

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: Hensley Station






Agency: Meridian

CIM Vision Category: Future Neighborhoods

New households: 65

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: R: Black Cat Rd Bicycle level of stress: R: Black Cat Rd</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: 1,700 Jobs within 1 mile: 180 Jobs/Housing Ratio: 0.1</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: 2.3 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: 933 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: 3.9 miles Nearest public school: 2.7 miles Nearest public park: 1.2 miles Nearest grocery store: 1.7 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 Franklin Road corridor is the highest local priority in the *Communities in Motion 2040 2.0* plan. Franklin Road connects Nampa, Meridian, and Boise and serves as an alternate to I-84. Franklin Road will be widened from two to five lanes, between Star Road and Black Cat Road, and will include curb, gutter, sidewalks, and bike lanes. It is currently unfunded. The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along Franklin Road from Caldwell to downtown Boise, via Meridian, with 20-minute frequencies in the peak hours. The closest bus stop would be less than ¼ mile in distance when that route is operational. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation and the proposal exceeds 9 DU/acre. The Union Pacific railroad corridor could see new development in the future, including increased freight traffic, passenger transportation, and/or a multi-use trail. COMPASS is involved with planning for the latter two opportunities but both are unfunded and would require agreement from Union Pacific.

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>

