

# 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: Ashton Estates East**






**Agency: Kuna**

**CIM Vision Category: Future Neighborhoods**

**New households: 175**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>None</b>                  Pedestrian level of stress: <b>N/A</b>                  Bicycle level of stress: <b>N/A</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>440</b>                  Jobs within 1 mile: <b>570</b>                  Jobs/Housing Ratio: <b>1.3</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>2.5 miles</b>                  Nearest fire station: <b>2.4 miles</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>Yes</b>                  Farmland within 1 mile: <b>1,484 acres</b></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: <b>&gt;4 miles</b>                  Nearest public school: <b>0.9 miles</b>                  Nearest public park: <b>1.4 miles</b>                  Nearest grocery store: <b>0.4 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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 is on the fringe or urban development. This neighborhood is within a walkable distance to grocery and other retail across Highway 69, however, traversing a 5-lane highway can be dangerous. Consider approaches to encourage safe crossing of this highway to promote multi-modal travel. The proposal includes a pedestrian path along the Kuna Canal to encourage multi-modal connectivity.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along Kay Street between downtown Kuna and northwest Boise with 20-minute frequencies in the peak hours. The closest bus stop would be less than 1 mile in distance when that route is operational. Safe connections to these future bus stops should be considered now to enable mobility options in the future.

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>

