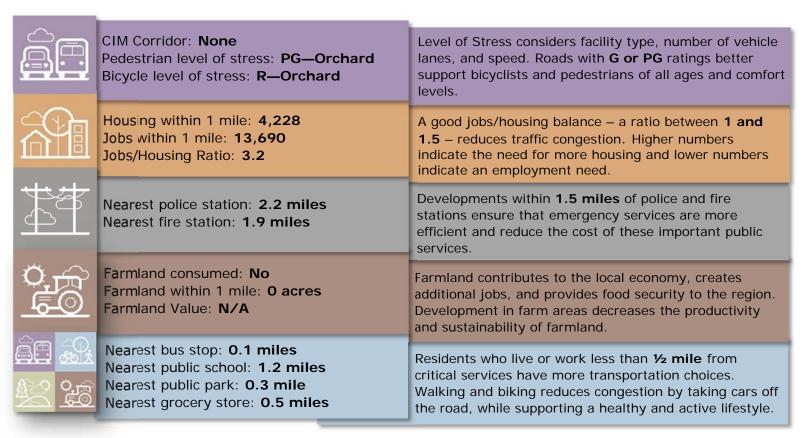
Communities in Motion 2040 Development Review

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



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:

Web: www.compassidaho.org Email info@compassidaho.org

More information about the development review process: http://www.compassidaho.org/dashboard/devreview.htm

