

# 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 Creek East Apartments**






**Agency: Meridian**

**CIM Vision Category: Mixed Use**

**New households: 235**

**New jobs: 0**

**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>2,040</b>            Jobs within 1 mile: <b>1,810</b>            Jobs/Housing Ratio: <b>0.9</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>3.6 miles</b>            Nearest fire station: <b>2 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>706 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>&gt;4 miles</b>            Nearest public school: <b>1.7 miles</b>            Nearest public park: <b>1.5 miles</b>            Nearest grocery store: <b>1.2 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 amount 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. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal exceeds 28 DU/acre and should consider greater accommodation of transit services. ValleyConnect 2.0 has identified this area as a development node that will connect to both local and regional transit services and the FY 2020 budget for the City of Meridian includes money to extend peak hour service to this area in 2021. Please reach out to Valley Regional Transit to determine what transit facilities would be most appropriately associated with this proposal. The proposal includes a pathway along Ten Mile Creek in compliance with the 2015 Meridian Pathways Network Map. This pathway is 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>

