

# Communities in Motion (CIM) Development Review Checklist

Development Name: Alante Hazelwood Village  
 CIM Vision Category: Existing Neighborhood  
 Consistent with CIM Vision? NO  
 New Households: 118      New Jobs: ±120

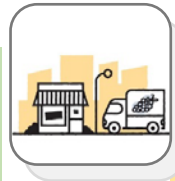


**Safety**  
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

*Five Mile 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:**  
 This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The proposal is a mix of residential and retail, which can reduce congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel. Ensure paths to businesses to the north and east are safe and comfortable to encourage more walking and bicycle trips.

**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: 9/28/23

 <https://compassidaho.org/>  
 [info@compassidaho.org](mailto:info@compassidaho.org)



## ***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>	Five Mile Road
<b>Primary Use:</b>	N/A
<b>Secondary Use:</b>	Public Transportation, Bicycle

### **Parking Management**

- ✓ Improve walking and cycling infrastructure to make them feasible alternatives to driving and parking
- ✓ Add landscape islands and designated walking paths to enable safe and comfortable paths to businesses

## ***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:*

<https://compassidaho.org/fiscal-impact-tool/>

# Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:

Lake Hazel Road

Widening Lake Hazel Road from Eagle Road to Five Mile Road to 5 lanes is a short-term funded project in *Communities in Motion 2050*. Widening Lake Hazel Road from Five Mile Road to Orchard Street to 5 lanes is a long-term funded project in *Communities in Motion 2050*.

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

### Lake Hazel Road, Cloverdale Road to Five Mile Road, Ada County

Regionally Significant:

Key #: RD207-29

Requesting Agency: ACHD

Project Year: PD

Total Previous Allocations: \$565

Total Programmed Budget \$4,993

Total Cost (Prev. + Prog.): \$5,558

**Project Description**

Widen Lake Hazel Road from Cloverdale Road to Five Mile Road in Ada County to five lanes with enhanced pedestrian and bicycle facilities on both sides of the roadway.

**TIP Achievement:**

- Open Space
- Health
- Safety
- Active Transportation
- System Performance



Funding Source							Local Match 100.00%		
Local (Regionally Significant)	Program	Hwy - Local Partnerships					Total	Federal Share	Local Share
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction			
PD	0	0	0	194	299	4,500	4,993	0	4,993
<b>Fund Totals:</b>	0	0	0	194	299	4,500	4,993	0	4,993

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/>

