

# 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: Pura Vida Ridge Ranch**






**Agency: Meridian**

**CIM Vision Category: Future Neighborhoods**

**New households: 157**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Lake Hazel 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>1,090</b>                  Jobs within 1 mile: <b>290</b>                  Jobs/Housing Ratio: <b>0.3</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>2.5 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>1,178 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>3.3 miles</b>                  Nearest public school: <b>1.2 miles</b>                  Nearest public park: <b>0.7 miles</b>                  Nearest grocery store: <b>&gt;4 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

This location is still in a predominately farmland area on the fringe of urban development. Schools, parks, grocery stores, and employment centers are likely accessed only by vehicle and the closest transit services are located more than three miles away. ValleyConnect 2.0 proposes bus service from southeast Meridian to downtown Eagle via Lake Hazel Road. The closest bus stop would be less than ¼ mile in distance when that route is operational. The site plan includes many micro-paths, trails, and pathways, including along the Ten Mile Creek, which will provide non-motorized access to employment centers and shopping in southern Meridian. Lake Hazel Road is included in the COMPASS Transportation Improvement Program (Key # RD209-18). This project will widen Lake Hazel Road from Eagle Road to Cloverdale Road to five lanes with curb, gutter, and ten-foot multi-use pathway facility. Construction is scheduled for 2024.

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, Cloverdale Road to Five Mile Road, Ada County

Regionally Significant:   Inflated

COMPASS PM:

Federal PM:

Key #: RD207-29



Requesting Agency: ACHD

Project Year: PD

Total Previous Expenditures: \$0

Total Programmed Cost: \$7,269

Total Cost (Prev. + Prog.): \$7,269

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

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	896	5	0	0	0	901	0	901
2023	0	0	438	0	0	0	438	0	438
2024	0	0	322	0	0	0	322	0	322
PD	0	0	0	194	299	5,115	5,608	0	5,608
<b>Fund Totals:</b>	\$0	\$896	\$765	\$194	\$299	\$5,115	\$7,269	\$0	\$7,269

## Lake Hazel Road, Eagle Road to Cloverdale Road, Ada County

Regionally Significant:   Inflated

COMPASS PM:

Federal PM:

Key #: RD209-18

Requesting Agency: ACHD

Project Year: 2024

Total Previous Expenditures: \$0

Total Programmed Cost: \$8,551

Total Cost (Prev. + Prog.): \$8,551

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



Funding Source Local (Regionally Significant) Program								Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2022	0	740	4	0	0	0	744	689	55
2023	0	0	201	0	0	0	201	186	15
2024	0	0	0	10	309	7,287	7,606	7,048	558
<b>Fund Totals:</b>	\$0	\$740	\$205	\$10	\$309	\$7,287	\$8,551	\$7,923	\$628

\*PD = Preliminary Development (projects with development activity but no programmed year of construction)