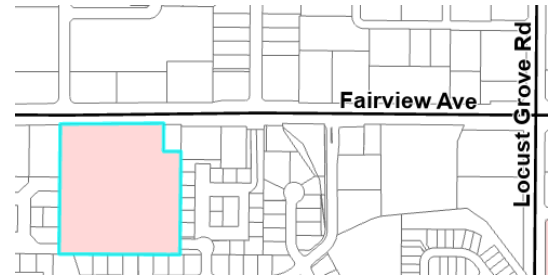


# Communities in Motion (CIM) Development Review Checklist

Development Name: Fairview Apartments  
 CIM Vision Category: Existing Neighborhood  
 Consistent with CIM Vision? NO  
 New Households: 150      New Jobs: 0

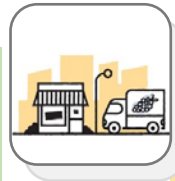


**Safety**  
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

*Fairview Avenue*

Pedestrian level of stress

Bicycle level of stress



**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 site is currently served by bus route #45 (Boise State/CWI via Fairview). In the future, Valley Regional Transit's [Transportation Development Program 2023-2027](#) shows an extension of the bus route #30 (Pine) to the Boise Towne Square Mall. When operational, the nearest stop would be about 0.5 miles from the site. The higher density proposed is supportive of current and future transit. Please note that this proposal exceeds growth forecasted for this area. Consider working with Valley Regional Transit on strategies to encourage use of public transportation (see Complete Network Appendix for more). Also consider designing several units to be accessible.

**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.

<b>Corridor Name:</b>	Fairview Avenue
<b>Primary Use:</b>	Public Transportation
<b>Secondary Use:</b>	Freight

### **Public Transportation Infrastructure**

- ✓ Provide sidewalks and/or bike paths designed to meet the needs of all users (including elderly, children, and individuals with disabilities) to connect development to transit stops
- ✓ Include doors with 32 inches of clear passage space, and at least one zero-step entrance and accessible bathroom on the main floor to support those with limited mobility
- ✓ Provide annual bus passes to employees or residents through the Valley Regional Transit Regional Pass Program: <https://www.valleyregionaltransit.org/group-pass-programs>

## ***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: 6 years

*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:*

[www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)

# Long-Term Funded and Unfunded Capital Projects

## CIM Priority Corridor:

Fairview Avenue (Meridian Road to Locust Grove Road)

- Widening Fairview Avenue (Meridian Road to Locust Grove Road) to seven lanes is a long-term funded project in *Communities in Motion 2050*.
- Premium route improvements (15-minute frequencies) to a future bus route on Cherry Lane/Fairview Avenue is an unfunded public transportation project in *Communities in Motion 2050*.

More information on transportation needs and projects based on forecasted future growth is available at:

<https://compassidaho.maps.arcgis.com/apps/instant/portfolio/index.html?appid=6c1eebca233d49c4935825136f338fac>

## Short-Term Funded Capital Projects

### Fairview Avenue, Locust Grove Road to SH-55 (Eagle Road), Meridian

Regionally Significant:   Inflated

Key #: RC0133

Requesting Agency: ACHD

Project Year: 2025

Total Previous Allocations: \$600

Total Programmed Budget: \$4,700

Total Cost (Prev. + Prog.): \$5,300

#### TIP Achievement:

NHS-LOTTR

Open Space

Health

Safety

Active Transportation



#### Project Description

Widen Fairview Avenue from Locust Grove Road to State Highway 55 (Eagle Road) to seven lanes in the City of Meridian. Project includes enhanced pedestrian and bicycle facilities on both sides of the roadway.

Funding Source		Local (Regionally Significant)			Program			Hwy - Local Partnerships		Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Construction	Total	Federal Share	Local Share	
2023	0	10	500	0	0	0	0	510	0	510	
2025	0	0	80	0	40	4,070	0	4,190	0	4,190	
<b>Fund Totals:</b>	<b>\$0</b>	<b>\$10</b>	<b>\$580</b>	<b>\$0</b>	<b>\$40</b>	<b>\$4,070</b>	<b>\$0</b>	<b>\$4,700</b>	<b>\$0</b>	<b>\$4,700</b>	

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://www.compassidaho.org/documents/prodserv/trans/FY22/FY23\\_29TIPdoc.pdf](https://www.compassidaho.org/documents/prodserv/trans/FY22/FY23_29TIPdoc.pdf)