

# 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: Delano (H-2019-0027)**






**Agency: Meridian**

**CIM Vision Category: Existing Neighborhoods**

**New households: 181**

**New jobs: 0**

**Exceeds CIM forecast: Yes**

	<p>CIM Corridor: <b>None</b>                  Pedestrian level of stress: <b>N/A</b>                  Bicycle level of stress: <b>N/A</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>4,850</b>                  Jobs within 1 mile: <b>3,530</b>                  Jobs/Housing Ratio: <b>0.7</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>4 miles</b>                  Nearest fire station: <b>1.9 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>81 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>1.8 miles</b>                  Nearest public school: <b>0.9 miles</b>                  Nearest public park: <b>0.5 miles</b>                  Nearest grocery store: <b>0.8 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 exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. However, the location is an infill site with a mixture of housing types 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.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service on Eagle Road from the Boise Research Center to downtown Kuna with 20-minute frequencies in the peak hour. The closest bus stop would be less than ½ mile in distance when that route is operational. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal is almost 12 DU/acre.

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

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>



Idaho Transportation Department will be adding one southbound travel lane from River Valley Street to Franklin Road using State Tax Anticipated Revenue (STAR) financing. This project is scheduled for 2022 (Key Number 13349). More information is available in the FY2019-2023 Regional Transportation Improvement Program at:

<http://www.compassidaho.org/documents/prodserv/trans/FY19/FY2019TIPrpt0318.pdf>