



## Working together to plan for the future

July 5, 2016

Norm Holm, Director  
Nampa Planning & Zoning Department  
411 3rd Street South  
Nampa, ID 83651

**Re: Southwest Idaho Treatment Center Development Checklist**

Dear Mr. Holm:

On June 15, 2016, the Community Planning Association of Southwest Idaho (COMPASS) received the City of Nampa's request for a Comprehensive Plan Future Land Use Map amendment and rezone of the Southwest Idaho Treatment Center area. As a member service, COMPASS provides development review checklists to assist member agencies evaluate consistency of proposed development with the goals in the regional long-range transportation plan for Ada and Canyon Counties: *Communities in Motion 2040* (CIM 2040). CIM 2040 was developed collaboratively with land use and transportation agencies throughout the Treasure Valley and the demographic forecasts for households and jobs in CIM 2040 are based upon the approved comprehensive plans of the cities and counties.

Attached is the development review checklist for the Southwest Idaho Treatment Center property. Important highlights the City of Nampa may consider during its review process include:

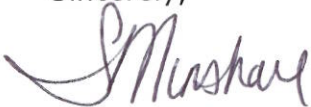
- The proposed development is anticipated to create about 3,400 more jobs than forecasted for the area. This could place a tremendous demand on the transportation system, whereas system improvements to accommodate that level of employment have not been planned for as they were not anticipated during the development of the region's long range transportation plan. If the proposal passes, COMPASS and Nampa will need to reconcile the forecasted demographics for the area and include capital improvements needed from the developer's Traffic Impact Study in the next long range transportation plan.
- The application states the development will include a "Transit Center" at an undetermined location on the property. In 2015, COMPASS developed a public transportation network as part of the long range plan. This network is in the process of being further refined in the long range plan update (*Communities in Motion 2040 2.0*). While high frequency services were identified for Idaho Center Boulevard, no services or amenities were planned in the Southwest Idaho Treatment Center area. It is important to note this is primarily due to the planned density and land uses previously assumed at these locations.

- Ongoing evaluation of a high capacity transit corridor parallel I-84 is ongoing. While specific alignments and transit modes have not been selected, it is important to note one potential option for high capacity transit runs along the northern boundary of the subject property. Currently, a station location is proposed at the College of Western Idaho Campus/Idaho Center Blvd area. It will be critical to maintain compatible land uses and access to this potential location. If the applicant desires another transit center location, please coordinate closely with Valley Regional Transit and COMPASS in the refinement of the future public transportation network update, which will be solidified in the next six months.
- The Complete Streets Level of Service (CSLOS) scorecard (included in the checklist) is an estimation of the anticipated bicycle, pedestrian and transit traffic level of comfort on an arterial roadway. The scorecard was completed using the assumption that the main east-west road connecting Franklin Road to Karcher Road would be a 5 lane facility. COMPASS can provide a similar analysis with alternative street designs or for other roadways. If you have questions on this analysis please call.
- To meet the policies of the 2011 City of Nampa Bicycle and Pedestrian Master Plan consider preserving easements along the Union Pacific Railroad line of the project as this rail line is being considered for future adjacent Rails with trails efforts. Nampa participates in the regional Rails with Trails consortium led by COMPASS. Preservation of these easements is a fantastic way to provide these regional connections. Additionally, the City of Nampa Bicycle and Pedestrian Master Plan highlights future shared bike lanes along 11th Avenue.

The checklist provided is not intended to be comprehensive, but provides a starting point for bridging local and regional planning. COMPASS looks forward to working with the City of Nampa, Idaho Transportation Department, and Valley Regional Transit regarding the conceptual master plan for the Southwest Idaho Treatment Center.

Please contact Carl Miller at [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org) or (208) 475-2239 if you have any questions regarding the attached information or would like additional information.

Sincerely,



Sabrina C. Minshall  
Director of Planning

Attachment: Southwest Idaho Treatment Center Development Checklist

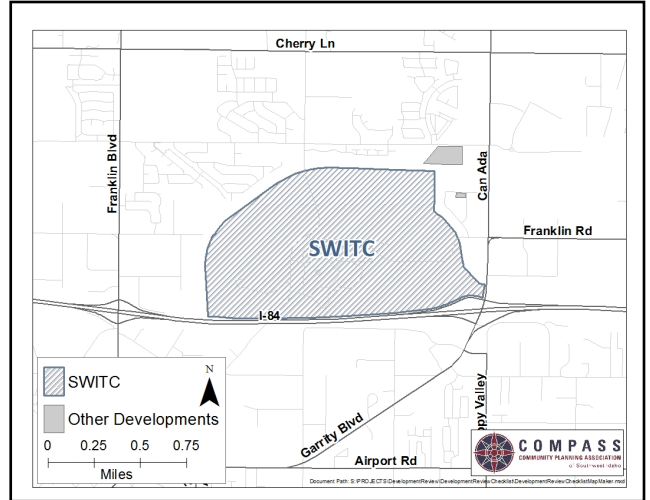
pc: Karla Nelson  
Jeff Barnes  
Len Grady  
Clair Bowman  
Amy Schroeder

T:\FY16\600 Projects\620 Demographics and Growth Monitoring\Development Monitoring\Development Tracking\Developments\Nampa SWITC Comp Plan Amend Req

# Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist 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. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).



[Click here to view enlarged map](#)

Name of Development: \_\_\_\_\_

Summary: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown                       Employment Center                       Existing Neighborhood                       Foothills  
 Future Neighborhood                       Mixed Use                       Prime Farmland                       Rural  
 Small Town                       Transit Oriented Development

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

## Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

## Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

[www.compassidaho.org](http://www.compassidaho.org)

Email: [info@compassidaho.org](mailto:info@compassidaho.org)

Telephone: (208) 475-2239



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Southwest Idaho

# Communities in Motion 2040 Development Checklist

## Transportation

- Attached  N/A An Area of Influence Travel Demand Model Run is attached.  
 Yes  No  N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

### Comments:

- Yes  No  N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

### Comments:

- Yes  No  N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

### Comments:

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- Attached  N/A Complete Streets LOS scorecard is attached.  
 Yes  No  N/A The proposal maintains or improves current automobile LOS.  
 Yes  No  N/A The proposal maintains or improves current bicycle LOS.  
 Yes  No  N/A The proposal maintains or improves current pedestrian LOS.  
 Yes  No  N/A The proposal maintains or improves current transit LOS.  
  
 Yes  No  N/A The proposal is in an area with a [Walkscore](#) over 50.

