

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Kingfisher Cove






Agency: Eagle

CIM Vision Category: Existing Neighborhoods

New households: 63

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: State Street Pedestrian level of stress: PG Bicycle level of stress: R</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 1,250 Jobs within 1 mile: 320 Jobs/Housing Ratio: 0.3</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 2.2 miles Nearest fire station: 2.2 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 312 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 1.5 miles Nearest public park: 2 miles Nearest grocery store: 3.7 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The proposal provides an opportunity for infill and a mix of housing types in an already developed area in the City of Eagle. Infill sites with nearby services and multimodal infrastructure can mitigate the impact of increased traffic. The site is served by Route #9 which provides connections from this site to downtown Boise with 30-minute frequencies during the peak hours. ValleyConnect 2.0 identifies an additional route from downtown Middleton to the Boise Towne Square Mall via West State Street in Eagle. VRT has developed a *Bus Stop Location and Transit Amenities Development Guidelines* for siting new bus stops and reviewing current and bus stops. Work with Valley Regional Transit on design that would accommodate future service. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal exceeds 8 DU/acre.

More information about COMPASS and *Communities in Motion 2040 2.0*:

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More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>