

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: Mile High Pines






Agency: Meridian

CIM Vision Category: Existing Neighborhoods

New households: 135

New jobs: ±90

Exceeds CIM forecast: No

	<p>CIM Corridor: Pine Avenue Pedestrian level of stress: PG-13 Bicycle level of stress: PG-13</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: 3,710 Jobs within 1 mile: 1,350 Jobs/Housing Ratio: 0.4</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: 1.1 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: 276 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: 0.8 miles Nearest public school: 0.6 miles Nearest public park: 0.8 miles Nearest grocery store: 3.1 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 proposal is a mix of residential and retail, which can reduce congestion by mitigating increased traffic by providing closer destinations and by encouraging non-motorized travel. The density of the multi-family area is almost 12 dwelling units per acre (DU/acre), more than the 7 DU/acre typically needed to support public transportation. Valley Regional Transit will be implementing a new service in the Spring of 2021 that will connect Ten Mile to Kleiner Park with 30-frequency during peak travel times, and ValleyConnect 2.0 plans for a new bus route along Ten Mile Road, connecting the College of Western Idaho with the Meridian Village, with 30-minute frequencies. The route beginning Spring of 2021 will run along Pine and turn up Ten Mile, next to this development and the route proposed in ValleyConnect 2.0 would be less than ½ mile from the proposal, when operational. Work with Valley Regional Transit on design that would accommodate these services. The proposal includes a sidewalk along the Ten Mile Creek, in accordance with the 2015 Meridian Pathways Network Map, to provide non-motorized connectivity to nearby public parks and schools. Consider a crossing for pedestrians of Pine Avenue to enable safe connections.

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>

