

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: Biltmore Apartments






Agency: Boise

CIM Vision Category: Existing Neighborhood

New households: 96

New jobs: 20

Exceeds CIM forecast: Yes

	<p>CIM Corridor: None Pedestrian level of stress: R-Fairview Bicycle level of stress: R-Fairview</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: 4,484 Jobs within 1 mile: 4,520 Jobs/Housing Ratio: 1.0</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: 3.8 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: 53 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: 1 mile Nearest public school: 1.3 miles Nearest public park: 0.6 miles Nearest grocery store: 0.5 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 is a mix of residential and retail, which can reduce congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel. Currently the nearest bus stop is less than one mile away, at the intersection of Fairview Avenue and Five Mile Road. Future plans call for transit service and a transit stop on Fairview Avenue at Cloverdale Road. There is discussion in both the shorter term ValleyConnect 2.0 plan and the *Communities in Motion 2040 2.0* plan to identify Fairview Avenue as a premium transit corridor. Please coordinate with Valley Regional Transit on public transportation needs.

Consider a shared access using Dawn Place and restrict direct access to Fairview Avenue. Extending the sidewalk along the north side of Fairview Avenue could eliminate a current gap in the system and create a safer pedestrian environment.

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>

