

Communities in Motion 2040 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 (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 goals](#).

Development Name: Turf Farm






Agency: Meridian

CIM Vision Category: Future Neighborhoods

New households: 120

New jobs: 0

Exceeds CIM forecast: YES

	<p>CIM Corridor: None Pedestrian level of stress: R—Eagle Road Bicycle level of stress: R—Eagle Road</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: 814 Jobs within 1 mile: 191 Jobs/Housing Ratio: 0.2</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: >4 miles Nearest fire station: 2.4 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: 1,188 acres Farmland Value: N/A</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: 3.2 miles Nearest public school: 1 miles Nearest public park: 0.9 miles Nearest grocery store: 2.1 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

This proposal is in a developing area at the extents of urban services. Employment centers are several miles from this location. This development, coupled with other entitled developments in the vicinity exceed the *Communities in Motion 2040* forecast. Transportation infrastructure may not be able to support the new transportation demands.

Bus services currently do not currently exist along Eagle Road or Lake Hazel Road at this location. Communities in Motion 2040 and the draft Valleyconnect plan proposes 30-minute headways on two routes adjacent to the site. These combined routes will likely create 15-minute headways along South Eagle Road, connecting to downtown Meridian.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



Lake Hazel is identified in the ACHD Livable Street Design Guide as a Residential Mobility Arterial with 5' bicycle lanes. Consider a bicycle curb cut to enable access from the Ten Mile Creek pathway to Lake Hazel Road. Consider providing pathway connectivity to the adjacent property on the northeast corner of Eagle Road and Lake Hazel Road.