

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: The Land Group Myrtle






Agency: Boise

CIM Vision Category: Downtown

New households: 243

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Myrtle St Pedestrian level of stress: R (Myrtle) Bicycle level of stress: R (Myrtle)</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: 6,950 Jobs within 1 mile: 41,310 Jobs/Housing Ratio: 5.9</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: 0.8 miles Nearest fire station: 1.1 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</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: 0.2 miles Nearest public school: 1.1 miles Nearest public park: 0.1 miles Nearest grocery store: 0.1 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 provides an opportunity for mix of housing types in an infill area in the City of Boise. Infill sites with nearby services, such as public parks, grocery stores, and nearby employment can mitigate the impact of increased traffic. The higher density is supportive of nearby bus service. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation. The proposal exceeds 130 DU/acre. The site is currently served by several bus routes. ValleyConnect 2.0 proposes additional bus service within the area. The closest bus stop is less than 1,000' from several bus routes.

Julia Davis Park is across Myrtle Street from the proposal, which provides an opportunity for health and open space for residents. However, Myrtle Street is a high-speed, high-volume roadway and crossing five lanes of traffic could be unsafe. Consider ways to provide a safe crossing of a highway at this location.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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