## Housing

- Yes  No  N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)  
 Yes  No  N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)  
 Yes  No  N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)  
 Yes  No  N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

## Community Infrastructure

- Yes  No  N/A The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)  
 Yes  No  N/A The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)  
 Yes  No  N/A The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

## Health

- Yes  No  N/A The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)  
 Yes  No  N/A The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)  
 Yes  No  N/A The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)  
 Yes  No  N/A The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

## Economic Development

- Yes  No  N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)  
 Yes  No  N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

## Open Space

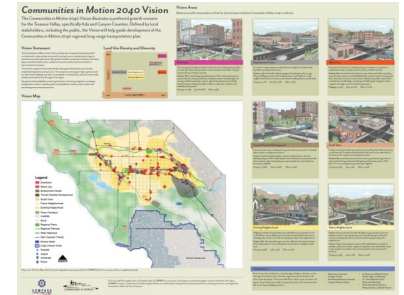
- Yes  No  N/A The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)  
 Yes  No  N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

## Farmland

- Yes  No  N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)  
 Yes  No  N/A The proposal is outside prime farmland. (**Goal [8.2](#)**)

## Communities in Motion 2040 Complete Streets Scorecard

The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.



Street	Mode	5-lane roadway	5-lane with sidewalk	5-lane with sidewalk with bicycle lane
		Link LOS	Link LOS	Link LOS
Franklin to Karcher	Transit	F	F	F
Idaho Center Boulevard to Franklin Boulevard	<b>Bike</b>	<b>D</b>	<b>D</b>	<b>B</b>
	<b>Ped</b>	<b>E</b>	<b>C</b>	<b>C</b>
Highway Capacity Manual 2010 Methodologies				

More information on  
COMPASS and  
*Communities in Motion*  
2040 can be found at:



[www.compassidaho.org](http://www.compassidaho.org)



# Communities in Motion 2040 Checklist User Guide

**C**ommunity Planning Association of Southwest Idaho (COMPASS) is a forum for regional collaboration that helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play, and travel. COMPASS serves as the metropolitan planning organization (MPO) for Ada and Canyon Counties, Idaho. More information about COMPASS can be found [here](#).

**C**IM 2040 describes the current transportation system, outlines what is needed to accommodate future growth, explores how to fund future transportation needs, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments. More information about the CIM 2040 can be found [here](#).

**H**ighlighted text indicates that there is a hyperlink to a document on the internet that further explains the background, topic, or methodology used to develop the information.

**Y**es and no answers to each of the 8 CIM 2040 elements have been developed to indicate how well a development aligns with the goals and vision of CIM. More information about the eight CIM 2040 goals, objectives, and tasks can be found [here](#) and are:

- Transportation
- Land Use
- Housing
- Community Infrastructure
- Health
- Economic Development
- Open Space
- Farmland

**Q**R Codes (or Quick Response Codes) can be scanned with personal electronic device, such as a cell phone or tablet, to open a web page. The QR code on the CIM 2040 land development checklist will take the user to the COMPASS home page ([www.compassidaho.org](http://www.compassidaho.org)).

### Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist 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. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on July 21, 2014.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** \_\_\_\_\_

**Summary:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Land Use**  
In which of the [CIM 2040 Vision Areas](#) is the proposed development? (Goal 2.1)?

Downtown     Employment Center     Existing Neighborhood     Foothills  
 Future Neighborhood     Mixed Use     Prime Farmland     Rural  
 Small Town     Transit Oriented Development

Yes    No    N/A The proposal is within a CIM 2040 Major Activity Center. (Goal 2.3)

**Neighborhood (Transportation Analysis Zone) Demographics**

Existing		Existing + Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs


Yes    No    N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Goal 2.1)

**Area (Adjacent Transportation Analysis Zone) Demographics**

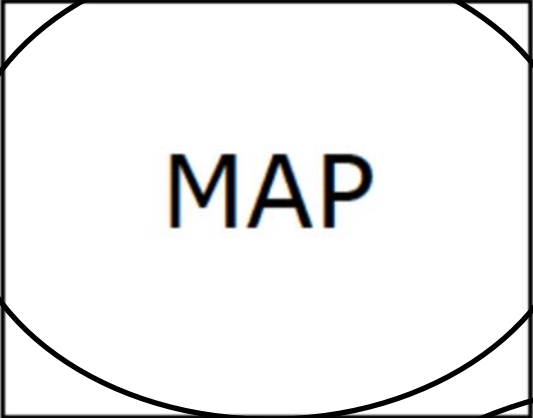
Existing		Existing + Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

Yes    No    N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Goal 2.1)

More information on COMPASS and *Communities in Motion 2040* can be found at:  
[www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239



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**L**ocation map highlights the location of the proposed development and the nearby 2040 functionally classified roadways. Functional street classification groups roads into classes according to the character of service they are intended to provide. More information on functional classification can be found [here](#).

**C**IM 2040 Vision Areas highlight the general vision for how the region will grow. Each typology describes different uses and densities as well as approaches to promoting housing, economic development, open space, farmland, health, and community infrastructure. More information about the CIM 2040 Vision is found [here](#).

**M**ajor Activity Centers (MACs) are important trip generators and are logical destinations for public transit service. MACs tend to increase productivity and support economic development, reduce land consumption and sprawl, and provide options for those that are carless. More information about Major Activity Centers can be found [here](#).

**T**raffic Analysis Zones (or TAZs) are designated areas used for travel demand modeling. CIM 2040 was developed using TAZs at the core unit of geography. "Neighborhood demographics" refer to the exact TAZs where the development will occur, while "area demographics" refer to the neighborhood TAZs plus TAZs adjacent to the development area to provide an overview of the impact on the broader area. More information about the regional travel demand model can be found [here](#).

**C**OMPASS staff welcome the opportunity to discuss *Communities in Motion*, the checklist, or specific development proposals with stakeholders. Please feel free to contact us at to schedule an appointment using the phone number/email address to the left. More information on the COMPASS member service can be found [here](#).

# Communities in Motion 2040 Checklist User Guide

**A**rea of Influence travel demand model runs summarize the impact of the proposed development on the transportation network. More information on the travel demand model can be found [here](#).

**C**omplete Streets Level of Service (CSLOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) according to those modes. COMPASS conducts CSLOS analysis for developments on arterial roads when a traffic impact study is provided. A separate CSLOS worksheet will be provided as applicable. More information on the Complete Streets can be found [here](#).

**A**"location affordability portal" has been developed to determine housing and transportation costs. On average, in Ada and Canyon Counties, 26% of household income is spent on transportation. Developing in areas with existing employment and services will enable households to save on transportation costs." Developing in areas with employment and services will enable households to save. More information on the location affordability portal is available [here](#).

