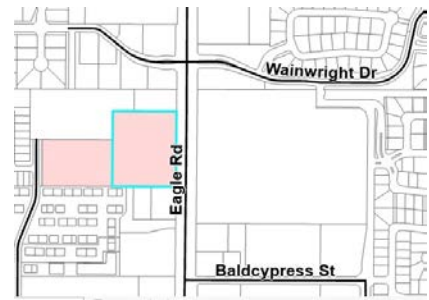


Communities in Motion (CIM) Development Review Checklist

Development Name: Stellar Senior Living
 CIM Vision Category: Existing Neighborhood
 Consistent with CIM Vision? YES
 New Households: 146 New Jobs: ±80



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.

State Highway 55 (Eagle Road)

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:

Maintain fire truck and freight truck access by enforcing 'no parking' zones, especially along the back corridor to the east of the building. Constructing a 10-foot wide multi-use pathway on State Highway 55 from Jasmine Lane to McMillan Road is included as a short term funded project. Ensure signs don't restrict driver visibility at the driveway on Eagle Road.

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: State Highway 55 (Eagle Road)

Primary Use: Freight

Secondary Use: Public Transportation

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: Not estimated to break even.

Additional Information:

- City not estimated to break even due to forecasted EMS demand.
- Highway District operating revenue exceeds operating costs. Not estimated to break even due to capital projects needed in western Ada County subarea.

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

Pathway, SH-55 (Eagle Road), Jasmine to McMillan, West Side, Boise

Regionally Significant:

Key #: ORN24227

Requesting Agency: City of Boise

Project Year: 2027

Total Previous Allocations: \$0

Total Programmed Budget \$1,258

Total Cost (Prev. + Prog.): \$1,258

TIP Achievement:

Active Transportation

Safety



Project Description

Construct a ten-foot wide multi-use pathway on the west side of Eagle Road, from Jasmine Lane to McMillan Road. Request designing the entire 0.6-mile pathway and acquiring potential right-of-way as one project. The pathway construction could be divided into two phases: Jasmine Lane to Wainwright Drive and Wainwright Drive to McMillan Road.

Funding Source		TAP-TMA		Program			Local Hwy - Transportation Alternatives		Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share	
2024	33	111	0	0	0	0	144	133	11	
Fund Totals:	33	111	0	0	0	0	144	133	11	

Funding Source		CRP-TMA		Program			Local Hwy - Transportation Management Area		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	114	0	0	0	114	106	8	
2027	0	0	0	119	144	737	1,000	927	73	
Fund Totals:	0	0	114	119	144	737	1,114	1,032	82	