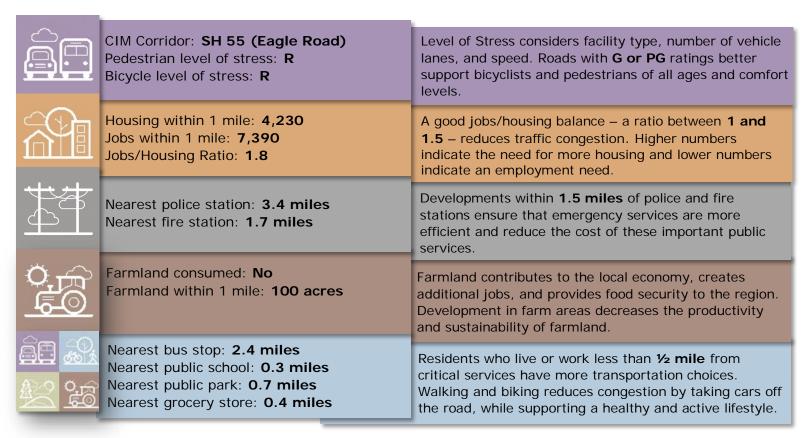
## Communities in Motion 2040 2.0 Development Review

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



## 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 then 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: <a href="mailto:www.compassidaho.org">www.compassidaho.org</a> Email <a href="mailto:info@compassidaho.org">info@compassidaho.org</a>





## 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: <a href="https://www.compassidaho.org/prodserv/fiscalimpact.htm">www.compassidaho.org/prodserv/fiscalimpact.htm</a>.

Overall Net Fiscal Impact Net Fiscal Impact, by Agency	
City	County
Highway District	School District
Break Even:	