

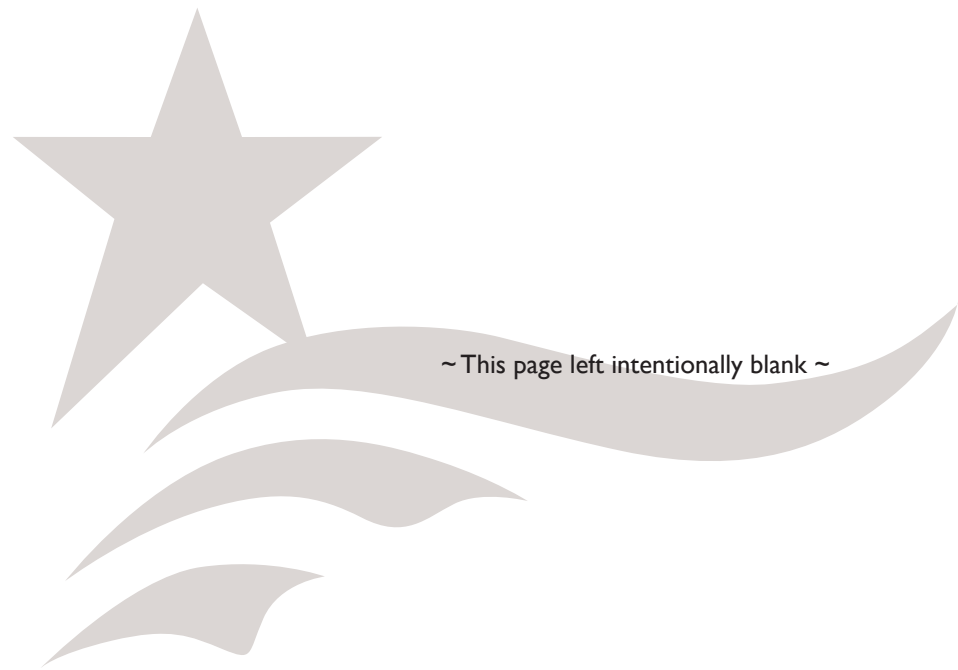
CITY OF MERIDIAN COMPREHENSIVE PLAN

Adopted by Resolution # 19-2179
On December 17, 2019



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CITY OF MERIDIAN COMPREHENSIVE PLAN

Adopted December 17, 2019

Resolution No. 19-2179

List of Amendments to Comprehensive Plan since Adoption

Resolution #	Date	Description of Changes
20-2224	09/01/2020	Adding priorities and responsible lead information to Comprehensive Plan policies.
21-2302	12/21/2021	Adopting the Fields Subarea Plan by reference.
22-2347	10/25/2022	Adopting the Existing Conditions Report 2022 by reference.
23-2406	08/22/2023	Amending the policy text, priorities, and lead/support Departments.
24-2440	03/05/2024	Update and/or replace certain text and graphics associated with the mixed-use sections of the Comprehensive Plan, including other minor revisions, terms, and a new appendix.

ACKNOWLEDGEMENTS

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Luke Cavener - Vice President
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Special thanks to the community members, residents, and business owners who helped shape the vision for the future of our city.

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LIST OF IMPLEMENTATION TOOLS

The following table lists existing tools which will be utilized to implement the City of Meridian Comprehensive Plan. These tools are already approved through City ordinance, but may require updates to most effectively implement this Plan. Meridian’s online City Code is maintained by a third party and is available via the City’s website.

List of Implementation Tools By Reference	
Tool	Link
City of Meridian Architectural Standards Manual (2016)	https://meridiancity.org/designreview
Meridian City Code (2019)	https://meridiancity.org/CityCode
Unified Development Code (Zoning and Subdivision Ordinances, Title 11 of Meridian City Code) (2019)	https://meridiancity.org/UDC

LIST OF ADOPTED PLANS AND STUDIES BY REFERENCE

The following table lists plans that are adopted by reference by the City of Meridian. The most current major amendment dates are reflected on this table. Sites listed without a www.meridiancity.org domain are not maintained or operated by the City.

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Arts Commission Strategic Plan (2019)	Meridian Arts Commission	https://meridiancity.org/mac/
Meridian Environmental Programs Plan (2019)	City of Meridian	https://meridiancity.org/environmental/
Welcome to Meridian Signage Plan (2019)	City of Meridian	https://meridiancity.org/WelcomePlan
Communities in Motion 2040 2.0 (2018)	COMPASS	https://meridiancity.org/TransportationPlanning
Existing Conditions Report (2022)	City of Meridian	https://meridiancity.org/compplan
Meridian Water Master Plan (2018)	City of Meridian	https://meridiancity.org/WaterMPSummary
Roadways to Bikeways Master Plan (2018)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
Valley Connect 2.0 (2018)	Valley Regional Transit	https://meridiancity.org/TransportationPlanning
Ada County Hazard Mitigation Plan (2017)	Ada County	https://meridiancity.org/AdaHazardPlan
City of Meridian Collection System Master Plan (2017)	City of Meridian	https://meridiancity.org/CollectionMPSummary
City of Meridian Strategic Plan 2016-2020 (2015)	City of Meridian	https://meridiancity.org/StrategicPlan

List of Adopted Plans By Reference		
Plan	Lead Agency	Link
Meridian Parks and Recreation Master Plan (2015)	City of Meridian	https://meridiancity.org/masterplan
Downtown Meridian Street Cross-section Master Plan (2014)	City of Meridian	https://meridiancity.org/StreetPlan
Meridian Historic Preservation Plan (2014)	Meridian Historic Preservation Commission	https://meridiancity.org/HistoricPlan
Downtown Meridian Neighborhood Pedestrian and Bicycle Plan (2012)	Ada County Highway District / City of Meridian	https://meridiancity.org/transportation
Eastern Treasure Valley Electric Plan (2012)	Idaho Power	https://meridiancity.org/ElectricPlan
Airport - Overland Corridor Study (2011)	ACHD and City of Nampa	https://meridiancity.org/TransportationPlanning
Meridian Water Conservation Plan (2011)	City of Meridian	https://meridiancity.org/water/conservation
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Meridian Pathways Master Plan (2010)	City of Meridian	https://meridiancity.org/pathways
Meridian Rail-With-Trail Action Plan (2010)	City of Meridian	https://meridiancity.org/TransportationPlanning
ACHD Transportation and Land Use Integration Plan (2009)	Ada County Highway District	https://meridiancity.org/TransportationPlanning
US-20/26 Corridor Study (2006)	Idaho Transportation Department (ITD)	https://meridiancity.org/TransportationPlanning
Downtown Meridian Transportation Management Plan (2005)	Ada County Highway District / City of Meridian	https://meridiancity.org/TransportationPlanning
Ten Mile Interchange Specific Area Plan (2007)	City of Meridian	https://meridiancity.org/TMISAP
Destination Downtown (2010)	Meridian Development Corporation	https://meridiancity.org/downtown
Fields Subarea Plan (2021)	City of Meridian	https://meridiancity.org/Fields

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EXECUTIVE SUMMARY

The Value of Planning

Since 2011, when the last Comprehensive Plan was adopted, the City of Meridian has changed significantly. While much of this change has been positive, the City faces challenges in accommodating additional growth. This Plan sets forth the framework necessary for orderly growth and development reflecting the communities values today, while anticipating the needs, wants, and desires of later generations. Without guided growth and development, overcrowding, congestion, safety, community identity, and an overall deterioration of the current quality of life and living may result.

.....
Below: Meridian City Hall



Meridian’s Comprehensive Plan is a long-term policy document for the community with guiding visions and policies relating to new development, redevelopment, city programs, and services. The Comprehensive Plan policies are used to guide the direction for development in Meridian. It is a dynamic document designed to reflect the community vision as well as adapt to changes in technologies, demographics, growth patterns, values, and transportation needs.

The goal of the 2019 Comprehensive Plan is to create an effective vision and source document that the general public, developers, and decision makers can reference and utilize to ensure Meridian is a premier place to live, work, and raise a family.

The Comprehensive Plan is periodically updated to ensure that the Plan remains relevant and represents community aspirations, reflects market and demographic trends, and is user-friendly. This Plan infuses a fresh focus on creation and preservation of the area’s character, evolution, livability, vibrancy, and connections, all while conforming to the requirements of Idaho Code, Title 67, Chapter 65, the Local Land use Planning Act.

Plan Development

A year-long planning process resulted in a Comprehensive Plan document that continues to elevate Meridian as a major population and employment center within the Treasure Valley and one of the most desirable places to live in the nation.

