

Communities in Motion (CIM) Development Review Checklist

Development Name: Woods Crossing
 CIM Vision Category: Activity Center
 Consistent with CIM Vision? YES
 New Households: 0 New Jobs: ±45

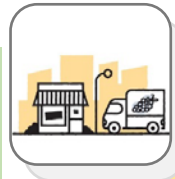


Safety
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Karcher Bypass

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:

Ensure drive-throughs queues do not impact traffic on the Karcher Bypass or block access to businesses. Consider providing cross access through adjacent parking lot to the north.

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:	Karcher Bypass
Primary Use:	Freight
Secondary Use:	N/A

Access Management

- ✓ Ensure access points are designed with a turning radius that accommodates freight access where appropriate
- ✓ 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.
- ✓ Provide cross or shared access to reduce the need for excessive access on major roads

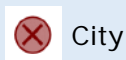
More information is available in the [COMPASS Access Management Toolkit](#) and the [COMPASS Access Management Business Guide](#).

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 and County are not estimated to break even due to policing expenses.

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:

Interstate 84 and 184

Interstate 84 and 184 from Caldwell to Boise is listed as an unfunded corridor study in *Communities in Motion 2050*. The study will explore adding an additional lane to the interstates.

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

Short-Term Funded Capital Projects

I-84, Franklin Road Interchange to Karcher Road Interchange - West, Nampa

Regionally Significant:

Key #: 23080

Requesting Agency: ITD

Project Year: 2021

Total Previous Allocations: \$70,289

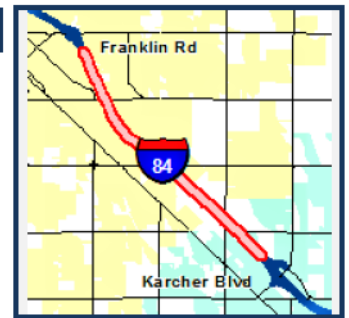
Total Programmed Budget \$1,829

Total Cost (Prev. + Prog.): \$72,118

TIP Achievement:

System Performance

Safety



Project Description

Reconstruct and widen the westbound lanes on Interstate 84 from the Franklin Road Interchange to Karcher/Franklin Road Interchange between the City of Caldwell and the City of Nampa in Canyon County. The project includes widening the existing four-lane section (two-lanes each direction) to a six-lane section (three-lanes each direction). This project includes replacement of the Notus Canal bridge structure just west of Linden Road Overpass, as well as the Linden Road overpass. Design was programmed under Key Number 22196.

Funding Source		Program						Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
	0		0		0		0	0	0
Fund Totals:	0	0	0	0	0	0	0	0	0

Funding Source		Program						Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2024	0	0	0	0	1,067	762	1,829	0	1,829
Fund Totals:	0	0	0	0	1,067	762	1,829	0	1,829

I-84, Karcher Road Interchange, Nampa

Regionally Significant: Inflated

Key #: 23336

Requesting Agency: ITD

Project Year: 2023-24

Total Previous Allocations: \$2,900

Total Programmed Budget: \$25,981

Total Cost (Prev. + Prog.): \$28,881

TIP Achievement:

System Performance

NHS-LOTTR

Safety



Project Description

Preliminary engineering and right-of-way acquisition to widen the Karcher Interchange on Interstate 84 in the City of Nampa. Work will include adding a free running right turn lane on the westbound to southbound off-ramp and continue the additional lane across the Interstate 84 and Union Pacific Railroad/Indian Creek structures. The third westbound lane on State Highway 55 to be terminated prior to Middleton Road. Construction will be broken out into separate key numbers.

Funding Source IM			Program State Hwy - Safety & Capacity (Capacity)					Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2023	0	0	0	0	0	4,300	4,300	3,984	316
2024	0	0	0	0	0	3,929	3,929	3,641	288
Fund Totals:	0	0	0	0	0	8,229	8,229	7,625	604

Funding Source GARVEE 2017			Program Hwy GARVEE - 2017 Legislative Authoriz					Local Match	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2024	0	0	0	0	0	3,745	3,745	3,745	0
Fund Totals:	0	0	0	0	0	3,745	3,745	3,745	0

Funding Source Local Participating			Program Hwy - Local Partnerships					Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2023	0	0	0	0	0	29	29	0	29
Fund Totals:	0	0	0	0	0	29	29	0	29

Funding Source TECM			Program State Hwy - Safety & Capacity (Capacity)					Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2023	0	1,100	100	50	0	0	1,250	0	1,250
2024	0	0	2,100	500	1,000	1,286	4,886	0	4,886
Fund Totals:	0	1,100	2,200	550	1,000	1,286	6,136	0	6,136

Funding Source Leading Idaho			Program Leading Idaho					Local Match 100.00%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2024	0	0	0	500	1,500	5,842	7,842	0	7,842
Fund Totals:	0	0	0	500	1,500	5,842	7,842	0	7,842

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/>