

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: Astaire (SPP-064-20)






Agency: Nampa

CIM Vision Category: Mixed Use

New households: 220

New jobs: ±150

Exceeds CIM forecast: No

	CIM Corridors: Midland Boulevard and Cherry Lane	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.
	Housing within 1 mile: 630 Jobs within 1 mile: 4,100 Jobs/Housing Ratio: 6.5	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.
	Nearest police station: >4 miles Nearest fire station: 2.3 miles	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.
	Farmland consumed: Yes Farmland within 1 mile: 852 acres	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.
	Nearest bus stop: 0.1 miles Nearest public school: 1.8 miles Nearest public park: 2.1 miles Nearest grocery store: 0.3 miles	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.

Recommendations

Both Midland Boulevard and Cherry Lane are listed as priority, unfunded corridors in the *Communities in Motion 2040 2.0* plan. Midland Road, from Cherry Lane to US 20/26, is planned to be widened to five lanes. It is the #8 highest-ranked local unfunded corridor. Cherry Lane/Fairview Avenue, from Middleton Road to Black Cat Road, is also planned to be widened to five lanes and is the #9 local priority. More information about these corridors are available at: <https://compassidaho.org/CIM2040-2.0>. Valley Regional Transit route #42 provides regional bus service between the Happy Day Transit Center and the Boise Towne Square Mall and serves the corner of Midland Boulevard and Cherry Lane. Work with Valley Regional Transit on design that would accommodate future service. The proposal is a mix of residential and retail, which can mitigate the increase of traffic congestion by encouraging non-motorized travel and shorter trips. The mix of housing stock which may enable many types of households to live in the neighborhood.

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>

