

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: Station at Gateway 2 (ANN-192-2021)






Agency: Nampa

CIM Vision Category: Existing Neighborhoods

New households: 110

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Happy Valley Road Pedestrian level of stress: PG-13 Bicycle level of stress: PG-13</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: 1,510 Jobs within 1 mile: 4,020 Jobs/Housing Ratio: 2.7</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: 3.1 miles Nearest fire station: 0.6 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: No Farmland within 1 mile: 136 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: 1.3 miles Nearest public school: 1.8 miles Nearest public park: 2.2 miles Nearest grocery store: 0.4 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

Happy Valley Road, from Greenhurst Road to Stamm Lane is identified as the #5 local, unfunded priority in the *Communities in Motion 2040 2.0* plan. Happy Valley is planned to be widened from two to five lanes, including curb, gutter, sidewalks, and bike lanes. This development is within a walkable or bikeable distance to thousands of jobs in the area, including the Nampa Gateway Center and the Idaho Center. This proposal is currently served by a regional bus route from Nampa to Boise with a stop approximately ½ mile west at Garrity Boulevard and Stamm Lane. ValleyConnect 2.0 proposes a bus route from downtown Nampa to downtown Boise with 15-minute service in the peak hours. The location nearby employment centers and public transportation may help to mitigate increased traffic congestion by decreasing the amount of single occupancy vehicle trips on the transportation network and encourage non-motorized travel.

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>