This updated Comprehensive Plan:

- » Is inspired by a grass-roots and citizen-based and collaborative process
 - » Defines approach to areas of growth and change
 - » Supports a diversity of housing types and for all income groups
 - » Cultivates sustainable quality neighborhoods with diverse and context-sensitive amenities
 - » Promotes the creation of distinct, engaging places
 - » Clarifies land use designations for consistency of implementation.
 - » Highlights city services for prioritization of future projects and programs
 - » Reinforces the direction of providing an unsurpassed level of parks and recreation facilities
 - » Strengthens Meridian's historic and community character
 - » Prioritizes walkability, bikeability, and interconnectedness of mobility systems that promote a healthy environment
 - » Encourages multi-modal corridors
 - » Embraces emerging trends and technologies in transportation
 - » Anticipates demographic changes and plans for an integrated community
 - » Addresses livability and service needs for all
- » Encourages partnerships and participation in education to realize the work force we need for the diverse economic base that we desire
 - » Aligns transportation modes with population needs
 - » Emphasizes environmental stewardship and importance of parks and open spaces
 - » Supports existing neighborhoods and future planning efforts that will contribute in ongoing success
 - » Provides new tools and ways to evaluate where growth is most appropriate
 - » Is accessible in multiple formats, from traditional hardcopy to digitally online



Above: Gene Kleiner Day festivities at Kleiner Park

Community Vision

The Comprehensive Plan establishes a future vision and desired course of action based on the values and feedback of the community. The community's vision for Meridian is summarized in vision statements with five over-arching themes. The #MyMeridian Vision document embodies these unique qualities and reaffirms a desire to preserve Meridian's character with the onset of inevitable changes that come with population growth and demand for services. This vision reinforces the core values of guided and strategic growth, jobs creation and sound economics, service provision, sustainable neighborhoods, and being good stewards of the public trust. The vision was developed through a process that offered residents, business owners, and visitors an opportunity to articulate their community values—the City's design for the future reflects a collaborative vision.

■ #MYMERIDIAN VISION:

Meridian is a premier, evolving, livable, vibrant, and connected community.

PREMIER COMMUNITY

Making Meridian a Premier Community means putting an emphasis on quality of life through creating safe neighborhoods with diverse housing, open spaces, and amenities that provide varied lifestyle choices, as well as planning for exceptional social, educational, and economic opportunities.

A vibrant, diverse, clean, safe, and secure community in which to live, work, and thrive.

This theme focuses on the relationship between where we work, educate, live, and play, and includes the following elements:

- » Housing
- » Education, Health, and Community Services
- » Economic Excellence

EVOLVING COMMUNITY

Strategically planning for Meridian's evolving future means implementing land use tools and promoting responsible growth through the provision of services and infrastructure in key areas at the right time. Meridian looks to maintain a balanced mix of land uses based on a holistic understanding of community character, transportation systems, market realities, and utility use.

A community thoughtfully adapting to changes.

This theme supports an efficient and high-quality development pattern, and includes the following elements:

- » Growth and Population
- » Future Land Use
- » Utilities and Infrastructure

LIVABLE COMMUNITY

Livability represents the overall relationship between the community and the satisfaction they derive from their surroundings. This means strategic use and stewardship of our environment, providing opportunities for recreation, mitigating the impact of hazards, and ensuring health, safety, and welfare of the Meridian community.

A community of family-friendly, healthy, and engaging places.

This theme is grounded in access to and responsible management of Meridian's parks, open space, and natural resources, and includes the following elements:

- » Parks and Pathways
- » Stewardship
- » Public Safety

VIBRANT COMMUNITY

Being a Vibrant Community centers on the intersection of past and future. The Meridian community values its heritage and strong historic character and charm and hopes to preserve key cultural elements while creating well-designed new places that honor our community's story, contribute to the past and present, and will serve generations to come. Arts, community events, cultural assets, and celebrations also play a role in making Meridian a vibrant and beloved place with distinct, engaging characteristics.

A community strengthened by historic character and vibrant activity centers.

This theme reinforces quality community design and placemaking, and includes the following elements:

- » Character, Design, and Identity
- » Historic Preservation
- » Arts and Culture

CONNECTED COMMUNITY

Connecting Meridian requires a strong relationship between various modes of travel and destinations, ensuring that the broad system functions safely and efficiently. It also requires efficiently connecting Meridian to its neighbors, facilitating regionally and locally within the City. This means accommodating appropriate modes of transportation by planning, designing, and building facilities for pedestrians, bicycles, public transit, motor vehicles, and freight all the while anticipating for the future needs of additional methods and trends for people, goods, and services to move.

A community of safe and efficient transportation.

Efficiency and innovation can be accomplished through land use planning, street design, and accommodations of new and emerging technologies. This theme includes the following element:

- » Transportation and Streets

MAKING THE PLAN REALITY

The measure of the Comprehensive Plan's success is its ability to direct and bring about actions that implement the Plan's articulated vision and supporting policies. This implementation effort will largely be accomplished through a consolidated list of action items referred to as the implementation plan. This implementation will work in coordination with the City's Strategic Plan, Comprehensive Financial Plan, Capital Investment Plan, and by updating City Code and the Unified Development Code. City staff will report to City Council on progress made toward completing action items on a regular basis.

INTRODUCTION

Meridian, Idaho is located just west of Boise in the southwestern part of Idaho, and is one of six cities in Ada County. The Area of City Impact contains 60 square miles, including approximately 33 square miles within the city limits. As of 2019 there are over 114,000 residents in Meridian, making it the second largest city in Idaho—and one of the top ten fastest growing communities in the nation. It has become the area's new regional epicenter.

This Comprehensive Plan is the guide to the future of the City of Meridian. It builds on Meridian's history and community

.....
Below: #MyMeridian Public Event



wishes, integrates previous and upcoming plans and projects, and recognizes the contributions of our leaders and community members that have made Meridian of the most desirable places to live. Thoughtful and deliberate planning is imperative to preserve and improve upon the current quality of life.

As part of the Introduction, the following elements are included in this chapter:

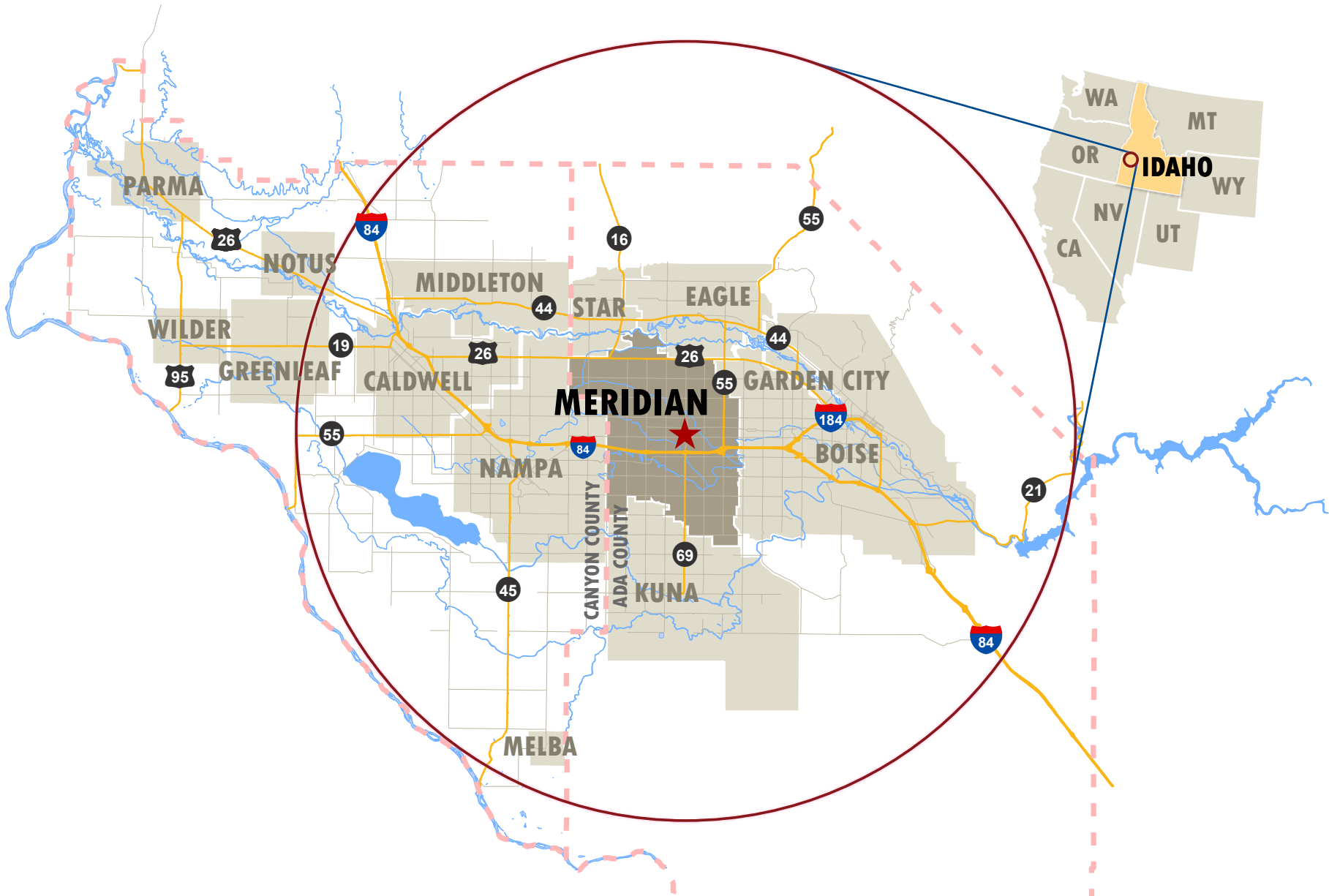
- » Plan Purpose and Scope
- » #MyMeridianVision
- » Planning Successes
- » Plan Structure
- » A Community-Driven Plan
- » Overview of Sustainable Growth and Development
- » Making the Plan Reality

