

# 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: Mason Creek Grove**






**Agency: Caldwell**

**CIM Vision Category: Future Neighborhoods**

**New households: 114**

**New jobs: ±150**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Midland Road</b>                  Pedestrian level of stress: <b>R</b>                  Bicycle level of stress: <b>R</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>1,310</b>                  Jobs within 1 mile: <b>280</b>                  Jobs/Housing Ratio: <b>0.2</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>&gt;4 miles</b>                  Nearest fire station: <b>3.9 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>1,219 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>2.2 miles</b>                  Nearest public school: <b>1 mile</b>                  Nearest public park: <b>2 miles</b>                  Nearest grocery store: <b>2.8 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

Middleton Road is the #6 local priority in the *Communities in Motion 2040 2.0* plan. This corridor will be widened to five lanes and include sidewalks and bike lanes between Greenhurst Road to Highway 44, but it is currently unfunded. The proposal requests an additional local road access onto Middleton Road. It is unclear whether the commercial portion will have direct vehicle access to Middleton Road. Consider restricting direct access and requiring shared access for the commercial center as additional access locations can reduce efficiency and increase conflict points on the corridor. This location is still in a predominately farmland area on the fringe of urban development. Nearby services, such as schools, parks, grocery, and other services are likely accessed only by vehicle and there are no plans for public transportation to this location. However, the proposal is a mix of residential and retail, which may mitigate new traffic congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encouraging non-motorized travel.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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

