

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: Whitecliffe Estates (H-2018-0074)






Agency: Meridian

CIM Vision Category: Existing Neighborhoods

New households: 128

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A Pedestrian level of stress: PG13-McMillan Bicycle level of stress: PG13-McMillan</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: 4,596 Jobs within 1 mile: 1,070 Jobs/Housing Ratio: 0.2</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: >4 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: Yes Farmland within 1 mile: 170 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: 3.6 miles Nearest public school: 0.5 miles Nearest public park: 0.8 miles Nearest grocery store: 1.4 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 site is not currently served by public transportation. The ValleyConnect 2.0 Growth Scenario Conceptual Network proposes two bus routes along Linder Road. One route will connect the City of Eagle to south Meridian; the other route will provide premium service between Boise and Nampa.

The FY2018-2022 Regional Transportation Improvement Program identifies Linder Road widening (from 3 to 5 lanes) from Ustick Road to McMillan Road as a planned transportation projects near the proposal. Construction is scheduled to begin in 2021. Additional information about this project is available at:
<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

The proposal utilizes existing stub roads to promote automobile and non-motorized connectivity.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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