

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: Regency at River Valley Phase 3






Agency: Meridian

CIM Vision Category: Mixed Use

New households: 120

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: SH 55 (Eagle Road) Pedestrian level of stress: R Bicycle level of stress: R</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: 4,230 Jobs within 1 mile: 7,390 Jobs/Housing Ratio: 1.8</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: 3.4 miles Nearest fire station: 1.7 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: 100 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: 2.4 miles Nearest public school: 0.3 miles Nearest public park: 0.7 miles Nearest grocery store: 0.4 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 location is an infill site in an employment-centric area. CIM 2040 2.0 identifies this area for “Mixed Use” and the additional housing would support thousands of jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to the Meridian Village, River Valley Elementary School, and a nearby grocery store. The site is not currently served by public transportation. ValleyConnect 2.0 proposes several bus routes along Records Way with service to downtown Boise, the Boise Airport, and the Idaho Center. The closest bus stop would be less than ½ mile in distance when the route is operational. Change to The site will be served in the near future at River Valley, less than ¼ mile in distance by the Route 30 Pine which will run from Eagle and Fairview to Ten Mile and Franklin by way of Pine, through downtown Meridian. The 30 Pine will provide connection opportunities to Boise, Nampa and Caldwell. In addition, ValleyConnect 2.0 proposed several bus routes along Records Way, providing additional service to downtown Boise, the Boise Airport and the Idaho Center.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even: