

# 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: Gateway at Ten Mile**





**Agency: Meridian**

**CIM Vision Category: Mixed Use**

**New households: 400**

**New jobs: ±400**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Ten Mile 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>2,380</b>            Jobs within 1 mile: <b>2,220</b>            Jobs/Housing Ratio: <b>0.9</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>1.5 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>680 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>2.6 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

The location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to the Ten Mile Major Activity Center. The proposal is a mix of residential and retail, which may encourage non-motorized travel and help mitigate additional traffic congestion. The higher density supports future bus service. Valley Regional Transit and the City of Meridian have been working to develop a new Meridian route from Ten Mile and Franklin to Kleiner Park and expect to begin service in early 2021. More information about this new route is at: <https://www.valleyregionaltransit.org/projects-plans/meridian-fixed-route-service/>. Work with Valley Regional Transit on design that would accommodate future service and would provide for safe crossings of Ten Mile Road and Franklin Road, both arterials. The proposal requests four vehicular access locations to Ten Mile Road, and to three vehicular access locations to Franklin Road, both roads are arterials. Consider reducing access points and requiring accesses to be limited. Additional access locations can reduce efficiency on the corridor and make additional conflict points for bicyclists and pedestrians.

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>

