

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: Greenhurst Multifamily (CUP-00232-2021)






Agency: Nampa

CIM Vision Category: Future Neighborhoods

New households: 60

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Greenhurst Road Pedestrian level of stress: PG-13 Bicycle level of stress: PG-13</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: 3,190 Jobs within 1 mile: 660 Jobs/Housing Ratio: 0.2</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: 3.3 miles Nearest fire station: 0.7 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: No Farmland within 1 mile: 193 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: 1.8 miles Nearest public school: 0.5 miles Nearest public park: 0.5 miles Nearest grocery store: 2.0 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

Greenhurst Road has been identified as the #10 local, unfunded priority in CIM 2040 2.0. This project would widen Greenhurst from two to three lanes from Southside Blvd to Happy Valley Road. There are no plans for public transportation service to this area.

Consider a public multi-use pathway along the Elijah Drain. When this pathway is completed it will provide access from southeast Nampa to Northwest Nazarene University and downtown Nampa. Providing access to the Elijah Drain pedestrian bridge would enable residents of this development better access to Osborne Park. The sidewalk is not contiguous between this location to East Valley Middle School, approximately one half mile to the east.

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>