

Communities in Motion (CIM) Development Review Checklist

Development Name: Apex Zenith
CIM Vision Category: Future Neighborhood
Consistent with CIM Vision? YES
New Households: 1049 **New Jobs:** ±900

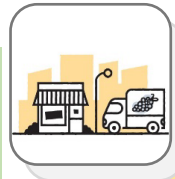


Safety
 How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Lake Hazel 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 application did not provide details on the number of households proposed. Estimates of 1,049 new units were made based on the proposed zoning portions. Additionally, due to insufficient detail on the preliminary plat, COMPASS's comments are limited.

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:	Lake Hazel Road
Primary Use:	N/A
Secondary Use:	Freight

Access Management

- ✓ Provide more access on lower functionally classified roads, such as collectors, and less on arterials, to facilitate efficient and safe through movement

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: 12 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 State Highway 69 to Locust Grove Road to 5 lanes is a long-term funded project in *Communities in Motion 2050*.

**CIM Priority
Corridor:**

State Highway 69

Widening State Highway 69 from Kuna Road to Interstate 84 to 6 travel lanes is the 4th State System Priority in *Communities in Motion 2050*. It is unfunded.

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, SH-69 (Meridian Road) to Locust Grove Road, Meridian

Regionally Significant: Inflated

Key #: 200616

Requesting Agency: Private Developer

Project Year: 2024-2025

Total Previous Allocations: \$0

Total Programmed Budget: \$0

Total Cost (Prev. + Prog.): \$0

Project Description

Widening Lake Hazel Road from State Highway 69 (Meridian Road) to Locust Grove Road in the City of Meridian from two lanes to five lanes. Project includes enhanced pedestrian and bicycle facilities on both sides of the roadway. The project is developer funded through a Cooperative Agreement and costs are not available. Construction is expected to occur in FY2024 and FY2025.



TIP Achievement:
 System Performance
 Active Transportation
 Safety

Funding Source		Private Developer		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		
2025	0	0	0	0	0	0	0	0	0	0	
Fund Totals:	0	0	0	0	0	0	0	0	0	0	

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/>