

# 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: Maple Leaf (ANN-183-20)**






**Agency: Nampa**

**CIM Vision Category: Existing Neighborhoods**

**New households: 94**

**New jobs: ±15**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>None</b>                  Pedestrian level of stress: <b>N/A</b>                  Bicycle level of stress: <b>N/A</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>1,440</b>                  Jobs within 1 mile: <b>4,970</b>                  Jobs/Housing Ratio: <b>3.5</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>3.2 miles</b>                  Nearest fire station: <b>1 mile</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>No</b>                  Farmland within 1 mile: <b>156 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>1.2 miles</b>                  Nearest public school: <b>2.3 miles</b>                  Nearest public park: <b>2.1 miles</b>                  Nearest grocery store: <b>0.3 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 location is an infill site in an employment-centric area, with thousands of jobs within a mile of the site. Additionally, it is within a walkable or bikeable distance to Major Activity Centers, such as the Nampa Gateway and the College of Western Idaho. This location may reduce trip length and encourage bicycle and pedestrian use. The higher density is supportive of bus route #51 with a stop on Garrity Lane, approximately ½ mile to the west.

The proposal is a mix of residential and retail, which can reduce mitigate the increase in traffic congestion by encouraging non-motorized travel. Sidewalks and bikelanes to the grocery store and bus stop to the west and a safe crossing of Stamm Lane to the Nampa Gateway is critical for encouraging safe bicycle and pedestrian travel. Consider requiring a public road with stubs to the south for future connectivity.

More information about COMPASS and *Communities in Motion 2040 2.0*:

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More information about the development review process:

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

