

# 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: Storage Development (PUD19-00026)**






**Agency: Boise**

**CIM Vision Category: Existing Neighborhoods**

**New households: 127**

**New jobs: 35**

**Exceeds CIM forecast: No**

	<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>7,210</b>                  Jobs within 1 mile: <b>14,000</b>                  Jobs/Housing Ratio: <b>1.9</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>&gt;4 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 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>0.1 miles</b>                  Nearest public school: <b>0.9 miles</b>                  Nearest public park: <b>0.2 miles</b>                  Nearest grocery store: <b>0.3 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

This location is an infill site with thousands of jobs within a mile of the site. The higher density is supportive of nearby bus service. The Harris Ranch via Parkcenter route provides 30-minute frequencies during the peak hour to and from downtown Boise and along employment centers on Parkcenter Boulevard. Additionally, it is within a walkable or bikeable distance to Major Activity Centers, including downtown Boise and Boise State University as well as public parks, grocery stores, and transit services. This location may reduce trip length and encourage bicycle and pedestrian use. Students in this area would be assigned to Garfield Elementary, approximately one mile south of the site. Sidewalks are intermittent along Division Avenue, however, the Ada County Highway District has recently completed work on the Leadville Avenue Bikeway, which may be a suitable alternative route. Leadville Avenue includes traffic-calming measures and pedestrian facility improvements. Consider additional wayfinding and providing informational materials to residents of this development proposal regarding the Leadville Bikeway.

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>