**I**nfill development is using land within already developed areas and meets the following criteria:

- At least 1 job/per acre within 1 mile of the development
- Within city limits (or enclave)
- Within ¼ mile of at least one of the following: public school, public park, transit stop, or retail center.

More information on infill can be found [here](#).

**P**rime Farmland areas were designated in the CIM 2040 Vision as areas to preserve to enable agricultural production. While not all farmland will be able to be preserved over the next three decades, areas with prime soils and without urban infrastructure are key candidates for preservation. More information about the CIM 2040

### Communities in Motion 2040 Development Checklist

**Transportation**  
 Attached  N/A An Area of Influence Travel Demand Model Run is attached.  
 Yes  No  N/A There are relevant projects in the current [Regional Transportation Improvement Projects](#) (TIP) within one mile of the development.

**Comments:**  
 Yes  No  N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

**Comments:**  
 Yes  No  N/A This proposal supports Valley Regional Transit's [Bus Stop Location and Transit Amenities Development Guidelines](#).

**The Complete Streets Level of Service (LOS) scoring based on the proposed development will be provided on an separate worksheet (Goals 1.1, 1.2, 1.3, 1.4, 2.4):**

Attached  N/A Complete Streets LOS scorecard is attached.  
 Yes  No  N/A The proposal maintains or improves current automobile LOS.  
 Yes  No  N/A The proposal maintains or improves current bicycle LOS.  
 Yes  No  N/A The proposal maintains or improves current pedestrian LOS.  
 Yes  No  N/A The proposal maintains or improves current transit LOS.

Yes  No  N/A The proposal is in an area with a [Walkscore](#) over 50.

**Housing**  
 Yes  No  N/A The proposal adds [compact housing](#) over seven residential units per acre. (Goal 2.3)  
 Yes  No  N/A The proposal is a mixed-use development or in a mixed-use area. (Goal 3.1)  
 Yes  No  N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (Goal 3.1)  
 Yes  No  N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (Goal 3.1)

**Community Infrastructure**  
 Yes  No  N/A The proposal is infill development. (Goals 4.1, 4.2)  
 Yes  No  N/A The proposal is within or adjacent to city limits. (Goals 4.1, 4.2)  
 Yes  No  N/A The proposal is within a city area of impact. (Goals 4.1, 4.2)

**Health**  
 Yes  No  N/A The proposal is within 1/4 mile of a transit stop. (Goal 5.1)  
 Yes  No  N/A The proposal is within 1/4 mile of a public school. (Goal 5.1)  
 Yes  No  N/A The proposal is within 1/4 mile of a grocery store. (Goal 5.1)  
 Yes  No  N/A The proposal is within 1/4 mile of a park and ride location. (Goal 5.1)

**Economic Development**  
 Yes  No  N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (Goal 3.1)  
 Yes  No  N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (Goal 6.1)

**Open Space**  
 Yes  No  N/A The proposal is within a 1/4 mile of a public park. (Goal 7.1)  
 Yes  No  N/A The proposal provides at least 1 acre of parks for every 35 housing units. (Goal 7.1)

**Farmland**  
 Yes  No  N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (Goals 4.1, 8.2)  
 Yes  No  N/A The proposal is outside prime farmland. (Goal 8.2)

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**T**he Regional Transportation Improvement Program (TIP) is a short-range (3-5 year) capital improvement program (budget) of transportation projects consistent with federal regulations and area policies and strategies. The TIP lists all projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant. The TIP represents the transportation improvement priorities of the region and is required by federal law. Relevant projects include those that improve capacity or function of road; studies are not included. More information on the TIP can be found [here](#).

**V**alley Regional Transit's Bus Stop Location and Transit Amenities Development Guidelines help in designing and placing transit facilities/amenities. These guidelines are to be considered in within the context of the overall location and project. More information about the guidelines can be found [here](#).

**W**alkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent." More information on the Walkscore can be found [here](#).

**C**ompact housing, in certain locations, can be an effective way to reduce housing burdens; promote walking, biking, and transit use; reduce infrastructure costs; and preserve valuable prime farmland. Examples of successful compact housing projects in the region can be found [here](#).

**W**hile individuals differ, most studies indicate that people are willing to walk up to 1/4 mile for transit, parks, schools, and grocery stores. After that walk distance, most travel is made by motorized vehicles. A map highlighting walkability to key landmarks is found [here](#).

**P**rime farmland is defined as having irrigable soils and water rights. More information on the farmland preservation can be found [here](#).

# Communities in Motion 2040 Vision

The *Communities in Motion 2040* Vision illustrates a preferred growth scenario for the Treasure Valley, specifically Ada and Canyon Counties. Defined by local stakeholders, including the public, the Vision will help guide development of the *Communities in Motion 2040* regional long-range transportation plan.

## Vision Statement

The *Communities in Motion 2040* Vision provides new housing and jobs along transit corridors and in major activity centers with a strong focus on maintaining the region's recreation and open space areas. New growth would be comprised of a variety of housing types, served by infrastructure, nearby services, and outside of prime farmland or environmental constraints.

This scenario supports local comprehensive plan goals and densities, and includes entitled developments as of July 2012. This scenario would support high-capacity transit for State Street (Highway 44) and a route parallel to Interstate 84, as well as multimodal infrastructure and services throughout the region.

Key goals include walkability, preserving farmland, minimizing congestion, increasing transportation options, improving jobs-housing balance, better access to parks, and maintaining environmental resources.

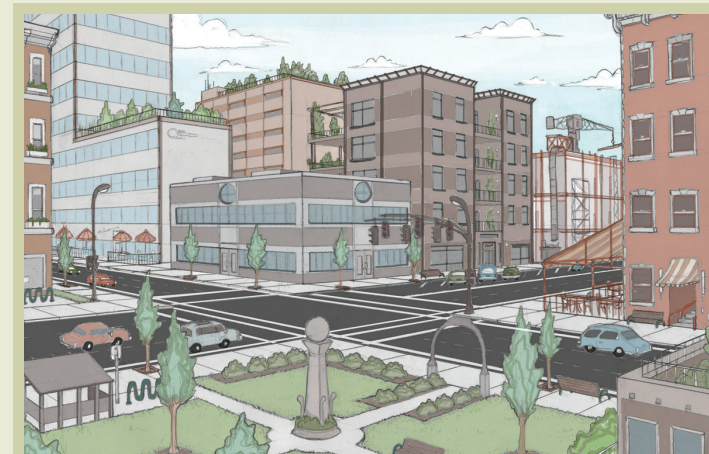
## Vision Map

### Land Use Density and Diversity



## Vision Areas

Below are possible interpretations of how the land use types included in *Communities in Motion 2040* could look.



