

Communities in Motion 2040 2.0 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 2.0* (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 2.0 goals.

Development Name: Cole Road Apartments (PUD21-00020)






Agency: Boise

CIM Vision Category: Mixed Use

New households: 76

New jobs: 0

Exceeds CIM forecast: No

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|  | <p>CIM Corridor: Cole Road Pedestrian level of stress: PG-13 Bicycle level of stress: R</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: 5,880 Jobs within 1 mile: 13,980 Jobs/Housing Ratio: 2.4</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: 0.7 miles Nearest fire station: 1 mile</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: 0 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: 0.1 mile Nearest public school: 1 mile Nearest public park: 0.7 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 provides an opportunity for infill in an already developed area of the City of Boise with thousands of jobs within a mile of the site. Infill sites with nearby services and multimodal infrastructure can mitigate the impact of increased traffic. Additionally, it is within a walkable or bikeable distance to Major Activity Centers, such as the Boise Towne Square Mall and Saint Alphonsus Regional Medical Center. This location may reduce trip length and encourage bicycle and pedestrian use. The proposed density supports nearby bus service. Currently, Emerald Bus route #5 provides service between the Boise Towne Square Mall and downtown Boise, with a bus stop less than 100 feet to the north, which may be served by additional routes as early as 2023. The Boise Towne Square Mall also services as a major transfer center to many bus routes in the region.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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

