

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: The Land Group Apartments






Agency: Boise

CIM Vision Category: Transit Oriented Development

New households: 196

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Boise Avenue Pedestrian level of stress: PG Bicycle level of stress: PG-13</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: 7,510 Jobs within 1 mile: 14,720 Jobs/Housing Ratio: 2.0</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: 1.7 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: 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: 0.0 miles Nearest public school: 0.9 miles Nearest public park: 0.2 miles Nearest grocery store: 1.1 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 location is an infill site in an employment-centric area, with almost 15,000 jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to Major Activity Centers, including downtown Boise and Boise State University. This location may reduce trip length and encourage bicycle and pedestrian use.

The *Communities in Motion 2040 Vision* identifies this area as a Transit Oriented Development. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal is adjacent to an existing bus stop, which provides access to nearby Major Activity Centers. The density and location is situated to be served by public transportation and reduce vehicle trips. Valley Regional Transit (VRT) has developed a *Bus Stop Location and Transit Amenities Development Guidelines* for reviewing current and bus stops. Please work with VRT on bus stop 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>