

# 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: Sera Sole**

**Agency: Kuna**

**CIM Vision Category: Existing Neighborhoods**

**New households: 78**

**New jobs: 10**

**Exceeds CIM forecast: No**

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|    | <p>CIM Corridor: <b>Swan Falls Road</b><br/>                 Pedestrian level of stress: <b>PG-13</b><br/>                 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>2,220</b><br/>                 Jobs within 1 mile: <b>1,390</b><br/>                 Jobs/Housing Ratio: <b>0.6</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>0.8 miles</b><br/>                 Nearest fire station: <b>1 mile</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>No</b><br/>                 Farmland within 1 mile: <b>435 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>&gt;4 miles</b><br/>                 Nearest public school: <b>1.5 miles</b><br/>                 Nearest public park: <b>0.5 miles</b><br/>                 Nearest grocery store: <b>0.9 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

The construction of a railroad crossing on Swan Falls Road, is the #12 local system priority in the *Communities in Motion 2040 2.0* plan. More information about transportation priorities in the plan are available at: <https://compassidaho.org/CIM2040-2.0/prioritizing-projects/>. This area is not currently served by public transportation. ValleyConnect 2.0 proposes a route to connect downtown Kuna to the Boise Research Center, via downtown Meridian, with 20-minute frequencies. This route will be approximately ½ mile north of this proposal. Providing safe bicycle and pedestrian access is critical in the success of this route. The proposal requests a new local road, as well as additional vehicle access to a non-residential lot, to Swan Falls Road, an arterial road. Consider restricting the direct access to the non-residential lot to improve efficiency and safety.

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>