

Communities in Motion 2040 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 (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 goals](#).

Development Name: Buyrite (H-2018-0103)






Agency: Meridian

CIM Vision Category: Existing Neighborhood

New households: 96

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Linder Road 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: 4,762 Jobs within 1 mile: 785 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: 3.8 miles Nearest fire station: 1.5 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: No Farmland within 1 mile: 109 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: 3.7 miles Nearest public school: 0.3 miles Nearest public park: 0.5 miles Nearest grocery store: 2.0 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

The development proposes access to both Ustick Road and Linder Road. The Linder Road corridor is the #7 priority in the *Communities in Motion 2040* plan. Linder Road serves as a north-south route from the Eagle foothills to the City of Kuna with a gap near I-84. *Communities in Motion 2040* identifies the Linder Road overpass as a needed, unfunded project. More information about Linder Road is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/7_LinderRoad_022618.pdf

The COMPASS FY2018-2022 Regional Transportation Improvement Program (TIP) identifies the widening of Linder Road from Ustick Road to McMillan Road to five lanes with curb, gutter, sidewalk, and bicycle lanes, with construction in 2021(Key Number RD202-18). Additional information about TIP is available at:

<http://www.compassidaho.org/documents/prodserv/trans/FY18/FY2018TIPrpt.pdf>

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



ValleyConnect 2.0 proposes two routes on Linder Road:

- A premium service commuter route with 30 minute frequencies from College of Western to Main Street Station along Cherry Lane, Linder Road, and Chinden Boulevard.
- A secondary service connecting Eagle High School and southwest Ada County with 30-minute peak hour and 60-minute midday service.

Consider including a concrete pad for an eventual stop at this site. Work with Valley Regional Transit on siting and design that would accommodate the future service.

Also, consider extending the 12' wide multi-use pathway to the intersection of Ustick Road and Linder Road and as a safe alternative for bicycles and pedestrians to on-road use. The Five Mile Creek Pathway connects to downtown Meridian and employment centers along Eagle Road and is identified in the Meridian Pathways Master Plan.