APPENDIX G

Lake Hazel Road / Locust Grove Road Alternative Improvement

Background

The Lake Hazel and Locust Grove (LH/LG) intersection is identified by the Meridian Comprehensive Plan as the location of a *"Mixed-Use – Community Neighborhood Center."* This intersection is the centerpiece of a 900-acre project that Brighton Corporation has been planning for several years, both internally and through the South Meridian Comprehensive Plan Amendments.

Brighton studied a wide range of concepts for an alternative to the typical 3-lane by 5-lane intersection proposed at Lake Hazel & Locust Grove by the long-range transportation plan. The effort was focused on finding the best option to balance traffic needs with a pedestrian-sensitive village—in harmony with the Comprehensive Plan's *"Neighborhood Center"* designation. Among the many options considered, the arterial couplet concept proposed in Peter Calthorpe's ***Urban Network*** appeared to address the objective of moving traffic through a mobility corridor while providing a "village" environment immediately adjacent to the arterial roadways. **Figures G-1 and G-2** illustrate this concept.

The Concept

- Lake Hazel divides into a couplet through the Village Center
- Locust Grove remains two-way, creating a north/south *"Main Street"*
- All other streets are two-way
- *"Main Street Commercial"* fronts Locust Grove between the split lanes of the Lake Hazel *"couplet"* and extends one block both north and south
- Mixed-use (office/retail/residential) fills out the Village Center surrounded by medium- to high-density residential uses *[per the City's plan @ transit-supportive densities]*
- Traffic signals will be required at each of Locust Grove's two intersections with Lake Hazel
- Modern Roundabouts, designed and sized to accommodate projected traffic volumes, *"frame"* the Village Center E/W and N/S
- The Roundabouts provide an alternative turning movement—or by-pass—of the Village Center's signalized intersections

Conclusion

Much work and analysis is still to be done to validate the concept. Brighton's objective is to keep the intersection options open so that as detailed project planning occurs in the future consideration may be given to alternatives to the standard 3-lane by 5-lane intersection.

The research effort included trips to view examples of the couplet concept. Valuable project information may be provided from similar developments in San Elijo Hills, California, Daybreak, Utah and Issaquah Highlands, Washington.

