

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: Karcher Village (CUP-107-2018)






Agency: Nampa

CIM Vision Category: Existing Neighborhoods

New households: 106

New jobs: 0

Exceeds CIM forecast: YES

	<p>CIM Corridor: Nampa-Caldwell Boulevard Pedestrian level of stress: PG 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: 2,162 Jobs within 1 mile: 5,494 Jobs/Housing Ratio: 2.5</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: 1.4 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: No Farmland within 1 mile: 423 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: 1.2 miles Nearest public school: 2.5 miles Nearest public park: 1.8miles Nearest grocery store: 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

The proposal fronts both State Highway 55 (Karcher Road) and the Caldwell-Nampa Boulevard (the Boulevard). Karcher Road is a regional freight corridor, connecting the valley to the west coast and is considered the #4 priority in the *Communities in Motion 2040* regional plan. The Boulevard is a key commercial arterial connecting the two largest cities in Canyon County and is considered the #9 priority in the *Communities in Motion 2040* regional plan. Good land use, transportation demand management, and access management is critical to maintain efficiencies on this corridor. More information about Karcher Road is available at: http://www.compassidaho.org/documents/prodserv/CIM2040/4_SH55_Canyon_Nampa2SR.pdf. More information about the Caldwell-Nampa Boulevard is available at: http://www.compassidaho.org/documents/prodserv/CIM2040/9_Caldwell-NampaBlvd_022618.pdf

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

Web: www.compassidaho.org

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More information about the development review process:

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



This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. However, some of the additional automobile traffic generated by this proposal may be mitigated by improved multi-modal services, including sidewalks, bicycle lanes, and public transportation. This location is currently served by three bus routes (routes 45, 52, and 55) which connect to downtown Caldwell and along the Interstate to downtown Boise.

The site plan shows two access points onto the Boulevard and two access points to Karcher Road. Increased ingress and egress locations can reduce traffic flow and make additional conflict points for pedestrians and bicyclists. Consider reducing access points to both Nampa-Caldwell Boulevard and Karcher Road.