

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: Harris Phase 18






Agency: Boise

CIM Vision Category: Existing Neighborhoods

New households: 192

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: PG-Warm Springs Ave Bicycle level of stress: PG-Warm Springs Ave</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: 2,420 Jobs within 1 mile: 690 Jobs/Housing Ratio: 0.3</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: >4 miles Nearest fire station: 0.7 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: Yes Farmland within 1 mile: 360 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 miles Nearest public school: 0.8 miles Nearest public park: 0.7 miles Nearest grocery store: 2.7 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 in an area nearby public parks, schools, and bus service. East Warm Springs Road has a detached sidewalk providing connectivity. Riverside Elementary School is almost two miles away. Please work with the Boise School District on a safe and accessible bus pick-up and drop-off location.

The higher density is supportive of nearby bus service, which serves Harris Ranch neighborhood with stops at N Harris Ranch Road to downtown Boise. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. This proposal exceeds 25 DU/acre. Given the proximity to existing bus stops, and transit demand, Valley Regional Transit (VRT) would like to request that the developer install or consider enhanced transit amenities to serve this development. Work with VRT to identify the appropriate location and type of amenities.

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

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More information about the development review process:

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