### Downtown

This area supports the highest densities and land-use mix, including housing, office, and retail jobs. Downtowns typically are centers for culture and activity. Complete streets for all users would be a priority.

**Features:** Mixed-use buildings, typically with ground-floor retail; restaurants and eateries with patio seating; pocket parks and plazas; variety in building height and massing; multiple transportation options; right-sized parking areas; mix of high-density housing, including affordable, workforce, market rate, and luxury; and redevelopment potential.

Housing: 20-40% Jobs: 60-80% Other: 5-15%



### Employment Center

A center for mostly employment-related business. Freight and mobility would typically be prioritized in these areas.

**Features:** Light industrial/manufacturing aligned along freight routes; energy-efficient buildings; perimeter office buildings serve as noise buffers to nearby neighborhoods; transit connections; eateries within walking distance; pocket parks.

Housing: 0-20% Jobs: 80-100% Other: 5-15%

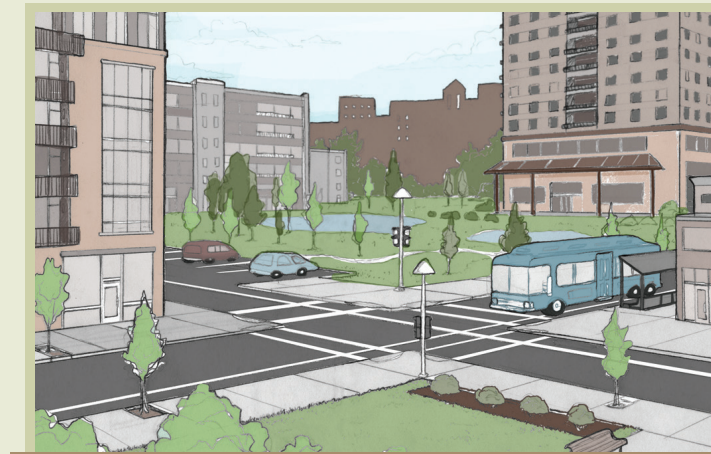


### Mixed Use

Horizontal mix of land uses, including housing and employment, spread out in relatively low density. Complete streets for all users would be a priority.

**Features:** Mix of residential and employment areas reduce peak traffic and parking demands; work, services, and retail walkable within minutes; variety in housing stock with critical mass to promote transit services; multiple transportation options; bike- and pedestrian-friendly design; road design and traffic signals managed to reduce congestion; frontage or service road when appropriate.

Housing: 20-50% Jobs: 50-70% Other: 10-20%

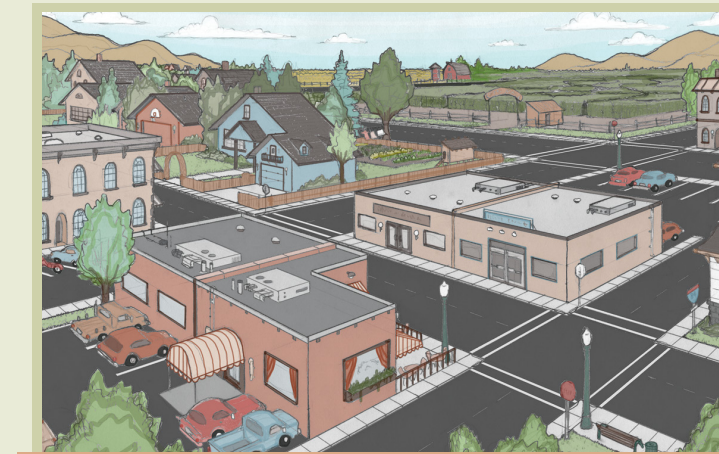


### Transit Oriented Development

Vertical mix of land uses, including housing and employment spread out in relatively higher densities, enabling transit services.

**Features:** Variety of building heights; moderate to high densities; mixed-use buildings with ground-floor retail; adaptive reuse/redevelopment potential; pocket parks and plazas; right-sized parking areas; appropriately sized roads; bike lanes; transit stops; sidewalks.

Housing: 20-80% Jobs: 20-80% Other: 10-25%



### Small Town

Smaller and rural towns with opportunities for sustainable growth while maintaining a small-town feel. Primarily residential but with local services and mostly reliant on the urban area for employment and regional amenities.

**Features:** Main street businesses serve local needs; opportunities for agri-tourism; park and ride lots; larger back yards with gardens provide local produce; "third places" for community gatherings; proximity to highway.

Housing: 75-95% Jobs: 5-15% Other: 10-25%



### Existing Neighborhood

Neighborhoods with existing development, with different opportunities for reuse and infill than in future developments. Primarily housing but with a few services, including parks, schools, and small-scale shopping to support the neighborhood.

**Features:** Mix of housing styles, ages, and costs; infill potential; retail and services within walking distance; community gardens; transit options; sidewalks and bike lanes.

Housing: 75-95% Jobs: 5-15% Other: 10-25%



### Future Neighborhood

Neighborhoods projected to be built, with different opportunities for planned development than in existing developments. Primarily housing but with a few services, including parks, schools, and small-scale shopping to support the neighborhood.

