

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: Tanner Creek (H-2018-0023)






Agency: Meridian

CIM Vision Category: Mixed Use

New households: 272

New jobs: 0

Exceeds CIM forecast: YES

	CIM Corridor: N/A Pedestrian level of stress: N/A Bicycle level of stress: N/A	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.
	Housing within 1 mile: 2,777 Jobs within 1 mile: 7,775 Jobs/Housing Ratio: 2.8	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.
	Nearest police station: 1 mile Nearest fire station: 1.2 miles	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.
	Farmland consumed: No Farmland within 1 mile: 107 acres	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.
	Nearest bus stop: 0.9 miles Nearest public school: 1.4 miles Nearest public park: 0.7 miles Nearest grocery store: 0.5 miles	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.

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The site is not currently served by public transportation. The ValleyConnect 2.0 Growth scenario proposes bus service along Meridian Road with 20-minute frequencies in the peak hours to connect northwest Boise and Kuna via the Meridian Village.

The location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to the downtown Meridian Major Activity Center. This location may reduce trip length and encourage bicycle and pedestrian use. The proposal encourages non-motorized travel via a shared pathway along the Ten Mile Creek and 10' pedestrian bridge.

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

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More information about the development review process:

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