

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: Benari Estates (CU-07-21)






Agency: Eagle

CIM Vision Category: Existing Neighborhoods

New households: 135

New jobs: 0

Exceeds CIM forecast: No

	CIM Corridor: State Street Pedestrian level of stress: PG Bicycle level of stress: R	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.
	Housing within 1 mile: 1,450 Jobs within 1 mile: 580 Jobs/Housing Ratio: 0.4	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.
	Nearest police station: 1.9 miles Nearest fire station: 1.9 miles	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.
	Farmland consumed: Yes Farmland within 1 mile: 244 acres	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.
	Nearest bus stop: 0.1 miles Nearest public school: 0.9 miles Nearest public park: 1.7 miles Nearest grocery store: 1.5 miles	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.

Recommendations

This proposal is served by Valley Regional Transit, bus route #9, with a bus stop at the northeast corner of State Street and Ballantyne Lane. At this location the bus provides 30 minute-frequencies during the peak commute hours. Work with Valley Regional Transit on station location and amenities to best connect nearby neighborhoods to this station. The proposal includes stub roads to the north and to the east to promote automobile and non-motorized connectivity.

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>