

# 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: Orchard Lofts**






**Agency: Boise**

**CIM Vision Category: Mixed Use**

**New households: 23**

**New jobs: 20**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>None</b>                  Pedestrian level of stress: <b>PG—Orchard</b>                  Bicycle level of stress: <b>R—Orchard</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>4,228</b>                  Jobs within 1 mile: <b>13,690</b>                  Jobs/Housing Ratio: <b>3.2</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>2.2 miles</b>                  Nearest fire station: <b>1.9 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>                  Farmland Value: <b>N/A</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>0.1 miles</b>                  Nearest public school: <b>1.2 miles</b>                  Nearest public park: <b>0.3 mile</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 is mixed use, providing both multi-family apartments, office and retail. The location is an employment-centric area, with thousands of jobs within a mile of the site including health care facilities at the Saint Alphonsus' Regional Medical Center. The location and mixed use aspects has potential to reduce trip length and encourage bicycle and pedestrian use.

The proposal is adjacent to bus route 7 which provides service to downtown Boise with 30-minute headways, with west bound priorities. East bound service detour onto I-184 limiting a closer connecting stop to the proposed site. *Communities in Motion 2040* and the draft Valleyconnect 2.0 propose 15-minute headways or better with Fairview identified as a potential line for some form of high capacity transit, reflecting the Best-in-Class service plans identified in the Boise Transportation Action Plan.

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

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More information about the development review process:

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