“Planning is bringing the future into the present so that you can do something about it now”

- Alan Lakein



FIGURE 1A: REGIONAL CONTEXT MAP



Source: City of Meridian Planning Division 2019

Plan Purpose and Scope

The purpose of the City of Meridian's Comprehensive Plan (Plan) is to integrate the values of the community into a document that guides the growth and development of the City. The Plan uses maps, tables, and narrative to describe the City, provide a vision of a desired future, and recommend specific policies and actions to reach that future.

The goal of the Comprehensive Plan is to create an effective vision and source document that the general public, developers, and decision makers can use to ensure Meridian is a premier place to live, work and raise a family.

The required components of a comprehensive plan specified in Idaho Code include private property rights; population; economic development; land use; natural resources; hazardous areas; public services, school facilities; transportation; recreation; special areas or sites; housing; community design; implementation; agriculture; airports; national interest electric transmission corridors; and any other component that may be necessary.

One of the primary uses of the Comprehensive Plan is to provide direction for land use regulations, including zoning, as well as strategic plans, municipal budget and capital projects, and other implementation actions. Idaho Code § 67-6511 requires: "The zoning districts shall be in accordance with the adopted plans."

All legislative requirements, specifically the Idaho Local Land Use Planning Act, are addressed in the Plan. Idaho Code § 67-6508 (the Local Land Use Planning Act) provides for a planning process as follows:

"Prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component."

The Plan is intended to work in concert with the City's ordinances and specific area plans. It is based not only on the concerns and expressions of the community, but upon the analysis in the Existing Conditions Report that is adopted concurrently as Volume II of this Plan. The Existing Conditions Report includes background information and analysis about the built and natural environment in Meridian today (as of 2022), trends, and a strategic plan for the future. Together, the Existing Conditions Report and the Comprehensive Plan together address all of the elements required in the Local Land Use Planning Act of Idaho.

This Plan applies to all geographic areas within Meridian's jurisdiction, including its surrounding Area of City Impact. Plan goals, objectives, and action items are designed to address a 20-year planning horizon.



.....
Above: Pathway at sunset

Below: View of artwork and fountains in the Village at Meridian



Nature of the Plan

The Comprehensive Plan is an official policy guide for decisions concerning the physical development of the community. The Plan establishes goals, objectives, and action items to implement the City's policies regarding growth. The Plan works in concert with City Code and other planning-related documents like the City's Strategic Plan, the City's Sewer and Water Master Plans, the Pathways Master Plan, Parks and Recreation Master Plan, and Capital Improvement Plans (CIPs). It is also used in conjunction with each City department's strategic and tactical plans. The Plan is not a set of standards or a means to enforce City Code. Instead, it indicates, in a general way, how the community should develop. It is expected and required that the Plan consider and inform efforts to align City Code and policy with the community's changing shape, values, and needs.

Citizens, developers, the Planning and Zoning Commission, as well as the City Council and other groups are all involved in shaping community development and have a primary responsibility to coordinate and direct the overall pattern of development activities within the community. The City Council, with recommendation from the Planning and Zoning Commission, makes development decisions concerning annexation, rezoning, and subdivision developments at public hearings, as well as decisions regarding variances, and planned unit developments. The Planning and Zoning Commission is responsible for making decisions regarding conditional use permits. Due to the responsibilities of the City Council, it is necessary for the City to implement technical guidelines and adopt policies that will provide the framework for considering proposed physical development and its suitability, impact on the quality of life for Meridian citizens, and the best interest of the City. The City also needs to establish and maintain a long-range implementation strategy for coordinated, unified development of public improvement projects.



Above: Carnival at Storey park, during Meridian Dairy Days

Plan History and Preparation

Meridian's first Comprehensive Plan was adopted in 1978. That plan was developed to meet the requirements of the newly enacted 1975 Land Use Planning Act of the State of Idaho, Title 67, Chapter 65. In 1993, the City of Meridian invited citizens representing neighborhood groups, developers, real estate professionals, and public agencies to engage in a participatory process to revise a modernized City of Meridian Comprehensive Plan. Similar processes took place again in 2002 and 2011 to bring needed revisions to the Meridian Comprehensive Plan.

To ensure that the Plan remains relevant and represents current stakeholders, reflects market and demographic trends, is accessible for all users, and offers ease of navigation through its content, today's City leaders recognize changes are needed. Many goals, objectives, and actions outlined in the 2011 plan remain. However, some objectives and action items have been achieved or are no longer desired. Additionally, new initiatives focus on creation and preservation of the area's character, evolution, livability, vibrancy, and connections.

#MyMeridianVision

The Plan establishes a future vision and course of action based on the values and feedback of the community. The overall #MyMeridianVision statement, developed by the people of Meridian, represents their voice about what they value in the community and an equally strong mandate for what they want for the future. It embodies these unique qualities and reaffirms a desire to preserve Meridian’s character with the onset of inevitable changes that come with population growth and demand for development. Building on the #MyMeridianVision, the City has established five Citywide Vision Themes to bring together City departments and trained staff that are committed to the City’s core values to guide growth, create jobs and a sound economic base, provide services, facilitate neighborhood sustainability, and be good stewards of the public trust.

.....
Right: Fishing at Kleiner Park



▣ #MYMERIDIANVISION:

Meridian is a premier, evolving, livable, vibrant, and connected community.

The Vision Themes and corresponding statements will be regularly revisited after the adoption of the Plan. As a valuable tool to be reviewed and updated over the 20-year planning horizon, these vision statements reflect the community’s values and dreams for the future of the City of Meridian:

Premier Community: A vibrant, diverse, clean, safe, and secure community in which to live, work, and thrive.

Evolving Community: A community thoughtfully adapting to changes.

Livable Community: A community of family-friendly, healthy, and engaging places.

Vibrant Community: A community strengthened by historic character and vibrant activity centers.

Connected Community: A community of safe and efficient transportation.

Planning Successes

Meridian’s rapid growth has propelled the City into continual change. Development and infrastructure must be directed to create neighborhoods and centers that foster social interaction, public safety, and a sense of community for the City’s residents and commerce. Without a coordinated plan for the City, unguided growth could harm the vital qualities clearly articulated in the #MyMeridianVision. Having a community-vested vision and plan helps guide and inform the decision-making process to define and manage the City’s future.

Meridian has seen a significant increase in population over the last decade and it is predicted to grow another 52% between 2017 and 2040. During the last 10 years (2007–2017), the City has seen 37% growth in the labor force and a 5% reduction in the unemployment rate. The median household income is well over the Treasure Valley average, and two-thirds of the children in the community have walkable access to a park or open space.¹

With a strong vision for managing community growth, the City will apply the values defined by the #MyMeridianVision to harness growth as a community asset. Strategic long-range planning is an opportunity to influence the trajectory—to set a compelling, prescribed, and collaborative course for the future. Over the lifetime of the Plan, a single policy change can produce enormous and valued impact.

