

# Communities in Motion 2040 2.0 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 2.0* (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 2.0 goals.

**Development Name: Aviator (H-2020-0111)**






**Agency: Meridian**

**CIM Vision Category: Transit Oriented Development**

**New households: 120**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Black Cat Road</b>                  Pedestrian level of stress: <b>R</b>                  Bicycle level of stress: <b>R</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>1,870</b>                  Jobs within 1 mile: <b>320</b>                  Jobs/Housing Ratio: <b>0.2</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>&gt;4 miles</b>                  Nearest fire station: <b>2.3 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>695 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>0.4 miles</b>                  Nearest public school: <b>1.4 miles</b>                  Nearest public park: <b>1.2 miles</b>                  Nearest grocery store: <b>3.9 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

Black Cat Road is identified in the Communities in Motion 2040 plan as a priority corridor. Black Cat Road, from Franklin Road to Cherry Lane, will be widened from two lanes to five lanes. The proposal is located in an area identified in the *Communities in Motion 2040* Vision as Transit Oriented Development. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal is almost 10 DU/acre. The site is served by one route less than ½ mile from this location, with service from Caldwell to the Boise Towne Square Mall. ValleyConnect 2.0 also identifies three bus routes serving this area. Premium service is proposed between the College of Western Idaho and downtown Boise via Cherry/Linder/Chinden with 30-minute frequencies. Express service is proposed between downtown Caldwell to downtown Boise and secondary service within Meridian from CWI to the Meridian Village, both stopping less than ½ mile away when operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:

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More information about the development review process:

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

