

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: Silverstone Apartments (H-2019-0104) **Agency: Meridian**

CIM Vision Category: Existing Neighborhoods

New households: 202

New jobs: 50

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Overland Rd Bicycle level of stress: R-Overland Rd</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: 2,740 Jobs within 1 mile: 6,200 Jobs/Housing Ratio: 2.3</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: 2.5 miles Nearest fire station: 1.2 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: Yes Farmland within 1 mile: 141 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: 0.2 miles Nearest public school: 1.8 miles Nearest public park: 0.9 miles Nearest grocery store: 1.3 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

There are several factors that mitigate the impact of increased traffic generated by this proposal: 1) it is a mix of residential and commercial which can encourage non-motorized travel, 2) it is an infill site in an employment-centric area with thousands of jobs within a mile of the site, and 3) it is near bus route #42, with a bus stop ¼ mile west of the site. ValleyConnect 2.0 proposes bus service along Overland Road from downtown Meridian to downtown Boise 15-minute frequencies in the peak hours and 30-minute frequencies in the off-peak. Given the density of the proposal and the proposed bus service within ¼ mile of the site, it is recommended that additional walking paths link the apartments to the sidewalks on Overland Road. This will allow transit using residents to have better access to service on Overland Road without having to traverse through the complex or through landscaping. Also, public school are more than one mile from the site; consider identifying a safe, accessible location for bus pick-up and drop-off.

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

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More information about the development review process:

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