

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: Aberdeen Springs






Agency: Nampa

CIM Vision Category: Existing Neighborhood

New households: 207

New jobs: 15

Exceeds CIM forecast: Yes

	<p>CIM Corridor: Amity Road Pedestrian level of stress: R Bicycle level of stress: PG</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: 2,430 Jobs within 1 mile: 938 Jobs/Housing Ratio: 0.4</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: 2.6 miles Nearest fire station: 2.7 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: Yes Farmland within 1 mile: 369 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: 1.8 mile Nearest public school: 1 mile Nearest public park: 0.4 miles Nearest grocery store: 1.5 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 would access Amity Road, a principal arterial. Amity Road is the #22 priority in the *Communities in Motion 2040* plan. Amity Road is key regional corridor. According to CIM 2040, "Amity Avenue/Amity Road are important east-west routes between Nampa and Boise through Meridian and Kuna. Few east-west roads south of I-84 extend the entire distance because of interruptions from railroad lines, irrigation canals, or other features...and it serves as an alternative route between Nampa and Meridian during high levels of congestion and delay on I-84." Consider restricting access to Mihan Lane, with no direct access to Amity Road. This will help maintain efficiency and throughput on the corridor.

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>



More information about Amity Road in CIM 2040 is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/22_LakeHazel_Amity.pdf

The proposal adds employment to a largely residential area, which can promote non-motorized trips and reduce overall automobile trip length.

Consider providing a paved pathway along the North Nampa Lateral along the property line. With safe access across South Grays Lane, this could provide a safer connection to Park Ridge Elementary School and the adjacent park.