

# 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: Oaks West**






**Agency: Meridian**

**CIM Vision Category: Future Neighborhoods**

**New households: 100**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Highway 16</b>            Pedestrian level of stress: <b>R—McDermott</b>            Bicycle level of stress: <b>R—McDermott</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>261</b>            Jobs within 1 mile: <b>30</b>            Jobs/Housing Ratio: <b>0.1</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>&gt;4 miles</b>            Nearest fire station: <b>3.5 miles</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>1,486 acres</b>            Farmland Value: <b>N/A</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>&gt;4 miles</b>            Nearest public school: <b>2.6 miles</b>            Nearest public park: <b>1.5 miles</b>            Nearest grocery store: <b>1.9 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

Oaks West is designed with one access to West McDermott Road and one access to North McMillan Road. *Communities in Motion 2040*, the regional transportation plan, identifies this section of McDermott Road as the future State Highway 16 expressway. State Highway 16 is currently the #14 corridor priority in the region as it is the main commuter route from Gem County to the Treasure Valley and was designated as Idaho's first "safety corridor." Additional traffic and access onto McDermott Road will impede efficiencies and reduce safety for automobiles, freight, bicyclists, and pedestrians along the corridor. Work with the Idaho Transportation Department and Ada County Highway District on sufficient right-of-way for future expansion of this roadway. Also, consider only allowing access to McMillan Road and not access to McDermott Road. More information about State Highway 16 is at: [http://www.compassidaho.org/documents/prodserv/CIM2040/14\\_SH16\\_AdaGem-KunaMora.pdf](http://www.compassidaho.org/documents/prodserv/CIM2040/14_SH16_AdaGem-KunaMora.pdf).

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

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>



If Quintale Drive is built as a Collector Road, consider restricting direct residential access to improve the circulation flow within the neighborhood. The developer has included improvements to Nine Mile Creek per the Meridian Pathways Network with connectivity from the neighborhood. This will enable connections to future regional bicycle and pedestrian pathways.