¹ Existing Conditions Report 2017

Accomplishments in the last 10 years include:

- Enhanced traffic operations using agency technology and the addition of new pathways
- Hosted over 100 events in 2018 alone
- Welcomed Idaho State University and Idaho College of Osteopathic Medicine, Idaho’s first medical school
- Worked toward the “greening” of Meridian with 4,736 trees in Meridian’s parks
- Opened the Public Safety Training Center on Watertower Street
- Developed Village at Meridian, a new premiere lifestyle center with over a million square feet of retail and office space
- Relunched the Main Street Market
- Partnered on Harvest Transit, an on-demand service designed for seniors and those with disabilities
- Invested in and expanded public art with dedicated funding, park themes and more
- Created and expanded the Historic Walking Tour with new partnerships
- Started building up the Ten Mile Interchange area
- Completed Split Corridor road investments in Downtown
- Expanded Storey Park with new dog park—Storey Bark Park

Plan Structure

The Comprehensive Plan is structured around five Vision Themes and their corresponding topic elements. Each Vision Theme chapter includes a brief explanation about its topics and lists the relevant policy direction, including goals, objectives, and action items.

Chapter 1. Introduction: plan purpose and scope, #MyMeridianVision, planning successes, plan structure, a community-driven plan, overview of sustainable growth and development, and making the plan reality

Chapter 2. Premier Community: housing, education and services, and economic development

Chapter 3. Evolving Community: growth and population, land use, and utilities and infrastructure

Chapter 4. Livable Community: parks and pathways, stewardship, public safety

Chapter 5. Vibrant Community: character and design, historic preservation, and arts/culture

Chapter 6. Connected Community: transportation and streets

The Appendices includes the Future Land Use Map, Glossary of Terms, Acronyms and Abbreviations, and a Regulatory Takings Checklist.

Using this Document

The Comprehensive Plan is designed to serve a diverse audience: citizens, applicants for development, City staff, commissioners, and elected officials. The purpose of the Plan is to provide a clear vision for the future by outlining expectations of the

community. The Plan facilitates this by establishing policies that describe City led initiatives, and by establishing expectations for approvals of development applications. The intent is to initiate greater certainty in creating successful projects that match the City's vision; address the concerns and property rights of neighbors; and provide the flexibility to accomplish a developer's vision without compromising the larger community's vision and goals.

Citizens are encouraged to use this document to better understand the City's vision for their neighborhood, their business, and the City as a whole. Applicants for development are also encouraged to use this document to better understand the City's vision.

Finally, this document will be utilized in earnest by City staff, City commissions and task forces, and elected officials as the roadmap to achieving the Vision Themes; the Planning Department in reviewing development applications, all departments in crafting their strategic plans; and in developing and implementing capital improvement and master plans.

“Don’t judge each day by the harvest you reap but by the seeds that you plant.”
- Robert Louis Stevenson



Online Living Document

The full power and utility of this Plan is best experienced in its online form. In the online format, the Plan is designed to be fully navigable, searchable, and interconnected with hyperlinks. Relevant text and graphics are designed to be easily excerpted for applicable use. The maps and graphics are interactive in order to enhance their value. Hyperlinks are available and will be maintained with other supporting documents, including the topic-specific plans that support this Plan, and are essential to its full and effective implementation.

A Community-Driven Plan

The Comprehensive Plan captures the community's values in 2019 and how the community envisions Meridian in the future. As such, it is critical to authentically integrate the concerns and expressions of the community and its stakeholders into the document that will guide the growth and development of the City.

The first step toward creating a vision for the community was listening. Public input and leadership from the Steering Committee, Planning and Zoning Commission, City Council, and Boards and Commissions guided the planning process. Diligent effort encouraged meaningful public participation by involving interested parties early and frequently.

At these events and through online surveys, participants were asked questions like "What do you love about Meridian?", "What would you improve about Meridian?" and "What is your vision for Meridian's future?" This allowed the residents, employees, and other community members the opportunity to provide and discuss their values, options, goals, and to prioritize future opportunities for their community.



Above: Public involvement at Kleiner Park

Below: Gene Kleiner Day festivities at Kleiner Park





Images: 5,500 community participants provided feedback at community events, workshops, and through online engagement polls and surveys.

Overview of Sustainable Growth and Development

Review of Recent Research and Tools

Getting the timing and appropriate land uses right, today and in the future, is at the heart of managing growth and the character of Meridian. Decisions about how, where, and what kind of development takes place in the future will affect other aspects of Meridian, including traffic, noise air and environmental quality; opportunities for jobs, housing and business development; community character and design; and the need for public facilities and services of all types.

An example is the relationship between traffic, commercial development, and transportation investment decisions. Providing expanded opportunities and access to neighborhood shopping and live-work units could result in reduced pressure on roadways. As with commercial development, the level of residential density near future transportation hubs influences the timing and investment in public transit services and infrastructure. Choices about housing types and location will influence future decisions about both commercial and transportation investments.

Through the Comprehensive Plan process, several levels of analysis were conducted to reflect how these topical layers influence each other and should be considered into the future:

Service Impact Tool

A service impact tool was developed for use by staff to evaluate the serviceability of a parcel at the time annexation is requested. The intent is to promote thoughtful growth by clearly considering and reporting relevant factors to City leaders as they consider development proposals. The tool may

also be used as a framework to set priorities, and to identify areas that that are likely to develop first.

This tool considers both areas that already receive city services and those that haven't. The tool looks at a number of attributes and ranks each criterion on a numeric scale. Attributes include among other things, proximity to water, and sewer infrastructure, proximity to schools and pathways, emergency services' response time, and environmental constraints. Over time, it is envisioned that the service impact tool will help the City coordinate services so growth is strategic and more consistent with plans for infrastructure.

Economic Development Analysis and Market Analysis

One objective of the Comprehensive Plan is to strategically prepare for land use and transportation investments that will support economic development across the City. An analysis of economic development trends, regional demographics, Meridian's industry strengths, and anticipated areas of employment growth was conducted as part of Plan development, and concluded with recommendations for this Plan that are informed by data, interviews with economic development stakeholders across the region, and best practices.

Corridor Analysis

A focused review of key corridors in Meridian was conducted to evaluate whether planned land uses have the right mix and scale to support transit in the future. This analysis aims to ensure that land uses provide enough potential ridership to support transit investments, while also leveraging each unique corridor's development context. The study also identified opportunities to capture the value of real estate and economic development along each corridor to support funding of a future transit system.

Making the Plan Reality

A wide range of users can find meaning in this Plan. Citizens, developers, the Planning and Zoning Commission, as well as the City Council and other commissions are all involved and responsible for shaping community development and the overall pattern of growth within the community.

Alignment with Other Plans and Resources

The Comprehensive Plan becomes an improved tool for growth by driving the process of alignment with other plans, code, and policy updates and goals for the City. The specific plans and documents that are adopted as part of the Comprehensive Plan are listed at the front of the Plan (List of Adopted Plans by Reference).

The City hereby adopts as addenda to the Comprehensive Plan the versions of these documents in the List of Adopted Plans by Reference in effect at the time the Comprehensive Plan is approved by the City Council, and as amended.

The Comprehensive Plan provides the overarching vision for updates and revisions to City Code, and works symbiotically with the City's Community Development Block Grant Consolidated Plan, the City's Sewer and Water Master Plans, other department master plans, capital improvement plans, and various transportation plans and studies. It is also used in conjunction with each City department's strategic plan, action plan, and annual employee performance appraisal.

All City departments shall use the Comprehensive Plan as a tool for setting work plans, budgets, capital improvements, amending the City Code, and allocating other resources for City Council approval. City staff from all departments will regularly discuss and coordinate the needs of the City. Staff will work together with the common goal of guiding growth, providing

City services within available resources, being organized and efficient, and acting as good stewards of the public trust.

Next Steps

Implementation of the Plan will take hard work and dedication from the entire community. Many of these actions have already started based on community input. After adoption of the Comprehensive Plan, one of the first steps will be to prioritize the action items listed in the Plan. City Departments and other stakeholders will be part of the process to determine which action items are immediate, intermediate, or long-term priorities. This consolidated list of the action items will be referred to as the Implementation Plan of the Comprehensive Plan and it will establish both an action item lead and support, including all City departments or civic organizations that need to be involved in completing each action. After staff consensus on priorities, the draft policies will be shared with the Mayor and City Council. The intent of the Implementation Plan is to provide transparency to the community and ensure timely execution of the Comprehensive Plan's action items through assigned responsibilities and priorities.

On a regular basis, City staff will report to Council progress made toward completing action items. It is also anticipated that additional action items may be added and an update to both the text of the Comprehensive Plan and the Existing Conditions Report will occur on a bi-annual basis, and/or as otherwise needed.

