

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: Masterson Ranch






Agency: Caldwell

CIM Vision Category: Future Neighborhoods

New households: 175

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Middleton Road Pedestrian level of stress: R—Middleton Rd Bicycle level of stress: R—Middleton 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: 1,240 Jobs within 1 mile: 380 Jobs/Housing Ratio: 0.3</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: 3.9 miles Nearest fire station: >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: 1,294 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: 3.5 miles Nearest public school: 0.1 miles Nearest public park: 1.3 miles Nearest grocery store: 3.3 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 project fronts Middleton Road but does not request direct access to Middleton Road, which is the #6 highest locally unfunded priority in the *Communities in Motion* (CIM) 2040 2.0 plan. Middleton Road will be eventually widened to five lanes with sidewalks, bike lanes, with reconstructed overpasses at I-84 and the Boise River. The proposal is on the fringe of urban development in an area removed from employment centers. Nearby services, such as parks, emergency services, grocery, and other stores are likely accessed only by vehicle. ValleyConnect 2.0 proposes bus service with 30-minute frequencies on Middleton Road serving downtown Caldwell to downtown Meridian. The closest bus stop would be approximately at the intersection of Skyway Street and Middleton Road. A safe crossing of Middleton Road is critical to encourage ridership. Middleton Road is in the CIM plan as a regional bicycle corridor. The proposed 8' pedestrian pathway along the Bolton Lateral and other internal pathways will encourage multi-use travel to Skyway Elementary and to the internal open space areas.

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>