

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: Percy






Agency: Meridian

CIM Vision Category: Future Neighborhoods

New households: 113

New jobs: 0

Exceeds CIM forecast: No

	CIM Corridor: State Highway 69 Pedestrian level of stress: R—SH 69 Bicycle level of stress: R—SH 69	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.
	Housing within 1 mile: 440 Jobs within 1 mile: 180 Jobs/Housing Ratio: 0.4	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.
	Nearest police station: 3.6 miles Nearest fire station: 3.8 miles	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.
	Farmland consumed: Yes Farmland within 1 mile: 1,356 acres	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.
	Nearest bus stop: >4 miles Nearest public school: 3.4 miles Nearest public park: 1.9 miles Nearest grocery store: 2.7 miles	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.

Recommendations

The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than four miles away. ValleyConnect 2.0 proposes bus service along Linder Road from downtown Kuna to the Boise Research Center with 20-minute frequencies. The closest bus stop would be approximately one mile in distance when that route is operational.

The proposal does not request additional typical vehicle access to State Highway 69, a principal arterial. Direct access to a regional corridor would reduce efficiency and safety. The proposal also includes stub roads to adjacent properties and internal pathways for non-motorized connectivity.

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>