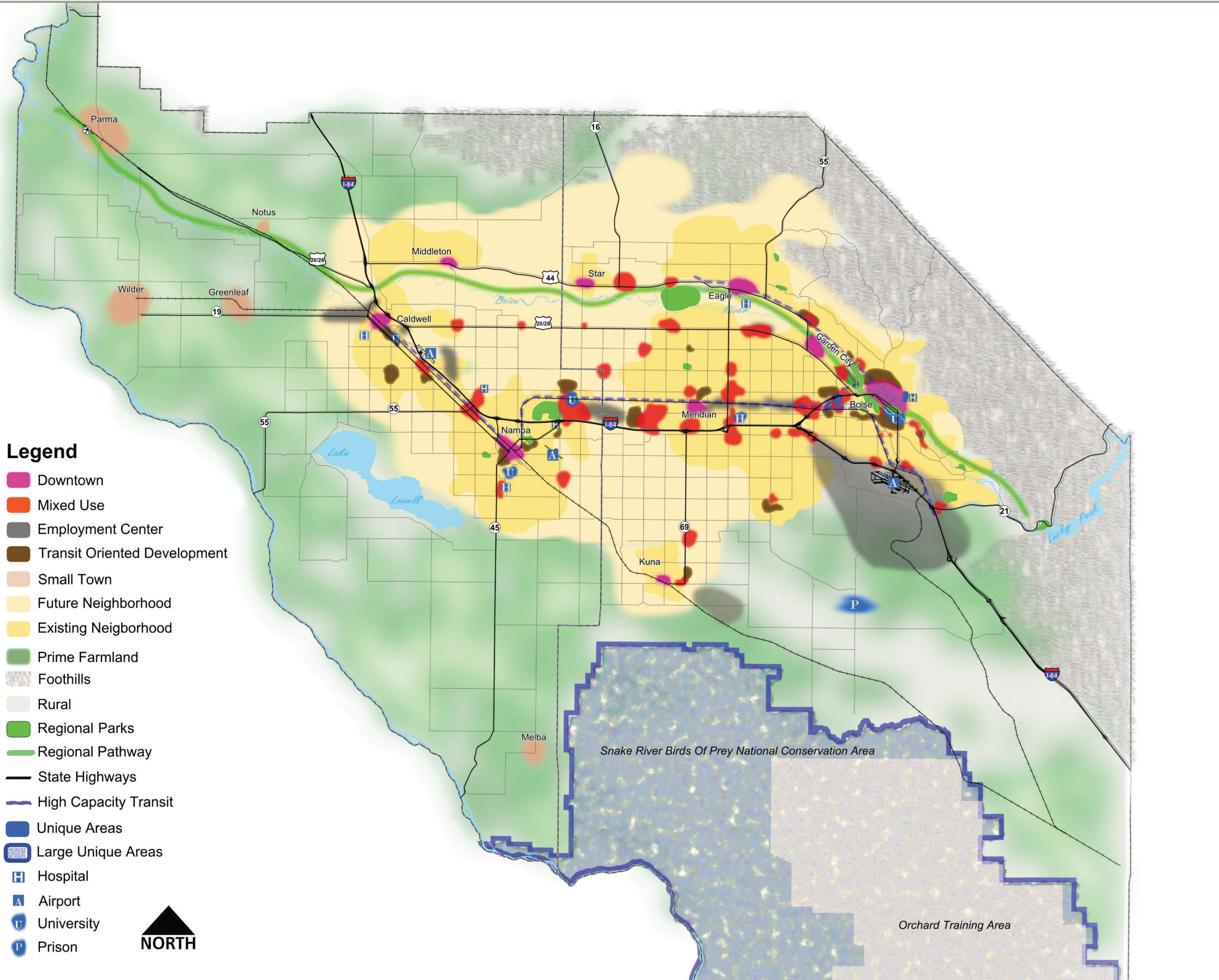
**Features:** Range of housing types; services within walking distance; pedestrian pathways; parks and recreation; neighborhood gardens; road network with narrow streets, boulevards, and alleys; close to existing infrastructure and preserved farmland.

Housing: 75-95% Jobs: 5-15% Other: 10-25%

### Unique Areas

Areas for special consideration, including regional higher education centers and regional medical centers, that have regional impact but that don't fit other center typologies. These areas will differ in types of use, densities, and layout. They include airports (A), hospitals (H), prisons (P), and universities (U). In the Treasure Valley, you'll see:

- Boise State University
- College of Idaho
- Northwest Nazarene University
- College of Western Idaho
- St. Alphonsus Medical Center (Boise, Eagle, and Nampa)
- St. Luke's Medical Center (Boise and Meridian)
- Boise International Airport, Nampa Airport, Caldwell Airport



## Legend

- Downtown
- Mixed Use
- Employment Center
- Transit Oriented Development
- Small Town
- Future Neighborhood
- Existing Neighborhood
- Prime Farmland
- Foothills
- Rural
- Regional Parks
- Regional Pathway
- State Highways
- High Capacity Transit
- Unique Areas
- Large Unique Areas
- Hospital
- Airport
- University
- Prison



Please note: The Vision Map reflects the preferred growth scenario approved by the COMPASS Board. It is not a plan and has no regulatory authority.



The Community Planning Association of Southwest Idaho (COMPASS) is an association of local governments working together to plan for the future of the region. COMPASS members consider factors that affect quality of life for area residents when making decisions about transportation and setting priorities for spending federal transportation dollars over the next 25 years.

## Communities in Motion is the regional long-range transportation plan for Ada and Canyon Counties.

### It offers a vision that addresses:

- How land use affects transportation
- How investments in transportation influence growth
- What the transportation system is supposed to achieve
- How transportation projects are selected
- How transportation projects serve regional needs

### It is based on:

**Connections:** Providing options for safe access and expanded mobility choices in a cost-effective manner in the region.

**Coordination:** Achieving better inter-jurisdictional coordination of transportation and land use planning.

**Environment:** Minimizing transportation impacts to people, cultural resources, and the environment.

**Information:** Coordinating data gathering and dispensing better information.

The complete *Communities in Motion 2040* plan is available online at [www.compassidaho.org](http://www.compassidaho.org).

## Vision Benefits

**Economic Development:** A 61% increase in composite population near downtowns and other activity centers. Growth in these areas is typically more sustainable than other locations due to the proximity of features.

**Housing:** Growth in areas with transportation and other infrastructure improve overall affordability by locating housing near transit routes, employment centers, and basic services.

**Land Use:** Better jobs-housing balance reduces traffic, improves air quality, and increases discretionary time.

**Transportation:** Strong transportation infrastructure and services promote economic development and quality of life.

**Open Space:** Access to parks and open space enables citizens to enjoy the natural beauty of the region.

**Health:** More transportation options and development near services enables physical activity and improves air quality.

**Farmland:** Almost 80% of farmland can be preserved by developing infill sites and other non-farm areas. This will increase agricultural economic value in the area and preserve food security.

