

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: Karcher Marketplace Apartments






Agency: Nampa

CIM Vision Category: Mixed Use

New households: 288

New jobs: 0

Exceeds CIM forecast: Yes

	<p>CIM Corridor: Caldwell Boulevard Pedestrian level of stress: PG-13 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: 3,320 Jobs within 1 mile: 5,680 Jobs/Housing Ratio: 1.7</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: 2.9 miles Nearest fire station: 0.5 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: 204 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: 0.2 miles Nearest public school: 1.6 miles Nearest public park: 1.8 miles Nearest grocery store: 0.5 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

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. However, some of this additional traffic can be offset by the location nearby existing public transportation, employment, and retail services. The proposal for multi-family housing near the Karcher Major Activity Center supports the *Communities in Motion 2040 2.0* Vision which encourages “a mix of residential and employment areas [to] reduce peak traffic and parking demands; work, services, and retail walkable within minutes; variety in housing stock with critical mass to promote transit services; multiple transportation options; bike and pedestrian-friendly design” in Mixed Use areas. This proposal would provide higher density, infill housing nearby an employment and retail area, which can mitigate increased congestion by encouraging short trips and non-motorized travel.

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>



The site is served by two public transportation routes, the 40 and the 52. These runs along the Nampa-Caldwell Boulevard. ValleyConnect 2.0 proposes additional bus service, with one route which would connect downtown Nampa to downtown Caldwell, a second route would connect passengers from the Happy Day Transfer Center to downtown Meridian. Please coordinate transit facility improvements with Valley Regional Transit (VRT). Nearby public schools are not within a walkable distance. Work with the Nampa School District to identify a safe and accessible location for bus pickup and turnaround and provide bicycle/pedestrian infrastructure for residents to access Caldwell Boulevard and nearby businesses.

The Caldwell-Nampa Blvd Integrated Corridor Mobility Project is the #15 local priority in the *Communities in Motion 2040 2.0* plan. This mobility project will implement strategies to optimize the safe, efficient, and reliable use of this corridor for all modes, but is currently unfunded.

Highway 55 (Karcher Road) has been programmed for improvements in the FY2020-2026 Regional Transportation Improvement Program. This project will widen Highway 55 from Midway Road to Middleton Road (Key #21867). The project will add one travel lane in each direction to improve mobility and reduce crashes along the corridor. Construction is scheduled for 2025. See attachment.

SH-55 (Eagle Road), Meridian Towne Center, Meridian

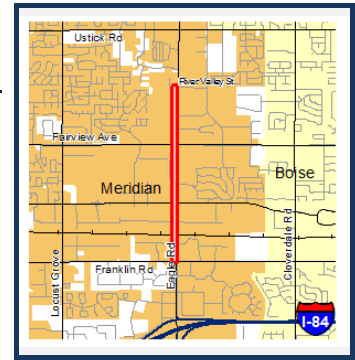
Key #: 13349

Inflated

COMPASS PM:

Congestion Reduction/System Reliability
 Freight Movement and Economic Vitality
 Transportation Safety
 Community Infrastructure

Federal PM:



Requesting Agency: Private Developer

Project Year: 2022

Total Previous Expenditures: \$145

Total Programmed Cost: \$5,000

Total Cost (Prev. + Prog.): \$5,145

Project Description : Add one lane southbound from River Valley Street to Franklin Road in the City of Meridian. The project will be constructed by the developer of the Meridian Towne Center shopping center (The Village at Meridian) using State Tax Anticipated Revenue (STAR) financing.

Funding Source		Program						Local Match	
STAR		External to ITD Financials						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	0	5,000	5,000	0	5,000
Fund Totals:	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0	\$5,000

SH-55 (Karcher Road), Midway Road to Middleton Road, Nampa

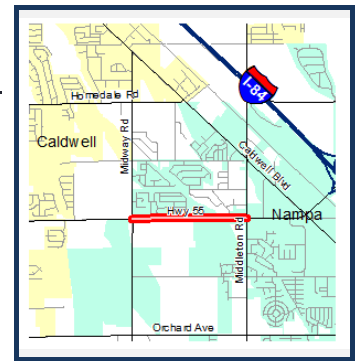
Key #: 21867

Inflated

COMPASS PM:

Congestion Reduction/System Reliability
 Transportation Safety
 Freight Movement and Economic Vitality
 Community Infrastructure

Federal PM:



Requesting Agency: ITD

Project Year: 2025

Total Previous Expenditures: \$0

Total Programmed Cost: \$6,328

Total Cost (Prev. + Prog.): \$6,328

Project Description : Widen SH-55 (Karcher Road) from Midway Road to Middleton Road in the City of Nampa. The project will add one travel lane in each direction to improve mobility and reduce crashes along the corridor.

Funding Source		Program						Local Match	
TECM		State Hwy - Safety & Capacity (Capacity)						100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2020	300	0	0	0	0	0	300	0	300
2021	0	0	306	0	0	0	306	0	306
2025	0	0	0	0	520	5,202	5,722	0	5,722
Fund Totals:	\$300	\$0	\$306	\$0	\$520	\$5,202	\$6,328	\$0	\$6,328

*PD = Preliminary Development (projects with development activity but no programmed year of construction)