

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: Whitewater Station






Agency: Garden City

CIM Vision Category: Existing Neighborhood

New households: 56

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Chinden Blvd Pedestrian level of stress: R-Chinden Bicycle level of stress: R-Chinden</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: 4,825 Jobs within 1 mile: 4,584 Jobs/Housing Ratio: 0.95</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: 0.7 miles Nearest fire station: 1.9 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: 20 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: 0 miles Nearest public school: 1.4 miles Nearest public park: 0.7 miles Nearest grocery store: 0.3 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 US Highway 20/26 (Chinden Boulevard) is the #3 corridor in the Communities in Motion 2040 plan. Chinden Boulevard is one of a few east-west roadways that stretch from Caldwell to Boise. Its role as an alternate to I-84 makes it a vital transportation route, supporting more regional travel in the Treasure Valley than any other arterial roadway. More information about Chinden Boulevard is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/3_US2026-MdltNrd-EagleRd_NEW.pdf

The location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. This location may reduce trip length and encourage bicycle and pedestrian use.

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>



The higher density is supportive of nearby bus service (Routes 8x and 11). The nearest bus stop is less than 300 feet away on Chinden Boulevard and provides service to employment centers at downtown Boise, the Boise Towne Square Mall, and the Boise Research Center. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal exceeds 13 DU/acre. While this development does have quality transit access on the south side of Chinden Boulevard, residents may have trouble accessing stops on Adams and the north side of Chinden Boulevard.

Currently, the nearest bicycle and pedestrian crossing of Chinden Boulevard is at Curtis Road, more than a half mile to the south. There is a project in the COMPASS FY2018-2022 Regional Transportation Improvement Program to install a pedestrian hybrid beacon controlled crossing on US 20/26 (Chinden Boulevard) at 43rd Street in the City of Garden City (Key Number 20549). This project is in "preliminary development", or past fiscal year 2022. Additional is available at:

<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

The proposal requests additional vehicle access to Chinden Boulevard, an arterial roadway. Consider restricting access to West 47th Street as additional access locations can reduce efficiency and safety on the corridor.