

# 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: Lee Street Rezone**





**Agency: Boise**

**CIM Vision Category: Downtowns**

**New households: TBD**

**New jobs: TBD**

**Exceeds CIM forecast: TBD**

	<p>CIM Corridor: <b>None</b>            Pedestrian level of stress: <b>N/A</b>            Bicycle level of stress: <b>N/A</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>6,420</b>            Jobs within 1 mile: <b>43,100</b>            Jobs/Housing Ratio: <b>6.7</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>4.0 miles</b>            Nearest fire station: <b>0.5 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>0 acres</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>0.3 miles</b>            Nearest public park: <b>0.2 miles</b>            Nearest grocery store: <b>0.5 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

The proposal for a rezone to C-5DD would enable the applicant to construct multi-family housing exceeding the setbacks and building height requirements. In downtown areas, *Communities in Motion 2040 2.0* supports, “highest densities and land-use mix, including housing, office, and retail jobs. Downtowns typically are centers for culture and activity.” As there are over 43,000 jobs within one mile, this project would help provide additional housing in an area which is within a walkable distance to downtown employment, Boise State University, and other key locations. The proposal is nearby several existing and proposed bus routes which will provide opportunities for shorter vehicular trips and more non-motorized trips. Please coordinate with Valley Regional Transit on bus stop design and amenities that would accommodate future service.

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>

