

# 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: Whispering Pines**






**Agency: Nampa**

**CIM Vision Category: Existing Neighborhoods**

**New households: ±100**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Northside Blvd</b>                  Pedestrian level of stress: <b>R</b>                  Bicycle level of stress: <b>R</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>2,500</b>                  Jobs within 1 mile: <b>6,010</b>                  Jobs/Housing Ratio: <b>2.4</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>1.4 miles</b>                  Nearest fire station: <b>1.3 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>181 acres</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>0.6 miles</b>                  Nearest public school: <b>2.1 miles</b>                  Nearest public park: <b>0.4 miles</b>                  Nearest grocery store: <b>0.7 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

The proposal would likely increase the affordable housing in an infill location, which is nearby thousands of jobs, along a bus route, and nearby to services such as a grocery store and a public park. This location may reduce trip length and encourage bicycle and pedestrian use. This proposal provide a density needed to support public transportation services. The site is currently served by bus service which runs along Northside Boulevard, with a bus stop approximately ½ mile north of the property. This route provides access from the Happy Day Transfer Center to downtown Boise. ValleyConnect 2.0 proposes additional bus frequency and changing the route to provide connections to the Boise Airport and Micron. Work with the Nampa School District to provide a safe, accessible location for school bus pick-up and drop-off on Gateway Street, rather than on Northside Boulevard.

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>

