

# 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: Pardoe**





**Agency: Nampa**

**CIM Vision Category: Future Neighborhoods**

**New households: 260**

**New jobs: 0**

**Exceeds CIM forecast: YES**

	<p>CIM Corridor: <b>Cherry Lane</b>                  Pedestrian level of stress: <b>R-Cherry</b>                  Bicycle level of stress: <b>R-Cherry</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>418</b>                  Jobs within 1 mile: <b>3,532</b>                  Jobs/Housing Ratio: <b>8.5</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>&gt;4 miles</b>                  Nearest fire station: <b>2.4 miles</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>Yes</b>                  Farmland within 1 mile: <b>956 acres</b>                  Farmland Value: <b>N/A</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>1.8 miles</b>                  Nearest public school: <b>1.6 miles</b>                  Nearest public park: <b>2.2 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

This property will get access to Cherry Lane, which is a vital east-west regional corridor and is identified as the #21 priority in the region in the *Communities in Motion 2040* transportation plan. This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands.

The layout of the site allows for easy movement of pedestrians and bicyclists. However, the access road to the south, which provides connection to Midland Boulevard has no pedestrian infrastructure. Consider pathways stubs to the east to provide safe future connectivity.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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



*Communities in Motion 2040 2.0* identifies a future east/west bus route along Cherry Lane connecting downtown Caldwell to the College of Western Idaho campus with 30-minute in the peak hour headways and 60-minute off-peak headways. A future north/south high performance route will run approximately ¼ mile east along Midland Boulevard, connecting the City of Middleton with south Nampa.