

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: Baraya Apartments






Agency: Meridian

CIM Vision Category: Mixed Use

New households: 240

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Franklin Bicycle level of stress: R-Franklin</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: 1,600 Jobs within 1 mile: 813 Jobs/Housing Ratio: 0.5</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: 3.2 miles Nearest fire station: 1.6 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: 755 acres Farmland Value: N/A</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: 2.5 miles Nearest public school: 1.8 miles Nearest public park: 0.8 miles Nearest grocery store: 1 mile</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 Baraya Apartments provide an opportunity for higher-density residential development near the Ten Mile Interchange future employment center. Coupled with the large-scale apartment complex on the north side of Franklin Road, there will be the critical mass needed to support future public transportation. *Communities in Motion 2040*, the regional long-range plan, proposes a bus route on both Franklin Road and Ten Mile Road with 15-minute frequencies in the peak hour and 30 to 60-minute frequencies in the off-peak hours. The east-west route will provide access to the College of Western Idaho in Nampa and Micron in Boise. Work with Valley Regional Transit on bus location and amenities and consider a safe pedestrian crossing near Umbria Hills Avenue. Currently the proposed internal sidewalks terminate at the apartment buildings; consider extending the pedestrian sidewalks to the future Umbria Hills Way.

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>

