

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: Urza Rezone (19-12-AN)






Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: ±468

New jobs: 0

Exceeds CIM forecast: YES

	<p>CIM Corridor: Kuna Road Pedestrian level of stress: R Bicycle level of stress: R</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: 1,170 Jobs within 1 mile: 270 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: 1 mile Nearest fire station: 2 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: 1,092 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: >4 miles Nearest public school: 2.1 miles Nearest public park: 0.2 miles Nearest grocery store: 2.2 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 proposal is for a rezone which would allow up to 468 residential units. Combined with other proposed developments in the area, this proposal would exceed the *Communities in Motion 2040 2.0* forecast and transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area, on the fringe or urban development. Nearby trips to public schools, employment centers, and other services are likely accessed only by vehicle and there are no plans for public transportation to this location. ValleyConnect 2.0 proposes bus service from downtown Boise to the Boise Research Center. When that route is operational, the nearest bus stop will be approximately 1.5 miles away. A site plan was not provided with this rezone application. Consider minimizing the number of access points to Kuna Road, an arterial. Additional access locations can reduce traffic flow and make additional conflict points for pedestrians and bicyclists.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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