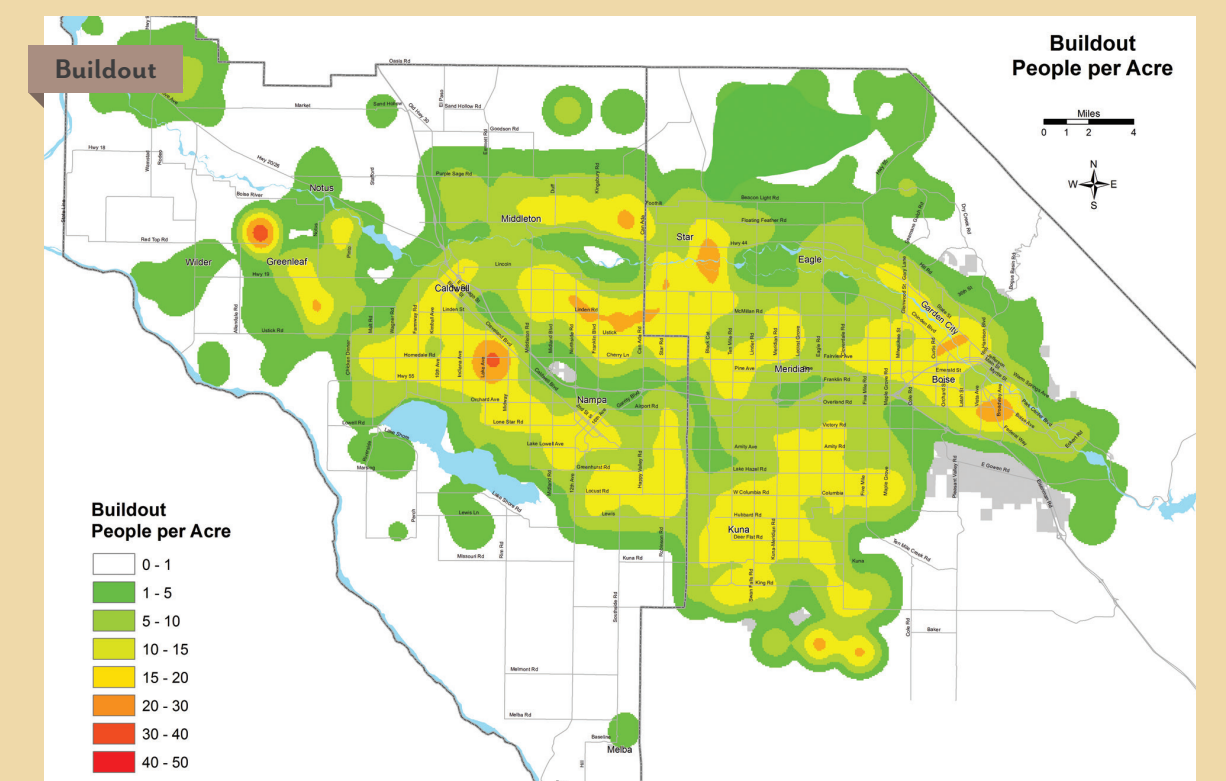
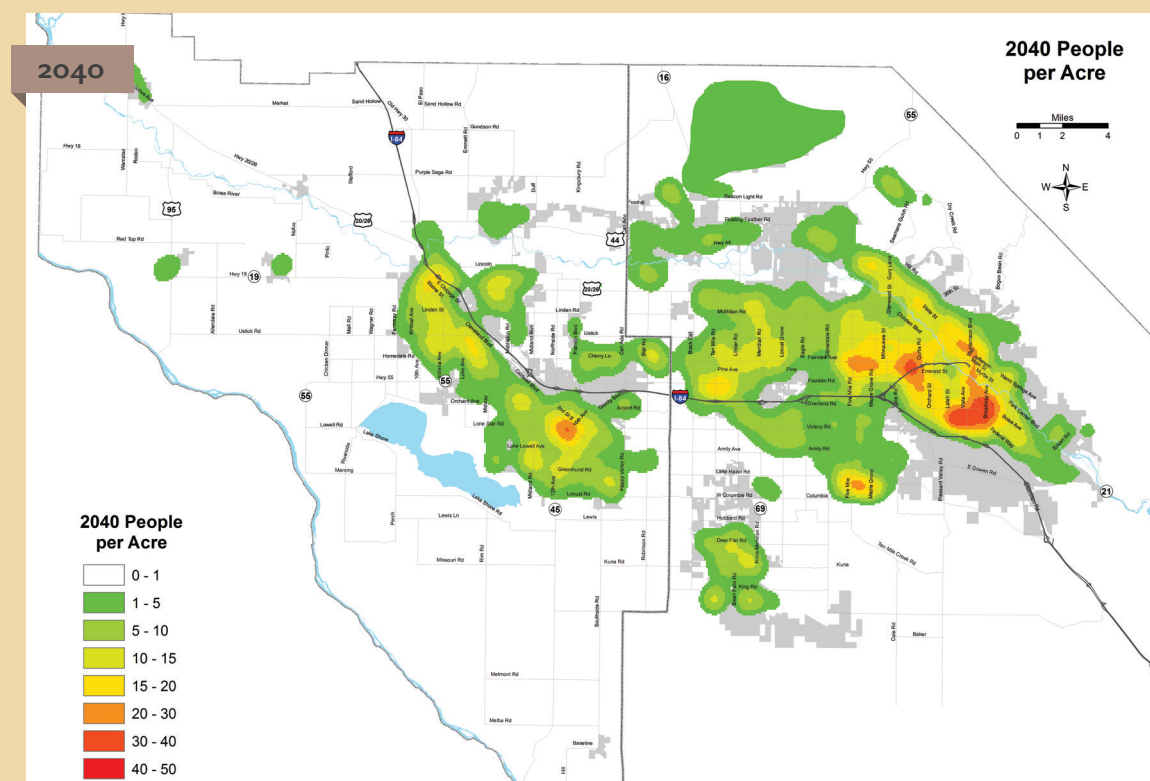
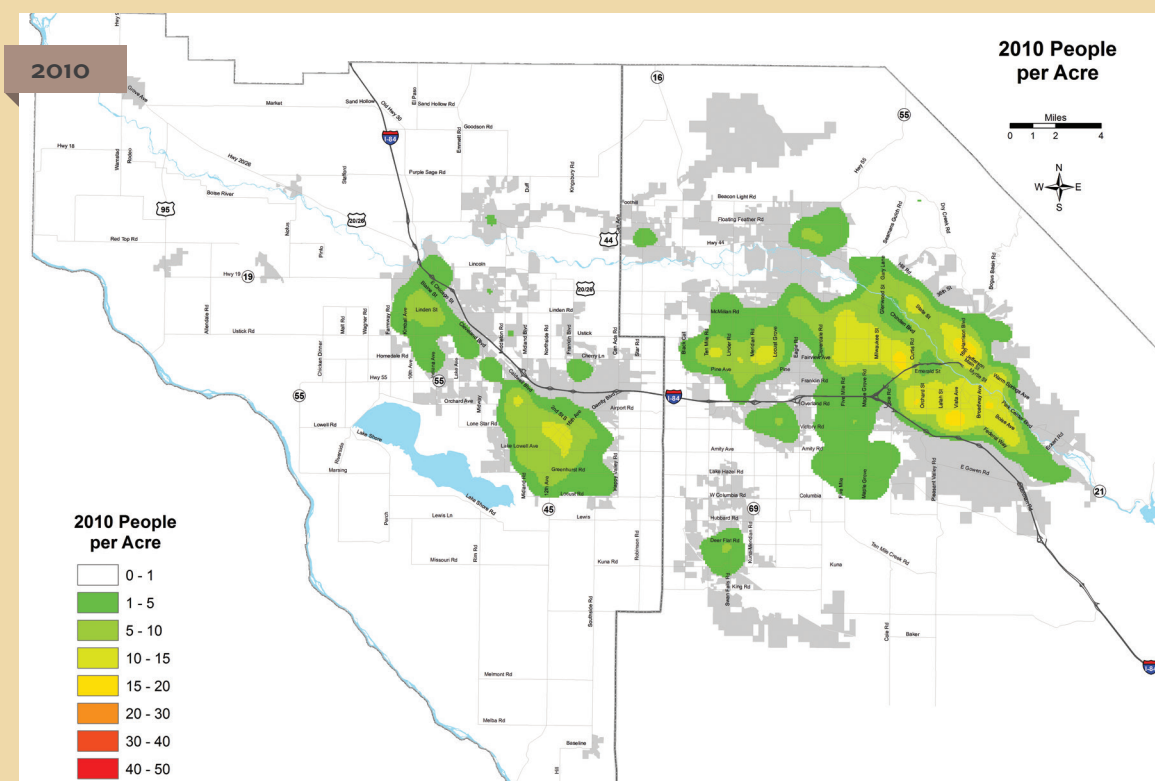
**Community Infrastructure:** Development in or nearby areas served by infrastructure reduces infrastructure costs and can save municipalities millions of maintenance and operations costs.

