

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: Gander Creek






Agency: Meridian

CIM Vision Category: Future Neighborhoods

New households: 401

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Highway 16 Pedestrian level of stress: R - McMillan Bicycle level of stress: R - McMillan</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: 290 Jobs within 1 mile: 30 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: >4 miles Nearest fire station: 3.6 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: 1,553 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: 2.7 miles Nearest public park: 2.4 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

Highway 16 is the #4 priority in the *Communities in Motion 2040 2.0* plan. Highway 16 serves as the main commuter route from Gem County to the Treasure Valley. Idaho Transportation Department has programed funding for preliminary engineering and right-of-way acquisition on SH-16 between I-84 and US 20/26 (FY2019-2023 Regional Transportation Improvement Program Key Number 208158). However, construction is considered "unfunded." More information about the Highway 16 a limited access highway available at: https://itd.idaho.gov/wp-content/uploads/2018/02/ID-16_plan_Exhibit-180108.pdf

Consider an improved pathway along Nine Mile Creek. At buildout, this pathway would provide non-motorized connectivity to employment centers at downtown Meridian and the Ten Mile Interchange.

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>

