

Communities in Motion 2040 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 (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 goals*.

Development Name: Molinari Park (PPUD-02-18)






Agency: Eagle

CIM Vision Category: Downtown

New households: 150

New jobs: 391

Exceeds CIM forecast: No

	<p>CIM Corridor: Highway 44 Pedestrian level of stress: R-Highway 44 Bicycle level of stress: R-Highway 44</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: 2,573 Jobs within 1 mile: 4,344 Jobs/Housing Ratio: 1.7</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: 1.2 miles Nearest fire station: 1.1 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: No Farmland within 1 mile: 104 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: 0.9 miles Nearest public park: 0.3 miles Nearest grocery store: 0.1 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 State Street Transit and Operations Plan (TTOP) as a potential Transit Oriented Development (TOD) with a future Bus Bay and Park and Ride at the intersection of Highway 44 and Edgewood Road. The ValleyConnect 2.0 Growth Scenario network proposes a Premium route to downtown Boise with 10-minute peak frequencies and a Frequent route along Eagle Road which will connect the Canyon County to Saint Luke's hospital in Meridian.

Please coordinate transit facility improvements with Valley Regional Transit (VRT). VRT has developed a *Bus Stop Location and Transit Amenities Development Guidelines* for siting new bus stops and reviewing current and bus stops. More information is available at:

<https://www.valleyregionaltransit.org/media/1377/vrtbusstopandtransitamenitiesdevelopmentguidelines.pdf>

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



The proposal has frontage on Highway 44, which is the #2 priority in the *Communities in Motion 2040* plan. Highway 44 is a commuter route from several communities to downtown Boise and provides access to many businesses and residential neighborhoods. It's also the only major roadway between Ada and Canyon Counties north of the Boise River. More information about <CIM corridor> is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/2_SH44-StateStreetTTP.pdf

There are several planned transportation projects near the proposal:

- Construction of a new bicycle and pedestrian bridge over North Channel of Boise River adjacent to Eagle Road.
- Construction of a new bicycle and pedestrian underpass to connect the Dry Creek Pathway to the Boise River Greenbelt, with construction scheduled for 2018 (Key Number 13916).
- Construction of a partial continuous flow intersection (CFI) at State Highway 44 and State Highway 55, with construction scheduled for 2021 (Key Number 13476).

Additional information about the FY2018-2022 Regional Transportation Improvement Program is available at:

<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

The location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. The proposal is a mix of residential and retail, a mix of different housing stock, and is in downtown Eagle nearby public parks, schools, and grocery stores. The combination of these factors can mitigate the increased traffic generation and promote non-motorized travel. The site plan shows the planned pedestrian underpass of Highway 44, which is critical in providing a safe and accessible crossing to nearby employment, services, public parks, and the greenbelt.