

# 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: Jacks Place**




**Agency: Canyon County**

**CIM Vision Category: Future Neighborhoods**

**New households: 89**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Lewis Lane</b>                  Pedestrian level of stress: <b>PG-13</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>700</b>                  Jobs within 1 mile: <b>430</b>                  Jobs/Housing Ratio: <b>0.6</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>2.8 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>893 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>2.4 miles</b>                  Nearest public school: <b>0.2 miles</b>                  Nearest public park: <b>2.1 miles</b>                  Nearest grocery store: <b>&gt;4 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

The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. Nearby services, such as schools, parks, grocery, and other services are likely accessed only by vehicle. The closest transit services are located more than two miles away. ValleyConnect 2.0 proposes two bus route that would serve south Nampa to other locations in Canyon County. The bus stops would be approximately one mile to the north when operational.

The proposal uses the existing stub roads on Castleton Avenue to promote automobile and non-motorized connectivity. However, the design would create an uninterrupted road from Ruth Lane for approximately one half of a mile. Consider redesigning to slow traffic in residential neighborhoods.

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>

