

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: Wylie Apartments (CUP-201-20)






Agency: Nampa

CIM Vision Category: Mixed Use

New households: 60

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A Pedestrian level of stress: N/A Bicycle level of stress: N/A</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: 1,570 Jobs within 1 mile: 7,640 Jobs/Housing Ratio: 4.9</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 miles Nearest fire station: 1.9 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: 405 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: 0.2 miles Nearest public school: 2.5 miles Nearest public park: 2.1 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 is in an area identified in *Communities in Motion 2040 2.0* as Mixed Use. The proposal helps meet the category by providing high-density residential nearby existing employment centers and retail services, which can reduce mitigate the impact of congestion by encouraging short vehicular trips and non-motorized travel. However, public schools and public parks are several miles from this location. Consider providing sufficient outdoor recreational space and a safe location for school district busing needs. The site is served by public transportation (Route #52) less than ¼ mile away at the intersection of Karcher Road and Marketplace Boulevard with hourly service to downtown Caldwell and downtown Nampa. Considering pedestrian connectivity from this site to the north and east to reduce the pedestrian route to public transportation stops in the area.

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>

