

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: Browning (7672 W. State St.)






Agency: Star

CIM Vision Category: Mixed Use

New households: 184

New jobs: 0

Exceeds CIM forecast: YES

	<p>CIM Corridor: Highway 44 Pedestrian level of stress: R—Highway 44 Bicycle level of stress: R—Highway 44</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: 177 Jobs within 1 mile: 14 Jobs/Housing Ratio: 0.1</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: 1.8 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: No Farmland within 1 mile: 1,374 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: >4 miles Nearest public school: 2.4 miles Nearest public park: 3.8 miles Nearest grocery store: >4 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

State Highway 44 is the #2 priority in the *Communities in Motion 2040* plan. Highway 44 is a critical commuter route to downtown Boise and provides access to many businesses and residential neighborhoods. This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. More information about Highway 44/State Street High Capacity Corridor is available at: http://www.compassidaho.org/documents/prodserv/CIM2040/2_SH44-StateStreetTTP-NEW.pdf

The mixed use, higher density development makes this a suitable location for future transit service. While only the site plan for the residential section was provided, it will be critical to provide safe and efficient bicycle and pedestrian access through the future southern area to Highway 44.

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

Web: www.compassidaho.org

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More information about the development review process:

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