## Vision Demographics

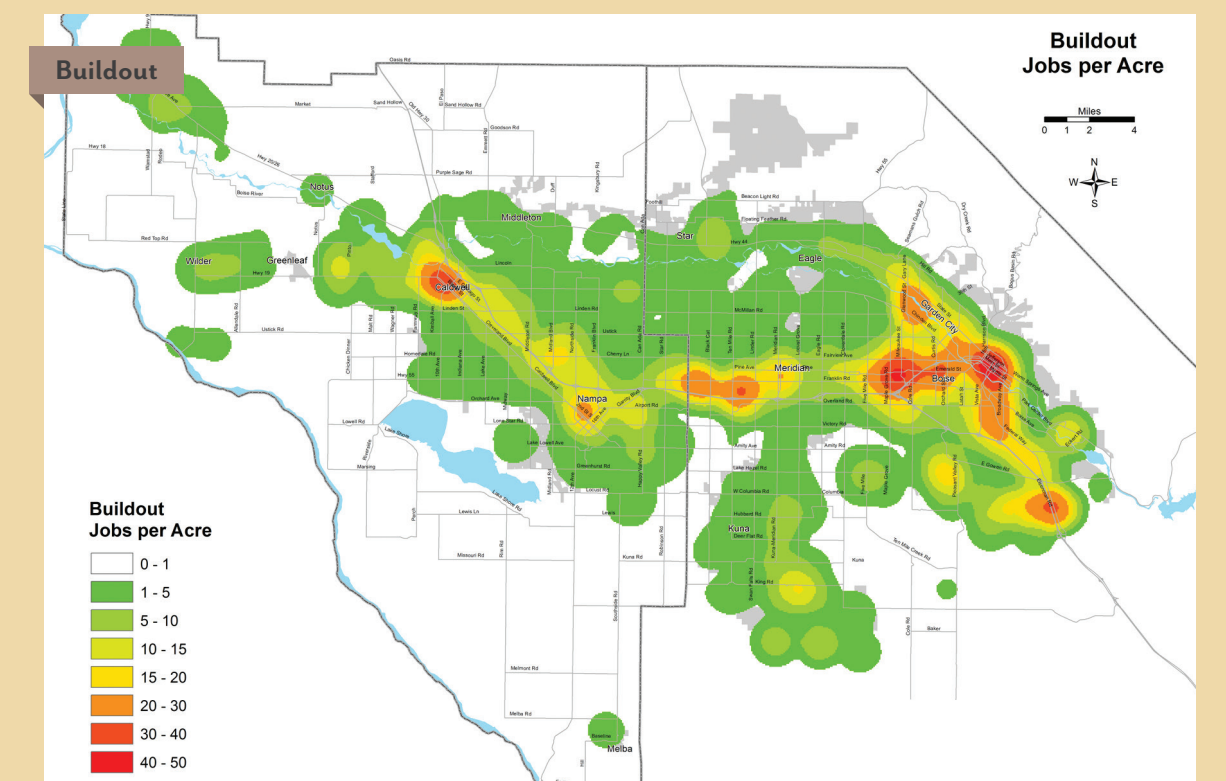
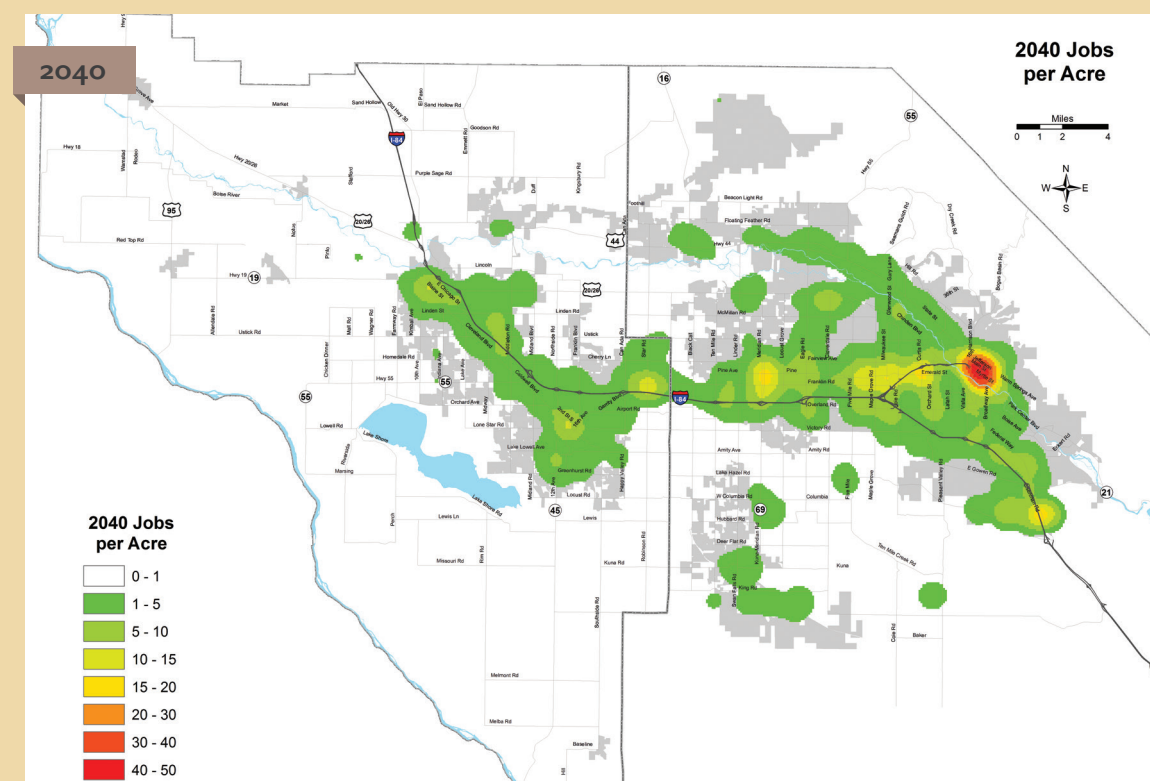
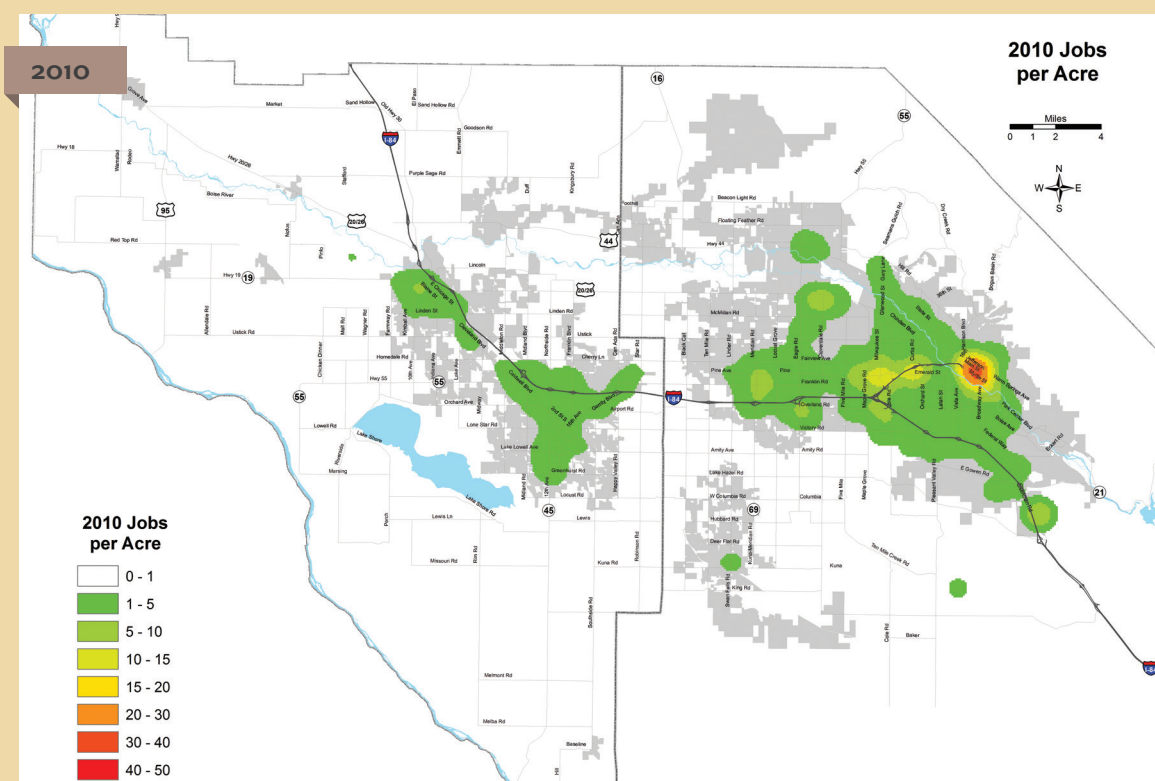
City Area of Impact	2010			2040			Buildout		
	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
Boise	237,241	96,654	141,628	317,192	140,848	234,520	439,462	174,365	696,293
Eagle	23,122	8,197	5,507	52,246	18,823	15,498	106,603	37,876	47,085
Garden City	11,101	4,949	7,049	18,311	8,911	13,794	41,516	18,747	57,839
Kuna	13,319	4,283	1,806	25,991	10,270	4,950	344,705	124,426	119,170
Meridian	83,786	28,296	30,772	154,780	57,501	65,642	355,201	125,516	199,477
Star	6,472	2,177	564	35,644	12,035	3,114	79,234	28,615	10,079
Ada County (outside areas of impact)	17,426	3,925	7,648	70,153	23,656	13,161	82,941	26,669	21,385
<b>Ada County Total</b>	<b>392,365</b>	<b>148,445</b>	<b>190,324</b>	<b>674,317</b>	<b>272,044</b>	<b>350,679</b>	<b>1,449,662</b>	<b>536,214</b>	<b>1,151,328</b>
Caldwell	50,672	16,540	13,144	109,111	40,098	37,550	271,204	105,252	185,349
Greenleaf	2,748	959	440	5,947	2,145	977	137,984	44,981	31,246
Melba	845	279	205	2,358	801	539	3,009	968	2,956
Middleton	10,348	3,514	1,282	18,475	6,626	1,937	157,666	52,766	25,625
Nampa	96,173	32,829	29,278	160,886	59,886	61,973	412,953	152,131	233,839
