

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Hazelwood Marketplace






Agency: Ada County

CIM Vision Category: Mixed Use

New households: 0

New jobs: ±125

Exceeds CIM forecast: No

	<p>CIM Corridor: Lake Hazel Rd Pedestrian level of stress: PG-13 Bicycle level of stress: PG-13</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 3,590 Jobs within 1 mile: 560 Jobs/Housing Ratio: 0.2</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: >4 miles Nearest fire station: 2.5 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 104 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: 3.8 miles Nearest public school: 1 mile Nearest public park: 0.5 miles Nearest grocery store: 0.3 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

Lake Hazel Road is an important east-west routes between Nampa and Boise. Few east-west roads south of I-84 extend the entire distance because of interruptions from railroad lines, irrigation canals, or other features. The proposal would provide additional jobs and services in a residential area. This mix of residential and retail can reduce congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel. The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along Lake Hazel Road, connecting this location to the City of Eagle, via the Boise Towne Square Mall, with 30-minute frequencies in the peak hours. Non-motorized connectivity is critical at this location. No sidewalk is shown on the site plan. Please provide a sidewalk along Lake Hazel Road with the back edge of the concrete at least 10' from the back of curb to allow for the installation of an ADA compliant pad in the future.

More information about COMPASS and *Communities in Motion 2040 2.0*:

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More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>

