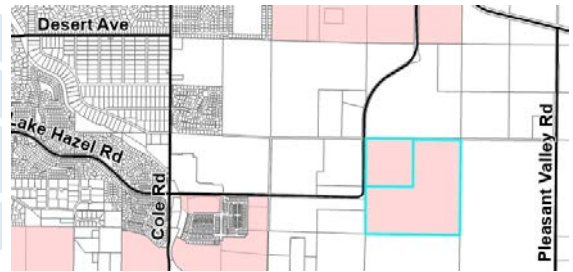


# Communities in Motion (CIM) Development Review Checklist

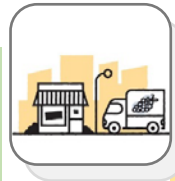
Development Name: Innovator Business Park  
 CIM Vision Category: Future Neighborhood  
 Consistent with CIM Vision? YES  
 New Households: 0      New Jobs: ±1400



**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.

N/A

Pedestrian level of stress      N/A  
 Bicycle level of stress              N/A



**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:**

The location is in the Wildland Urban Interface. Consider the principles and practices of Firewise Communities to reduce exposure to wildfire damage. Find out more here: <https://idahofirewise.org/firewise-communities/>. Also, when developing the site plan, consider components of the Complete Network Appendix.

**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.

<b>Corridor Name:</b>	Lake Hazel Road
<b>Primary Use:</b>	Freight
<b>Secondary Use:</b>	N/A

## Access Management

- ✓ Provide cross or shared access to reduce the need for excessive access on major roads
- ✓ Ensure access points are designed with a turning radius that accommodates freight access where appropriate
- ✓ Separate freight movement from customer movement by locating loading bays on the back side rather than the street side

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

## Parking Management

- ✓ 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: Not estimated to break even.

*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:*

[www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)

# Long-Term Funded and Unfunded Capital Projects

CIM Priority Corridor:

Lake Hazel Road (Orchard Street Extension to Eisenman Road)

Constructing a new five lane segment of Lake Hazel Road from Orchard Street Extension to Eisenman Road is the number 3 local system priority in *Communities in Motion 2050* and is long-term funded.

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, Maple Grove Road to Cole Road, Ada County

Regionally Significant:   Inflated

Key #: RD216-05

Requesting Agency: ACHD

Project Year: PD

Total Previous Allocations: \$0

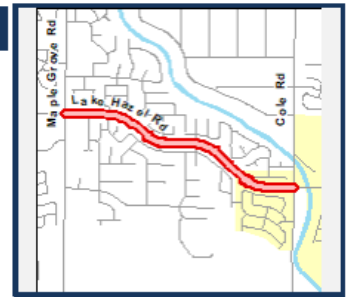
Total Programmed Budget: \$4,061

Total Cost (Prev. + Prog.): \$4,061

**Project Description**

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

**TIP Achievement:**  
 Open Space  
 System Performance  
 Active Transportation



Funding Source		Local (Regionally Significant)		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	
2026	0	332	4	0	0	0	336	0	336	
PD	0	0	60	0	0	3,665	3,725	0	3,725	
<b>Fund Totals:</b>	0	332	64	0	0	3,665	4,061	0	4,061	

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://www.compassidaho.org/documents/prodserve/trans/FY22/FY23\\_29TIPdoc.pdf](https://www.compassidaho.org/documents/prodserve/trans/FY22/FY23_29TIPdoc.pdf)