

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: Middlebury North (SPP-097-21)






Agency: City of Nampa

CIM Vision Category: Future Neighborhoods

New households: 468

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: N/A Bicycle level of stress: N/A</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: 1,170 Jobs within 1 mile: 340 Jobs/Housing Ratio: 0.3</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: 4.3 miles Nearest fire station: 1.3 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: 1,122 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: 2 miles Nearest public school: 0.2 miles Nearest public park: 2.49 miles Nearest grocery store: 2 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 *COMPASS 2022-2028 Regional Transportation Improvement Plan* identifies several planned transportation projects near the proposal including pavement rehabilitation and construction of shared-use shoulders on Midway Road (see Figure 1) as well as the widening of Karcher Road (SH-55) in 2027 (see Figure 2).

The proposal is about 2-miles from several transit routes including a park and ride location at Karcher Mall and a bus stop at Nampa/Caldwell Blvd. & Karcher Rd. The stop is currently served by Route 40 (Nampa/Meridian Express), which provides service from Nampa to Boise State University.

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>



SH-55 (Karcher Road), Farmway Road to Middleton Road, Canyon

Regionally Significant: Inflated **TIP Achievement:**
 Key #: 22715 System Performance
 Requesting Agency: ITD Safety

Project Year: 2024
 Total Previous Allocations: \$0
 Total Programmed Budget: \$68,544
 Total Cost (Prev. + Prog.): \$68,544

Project Description

To design and acquire right-of-way in preparation to widen State Highway 55 (Karcher Road) from Farmway Road to Middleton Road in Canyon County. The project will add one travel lane in each direction to improve mobility and reduce crashes along the corridor. Construction of 10th Avenue to Middleton Road is shown under Key Number ORN23184. Construction of Farmway Road to 10th Avenue is unfunded.



Funding Source	State	Program						Local Match 100.00%	
		State Hwy - Safety & Capacity (Capacity)	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting							
2022	1,000	10,000	0	0	0	0	11,000	0	11,000
2023	0	0	14,790	0	0	0	14,790	0	14,790
2024	0	0	15,810	0	0	0	15,810	0	15,810
2025	0	0	0	0	520	5,202	5,722	0	5,722
2027	0	0	0	0	2,397	18,825	21,222	0	21,222
Fund Totals:	\$1,000	\$10,000	\$30,600	\$0	\$2,917	\$24,027	\$68,544	\$0	\$68,544

Figure 1: 2022-2028 COMPASS Transportation Improvement Plan, Key # - 22715

SH-55 (Karcher Road), 10th Avenue to Middleton Road, Construction, Canyon

Regionally Significant: Inflated **TIP Achievement:**
 Key #: ORN23184 System Performance
 Requesting Agency: ITD Safety

Project Year: 2027
 Total Previous Allocations: \$0
 Total Programmed Budget: \$39,270
 Total Cost (Prev. + Prog.): \$39,270

Project Description

Widen State Highway 55 (Karcher Road) from 10th Avenue to Middleton Road in Canyon County to improve safety and mobility. Project includes intelligent transportation system improvements (ITS). Design and right-of-way for Farmway Road to Middleton Road is shown under Key Number 22715.



Funding Source	State	Program						Local Match 100.00%	
		State Hwy - Safety & Capacity (Capacity)	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting							
2027	0	0	0	0	3,570	35,700	39,270	0	39,270
Fund Totals:	\$0	\$0	\$0	\$0	\$3,570	\$35,700	\$39,270	\$0	\$39,270

Figure 2: 2022-2028 COMPASS Transportation Improvement Plan, Key # - ORN23184

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even: