**Communities in Motion (CIM) Development Review Checklist**

**Development Name:** Falcon Storage  
**CIM Vision Category:** Future Neighborhood  
**Consistent with CIM Vision?** YES  
**New Households:** 0  
**New Jobs:** ±5

**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.

- 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: ✓

**Comments:**
Ensure access points are designed with a turning radius that accommodates freight access where appropriate.

---

**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.

Sent: 3/30/23

[COMPASS Website] [COMPASS Email]
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.

<table>
<thead>
<tr>
<th>Net Fiscal Impact by Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
</tr>
<tr>
<td>County</td>
</tr>
<tr>
<td>Highway District</td>
</tr>
<tr>
<td>School District</td>
</tr>
</tbody>
</table>

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: www.compassidaho.org/prodserv/fiscalimpact.htm
Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor: State Highway 16 and State Highway 44 (State Street)

- Phase 3 of State Highway 16 (Interstate 84 to State Highway 44) is a long-term funded project in Communities in Motion 2050. Work includes conversion of at-grade intersections at State Highway 44, US Highway 20/26, Ustick Road and Franklin Road and completion of the interchange at Interstate 84.
- Premium route improvements (15-minute frequencies) to a future bus route on State Highway 44 (State Street) 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
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