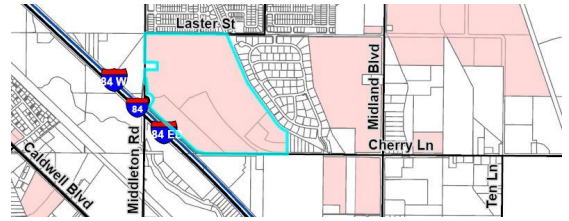


Communities in Motion (CIM) Development Review Checklist

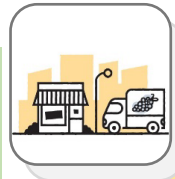
Development Name:	East Ranch		
CIM Vision Category:	Existing Neighborhood		
Consistent with CIM Vision?	NO		
New Households:	716	New Jobs:	±185



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.

Cherry Lane

Pedestrian level of stress	<input type="checkbox"/>
Bicycle level of stress	<input type="checkbox"/>



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

Economic Activity Center Access	<input checked="" type="checkbox"/>
Impact on Existing Surrounding Farmland	<input checked="" type="checkbox"/>
Net Fiscal Impact	<input checked="" type="checkbox"/>



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

Nearest bus stop	<input type="checkbox"/>
Nearest public school	<input type="checkbox"/>
Nearest public park	<input checked="" type="checkbox"/>



Quality of Life
Checked boxes indicate that additional information is attached.

Active Transportation	<input type="checkbox"/>
Automobile Transportation	<input type="checkbox"/>
Public Transportation	<input type="checkbox"/>
Roadway Projects	<input checked="" type="checkbox"/>



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands.

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.



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: Cherry Lane

Primary Use: N/A

Secondary Use: Freight

Access Management

- ✓ Separate freight movement from customer movement by locating loading bays on the back side rather than the street side
- ✓ Provide adequate driveways and drive-through queues to ensure that when a vehicle leaves a roadway it does not affect traffic on the roadway or access to businesses

More information is available in the [COMPASS Access Management Toolkit](#) and the [COMPASS Access Management Business Guide](#).

Parking Management

- ✓ Promote vigorous enforcement of 'no parking' zones in loading bays and near alleys and access points

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/>

Long-Term Funded and Unfunded Capital Projects

**CIM Priority
Corridor:**

Cherry Lane (Middleton Road to Black Cat Road)

Widening Cherry Lane (Middleton Road to Black Cat Road) to 3 lanes with a possible realignment is the local system priority 2 project in *Communities in Motion 2050*. It is unfunded.

**CIM Priority
Corridor:**

Middleton Road (Cherry Lane to State Highway 44)

Widening Middleton Road (Cherry Lane to State Highway 44) to 5 lanes is the local system priority 1 project in *Communities in Motion 2050*. It is unfunded.

More information on transportation needs and projects based on forecasted future growth is available at: <https://cim2050.compassidaho.org/projects-and-priorities/project-priorities/>