

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: Summertown






Agency: Meridian

CIM Vision Category: Existing Neighborhood

New households: 300+

New jobs: 60

Exceeds CIM forecast: Yes

	<p>CIM Corridor: None Pedestrian level of stress: R—Ustick Road Bicycle level of stress: R—Ustick Road</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: 5,218 Jobs within 1 mile: 886 Jobs/Housing Ratio: 0.2</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: 3.4 miles Nearest fire station: 1.8 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: 144 acres Farmland Value: N/A</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: 2.4 miles Nearest public school: 1 mile Nearest public park: 0.1 miles Nearest grocery store: 2.4 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

The proposal is across Ustick Road, a principal arterial, from Settler’s Park. Consider a safe pedestrian crossing of Ustick Road to the regional park and other nearby services, including a future public elementary school on North Venable Lane.

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. However, some of the additional trip generation may be offset as the proposal adds employment to a largely residential area, which can promote non-motorized trips and reduce overall automobile trip length. Secondly, Ustick Road, from Linder Road to Locust Grove Road, is programmed in the regional Transportation Improvement Program for widening from two-lanes to five-lanes with curbs, gutters, sidewalks, and bike lanes in 2018. Planned bus routes are half-mile to the west on Linder Road and to the east on Meridian Road.

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>

