

# 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: Norterra**






**Agency: Star**

**CIM Vision Category: Future Neighborhoods**

**New households: 118**

**New jobs: ±380**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Highway 44</b>            Pedestrian level of stress: <b>R</b>            Bicycle level of stress: <b>PG-13</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>1,320</b>            Jobs within 1 mile: <b>300</b>            Jobs/Housing Ratio: <b>0.2</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>1.0 mile</b>            Nearest fire station: <b>1.0 mile</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>Yes</b>            Farmland within 1 mile: <b>833 acres</b></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: <b>0.8 miles</b>            Nearest public school: <b>0.8 miles</b>            Nearest public park: <b>1.3 miles</b>            Nearest grocery store: <b>0.7 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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 provides an opportunity for infill and a mix of land uses in an already developed area in the City of Star. Infill sites with nearby services and multimodal infrastructure can mitigate the impact of increased traffic. The site is approximately ½ mile west of the Star Park and Ride lot. ValleyConnect 2.0 proposes two bus routes on Highway 44, which would connect downtown Star to the Boise Towne Square Mall, the City of Eagle, and Canyon County. COMPASS has identified the widening of State Highway 44, from Star Road to Highway 16, in the Transportation Improvement Program. An additional lane in both directions will alleviate congestion issues and improve safety and scheduled for 2024 (Key #20574). See attachment. Consider revising the parking location for Building B2 L113 so that queuing vehicles do not extend onto Highway 44 blocking traffic and consider reducing the vehicular access locations to Can Ada Road to improve efficiency and eliminate conflict points.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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

## SH-44 (State Street), SH-16 to Linder Road, Ada County

Regionally Significant:

Key #: 20266

Requesting Agency: ITD

Project Year: 2023

Total Previous Expenditures: \$413

Total Programmed Cost: \$8,600

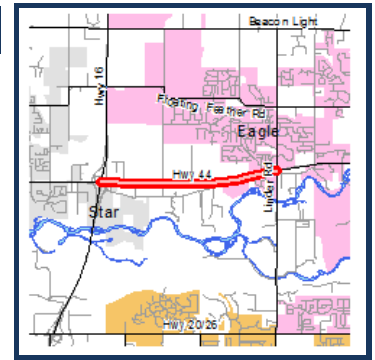
Total Cost (Prev. + Prog.): \$9,013

**Project Description :** Add an additional westbound and eastbound lane to improve congestion and reduce crashes along SH-44 (State Street) from SH-16 to Linder Road near the City of Eagle.

**COMPASS PM:**

Congestion Reduction/System Reliability  
 Freight Movement and Economic Vitality  
 Transportation Safety  
 Community Infrastructure

**Federal PM:**



Funding Source		TECM		Program				State Hwy - Safety & Capacity (Safety)		Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share		
2020	0	50	50	0	0	0	100	0	100		
2023	0	0	0	0	750	7,750	8,500	0	8,500		
<b>Fund Totals:</b>	<b>\$0</b>	<b>\$50</b>	<b>\$50</b>	<b>\$0</b>	<b>\$750</b>	<b>\$7,750</b>	<b>\$8,600</b>	<b>\$0</b>	<b>\$8,600</b>		

## SH-44 (State Street), Star Road to SH-16, Ada County

Regionally Significant:

Key #: 20574

Requesting Agency: ITD

Project Year: 2024

Total Previous Expenditures: \$200

Total Programmed Cost: \$8,700

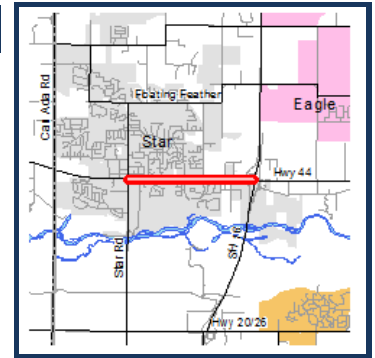
Total Cost (Prev. + Prog.): \$8,900

**Project Description :** Widen SH-44 (State Street) from Star Road to SH-16 in Ada County. An additional lane in both directions will alleviate congestion issues and improve safety.

**COMPASS PM:**

Congestion Reduction/System Reliability  
 Freight Movement and Economic Vitality  
 Transportation Safety  
 Community Infrastructure

**Federal PM:**



Funding Source		TECM		Program				State Hwy - Safety & Capacity (Capacity)		Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share		
2020	100	1,100	0	0	0	0	1,200	0	1,200		
2021	0	0	1,000	0	0	0	1,000	0	1,000		
2024	0	0	0	0	500	6,000	6,500	0	6,500		
<b>Fund Totals:</b>	<b>\$100</b>	<b>\$1,100</b>	<b>\$1,000</b>	<b>\$0</b>	<b>\$500</b>	<b>\$6,000</b>	<b>\$8,700</b>	<b>\$0</b>	<b>\$8,700</b>		

\*PD = Preliminary Development (projects with development activity but no programmed year of construction)