*"The unique characteristics of place may be the only truly defensible source of competitive advantage for cities & towns."
- Joe Cortright, CEO's for Cities*



PREMIER COMMUNITY

Overview

The City of Meridian, uniquely situated within the Treasure Valley, has distinguished itself with thriving neighborhoods; a vibrant job market; broad educational opportunities; and extensive community services. Meridian has become a top-choice community for businesses and residents in the United States.

Meridian's Comprehensive Plan embraces the next steps to solidifying itself as the region's Premier Community. The Plan encourages the attraction of diverse businesses by fostering an

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Below: The Scentsy campus on Pine Ave and Eagle Road



PREMIER COMMUNITY VISION

A vibrant, clean, safe, and secure community in which to live, work, and thrive.

inviting, creative, and enriching environment. Employment will be located in emerging walkable centers and along multi-modal corridors. The Plan encourages an exceptional educational system creating an employment base attractive to the right type of employers and provides the foundation for a new generation of Meridian residents. This Premier Community will continue to evolve from an edge community into a complete city with safe neighborhoods, diverse housing, well-designed buildings, and amenities. The Plan encourages enriching and inviting environments for all lifestyle choices, ages, and backgrounds.

As part of the Premier Community Vision, the following elements are included in this chapter:

- » Housing
- » Education, Health, and Community Services
- » Economic Excellence



Above: Single family home in Meridian

Housing

Introduction

Opportunities for housing should be available for all income groups with a diverse mix including rural, modular, townhouses, apartments, workforce housing, large lot subdivision, and single-family homes ranging in size from one-bedroom to estate homes. A premier community needs a good cross-section of housing and therefore must guard against an abundance of subdivisions in similar and repetitive densities, appearances, and price ranges. Neighborhoods should also enhance and retain livability and value through innovatively designed amenities, pathways, public spaces, gathering spaces, and elements that promote social interaction and provide the city with a sustainable tax base. High-density housing must be strategically located to public transportation, community services, and employment areas.

As part of the City's Vision, new neighborhoods should emphasize diverse open spaces and amenities, distinct, engaging places and identities, and Meridian's strong historic character and charm. As such, this section relates closely with the policies in Chapters 3, 4, and 5.

Background

Until 2014, Meridian’s population was distributed throughout the community primarily in detached single-family suburban-style developments. Increasingly, however, higher density housing is being constructed throughout the community, particularly near employment areas, major roadways, and regional attractions.

The City realizes that the baby boomer generation is aging and creating an increased demand for 55-plus-age non-single-family detached dwellings. Coupled with the fact that more young adults are waiting longer to have children and may not want large homes on large lots, this necessitates providing more diversity in housing choices. The majority of the growing senior population will prefer to “age in place” within existing neighborhoods. Many will seek residential accommodations to suit their emerging health and mobility needs. However, there will also be a growing demand for highly specialized senior living facilities within the community.

This Comprehensive Plan supports and encourages a variety of housing types ranging from large single-family detached homes to multi-family dwellings. Future Land Use designations allow the City to integrate a range of residential unit densities, from Low Residential to High Density Residential. These land uses and other supportive policies are intended to ensure opportunities exist for a variety of incomes, housing preferences, lifestyles, household sizes, and age groups integrated within neighborhoods and across the community. See the Future Land Use element in Chapter 3 for more details. For character, design, and identity elements related to housing, see the Vibrant Community, Chapter 5.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Analysis of Impediments to Fair Housing Choice](#)
- » [Consolidated Plan and Fair Housing Assessment](#)

“To accomplish great things, we must not only act, but also dream; not only plan, but also believe.”
- Anatole France



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.01.00	Support a balance and integration of diverse housing and neighborhood types.		CD, MO	CD, AO, MO
2.01.01	Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.		CD, MO	AO, MO
2.01.01A	Align City Code with the policies of the Comprehensive Plan to reflect the community's desires for various types, sizes, and designs of residential neighborhoods.	On-going	CD	AO
2.01.01B	Regularly assess permitting activity and work to encourage a mix of housing types.	On-going	CD	
2.01.01C	Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.	On-going	CD	
2.01.01D	Regularly monitor local codes and ordinances to ensure compliance with state and federal laws such as the Fair Housing Act.	On-going	CD	
2.01.01E	Encourage development of universally accessible home designs within new developments and home retrofits, allowing residents to age in place and creating full accessibility for all residents of varying levels of physical ability.	On-going	CD	
2.01.01F	Maintain clear and concise housing development ordinances, codes, requirements, restrictions, and policies that are consistent with the Comprehensive Plan.	On-going	CD	
2.01.01G	Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.	On-going	CD	
2.01.01H	Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.	On-going	CD	
2.01.01I	Consider providing incentives to developers that produce affordable housing units as defined by federal and state agencies.	Low	CD	CD, AO, MO
2.01.01J	Support an open housing market for all persons, regardless of protected class.	On-going	CD	
2.01.01K	Remove regulatory barriers and develop design criteria that support the construction of accessory dwelling units and micro homes where appropriate.	Medium	CD	
2.01.01L	Ensure the Unified Development Code provides opportunities for diverse and innovative housing options.	On-going	CD	
2.01.01M	Support active-adult or independent senior living developments.	On-going	CD	
2.01.01N	Work with the County/State on developing property tax relief programs for seniors and others on low/fixed incomes.	Low	MO	
2.01.02	Support a balance of housing tenure and supply and demand.		CD	
2.01.02A	Regularly monitor property tax revenue and vacancy rates in the rental and ownership market.	On-going	CD	

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.01.02B	Coordinate and align public and private housing development to improve consistency with local housing agency plans.	On-going	CD	
2.01.02C	Explore ways to encourage diversity of housing tenure and price points.	High	CD	
2.01.02D	Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.	On-going	CD	
2.01.02E	Support housing affordability, special-needs housing, ownership opportunities, and housing rehabilitation through programs administered by the State of Idaho, Ada County, nonprofits, and federal agencies.	On-going	CD	
2.02.00	Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.		CD	FD, FI, AO, PR, PD, ED
2.02.01	Elevate and enhance the quality and connectivity of residential site and subdivision planning.		CD	FD, FI, AO, PR, PD
2.02.01A	With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.	On-going	CD	PR
2.02.01B	Evaluate open space and amenity requirement and criteria for consistency with community needs and values.	On-going	CD	PR, PD
2.02.01C	Require all new residential neighborhoods to provide complete streets, consistent with the Transportation and Land Use Integration Plan.	On-going	CD	FD
2.02.01D	Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.	On-going	CD	
2.02.01E	Encourage the development of high quality, dense residential and mixed use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.	On-going	CD	
2.02.01F	Evaluate the potential to incentivize dedication of public school sites, public parks and other open spaces, and public access easements to linear open space corridors, which contain bicycle and/or pedestrian pathway systems.	Low	CD	FI, PR
2.02.01G	Ensure development provides safe routes and access to schools, parks, and other community gathering places.	On-going	CD	
2.02.01H	Evaluate and improve the current grading and stormwater drainage requirements for subdivisions to ensure they reflect the community's values.	Very High	PW	CD, AO

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TABLE LEGEND

Goal	Objective	Action
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Table 2.1. Housing Goals, Objectives and Action Items		Priority	Lead	Support
2.02.02	Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.		CD	CD, FI, AO, PW, ED
2.02.02A	Develop standards for upkeep of vacant lots such as dust and weed mitigation requirements.	Low	PD	CD
2.02.02B	Consider incentives such as density bonuses, reduced open space requirements, and reduced fees for infill development in key areas near existing services.	Very High	CD	FI, AO, PW, ED
2.02.02C	Support infill development that does not negatively impact the abutting, existing development. Infill projects in Downtown should develop at higher densities, irrespective of existing development.	On-going	CD	
2.02.02D	Apply appropriate design and construction standards to infill development in order to reduce adverse impacts to existing development.	On-going	CD	
2.02.02E	Assist development groups to develop multiple plats into one cohesive plat.	On-going	CD	
2.02.02F	Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction.	On-going	CD	

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Education, Health, and Community Services

Introduction

This element discusses the educational and community services provided by Meridian and partner organizations that enhance Meridian residents' well-being. To address the physical and mental health needs of the community, a wide array of services are needed, including educational, social, cultural, and health services. Some other services, like sewer, water, and transportation, are addressed in other parts of this Plan and are not duplicated here.

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Below: The Meridian Senior Center in Kleiner Park.



Background

Educational facilities and programs in the City of Meridian are provided by the West Ada School District, a growing variety of charter and private schools, and several college and university campuses. K-12 student enrollment growth has placed tremendous demands on schools in the recent past resulting in a record-setting pace of new schools. This rate of school construction is expected to continue into the foreseeable future, as Meridian and its neighbors continue to grow. New school locations require land acquisition and are based on residential density of an area and other build-out factors.