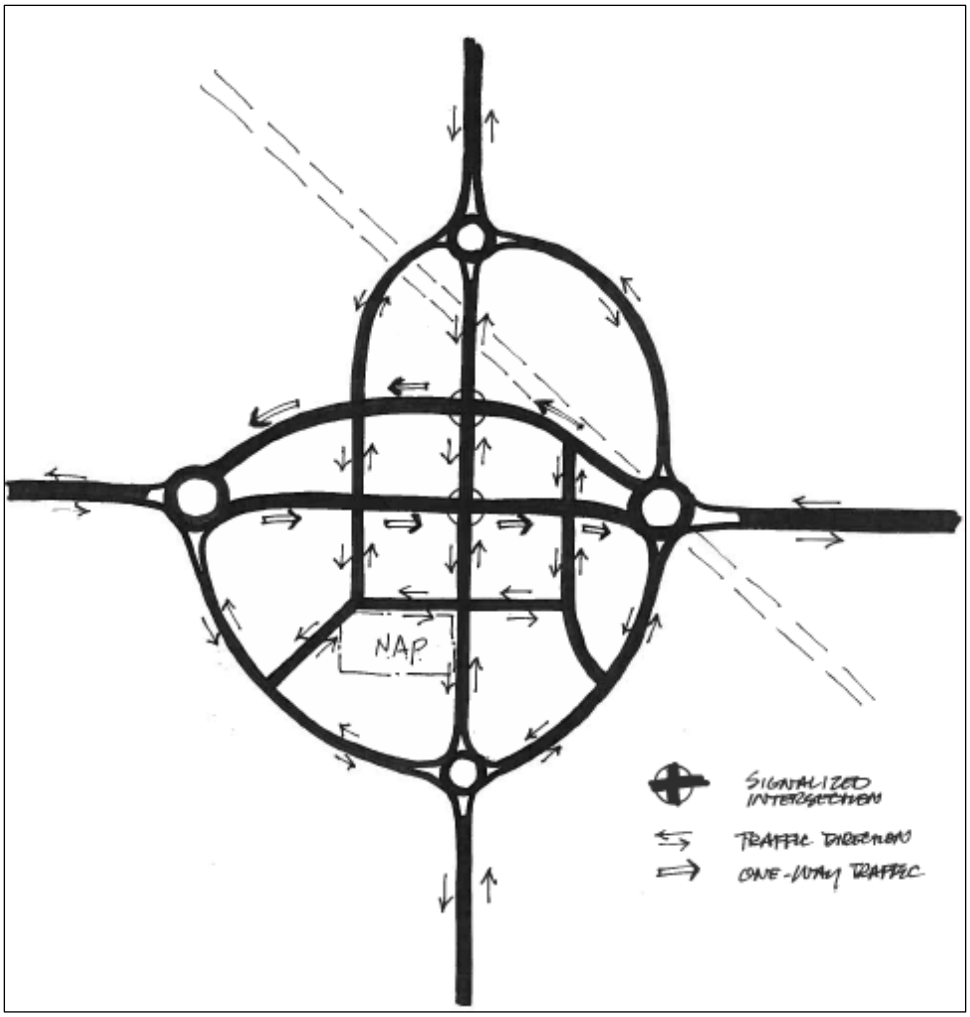

Figure G-1. Lake Hazel / Locust Grove Arterial Couplet Intersection Concept

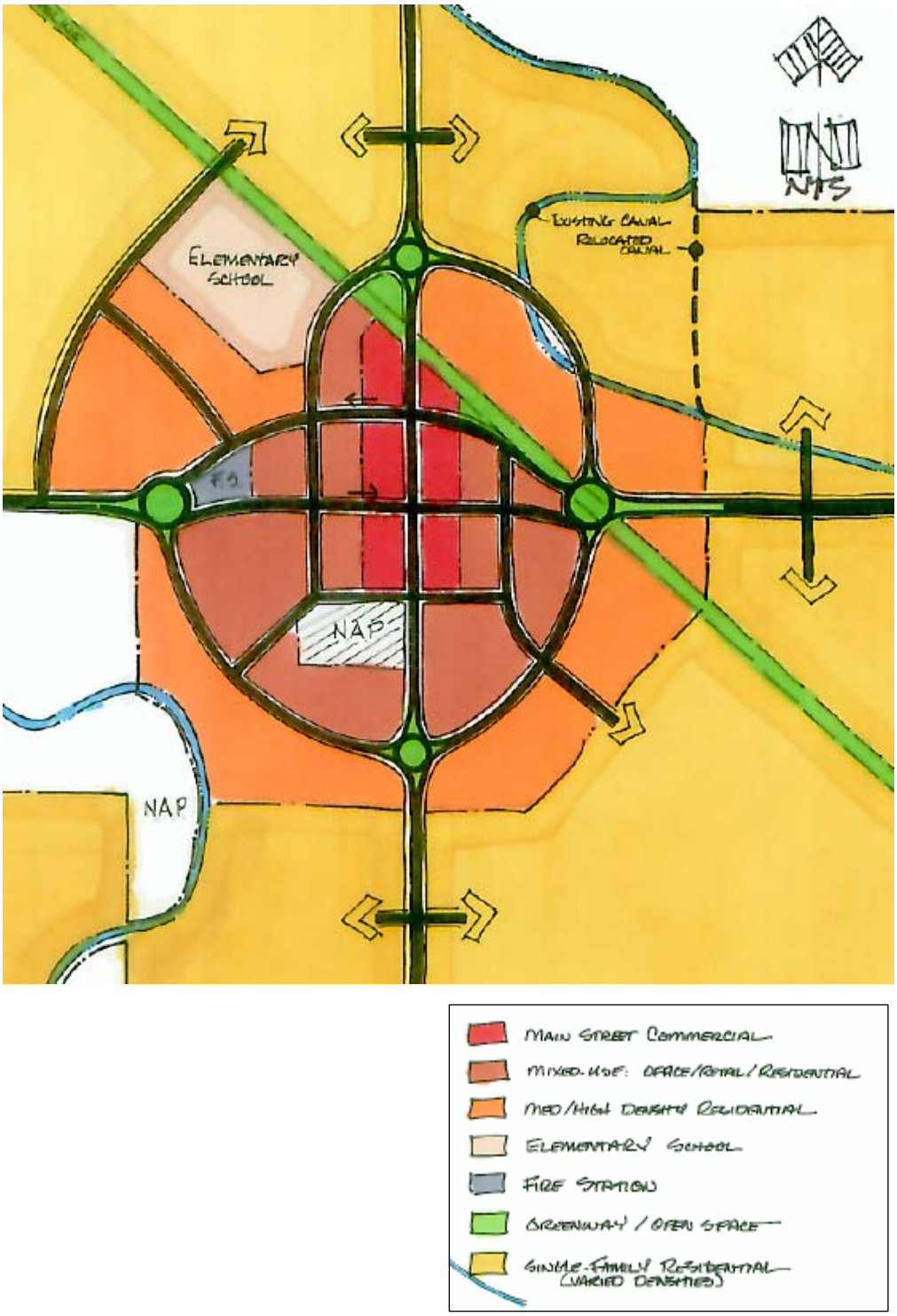

Figure G-2. Lake Hazel / Locust Grove Arterial Couplet Intersection Concept