

# 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: TM Center**






**Agency: Meridian**

**CIM Vision Category: Mixed Use**

**New households: TBD**

**New jobs: TBD**

**Exceeds CIM forecast: TBD**

	<p>CIM Corridor: <b>Ten Mile 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>1,590</b>                  Jobs within 1 mile: <b>1,580</b>                  Jobs/Housing Ratio: <b>1.0</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>3.5 miles</b>                  Nearest fire station: <b>1.9 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>790 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>0.2 miles</b>                  Nearest public school: <b>1.2 miles</b>                  Nearest public park: <b>1.3 miles</b>                  Nearest grocery store: <b>2.5 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 proposal would provide housing nearby employment centers and retail options, which can mitigate the increase of single occupancy vehicle trips generated on the transportation system and encourage non-motorized travel. The higher density is supportive of nearby future bus service. ValleyConnect 2.0 has identified this area as a development node that will connect to both local and regional transit services. Please reach out to Valley Regional Transit to determine what transit facilities would be most appropriately associated with this proposal. The proposal includes several pathways along Ten Mile Creek which are critical to provide a future, safe, accessible pedestrian option to Peregrine Elementary School and to transit.

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>