

# 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: Sayedbagheri (RZ-18-02)**






**Agency: Star**

**CIM Vision Category: Downtown**

**New households: 0**

**New jobs: 20**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Highway 44</b>            Pedestrian level of stress: <b>R— Highway 44</b>            Bicycle level of stress: <b>PG13—Highway 44</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>2,225</b>            Jobs within 1 mile: <b>683</b>            Jobs/Housing Ratio: <b>0.3</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>0.4 miles</b>            Nearest fire station: <b>0.4 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>No</b>            Farmland within 1 mile: <b>381 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>0.6 miles</b>            Nearest public park: <b>0.4 miles</b>            Nearest grocery store: <b>0.3 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

This proposal provides an opportunity for new development in the downtown of the City of Star. No site plan was provided, however, the proposal will likely request access to Highway 44, the #2 priority in the *Communities in Motion 2040* plan. Highway 44 is a critical corridor as it is a commuter route from several communities to downtown Boise and runs through several downtowns. Consider reducing vehicle access to Highway 44. Additional access locations can reduce efficiency on the corridor and reduce safety for bicyclists and pedestrians.

More information about the role of Highway 44 in *Communities in Motion 2040* is available at:  
[http://www.compassidaho.org/documents/prodserv/CIM2040/2\\_SH44-StateStreetTTP.pdf](http://www.compassidaho.org/documents/prodserv/CIM2040/2_SH44-StateStreetTTP.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>



ValleyConnect 2.0 proposes increasing frequencies on the existing Highway 44 express bus route. Additionally, a new route would connect downtown Star to the Boise Towne Square Mall. Consider the needs of pedestrians who need to connect to the Life Springs Christian Church along State Street to and from the proposed site. Sidewalks on the north side of State Street as part of the Star Downtown Revitalization Plan should be considered now.

A project funded in the COMPASS Transportation Improvement Program (TIP) along State Street proposes widening from 2 to 5 lanes from Highway 16 to Star Road starting in 2018 and ending in 2022. In addition, maintenance work (seal coating) will take place in front of the proposed site in FY 2019. More information about the COMPASS TIP is available at: <http://www.compassidaho.org/prodserv/transimprovement.htm>