

# 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: Epic Development (202102653-ZC-DA-S-MSP)**      **Agency: Ada County**

**CIM Vision Category: Employment Center**

**New households: 0**

**New jobs: ±210**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Franklin Road</b>                  Pedestrian level of stress: <b>R</b>                  Bicycle level of stress: <b>R</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>750</b>                  Jobs within 1 mile: <b>170</b>                  Jobs/Housing Ratio: <b>0.2</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>2.9 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>Yes</b>                  Farmland within 1 mile: <b>919 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>0.2 miles</b>                  Nearest public school: <b>2 miles</b>                  Nearest public park: <b>1.3 miles</b>                  Nearest grocery store: <b>2.3 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 proposal is in a developing area at the extents of urban services. It is half a mile from McDermott Road/SH-16 which will be the Valley's first north-south expressway from Interstate 84 to Idaho 44. Construction of on and off ramps to Interstate 84 will occur in 2022 (See Key #23410). The area is currently served by bus route 40 (Nampa/Meridian Express) which runs from Happy Day Transit Center to Boise State University via Franklin Rd/I-84. The route has 30-minute frequencies in the peak hours and 45-minute frequencies in the off-peak. The site is within ¼ mile from the nearest bus stop, providing access to employment opportunities for transit riders. Work with Valley Regional Transit to accommodate future services, including the potential addition of stops to the routes 40 and 42 to directly serve this location and to improve the existing stops at Franklin Road & Black Cat Road.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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



## SH-16, I-84 to Franklin Road, Nampa

Regionally Significant:   Inflated

**TIP Achievement:**  
System Performance

Key #: 23410

Requesting Agency: ITD

Project Year: 2022

Total Previous Allocations: \$0

Total Programmed Budget: \$60,500

Total Cost (Prev. + Prog.): \$60,500

### Project Description

Construct new segment of State Highway 16 from Interstate 84 to Franklin Road in the City of Nampa. The roadway will include two lanes in each direction with on and off ramps to move traffic from Interstate 84 to northbound State Highway 16 and from State Highway 16 to east- and west-bound Interstate 84. Design and right-of-way budgeted in separate, previous project (KN 20788).



Funding Source		TECM		Program				State Hwy - Safety & Capacity (Capacity)		Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share		
2022	0	0	0	0	5,500	55,000	60,500	0	60,500		
<b>Fund Totals:</b>	\$0	\$0	\$0	\$0	\$5,500	\$55,000	\$60,500	\$0	\$60,500		

Figure 1. The FY2022-2028 COMPASS Transportation Improvement Program, Key #23410

## 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](http://www.compassidaho.org/prodserv/fiscalimpact.htm).

### Overall Net Fiscal Impact

#### Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even: 5 Years