

# 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: River Caddis (CAR18-00021)**





**Agency: Boise**

**CIM Vision Category: Downtown**

**New households: N/A**

**New jobs: N/A**

**Exceeds CIM forecast: N/A**

	<p>CIM Corridor: <b>N/A</b>                  Pedestrian level of stress: <b>PG - Myrtle</b>                  Bicycle level of stress: <b>R - Myrtle</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>6,701</b>                  Jobs within 1 mile: <b>42,912</b>                  Jobs/Housing Ratio: <b>6.4</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>0.1 miles</b>                  Nearest fire station: <b>1.1 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</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>0.4 miles</b>                  Nearest public school: <b>0.5 miles</b>                  Nearest public park: <b>0.1 miles</b>                  Nearest grocery store: <b>0.1 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 intent of the rezone is to enable an 8-story, mixed use development with retail and residential uses. A site plan was not provided. The proposal for high-density, mixed use development may encourage multi-modal trips and mitigate the impact of new vehicle trips generated. The proposal is in an area of downtown Boise nearby thousands of jobs as wells as public parks, schools, grocery stores, transit, and emergency services.

The site is served by several Valley Regional Transit (VRT) bus routes. VRT does not plan on using Front/Myrtle as transit routes due to the inability for pedestrians to safely cross, so ensuring quality crossings between the Broad Street and Main/Idaho is important for providing transit service. VRT has developed a *Bus Stop Location and Transit Amenities Development Guidelines* for siting new bus stops and reviewing current and bus stops. More information is available at:

<https://www.valleyregionaltransit.org/media/1377/vrtbusstopandtransitamenitiesdevelopmentguidelines.pdf>

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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

