

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: Graycliff Estates



Agency: Meridian

CIM Vision Category: Future Neighborhoods

New households: 424

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: N/A Bicycle level of stress: N/A</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: 1,660 Jobs within 1 mile: 330 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: 3.7 miles Nearest fire station: 3.3 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: Yes Farmland within 1 mile: 936 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: >4 miles Nearest public school: 1.2 miles Nearest public park: 1.2 miles Nearest grocery store: 1.7 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

Amity Road is the #2 local system priority in the *Communities in Motion 2040 2.0* plan as it serves as an alternative route on I-84. Amity Road will ultimately will be widened from two to five lanes, including curb, gutter, sidewalks, and bike lanes between McDermott Road to Highway 69, but is currently unfunded. This location is still in a largely farmland area and nearby services, such as schools, parks, grocery, and other stores are likely accessed only by vehicle. The higher density is supportive of nearby bus service, however, the site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service between the City of Kuna and northwest Boise, via Linder Road. The closest bus stop would at the intersection of Victory Road and Kentucky Way, approximately ½ mile in distance when that route is operational. The proposal includes a multiuse pathway bisecting the property to comply with the 2015 Meridian Pathways Network Map, will improve connections between this neighborhood and the bus route. Work with Valley Regional Transit to provide safe turnaround for this route. More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

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More information about the development review process:

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