

# 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: Adam's Ridge**






**Agency: Caldwell**

**CIM Vision Category: Future Neighborhood**

**New households: 830**

**New jobs: 330**

**Exceeds CIM forecast: YES**

	<p>CIM Corridor: <b>Ustick Road</b>            Pedestrian level of stress: <b>R-Ustick Road</b>            Bicycle level of stress: <b>R-Ustick Road</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>1,129</b>            Jobs within 1 mile: <b>252</b>            Jobs/Housing Ratio: <b>0.2</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>3.1 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>1,320 acres</b>            Farmland Value: <b>N/A</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>2.2 miles</b>            Nearest public school: <b>0.1 miles</b>            Nearest public park: <b>2.3 miles</b>            Nearest grocery store: <b>1.7 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 proposal provides a mix of land uses which encourages shorter vehicle trips and more non-motorized trips. The mix of housing stock which may enable many types of households to live in the neighborhood. The proposal has been designed with pathway interconnectivity which encourages walking and biking trips. Consider extending the improved pathway along the Middle Lateral to Midland Boulevard rather than terminating at the storage units. Encourage a safe crossing of Ustick Road either at the intersection of Santa Anna Road to enable access to Sage Valley Middle School.

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

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>



There are no transit facilities currently adjacent to the site location, however, *Communities in Motion* 2040 2.0 and Valleyconnect 2.0 plans propose for transit services along Midland Blvd from the City of Middleton to the City of Nampa offering 30-minute frequencies with a planned bus stop adjacent to the site. A bus route along Ustick is also planned from the City of Caldwell to the College of Western Idaho offering 30-minute frequencies with a bus stop adjacent. Consider reserving a bus stop location at the southeast corner of Ustick Road and Santa Anna Road as well as Midland Boulevard. Consider the siting the four-plexes (Lots 31-53) proposal adjacent to the retail area to promote the density needed for and efficient future bus service and to encourage non-motorized trips to services and Sage Valley Middle School. Work with Valley Regional Transit on specific stop siting and amenities.