To support access to quality lifelong learning opportunities, the City of Meridian seeks to continue joint long range and site planning, continued exploration into multi-use and shared facilities, and providing increased safety through school resource officers and efficient use of multi-modal transportation corridors servicing schools. The City will continue to support appropriate locations of school sites, encourage communication between essential service providers to plan for and accommodate growth associated with schools, and further explore opportunities to cut operating costs through joint land use agreements. Thoughtful communication and coordination will help to ensure residents in the City of Meridian have accessible and safe educational opportunities.

Partner organizations such as the Meridian Library District, Meridian Senior Center, Meridian Food Bank, Meridian Boys and Girls Club, and many others also support the community by providing a variety of important services, facilities, and programs. Even with the increasing demand and availability of digital resources, community facilities still play a key role in connecting residents with those services.



Above: South Meridian YMCA

Meridian prides itself on maintaining a safe and caring community where residents of all ages and abilities feel accepted, respected, and connected. The City has developed several initiatives and organizations focused specifically on youth, and has invested in programs and facilities designed for older residents. With the provision of community services and a continuum of care, Meridian families and individuals have the opportunity to stay and thrive in their communities as they age.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 2.2. Education and Community Services Goals, Objectives and Action Items		Priority	Lead	Support
2.03.00	Improve coordination of long range City and school district planning.		CD, PD	FD
2.03.01	Jointly plan and site schools and subdivisions to ensure mutual benefits, neighborhood identity, and community health.		CD	
2.03.01A	Assist West Ada School District in identifying potential future school sites, by providing information about anticipated future land uses, utilities, and entitlements.	On-going	CD	
2.03.01B	Support construction of multi-use facilities that can be used by both schools and the community.	On-going	CD	
2.03.01C	Invite West Ada School District staff to pre-application meetings with potential developers and discuss school siting and access needs.	On-going	CD	
2.03.01D	Ensure the location and design of schools are compatible with existing and planned neighborhoods and land uses.	On-going	CD	
2.03.01E	Work with West Ada School District to locate and connect schools to safe and accessible walking, bicycle, transit, and automobile routes.	On-going	CD	
2.03.02	Coordinate with public safety officials and other local agencies to ensure safe school environments.		PD	FD
2.03.02A	Support educational and training programs lead by school resource officers and neighborhood contact officers.	On-going	PD	FD
2.04.00	Support a diverse range of educational opportunities that continues lifelong learning.		MO	CD, FD, PR, PD
2.04.01	Partner with schools, non-profits, and other community-based organizations to provide a variety of educational opportunities throughout all stages of life.		MO	CD, FD, PR, PD
2.04.01A	Support a network of public resources, schools, community centers and other public facilities that address the city’s educational and training needs.	On-going	MO	FD, PR, PD, PW
2.04.01B	Encourage educational institutions and community organizations to provide a broad set of programs within the community, including programs for special needs students, early childhood, the arts, math and science, English as a Second Language, and life-skills.	On-going	MO	
2.04.01C	Investigate potential public-private partnerships to provide additional health and educational programs.	Medium	MO	CD, PR
2.05.00	Plan for a multi-generational city with adequate public services and health care resources for existing and future residents of all ages.		CD, MO, PR	CD, FD, MO, PR
2.05.01	Cooperate with other agencies and service providers around the Valley.		CD, MO, PR	MO, PR,
2.05.01A	Identify partnerships that support multi-generational activities.	Medium	MO	PR

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TABLE LEGEND

Goal	Objective	Action
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Table 2.2. Education and Community Services Goals, Objectives and Action Items		Priority	Lead	Support
2.05.01B	Continue to support the Meridian senior citizens' organization as an important social program in the community.	On-going	MO	PR
2.05.01C	Support joint use agreements with the West Ada School District, Meridian Library District, and other private and non-profit entities.	On-going	MO	PR
2.05.01D	Coordinate planning efforts and strategic growth of the City with other service providers and local decision-makers.	On-going	CD	MO
2.05.01E	Support and encourage involvement of seniors in activities, groups, and volunteer opportunities.	On-going	MO	PR
2.05.01F	Support and encourage involvement of community youth in the Mayor's Youth Advisory Council (MYAC) and other youth activities, groups and volunteer opportunities.	On-going	PR	MO
2.05.01G	Strengthen public services, programs, and community resources to be responsive to and representative of Meridian's diversity.	On-going	PR	MO
2.05.02	Support access to high-quality emergency care, primary, outpatient, home care, long-term care, and mental health care within the community.		MO	CD, FD
2.05.02A	Encourage the expansion of medical service related industries that are needed.	On-going	MO	CD, FD
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Above: The Village at Meridian

Economic Excellence

Introduction

The Economic Excellence element gives context to the City's goals, objectives, and action items regarding economic development and provides the framework for growing Meridian's workforce and economy. Policy decisions reflect Meridian's goal of improving and diversifying the local economy to ensure a sustainable economic tax base.

Background

A strong and diverse business community that is "Built for Business and Designed for Living" is fundamental to the City's vision to be a premier city in which to live, work, and grow. As part of its commitment to economic excellence, the

City supports and grows new and existing businesses and has developed [Specific Area Plans](#) with partner agencies to encourage and promote a robust and sustainable economy.

"New investment is increasingly seeking locations based on the quality of place rather than the utility of location."
- Steve McKnight, Fourth Economy Consultants



The City realizes that the 21st century economy requires flexibility. Over the last several decades, Meridian has evolved from an economy based primarily on agriculture to one increasingly based on innovation and creativity. The City is striving to strengthen its competitive position by creating an environment and infrastructure where industries can create, respond, and adjust rapidly. Several of the goals, objectives, and action items contained in this Comprehensive Plan are meant to improve economic prosperity by ensuring that the economy grows in ways that strengthen industries, retain and create good jobs across a variety of sectors, increase average income, attracts companies willing to pay a living wage, and stimulate economic investment in the community. A strong and diverse economy provides the financial support and stability for Meridian residents that will ensure that public facilities, services, and quality of life are superior.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Ten Mile Interchange Specific Area Plan](#)
- » [Destination Downtown](#)

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Below: Graphic from the Destination Downtown vision plan



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.06.00	Enhance Meridian's economic vitality and position in the local and regional economy.		MO	CD, FI, MO, PW
2.06.01	Diversify Meridian's economic base to establish and maintain a self-sustaining, full-service economy.		MO, CD	CD, FI, MO, PW
2.06.01A	Provide location-specific standards as incentives to attract high-quality businesses and living-to-high wage jobs.	Medium	MO	CD, FI
2.06.01B	Establish methods to support the business community by drafting an Economic Development Plan in partnership with the Meridian Chamber of Commerce and Meridian Development Corporation.	High	ED	CD
2.06.01C	Regularly conduct industry market analysis to determine feasibility of existing and emerging industries to better understand workforce, land use, and transportation needs.	On-going	CD	MO
2.06.01D	Encourage environmentally-friendly industries.	On-going	CD	MO
2.06.01E	Focus on developing industries that tend to exceed the living wage, such as technology, healthcare and other similar industries.	High	ED	CD
2.06.02	Support economic opportunities for a community with diverse income levels.	On-going	CD	CD, ED
2.06.02A	Regularly assess changes in local income levels.	On-going	CD	MO
2.06.02B	Pursue public-private partnerships and economic development grants that bring additional job opportunities to the community.	On-going	ED	CD
2.06.02C	Coordinate with the public, private, and non-profit sectors on possibilities for creating/sustaining workforce housing.	On-going	CD	MO
2.06.02D	Work to encourage a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.	On-going	CD	MO
2.07.00	Create a business-friendly environment that supports and expands existing business opportunities by developing a diverse and qualified workforce through educational partnerships.		CD	MO
2.07.01	Promote business retention, expansion, and improvement programs.		CD	MO
2.07.01A	Connect businesses with local, state, regional, and federal resources for incentives, resources, and opportunities.	On-going	CD	MO
2.07.01B	Establish and maintain relationships with existing businesses and industry groups to determine present and future needs.	On-going	CD	MO
2.07.02	Implement a clear development application review process for new and expanding businesses.		CD	

