

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: Broadview Place (SUB18-00036)






Agency: Boise

CIM Vision Category: Existing Neighborhoods

New households: 36

New jobs: 10

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: PG-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: 6,056 Jobs within 1 mile: 4,002 Jobs/Housing Ratio: 0.7</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: 2.3 miles Nearest fire station: 0.3 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: None</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: 0 miles Nearest public school: 0.3 miles Nearest public park: 0.5 miles Nearest grocery store: 0.4 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 proposal provides transit-oriented density housing near a public park, public school, and a grocery store, providing opportunities for shorter vehicular trips and more non-motorized trips. Valleyride route #7A runs along Milwaukee and Ustick Road, providing service to downtown Boise. ValleyConnect 2.0 proposes to create a Ustick Road service connecting the Village at Meridian with downtown Boise and the Boise Airport. Frequencies are proposed to be 15 minutes in peak hours as well as providing late night service. Please coordinate transit facility improvements with Valley Regional Transit (VRT). VRT has developed a *Bus Stop Location and Transit Amenities Development Guidelines* for siting new bus stops and reviewing current and bus stops. More information is available at:

<https://www.valleyregionaltransit.org/media/1377/vrtbusstopandtransitamenitiesdevelopmentguidelines.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>

