

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: Karcher Farms (CR2018-0002)






Agency: Canyon County

CIM Vision Category: Farmland

New households: 74

New jobs: ±550

Exceeds CIM forecast: Yes

	<p>CIM Corridor: Karcher Rd Pedestrian level of stress: R—Karcher Road Bicycle level of stress: R—Karcher Road</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: 530 Jobs within 1 mile: 120 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: 3.4 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: 1,140 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: 2.0 miles Nearest public park: 1.3 miles Nearest grocery store: 3.3 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

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. Nearby services, such as schools, parks, emergency services, and grocery stores are likely accessed only by vehicle and there are no plans for public transportation to this location. The proposal is a mix of residential and retail, which can reduce encourage non-motorized trips if safe, well-designed connectivity is provided.

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>



The State Highway 55 (Karcher Road) corridor is the #4 priority in the *Communities in Motion* 2040 plan. Karcher Road serves as a multi-state, regional traveler and freight route. Traffic between Pear Lane and 10th Avenue will likely increase by 60% between 2013 and 2040, from 15,000 vehicles per day to 24,000 per day. Secondly, the highway has safety concerns have made this one of ITD's top priority routes for safety improvements. More information about Karcher Road is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/4_SH55_Canyon_Nampa2SR.pdf

Only a conceptual site plan was provided. If the proposal requests additional vehicle access to Karcher Road, a principal arterial state highway, consider minimal access locations and shared access between commercial properties. Proper access management will encourage safety for all modes (automobile, freight, bicycle, and pedestrians) and encourage efficiency on the corridor. Also, consider adding a multi-use pathway along Farmway Road per the 2016 Caldwell Pathways and Bike Routes Master Plan.