

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: Amazon Falls No 02 (AZ-18-09)






Agency: Star

CIM Vision Category: Mixed Use

New households: ±100

New jobs: ±100

Exceeds CIM forecast: No

	<p>CIM Corridor: SH 44 (State St) Pedestrian level of stress: R—State St. Bicycle level of stress: R—State St.</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: 250 Jobs within 1 mile: 10 Jobs/Housing Ratio: 0.0</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: 1.9 miles Nearest fire station: 1.9 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: 1,353 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: 2.3 miles Nearest public park: 3.1 miles Nearest grocery store: 3.9 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

Land use decisions along the State Street corridor are critical to the success of future Bus Rapid Transit (BRT) and for implementing the vision for transit service along the Hwy 44 corridor. The site is not currently served by public transportation, however, ValleyConnect 2.0 proposes bus service on State Street from downtown Star to the Boise Towne Square Mall with 30-minute frequencies in the peak hours and 60-minute frequencies in the off-peak. The closest bus stop would be less than ½ mile in distance when that route is operational. Work with Valley Regional Transit on design that would accommodate future service.

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>



While no site plan was provided, the development will add traffic to State Highway 44 (State Street). State Street is the #2 priority in the *Communities in Motion* 2040 (CIM 2040) plan. Consider restricting access to Hamlin Avenue and/or requiring cross access points to adjacent properties to minimize the need for additional access points for future development. More information on State Streets is found at:

http://www.compassidaho.org/documents/prodserv/CIM2040/2_SH44-StateStreetTTP-NEW.pdf

The proposal provides a mixed use development in an area that CIM 2040 plan identifies as "Mixed Use." The mix of residential and retail can mitigate traffic impacts by decreasing the amount of single occupancy vehicle trips generated and encourage non-motorized travel.

The COMPASS FY2018-2022 Regional Transportation Improvement Program (TIP) identifies an additional westbound and eastbound lane on State Street from Highway 16 to Linder Road to improve congestion and reduce crashes (Key Number 20266). Additional information about TIP is available at:

<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>