

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: Dixon Sunrise (AZ-18-05)






Agency: Star

CIM Vision Category: Mixed Use

New households: TBD

New jobs: TBD

Exceeds CIM forecast: TBD

	<p>CIM Corridor: Highway 16 Pedestrian level of stress: R—Hwy 16 Bicycle level of stress: R—Hwy 16</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: 176 Jobs within 1 mile: 103 Jobs/Housing Ratio: 0.6</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: 2.7 miles Nearest fire station: 2.7 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: 1,382 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: 2.5 miles Nearest public park: 1.6 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

The proposal did not provide a site plan but fronts Highway 16, which is in the *Communities in Motion 2040* plan as the #5 regional priority corridor. Highway 16 is the main commuter route from Gem County to the Treasure Valley. ITD has studied the creation of an expressway to extend Highway 16 to connect to I-84. Increased access locations can reduce traffic flow and make additional conflict points for pedestrians and bicyclists. More information about the role of Highway 16 in the *Communities in Motion 2040* plan is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/5_SH16_AdaGem-KunaMora_022618.pdf

The location is adjacent to property owned by the West Ada School District. Consider designs that included connectivity between the two properties. The ValleyConnect 2.0 plan does not propose any public transportation in this area.

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>

