

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: Farmstead Apartments (CUP-00222-2021)






Agency: Nampa

CIM Vision Category: Future Neighborhoods

New households: 100

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Cherry Lane Pedestrian level of stress: R Bicycle level of stress: R</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: 820 Jobs within 1 mile: 4,230 Jobs/Housing Ratio: 5.1</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 miles Nearest fire station: 2.4 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: 808 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: 0.7 miles Nearest public school: 1.9 miles Nearest public park: 2.3 miles Nearest grocery store: 1.7 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 Cherry Lane and Fairview Avenue corridor, from Middleton Road to Black Cat Road is the #9 local priority in the Communities in Motion 2040 2.0 plan. This project would widen this corridor to five lanes and include curb, gutter, sidewalks, and bike lanes but is currently unfunded.

This location is an employment-centric area, with thousands of jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to Major Activity Centers. This location may reduce trip length and encourage bicycle and pedestrian use. ValleyConnect 2.0 proposes bus service from downtown Caldwell to downtown Boise along Cherry Lane and from Caldwell to Nampa along Midland Boulevard. These bus stops would be positioned near the intersection of Cherry Lane and Midland Boulevard, approximately ¼ mile from this proposal. The higher density is supportive of future service.

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>

