

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: Hinderager (12451 W Overland Rd)






Agency: Boise

CIM Vision Category: Existing Neighborhoods

New households: 8

New jobs: 50

Exceeds CIM forecast: No

	<p>CIM Corridor: Overland Pedestrian level of stress: R—Overland Bicycle level of stress: R—Overland</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: 2,701 Jobs within 1 mile: 4,507 Jobs/Housing Ratio: 1.7</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: >4 miles Nearest fire station: 1.5 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: 137 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: 1.9 miles Nearest public park: 0.6 miles Nearest grocery store: 1.3 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 Overland Road Multimodal Corridor Plan is the #19 priority in the *Communities in Motion 2040* plan. Overland Road serves as a regional corridor south of Interstate 84 and is an alternate route to the interstate. More information about the Overland Road Multimodal Corridor Plan is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/19_Overland_Multimodal.pdf

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



The location is nearby a large employment center at the intersection of Eagle Road and Overland Road. Consider automobile access that enables adjacent neighborhoods to reach the commercial pads along Overland Road from East Gala Street without adding traffic onto Overland Road. Consider pedestrian circulation that enables bicyclists and pedestrians to reach the commercial pads. One possible solution is developing the pathway to the east of the storage facility along the canal easement.