

# Communities in Motion 2040 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 (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 goals](#).

**Development Name: Seyam East**






**Agency: Meridian**

**CIM Vision Category: Employment Center**

**New households: 0**

**New jobs: 230**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>None</b>                  Pedestrian level of stress: <b>R—Franklin Rd</b>                  Bicycle level of stress: <b>R—Franklin Rd</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>1,836</b>                  Jobs within 1 mile: <b>7,825</b>                  Jobs/Housing Ratio: <b>4.3</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>2.0 miles</b>                  Nearest fire station: <b>2.1 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>No</b>                  Farmland within 1 mile: <b>106 acres</b>                  Farmland Value: <b>N/A</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>1.4 miles</b>                  Nearest public school: <b>1.2 miles</b>                  Nearest public park: <b>0.7 miles</b>                  Nearest grocery store: <b>1.9 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 location is adjacent to the Union Pacific right-of-way and presents a unique opportunity to provide access to a proposed Rails with Trails pathway. *Communities in Motion 2040* Goal 7.1 is “promote development and transportation projects that protect and provide all of the region's population with access to open space, natural resources, and trails.” COMPASS is working with member agencies on a multi-jurisdictional Rails with Trails plan in the Treasure Valley. Although the plan is not yet completed, best practices call for early coordination of easements, license agreements, and/or property control along the Union Pacific right-of-way to ensure future success of the regional rails with trails efforts.

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

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>



COMPASS is working with a multi-jurisdiction working group to evaluate a Treasure Valley High Capacity Corridor. One possible route for commuter rail or bus rapid transit (BRT) is along the Union Pacific Railroad right-of-way. Additional information about the Treasure Valley High Capacity Corridor can be found at:

[http://www.compassidaho.org/documents/prodserv/CIM2040/12\\_TVHighCapacityCorridor.pdf](http://www.compassidaho.org/documents/prodserv/CIM2040/12_TVHighCapacityCorridor.pdf)

The nearest bus stop is more than one mile away. *Communities in Motion 2040 2.0* proposes service along Cloverdale Road from Lake Hazel Road to Chinden Boulevard and additional east/west bus routes.