

# 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: Cloverfield Estates**






**Agency: Boise**

**CIM Vision Category: Existing Neighborhood**

**New households: 24**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Overland Road</b>            Pedestrian level of stress: <b>R—Overland</b>            Bicycle level of stress: <b>R—Overland</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>3,265</b>            Jobs within 1 mile: <b>7,396</b>            Jobs/Housing Ratio: <b>2.3</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>2.1 miles</b>            Nearest fire station: <b>1.5 miles</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>No</b>            Farmland within 1 mile: <b>38 acres</b>            Farmland Value: <b>N/A</b></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: <b>0.2 miles</b>            Nearest public school: <b>1.1 miles</b>            Nearest public park: <b>0.7 mile</b>            Nearest grocery store: <b>0.7 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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

This proposal would create additional traffic on Overland Road, currently the #19 corridor priority in the *Communities in Motion 2040* regional transportation plan. Overland Road is an important route as there are no major streets between it and I-84 throughout the corridor, so Overland Road serves an alternate route to the interstate.

However, the location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to Major Activity Centers. This location may reduce trip length and encourage bicycle and pedestrian use.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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



The site is served by bus service (Route 41) with 60-minute headways connecting to downtown Boise and the Karcher Mall in Nampa. *Communities in Motion 2040 2.0* proposes a route with 15-minute headways in the peak and 30-minute headways in the off peak hours. Work with Valley Regional Transit on potential stop amenities at this site.

The development proposes a pathway to the south along the Farmers Lateral. Consider improving the pathway to support a detour bicycle and pedestrian route connecting Overland Road and South Maple Grove Road.