

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: Mattingly Creek (SPP-00032-2018)






Agency: Nampa

CIM Vision Category: Existing Neighborhood

New households: 22

New jobs: 0

Exceeds CIM forecast: No

	CIM Corridor: N/A Pedestrian level of stress: PG-13-Orchard Bicycle level of stress: R-Orchard	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: 4,480 Jobs within 1 mile: 2,970 Jobs/Housing Ratio: 0.7	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: 3.3 miles Nearest fire station: 0.6 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: No Farmland within 1 mile: 343 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: 1.7 miles Nearest public school: 0.8 miles Nearest public park: 2.7 miles Nearest grocery store: 1.3 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

The nearest bus stop is approximately 1.5 miles away at the Karcher Mall. Karcher Mall provides service to several inter-county routes. ValleyConnect 2.0 identifies a new route with service at Orchard Avenue and Midland Road, approximately ½ mile away. This bus route would provide hourly service from Caldwell to Nampa via Ustick Road and Midland Blvd.

The adjacent neighborhood appears to provide two stub roads to the subject property. Using these stub roads can provide would reduce the walking distance of the nearby residents to Orchard Road and future transit service by half.

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>

