

# Communities in Motion (CIM) Development Review Checklist

**Development Name:** Bonnybrook Subdivision

**CIM Vision Category:** Existing Neighborhood

**Consistent with CIM Vision?** YES

**New Households:** 292 **New Jobs:** 0



## Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

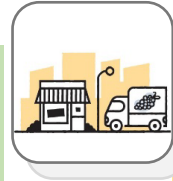
N/A

Pedestrian level of stress

N/A

Bicycle level of stress

N/A



## Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access



Impact on Existing Surrounding Farmland



Net Fiscal Impact



## Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop



Nearest public school



Nearest public park



## Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

## Comments:

The proposed development is aligned with suggestions in the "Complete Network Appendix". A future bus route is proposed on State Highway 44. Work with Valley Regional Transit to site new bus stop locations.

**Who we are:** The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with [Communities in Motion](#), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available [online](#). See the [Development Review User Guide](#) for more information on the red, yellow, and green checklist thresholds.



<https://compassidaho.org/>



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



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

Sent: 10/22/25

## ***Complete Network Appendix***

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

**Corridor Name:**

N/A

**Primary Use:**

**Secondary Use:**

## ***Fiscal Impact Analysis***

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

### **Net Fiscal Impact by Agency**



City



County



Highway District



School District

Breakeven point across all agencies: 1 Year

*Disclaimer: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:*

<https://compassidaho.org/fiscal-impact-tool/>

# Short-Term Funded Capital Projects

## Transit - State Street Premium Corridor, Part 2, Boise Area, VRT

Regionally Significant ☒ ☐ Inflated TIP Achievements  
**Key # : 23179**  
 Requesting Agency:Valley Regional Transit  
 Project Year 2024-2025  
 Total Previous Allocations \$3,159  
 Total Programmed Budget:\$11,642  
 Total Cost (Prev. + Prog.) \$14,801



### Project Description

Project will construct transit, pedestrian, and bicycle facilities along a six and one-half mile section of State Street (State Highway 44) from Bogart Lane to Downtown Boise in the Cities of Boise and Garden City. The project includes accessible bus stops, on-route charging, real-time bus arrival displays, ticketing machines, lighting, a multi-use pathway, wheelchair ramps and access, and bicycle and additional street crossings. The project will benefit vulnerable populations by improving transit speed and reliability, enhancing accessibility and safety at and near transit stops, and increasing the comfort and ease of non-motorized and transit travel.

| Funding Source RAISE |                         |                                    | Program Hwy - Competitive |           |                          |              | Local Match 7.34% |               |             |
|----------------------|-------------------------|------------------------------------|---------------------------|-----------|--------------------------|--------------|-------------------|---------------|-------------|
| Cost Year*           | Preliminary Engineering | Preliminary Engineering Consulting | Right-of-Way              | Utilities | Construction Engineering | Construction | Total             | Federal Share | Local Share |
| 2026                 | 0                       | 0                                  | 0                         | 0         | 0                        | 10,571       | 10,571            | 9,795         | 776         |
| <b>Fund Totals:</b>  | 0                       | 0                                  | 0                         | 0         | 0                        | 10,571       | 10,571            | 9,795         | 776         |

| Funding Source FTA 5307 LU / STBG-TMA |                         |                                    | Program Transit Capital |           |                          |              | Local Match 7.34% |               |             |
|---------------------------------------|-------------------------|------------------------------------|-------------------------|-----------|--------------------------|--------------|-------------------|---------------|-------------|
| Cost Year*                            | Preliminary Engineering | Preliminary Engineering Consulting | Right-of-Way            | Utilities | Construction Engineering | Construction | Total             | Federal Share | Local Share |
| 2026                                  | 0                       | 0                                  | 0                       | 0         | 0                        | 1,071        | 1,071             | 992           | 79          |
| <b>Fund Totals:</b>                   | 0                       | 0                                  | 0                       | 0         | 0                        | 1,071        | 1,071             | 992           | 79          |

## Pathway, Spoils Bank Canal, Boise

Regionally Significant ☐ ☒ Inflated TIP Achievements  
**Key # : 24653**  
 Requesting Agency:City of Boise  
 Project Year 2028  
 Total Previous Allocations \$0  
 Total Programmed Budget:\$3,923  
 Total Cost (Prev. + Prog.) \$3,923



### Project Description

Construct a 12-foot multi-use concrete pathway along the Spoils Bank Canal from Horseshoe Bend Road to Castle Drive in the City of Boise.

| Funding Source TAP-TMA |                         |                                    | Program Local Hwy - Transportation Manageme |           |                          |              | Local Match 7.34% |               |             |
|------------------------|-------------------------|------------------------------------|---|-----------|--------------------------|--------------|-------------------|---------------|-------------|
| Cost Year*             | Preliminary Engineering | Preliminary Engineering Consulting | Right-of-Way                                | Utilities | Construction Engineering | Construction | Total             | Federal Share | Local Share |
| 2028                   | 0                       | 0                                  | 0   | 0         | 0                        | 778          | 778               | 721           | 57          |
| <b>Fund Totals:</b>    | 0                       | 0                                  | 0   | 0         | 0                        | 778          | 778               | 721           | 57          |

| Funding Source STBG-TMA |                         |                                    | Program Local Hwy - Transportation Manageme |           |                          |              | Local Match 7.34% |               |             |
|-------------------------|-------------------------|------------------------------------|---|-----------|--------------------------|--------------|-------------------|---------------|-------------|
| Cost Year*              | Preliminary Engineering | Preliminary Engineering Consulting | Right-of-Way                                | Utilities | Construction Engineering | Construction | Total             | Federal Share | Local Share |
| 2028                    | 0                       | 0                                  | 0   | 0         | 0                        | 1,090        | 1,090             | 1,010         | 80          |
| <b>Fund Totals:</b>     | 0                       | 0                                  | 0   | 0         | 0                        | 1,090        | 1,090             | 1,010         | 80          |

| Funding Source CRP-TMA |                         |                                    | Program Local Hwy - Transportation Manageme |           |                          |              | Local Match 7.34% |               |             |
|------------------------|-------------------------|------------------------------------|---|-----------|--------------------------|--------------|-------------------|---------------|-------------|
| Cost Year*             | Preliminary Engineering | Preliminary Engineering Consulting | Right-of-Way                                | Utilities | Construction Engineering | Construction | Total             | Federal Share | Local Share |
| 2025                   | 120                     | 402                                | 0   | 0         | 0                        | 0            | 522               | 484           | 38          |
| 2028                   | 0                       | 0                                  | 0   | 0         | 555                      | 978          | 1,533             | 1,420         | 113         |
| <b>Fund Totals:</b>    | 120                     | 402                                | 0   | 0         | 555                      | 978          | 2,055             | 1,904         | 151         |

Source: The COMPASS Transportation Improvement Program (TIP). The TIP is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant and is available at:

<https://compassidaho.org/transportation-improvement-program/>