

Communities in Motion 2040 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 (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 goals](#).

Development Name: Idaho Center Apartments (CUP123-2018)






Agency: Nampa

CIM Vision Category: Mixed Use

New households: 102

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A Pedestrian level of stress: PG-13. I.C. Blvd. Bicycle level of stress: PG-13. I.C. Blvd</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: 1,130 Jobs within 1 mile: 2,930 Jobs/Housing Ratio: 2.6</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 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: 498 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: 0.1 miles Nearest public school: 0.1 miles Nearest public park: 1 mile Nearest grocery store: 0.9 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 location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. This location may reduce trip length and encourage bicycle and pedestrian use.

The proposal provides multi-family housing near a bus route, public school, public park, and grocery store. Public transportation services is approximately 0.1 miles south at East Terra Linda Way. Three intercounty routes serve this location to the rest of the region. Valley Regional Transit would prefer to provide bus service at the corner of Birch Lane and Idaho Center Boulevard. Quality pedestrian amenities are important to the success of transit ridership. Consider safe crossing for pedestrians of Idaho Center Boulevard to enable access to the College of Western Idaho. The nearest protected crossing is at Birch Lane/Terra Linda Way, which would cause pedestrians to backtrack on the route.

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

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More information about the development review process:

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

