



Fact Sheet

(Updated 7/5/08)

- M3 Eagle is a proposed 6,005-acre master-planned community, located in the foothills north of Eagle, Idaho between Idaho State Highway 16 and Willow Creek Road, north of Beacon Light Road.
- M3 Eagle property is located in some of the most suitable and least constrained land for development in the Eagle Foothills. Over 73% of M3 Eagle contains slopes less than 25% in grade.
- On December 18, 2007, the Eagle City Council approved a Pre-Annexation and Development Agreement for M3 Eagle that provides for:
 - A base of 3,003 dwelling units and a maximum of 7,153 dwelling units.
 - A maximum of 245 acres of commercial, office and mixed-uses.
 - A minimum of 20% of the project area, or 1,201 acres, as open space.
- The maximum of 7,153 dwelling units can be achieved through density bonuses as follows:
 - 2.5 units for each acre of a community center.
 - 10 units for each acre of a neighborhood center.
 - 1 unit for each acre of regional open space over and above the 20% open space minimum.
 - 0.5 units for each acre of community open space over and above the 20% open space minimum.
 - 10% of the total units for a regional open space funding mechanism.
- The goal of the project is to have 40% open space, or 2,400 acres. About 15% of the open space, or 880 acres, is planned to become part of the 2,715-acre Eagle Regional Park and Willow Creek Road open space corridor. M3 Eagle will share a 7-mile common boundary with the park along its southern border.
- The M3 Eagle Master Plan segments the community into five distinct, yet connected planning areas. Each planning area represents a unique design based on topography, location, roadway corridors, open space and land-use mix within the master plan.
- The Master Plan also calls for the development of:
 - Four elementary schools, a middle school and a high school. M3 will donate the land for all of the school sites.
 - A public library, two fire stations and one police station. Again, M3 will donate the land for all of these facilities.

- One regional park, 5 community parks and 13 neighborhood parks.
- Public trails for walking, cycling and horseback riding.
- One or more golf courses.
- A full-service equestrian center with indoor and outdoor arenas, boarding facilities, and links to outdoor riding trails.
- M3 Eagle is studying the viability of vineyards and wineries on the property and has identified up to 400 acres for such potential uses. The Eagle Foothills, including M3 Eagle property, is located within the Snake River Valley American Viticultural Area (AVA), which means it is nationally recognized as a distinct grape-growing region capable of producing excellent-quality wines.
- M3 Eagle will be served by its own sewer and water system. Parks and landscaped common areas will be irrigated with treated re-use water to promote water conservation.
- M3 Eagle will be developed in five phases over a 20-year period. Construction of the first phase is projected to begin in late 2009 or early 2010.

The next steps for M3 Eagle are to:

- Create a name and theme for the community that reflects its vision and unique setting.
- Prepare a habitat mitigation plan for City approval that will address areas of special concern on the property.
- Prepare hillside grading standards and development standards for City approval.
- Begin detailed planning for the first phase(s) of the project.
- Work with public agencies on roadway, sewer, water and utility planning.

(end)