectilinear elements and earth-tone materials, with all lighting at 3000K or less.

04 CORE DESIGN STRATEGIES

■ Corridor Frontage	Street-facing buildings complete the commercial edge of the State Street scenic corridor inside the downtown boundary.
■ Two Buildings, One Site	A lot line adjustment lets two separate masses share parking, cross access and a CMU trash enclosure.
■ Right-Sized Parking	A development agreement holds uses to 1 space per 250 SF. The site provides 40 spaces against 37 required, with on-street overflow on Academy Way within 300 feet.
■ Consolidated Access	Two State Street drives become one, aligned with the business access to the south.
■ Landscape and Screening	Interior landscaping at 9% against 8% required, compliant street trees, automatic irrigation, and mechanical units screened in building alcoves.