

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: Verado 3






Agency: Meridian

CIM Vision Category: Existing Neighborhood

New households: 132

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: NA Pedestrian level of stress: R- Ustick Bicycle level of stress: R-Ustick</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: 4,760 Jobs within 1 mile: 3,293 Jobs/Housing Ratio: 0.69</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: 0.4 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: No Farmland within 1 mile: 86 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: 2.9 miles Nearest public school: 0.5 miles Nearest public park: 0.5 miles Nearest grocery store: 1.5 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

The proposal meets the standards for transit oriented development, typically defined of as at least 7 dwelling units per acre. However, the site is not currently served by public transportation or future by routes. The proposal includes a 10' regional pathway along the South Slough to comply with the 2015 Meridian Pathways Network Map.

There is a project in the COMPASS FY2018-2022 Regional Transportation Improvement Program to widen Ustick Road from Meridian Road to Locust Grove Road from two-lane to a five-lane urban section with curbs, gutters, sidewalks, and bike lanes. Additional is available at:

<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

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>

