

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: Lugarno Terra (18-04-AN)






Agency: Kuna

CIM Vision Category: Future Neighborhood

New households: 114

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: NA Pedestrian level of stress: R-Deer Flat Rd Bicycle level of stress: R-Deer Flat 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: 386 Jobs within 1 mile: 310 Jobs/Housing Ratio: 0.8</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: 2.8 miles Nearest fire station: 1.9 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: 1,491</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: 1 miles Nearest public park: 1.3 mi Nearest grocery store: 0.6 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 location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and the site is not currently served by public transportation. ValleyConnect 2.0 has planned a bus route from downtown Kuna to the Boise Research Center with 20-minute frequencies in the peak hours. The nearest stop would be about ¾ mile from the site near Deer Flat Road & Kay Street when that route is operational.

Although the site is more than one mile from public parks, the development has provided open space and recreational amenities. The proposal provides existing stub roads to promote automobile and non-motorized connectivity.

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

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More information about the development review process:

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