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TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.07.02A	Streamline the approval process for development proposals that are consistent with the vision and values of the community.	Very High	CD	MO
2.07.02B	Maintain the integrity of public process and transparency of development review.	On-going	CD	
2.07.02C	Encourage developers to engage with the public early in the development proposal process.	On-going	CD	
2.07.02D	Review development regulations to ensure an efficient process and remove unnecessarily burdensome costs and delays.	On-going	CD	MO
2.07.03	Support innovative workforce development, training, technology, and education to meet the needs of a diverse workforce.		CD	
2.07.03A	Coordinate with business leaders and local, regional, state, and non-profit job-oriented programs to match existing and anticipated business and industry needs and identify gaps in workforce education and training needs.	On-going	CD	
2.08.00	Proactively recruit and attract new businesses to the area.		CD, MO	MO, CD, PR
2.08.01	Develop effective marketing tools and regional partnerships.		CD	MO
2.08.01A	Develop and maintain marketing materials to share with targeted industries.	High	ED	
2.08.01B	Strengthen relationships with economic development sources for new business referrals and opportunities.	On-going	CD	MO
2.08.02	Pursue economic development opportunities with technology, healthcare, environmentally-friendly manufacturing, light industrial, and professional service industries.		MO	CD, PR
2.08.02A	Make Meridian the premier place to create, attract, and retain high-quality businesses and a talented workforce.	On-going	MO	CD, PR
2.08.02B	Capitalize on the City’s central location by promoting more tourism and business growth along entryways and key corridors.	On-going	MO	CD
2.08.03	Encourage new dynamic, sustainable, and collaborative opportunities that enhance Meridian’s existing and planned industrial nodes.		MO, CD	CD
2.08.03A	Keep the Future Land Use Map current by defining appropriate locations for industrial, commercial, and office businesses.	On-going	CD	
2.08.03B	Identify and consider services and programs desired by potential businesses within the industrial areas.	Medium	MO	CD
2.08.03C	Work with existing industrial businesses to expand or relocate operations to appropriate areas.	On-going	MO	CD
2.09.00	Create positive, vibrant, and accessible commercial activity centers within the community.		CD, MO, PR, ED	CD, FI, ED, PR

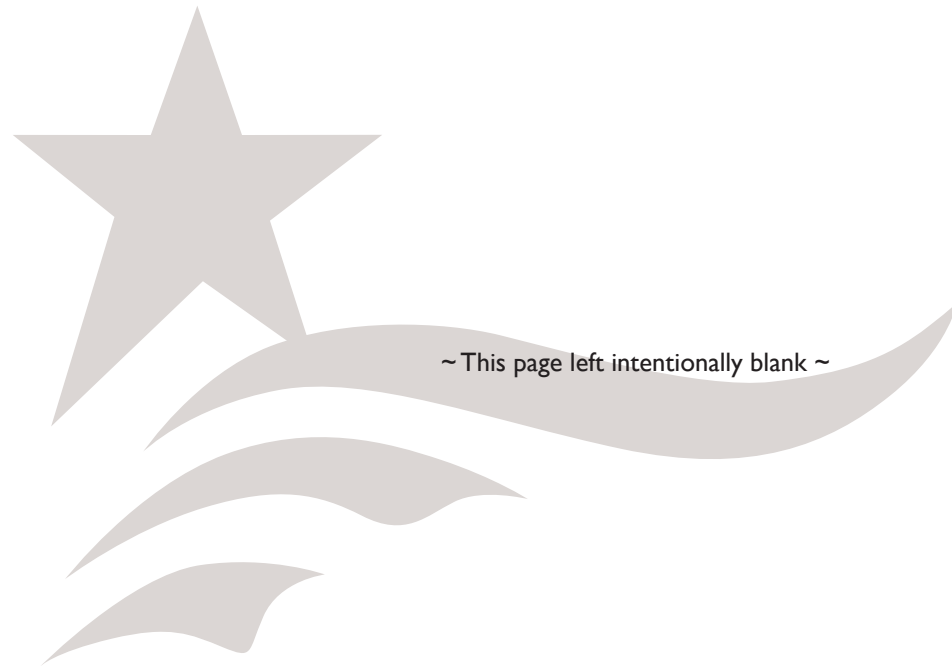
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TABLE LEGEND

Goal	Objective	Action
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Table 2.3. Economic Goals, Objectives and Action Items		Priority	Lead	Support
2.09.01	Support redevelopment and infill opportunities Downtown.		MO,CD, PW, ED	CD, FI, ED, PR
2.09.01A	Pursue public-private partnerships to develop parking facilities.	High	CD	FI, ED
2.09.01B	Establish incentives to develop gathering spaces and civic facilities within Downtown.	High	MO	CD, FI, PR
2.09.01C	Work towards mitigating and removing floodplain issues around Downtown.	High	PW	CD
2.09.01D	Pursue grant and other funding mechanisms to fund complete street and streetscape improvements.	On-going	CD	
2.09.01E	Explore incentives for targeted projects that meet economic development goals.	High	ED	CD
2.09.02	Integrate and maintain quality public spaces throughout Downtown for recreation, social, and civic activities.		CD, MO, PR	MO
2.09.02A	Actively implement action items in the Destination Downtown Plan.	High	MO	CD
2.09.02B	Pursue grants and public-private partnerships to enhance Downtown.	On-going	CD	
2.09.02C	Develop programs with local partners to expand art, cultural, and educational facilities in Downtown.	Medium	PR	MO
2.09.02D	Develop and support regular cultural activities and events Downtown, in partnership with the Downtown Business Association and other organizations.	Medium	PR	MO
2.09.02E	Implement consistent landscaping, lighting, and historic preservation standards.	On-going	CD	
2.09.02F	Support a compatible mix of land uses Downtown that activate the area during day and night.	On-going	CD	
2.09.02G	Implement the City of Meridian Design Standards and City of Meridian Architectural Standards Manual to ensure that Downtown remains the historic center for mixed-use tourism, business, retail, residential, and governmental activities.	On-going	CD	
2.09.03	Cultivate unique and diverse destination-type activities within Meridian's centers.		CD, PR, ED	MO, CD
2.09.03A	Establish distinct, engaging identities within commercial and mixed use centers through design standards.	High	CD	MO
2.09.03B	Promote Ten Mile, Downtown, and The Village as centers of activity and growth.	On-going	CD	
2.09.03C	Support public-private partnerships that provide plazas and public areas within activity centers.	On-going	PR	MO, CD
2.09.03D	Develop a collaborative economic development strategy to recruit new businesses.	High	ED	
2.09.03E	Develop concept plans of potential destination activities and promote appropriate development, infill, and redevelopment of activity centers.	Low	CD	

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.



EVOLVING COMMUNITY

Overview

Since 1990, Meridian has experienced exponential growth, becoming the second largest city in Idaho and one of the top ten fastest growing cities in the nation. Due to the desirability of the area, population growth will continue. Over the last 20 years, property in and around Meridian has changed from primarily agricultural and single-family residential to include a more diverse mix of residential types and commercial and industrial uses. That trend will continue as land traditionally used for agriculture develops at urban intensities. However, the foremost goals will remain to grow the city as a premier place to live, work, and play.

EVOLVING COMMUNITY VISION

A community thoughtfully adapting to changes.

The Plan embraces Meridian as an Evolving Community by focusing on strategically planning for future growth. It provides new land use tools to ensure strategic and sustainable growth through the provision of services and infrastructure consistent with this Plan's vision. Essential to community health is the promotion of responsible land use and growth by ensuring that development pays for itself and enhances the quality and character of the community. Reinventing key areas, supporting infill, and focusing growth in strategic areas support an efficient and high-quality development pattern that aligns with the availability and capacity of services and infrastructure.

As part of the Evolving Community Vision, the following elements are included in this chapter:

- » Growth and Population
- » Land Use
- » Utilities and Infrastructure

Left: Artistic rendering of potential development with economic opportunities, mixed residential neighborhoods, and quality services and amenities.

Growth and Population

Introduction

The Growth and Population element reinforces the City's commitment to meet and protect the needs of existing residents and businesses in tandem with future population growth and land development. Policies in this section address how to plan for the redevelopment of properties already within the corporate boundaries of the City and its Area of City Impact, and guide growth to priority areas, all while protecting private property rights.

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Below: Treasure Valley Kite Festival



Background

Understanding the implications of changing demographics and population projections enables a community to anticipate and effectively plan for future market conditions and how best to meet its residents' future needs. COMPASS, the agency responsible for regional transportation planning, estimates that by 2040 the regional population total will exceed 1 million people. At the center of all this, very conservative estimates put Meridian's population at over 160,000 people in the same time period. COMPASS updates these numbers yearly to reflect recent growth. As Meridian continues to grow and respond to development pressure, it is important to employ tools and planning protocols that guide responsible development and the expansion of public utilities and services.

