

# 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: Oakwind (H-2018-0119 RZ)**






**Agency: Meridian**

**CIM Vision Category: Future Neighborhoods**

**New households: 82**

**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>300</b>                  Jobs within 1 mile: <b>10</b>                  Jobs/Housing Ratio: <b>0.0</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>4 miles</b>                  Nearest fire station: <b>3.8 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>1,405 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>&gt;4 miles</b>                  Nearest public school: <b>3 miles</b>                  Nearest public park: <b>3.3 miles</b>                  Nearest grocery store: <b>2.3 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 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. The proposal will increase traffic along McDermott Road. The Idaho Transportation Department (ITD) has studied the creation of an expressway to extend Highway 16 to connect to I-84. The future expressway would use McDermott Road at this location and serve as the main commuter route from Gem County to the Treasure Valley. The COMPASS FY2018-2022 Regional Transportation Improvement Program (TIP) identifies funding to be used to update traffic projections, validate right-of-way needs, and develop a phasing plan, and update right-of-way and construction costs. However, construction is considered "unfunded." Work with ITD on right-of-way needs along the western boundary of the project. More information about Highway 16 is available at:

[http://www.compassidaho.org/documents/prodserv/CIM2040/5\\_SH16\\_AdaGem-KunaMora\\_022618.pdf](http://www.compassidaho.org/documents/prodserv/CIM2040/5_SH16_AdaGem-KunaMora_022618.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>

