

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: VillaSport (MDA H-2018-0121)






Agency: Meridian

CIM Vision Category: Existing Neighborhood

New households: 0

New jobs: ±250

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A 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: 4,050 Jobs within 1 mile: 3,510 Jobs/Housing Ratio: 0.9</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: 3.3 miles Nearest fire station: 1.1 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: 125 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: 2.1 miles Nearest public school: 0.9 miles Nearest public park: 0.5 miles Nearest grocery store: 0.8 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 two planned transportation projects near the proposal:

- Widen Ustick Road from Meridian Road to Locust Grove Road in the City of Meridian from two-lanes to a five-lanes with curbs, gutters, sidewalks, and bike lanes, with construction in 2018 (RD202-37).
- Add one lane southbound from River Valley Street to Franklin Road in the City of Meridian, with construction in 2022 (Key Number 13349).

Additional information about the FY2018-2022 Regional Transportation Improvement Program is available at: <http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

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

Web: www.compassidaho.org

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More information about the development review process:

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



The location is an infill site, with thousands of households and jobs within a mile of the site. Infill sites with nearby services and multimodal infrastructure can mitigate the impact of increased traffic and encourage bicycle and pedestrian use.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service near Eagle Road, along Records Avenue. This bus service will extend from Boise Research Center to downtown Kuna with 20-minute frequencies in the peak hours. A second service route will run along Ustick Road, east of Eagle Road, from the Meridian Village to downtown Boise with 15-minute frequencies. Quality pedestrian connections and amenities are critical to the success of that bus service.