

# 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: Sagewood West**






**Agency: Meridian**

**CIM Vision Category: Existing Neighborhoods**

**New households: 53**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Overland Road</b>                  Pedestrian level of stress: <b>R</b>                  Bicycle level of stress: <b>R</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>2,690</b>                  Jobs within 1 mile: <b>2,820</b>                  Jobs/Housing Ratio: <b>1.1</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>2.6 miles</b>                  Nearest fire station: <b>0.1 miles</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>Yes</b>                  Farmland within 1 mile: <b>277 acres</b></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: <b>1.6 miles</b>                  Nearest public school: <b>0.3 miles</b>                  Nearest public park: <b>0.6 miles</b>                  Nearest grocery store: <b>0.5 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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 development will use the stub road at Seagrass Avenue and not require additional vehicle access points to Overland Road. Internal pathways with a connection to Overland Road will encourage non-motorized travel to the nearby Victory Middle School, Bear Creek Park, and grocery stores. The site is not currently served by public transportation. ValleyConnect 2.0 proposes regional bus service from downtown Nampa to downtown Boise via Overland Road with 15 minute frequencies in the peak hour. The closest bus stop would be less than ½ mile in distance when that route is operational.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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