

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: Sonata Pointe West

Agency: Nampa

CIM Vision Category: Future Neighborhoods

New households: 118

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: None Pedestrian level of stress: PG-13-Lone Star Rd Bicycle level of stress: R-Lone Star Rd</p>	<p>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.</p>
	<p>Housing within 1 mile: 2,010 Jobs within 1 mile: 270 Jobs/Housing Ratio: 0.1</p>	<p>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.</p>
	<p>Nearest police station: 3.2 miles Nearest fire station: 2.3 miles</p>	<p>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.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 899 acres</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: 2.9 miles Nearest public school: 0.4 miles Nearest public park: 0.8 miles Nearest grocery store: 1.2 miles</p>	<p>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.</p>

Recommendations

The proposal consumes farmland and is on the fringe of urban development. This location is removed from employment centers and services. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location.

The proposal is less than ½ mile from Middleton Road, which is the #6 unfunded local priority in the *Communities in Motion 2040* plan. As funding allows, Middleton Road, between Greenhurst Road to State Highway 44, will be widened to five lanes with curb, gutter, sidewalks, and bike lanes.

The proposal provides stub roads to promote connectivity to future development to the west. The proposed pathway connections are critical to providing access to Lone Star Middle School to prevent students from using Lone Star Road, an arterial roadway.

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>