

# 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: Pheasant Meadows**






**Agency: Nampa**

**CIM Vision Category: Existing Neighborhoods**

**New households: 101**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Happy Valley</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>1,857</b>                  Jobs within 1 mile: <b>976</b>                  Jobs/Housing Ratio: <b>0.5</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>2.6 miles</b>                  Nearest fire station: <b>1.2 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>No</b>                  Farmland within 1 mile: <b>371 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>0.5 miles</b>                  Nearest public park: <b>0.4 miles</b>                  Nearest grocery store: <b>1.6 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 proposal would create additional traffic on Happy Valley Road, currently the #31 corridor priority in the *Communities in Motion 2040* regional transportation plan. Happy Valley Road serves eastern Nampa connecting to the Garrity Boulevard/I-84 Interchange and is an alternate route to 12th Avenue/State Highway 45.

The site is within a walkable distance to Park Ridge Elementary School and the adjacent public park. However, Grays Lane has crossing difficulties. Consider a signalized pedestrian crossing of Grays Lane at Park Ridge Drive to encourage safety. There is no current transit service in this location. *Communities in Motion 2040 2.0* proposes bus service on Victory Rd connecting downtown Nampa to the Boise Airport with 15-minute frequencies in the peak hours and 30-minute service in the off peak hours.

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>

