

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: Charlsworth (201900651-PUD)




Agency: Ada County

CIM Vision Category: Mixed Use

New households: 182

New jobs: 75

Exceeds CIM forecast: Yes

	<p>CIM Corridor: Lake Hazel Rd Pedestrian level of stress: PG-13 Bicycle level of stress: PG-13</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: 3,740 Jobs within 1 mile: 440 Jobs/Housing Ratio: 0.12</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: 2.4 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: 111 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: 3.7 miles Nearest public school: 1 mile Nearest public park: 0.5 miles Nearest grocery store: 0.2 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. The proposal is a mix of residential and retail, which can mitigate congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

The Lake Hazel Road is the #10 priority in the *Communities in Motion 2040* plan. Lake Hazel Road is a key east-west route between Nampa and Boise through Meridian and Kuna. Few east-west roads south of I-84 extend the entire distance because of interruptions from railroad lines, irrigation canals, or other features. This project will widen Lake Hazel from two lanes to five lanes with curb, gutter, and 10' multi-use pathways as a long term funded project.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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

ValleyConnect 2.0 calls for service from Lake Hazel to Eagle along Five Mile Road. This site would be a good candidate for a stop, given its density, frontage to both Five Mile and Lake Hazel, and mix of uses. Our Bus Stop Location and Transit Amenities Development Guidelines can be found at:

<https://www.valleyregionaltransit.org/media/1377/vrtbusstopandtransitamenitiesdevelopmentguidelines.pdf>. Quality pedestrian access and amenities within and through this development will be important to the success of transit in the area.