

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: Audra Commons (PUD18-00041)






Agency: Boise

CIM Vision Category: Existing Neighborhood

New households: 96

New jobs: 0

Exceeds CIM forecast: Yes

	<p>CIM Corridor: N/A Pedestrian level of stress: R—Eagle Road Bicycle level of stress: R—Eagle Road</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: 4,000 Jobs within 1 mile: 4,580 Jobs/Housing Ratio: 1.1</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: 4 miles Nearest fire station: 2.1 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: 62 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: 1.5 miles Nearest public school: 1.1 miles Nearest public park: 1.6 miles Nearest grocery store: 1.1 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

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. However, this location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. Infill development helps reduce trip length and encourage bicycle and pedestrian use.

The higher density is supportive of nearby bus service. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal is 14.7 DU/acre. The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service on Eagle Road from Karcher Road from the Meridian Village with 30-minute frequencies. The closest bus stop would be approximately ¼ away when that route is operational.

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>



Work with Valley Regional Transit and Idaho Transportation Department on siting a concrete pad for future bus service, north of Audra Lane.

Communities in Motion 2040 2.0 identifies Eagle Road as a regional bicycle corridor. The recommended project is to construct a 10-foot-wide concrete multi-use pathway along the entire length of the segment from McMillan Road to Chinden Boulevard. Also, to provide an eight-foot separation between pavement and pathway where possible. Additional information about the Eagle Road project development is available at:

<http://www.compassidaho.org/documents/prodserv/reports/FINALEagleRdCorridorPhaseIIReport.pdf>

The COMPASS FY2018-2022 Regional Transportation Improvement Program (TIP) identifies two planned transportation projects near the proposal:

- Construction of one additional lane in each direction on US 20/26 (Chinden Boulevard) and intersection improvements from Linder Road to Locust Grove Road with construction in 2022 (Key 20594).
- Construction of one lane southbound on Eagle Road from River Valley Street to Franklin Road in 2022 (Key Number 13349).

Additional information about the TIP is available at:

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