

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: River Birch (AZ-18-07)






Agency: Star

CIM Vision Category: Future Neighborhoods

New households: ±320

New jobs: ±425

Exceeds CIM forecast: No

	<p>CIM Corridor: Highway 16/Beacon Light Pedestrian level of stress: R – SH 16 Bicycle level of stress: R – SH 16</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: 160 Jobs within 1 mile: 170 Jobs/Housing Ratio: 1.0</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: >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: No Farmland within 1 mile: 975 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: 1.3 miles Nearest public park: 2.7 miles Nearest grocery store: >4 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 location is still in a rural area. Nearby services, such as schools, parks, grocery stores, and emergency services are several miles from this location and are likely accessed only by vehicle. The site is not currently served by public transportation and there are no proposed routes in this area identified in ValleyConnect 2.0.

No site plan was provided, however, the proposal would need access to either Highway 16, Beacon Light Road, or Pollard Lane. Consider requiring access to Pollard Lane and restricting access to Highway 16 and Beacon Light Road. Poor access management can reduce efficiency and safety on those corridor.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



Highway 16 is the #5 priority in the *Communities in Motion 2040* plan. Highway 16 is the main commuter route from Gem County to the Treasure Valley. An increase in traffic and accidents on this highway have been a concern for several years. Idaho Transportation Department has studied the creation of an expressway to extend Highway 16 to connect to I-84. More information about State Highway 16 is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/5_SH16_AdaGem-KunaMora_022618.pdf

Beacon Light is the #33 priority in the *Communities in Motion 2040* plan. Beacon Light Road provides a parallel option to State Highway 44. More information about State Highway 16 is available at: http://www.compassidaho.org/documents/prodserv/CIM2040/33_BeaconLight-PurpleSage.pdf