

# 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: Murio Farms (CAR21-00022)**






**Agency: Boise**

**CIM Vision Category: Existing Neighborhoods**

**New households: 3,560**

**New jobs: ±400**

**Exceeds CIM forecast: Yes**

	<p>CIM Corridor: <b>Maple Grove Road</b>                  Pedestrian level of stress: <b>PG</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>3,310</b>                  Jobs within 1 mile: <b>190</b>                  Jobs/Housing Ratio: <b>0.1</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>3.2 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>396 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>2.9 miles</b>                  Nearest public school: <b>1.3 miles</b>                  Nearest public park: <b>1 mile</b>                  Nearest grocery store: <b>1.8 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

Murio Farms significantly exceeds growth forecasted for this area. Thus, transportation infrastructure may not be able to support the new transportation demands. The COMPASS Transportation Improvement Program identifies two arterial improvements planned on Maple Grove including multi-use pathways. See Attachment (Key #RD 207-30 and #RD216-05). The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. While phasing over the next 15-20 years includes a new public school and 246,000 square feet of commercial land, the distance from future transit services remains high. The site is also more than four miles from the nearest police station decreasing efficiency and increasing cost of services. The ratio of housing to jobs also indicates an employment need. Thus, future residents of this development will be auto-dependent for access to employment and essential services.

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>



### Lake Hazel Road, Five Mile Road to Maple Grove Road, Ada County

Regionally Significant:   Inflated

Key #: RD207-30

Requesting Agency: ACHD

Project Year: PD

Total Previous Expenditures: \$0

Total Programmed Cost: \$4,889

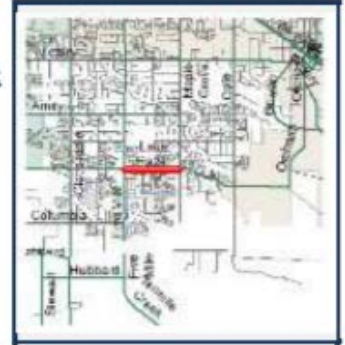
Total Cost (Prev. + Prog.): \$4,889

Project Description: Widen Lake Hazel Road from Five Mile Road to Maple Grove Road in Ada County to five lanes with curb, gutter, and multi-use pathways.

**COMPASS PM:**

- Community Infrastructure
- Housing
- Congestion Reduction/System Reliability
- Transportation Safety

**Federal PM:**



Funding Source Local (Regionally Significant) Program Hwy - Local Partnerships								Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2022	0	416	5	0	0	0	421	0	421
2023	0	0	246	0	0	0	246	0	246
PD	0	0	0	60	62	4,100	4,222	0	4,222
<b>Fund Totals:</b>	\$0	\$416	\$251	\$60	\$62	\$4,100	\$4,889	\$0	\$4,889

### Lake Hazel Road, Maple Grove Road to Cole Road, Ada County

Regionally Significant:   Inflated

Key #: RD216-05

Requesting Agency: ACHD

Project Year: PD

Total Previous Expenditures: \$0

Total Programmed Cost: \$4,061

Total Cost (Prev. + Prog.): \$4,061

Project Description: Widen Lake Hazel Road from Maple Grove Road to Cole Road in Ada County to five lanes with curb, gutter, and ten-foot multi-use pathway facility.

**COMPASS PM:**

- Community Infrastructure
- Housing
- Congestion Reduction/System Reliability
- Transportation Safety

**Federal PM:**



Funding Source Local (Regionally Significant) Program Hwy - Local Partnerships								Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2023	0	332	4	0	0	0	336	0	336
2024	0	0	60	0	0	0	60	0	60
PD	0	0	0	0	0	3,665	3,665	0	3,665
<b>Fund Totals:</b>	\$0	\$332	\$64	\$0	\$0	\$3,665	\$4,061	\$0	\$4,061