

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: Linder Village (H-2017-0088)






Agency: Meridian

CIM Vision Category: Mixed Use

New households: ±100

New jobs: ±1,000

Exceeds CIM forecast: No

	<p>CIM Corridor: US 20/26, Linder Rd Pedestrian level of stress: R—Linder Rd Bicycle level of stress: R—Linder Rd</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: 2,660 Jobs within 1 mile: 1,350 Jobs/Housing Ratio: 0.5</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: 0.1 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: 266 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: >4 miles Nearest public school: 0.3 miles Nearest public park: 0.7 miles Nearest grocery store: 0.1 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 proposal would provide access to both US 20/26 and Linder Road. US 20/26 is the #3 priority and Linder Road is the #7 priority in the *Communities in Motion 2040* plan. US 20/26 is one of a few east-west roadways that stretch from Caldwell to Boise. Its role as an alternate to I-84 makes it a vital transportation route, supporting more regional travel in the Treasure Valley than any other arterial roadway. Linder Road runs north-south from the foothills north of Eagle to Kuna. It provides a parallel route to Ten Mile Road and Meridian Road, although there is a gap at I-84 from Franklin Road to Overland Road. Proper access management is critical; work with Idaho Transportation Department of access locations and allowances.

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>



More information about US 20/26 is available at:

http://www.compassidaho.org/documents/prodserv/CIM2040/3_US2026-MdltRd-EagleRd_NEW.pdf. 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 US 20/26 (Chinden Boulevard) of one additional lane in each direction and intersection improvements from Linder Road to Locust Grove Road with construction in 2022 (Key 20594). The TIP also identifies 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>

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service along US 20/26, providing service from the College of Western Idaho in Nampa to downtown Boise with 30-minute frequencies. A secondary service along Linder Road would connect 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.