

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: Dry Creek Ranch Village






Agency: Ada County

CIM Vision Category: Future Neighborhoods

New households: 680

New jobs: 125

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: PG-13: Dry Creek Rd Bicycle level of stress: R: Dry Creek Rd</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: 60 Jobs within 1 mile: 10 Jobs/Housing Ratio: 0.2</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: >4 miles Nearest fire station: 2.2 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: 550 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: 3.4 miles Nearest public park: 2.7 miles Nearest grocery store: 3.7 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 is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than four miles away. Although ValleyConnect 2.0 does not propose transit service up Hwy 55, the developments at Dry Creek and Avimor may present the market and need for additional transit service, especially since these developments contain some medium density developments.

State Highway 55, from Beacon Light Road to the Ada/Boise County Line is the #8 highest priority for state highway projects in the Communities in Motion 2040 2.0 plan. The project will ultimately widen State Highway 55 to four lanes and construct up to three interchanges along the highway. Work with the Idaho Transportation Department on highway improvements.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



Please consider the following to mitigate the impact of transportation demand of this development:

- Contact Valley Regional Transit to discuss possible transit amenities off Highway 55 at or near the commercial center.
- Concentrate the location of medium density residential (instead of in PP-11 on N Bountiful Way) closer to Highway 55 with convenient pedestrian connections to the commercial center.
- The pathways on each side of Dry Creek will encourage non-motorized travel. Provide a safe pedestrian and bicycle crossing of West Dry Creek Road near the Community Building and commercial center to enable non-motorized access.