Notus	984	332	134	2,452	822	462	12,855	4,340	3,883
Parma	2,568	905	687	6,861	2,456	1,118	50,471	16,971	35,918
Wilder	1,951	612	283	6,760	2,317	729	11,479	3,720	16,160
Canyon County (outside areas of impact)	22,634	7,634	4,729	34,833	12,224	5,693	216,485	71,724	50,777
<b>Canyon County Total</b>	<b>188,923</b>	<b>63,604</b>	<b>50,182</b>	<b>347,683</b>	<b>127,375</b>	<b>110,978</b>	<b>1,274,106</b>	<b>452,853</b>	<b>585,753</b>
<b>Total Region</b>	<b>581,288</b>	<b>212,049</b>	<b>240,506</b>	<b>1,022,000</b>	<b>399,419</b>	<b>461,657</b>	<b>2,723,768</b>	<b>989,067</b>	<b>1,737,081</b>

Note: Totals may not sum due to overlapping areas of impact.

## Population Density Maps



## Employment Density Maps



The 2010 maps above were the baseline conditions used in developing the *Communities in Motion 2040* Vision. These maps are based on the 2010 census counts and 2010 Idaho Department of Labor employment data.

The above maps show the generalized densities when the *Communities in Motion 2040* Vision is implemented.

Buildout is the quantification of local land use (comprehensive) plans. It enables COMPASS to consider long-range corridor preservation and is not constrained by the 2040 population forecast adopted by the COMPASS Board. It is not an official forecast for air quality conformity.