

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: Park Place






Agency: Boise

CIM Vision Category: Downtown

New households: 146

New jobs: 20

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: PG13—Park Ave. Bicycle level of stress: PG13—Park Ave.</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: 6,464 Jobs within 1 mile: 30,463 Jobs/Housing Ratio: 4.7</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: miles Nearest fire station: 1.4 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 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: 0 miles Nearest public school: 0.9 miles Nearest public park: 0.3 miles Nearest grocery store: 0.3 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 proposal is mixed use, providing both market rate multi-family and senior housing as well as 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 Luke’s Regional Medical Center. The location and mixed use aspects has potential to reduce trip length and encourage bicycle and pedestrian use.

The higher density is supportive of nearby bus service. Route 17 provides 60-minute frequencies connecting Warm Springs to downtown Boise. *Communities in Motion 2040 2.0* proposes additional service enabling 30-minute frequencies in the peak hours and 60-minute service in the off-peak. Broadway Boulevard is served by five different routes. Work with Valley Regional Transit on stop amenities.

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>

