

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: Seasons at Meridian






Agency: Meridian

CIM Vision Category: Existing Neighborhoods

New households: 360

New jobs: 0

Exceeds CIM forecast: No

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|  | <p>CIM Corridor: None Pedestrian level of stress: N/A Bicycle level of stress: N/A</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: 2,480 Jobs within 1 mile: 10,830 Jobs/Housing Ratio: 4.4</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: 1.5 miles Nearest fire station: 1 mile</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: Yes Farmland within 1 mile: 104 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: 0.6 miles Nearest public school: 0.3 miles Nearest public park: 1.0 miles Nearest grocery store: 0.1 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 located in an area identified in the *Communities in Motion 2040* Vision as Mixed Use. The proposal provides an opportunity for infill housing in an employment-centric area, with thousands of jobs within a mile of the site. Infill sites with nearby services and multimodal infrastructure can mitigate the impact of increased traffic.

The higher density is supportive of nearby bus service. Route #42 provides service along from Caldwell to the Boise Towne Square Mall via Overland Road. ValleyConnect 2.0 proposes additional routes that would provide connectivity to the Meridian Village, downtown Boise, downtown Nampa, and other destinations. The proposal is also within a walkable distance to a public school, a public park, and a future grocery store. The proposal includes pathways to promote connectivity and public health.

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>

