

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: Kinghorn Place (SPP-00038-2018)






Agency: Nampa

CIM Vision Category: Future Neighborhoods

New households: 212

New jobs: 0

Exceeds CIM forecast: Yes

	CIM Corridor: N/A Pedestrian level of stress: R-Northside Bicycle level of stress: R-Northside	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.
	Housing within 1 mile: 240 Jobs within 1 mile: 150 Jobs/Housing Ratio: 0.6	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.
	Nearest police station: >4 miles Nearest fire station: 2.9 miles	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.
	Farmland consumed: Yes Farmland within 1 mile: 1,636 acres	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.
	Nearest bus stop: 3.6 miles Nearest public school: 0.1 miles Nearest public park: 2.4 miles Nearest grocery store: 3.7 miles	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.

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as employment centers parks, emergency services, grocery, and other stores are likely accessed only by vehicle. The site is not currently served by public transportation and there are no plans for public transportation at this location.

The applicant proposes a pathway along Mason Creek per the 2011 Nampa Bike\Ped Plan and detached sidewalks along the south side of Spruce Street to enable safety access to East Canyon Elementary. Consider providing a pedestrian crossing of Northside Boulevard, which is currently posted at 50 miles per hour.

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>