The City of Meridian's leaders and staff adopt and enforce policies and regulations that govern the City, in addition to applicable state and federal laws. Meridian is committed to authentic citizen engagement in government through participation on boards, commissions, and committees, as well as through public feedback as part of planning initiatives.

Area of City Impact

In accord with § 67-6526 of Idaho Code, unincorporated properties within the City's Area of City Impact (AOCI) are governed by Ada County for day-to-day administration of zoning matters. However, there is an agreement between Ada County and Meridian for the Area of City Impact. This agreement states that the current Meridian Comprehensive Plan will apply within the City's established AOCI.

Within the AOCI, the county has generally applied a Rural Urban Transition (RUT) zone which permits five-acre-lot, single-family residential development, as well as agricultural-related uses and a range of conditional uses. County development

applications within the AOCI are reviewed by the City of Meridian for compliance with the comprehensive plan and applicable City policies.

The City of Meridian desires, over time, all development within its Area of City Impact to be served with urban services from the City of Meridian. Such services primarily include sanitary sewer, water, reclaimed water, fire, police, and parks. Secondly, the City considers the availability and capacity of the school system, transportation facilities, libraries, and storm water facilities in any review of development within the AOCI. All requests for annexation into the City limits will require that the owner extend City-owned services at the time of development.

The importance of cooperating with Ada County and neighboring cities is imperative to successful long-term land use, transportation, and utility planning. There are very significant financial and quality-of-life implications for not doing so. As such, the City of Meridian is committed to fulfilling the terms of its Area of City Impact Agreement with Ada County and coordinating with adjacent service providers.

Meridian aims to guide growth in a way that efficiently expands infrastructure and services to support sustainable growth patterns. Targeting the right development and growing responsibly – in the right locations with the right services – is the foundation of the Evolving Community Vision.

Plans for specific areas, corridors, and infrastructure provide the next level of detail for implementation of the vision, including Urban Renewal Districts and Opportunity Zones. These following policies address utility and service expansion, transportation, quality development, fiscal impact, and compatibility with Meridian’s Unified Development Code, among other attributes the community values regarding growth and population.

Property Rights

The City of Meridian respects the rights of its citizens and their property, and is committed to counter negligence, abuse or devaluing of private property by others. Residents should feel their private property rights are respected and secure. See Appendix C for a checklist used in reviewing proposed regulations or actions to ensure compliance with private property rights.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Ada County Code, Title 9, Chapter 4: Meridian Area of City Impact](#)
- » [Communities in Motion 2040 2.0](#)
- » Appendix C: Regulatory Takings Checklist

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.01.00	Recognize that Meridian's population will continue to grow and positively foster Meridian's continued growth.		CD	All
3.01.01	Provide facilities and services that maintain a premier level of service commensurate with growth.		CD	All
3.01.01A	Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).	On-going	CD	All
3.01.01B	Update the Comprehensive Plan and Unified Development Code as needed to accommodate the community's needs and growth trends.	On-going	CD	
3.01.01C	Ensure that regulations and plans support and encourage desired development and land use patterns within the Area of City Impact.	On-going	CD	
3.01.01D	Evaluate development proposals based on consistency with the vision as well as physical, social, economic, environmental, and aesthetic criteria.	On-going	CD	
3.01.01E	Coordinate with the City of Nampa, Canyon County, Star, Eagle, Kuna, Boise, and Ada County on land use, transportation, and emergency services.	On-going	CD	All
3.02.00	Maintain, improve, and expand the City's infrastructure to meet existing and growing demands in a timely, orderly, and logical manner.		FI, MO, PW	All, CD, FI, HR
3.02.01	Develop and implement master plans for all public facilities, services, and safety to guide the growth of the City.		FI, MO, PW	All, CD, FI, HR
3.02.01A	Provide City utilities in high priority growth areas and discourage in low priority growth areas.	On-going	PW	
3.02.01B	Protect investments in existing public facilities (water, sewer, streets, fire, police, etc.) by ensuring extension of services by new development is in the best interest of the City.	On-going	PW	CD
3.02.01C	Utilize preferred methods of communication with citizens and engage their input on public facilities planning, construction, and funding.	On-going	PW	
3.02.01D	Support the appropriate expansion of City facilities, services, staff, and other resources to keep up with demand and established levels of service.	On-going	PW	CD, FI, HR
3.02.01E	Phase-in developments in accordance with their connection to the municipal sewer and water system and the provision of other necessary infrastructure and services.	On-going	PW	CD
3.02.01F	Maintain an efficient and fair system of fees and development requirements that assesses the costs and benefits of financing public facilities and services, the need for which is generated by new development.	On-going	FI	CD, PW
3.02.01G	Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks.	High	MO	All

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Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.03.00	Direct and prioritize development in strategic areas and in accordance with corridor and special area plans.		CD, PW	All, CD, AO, PW, MO
3.03.01	Plan for an appropriate land use mix, recreational and civic facilities, and phased service extension within specific area plans and urban renewal districts.		CD, PW	All, CD
3.03.01A	Continue to develop and implement the desired vision in special areas, areas with specific plans, and along key transportation corridors.	On-going	CD	
3.03.01B	Actively engage with City leadership and community members to explore the idea, process, and potential impacts of implementing districts, subareas, neighborhood association areas, or similar concepts.	On-going	CD	
3.03.01C	Consider developing new subarea plans as appropriate for areas with unique characteristics, public/private partnerships in place, and that are compatible with Comprehensive Plan policies in order to provide additional guidance on future land uses, design, infrastructure, and amenities.	Very High	CD	All
3.03.01D	Ensure that adequate water supply and pressure are available for fire protection in areas suitable for industrial and commercial uses.	On-going	PW	
3.03.01E	Encourage infill development.	On-going	CD	
3.03.02	Prioritize growth and development where it furthers the City's vision and allows for the efficient provision of services.		CD, PW	All, MO, CD
3.03.02A	Engage with service providers, City leadership, and community members to identify priority growth areas.	On-going	CD	All
3.03.02B	Focus future investments within established priority growth areas.	On-going	CD	All
3.03.02C	Utilize the City's Service Impact Tool to help identify potential strategic growth areas.	On-going	CD	All
3.03.02D	As part of establishing and maintaining strategic growth areas, consider including targeted redevelopment/opportunity areas within the Area of City Impact, areas within the City limits and within a specified distance of major utility connections, and unincorporated county enclaves suitable for annexation.	On-going	CD	All
3.03.02E	Develop incentives for appropriate investment in strategic growth areas; discourage development outside of established growth areas.	Low	CD	All
3.03.02F	Require proposed development within areas further away from urban services, existing utilities or requiring significant City utility upgrades, to demonstrate fiscal benefits, strategic fit with the Comprehensive Plan, contiguity with existing development, and appropriate mitigation for any impacts to existing City service users.	On-going	MO	CD

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TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.03.02G	Build and provide services in a manner that promotes the vision of priority growth areas, reinforcing and protecting Meridian's growth objectives.	On-going	PW	CD
3.03.02H	Require rural area residential development to submit alternative development plan to allow for the efficient extension of urban services in the future (resubdivision plan).	On-going	PW	CD
3.03.03	Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City's vision and the necessary extension of public services and infrastructure is provided.		PW, CD	CD, All
3.03.03A	Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.	On-going	CD	PW
3.03.03B	Implement an irrevocable consent to annexation as a condition of hook-up to City sanitary sewer or water and make a deed restriction on all buildable lots to be placed as a note on all final plats.	On-going	PW	CD
3.03.03C	Require all City sewer and water inspections and plan review fees (for the main lines) in effect at the time of development be paid to the City of Meridian.	On-going	PW	CD
3.03.03D	Require all development to be consistent with Future Land Use Map designations for the property.	On-going	CD	
3.03.03E	Require all development to be contiguous to the City.	On-going	CD	
3.03.03F	Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.	On-going	CD	All
3.03.03G	Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.	On-going	CD	
3.03.03H	Evaluate both the short and longer-term fiscal and environmental impacts of annexing lands.	On-going	CD	All
3.03.03I	Evaluate the feasibility of annexing existing county enclaves and discourage the creation of additional enclaves.	On-going	CD	
3.03.03J	Encourage the assembly of parcels for master planning, design and entitlement purposes; discourage piecemeal annexation and development.	On-going	CD	
3.03.04	Plan for transportation connectivity and the provision of adequate urban utilities and services for county enclaves.		MO	AO, PW, CD
3.03.04A	Plan for connectivity between annexed parcels and county enclaves that may develop at a higher intensity.	On-going	CD	
3.03.04B	Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.	On-going	CD	PW

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TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.03.04C	Consider the establishment of improvement districts, extra-ordinary impact fee areas, and other funding mechanisms to provide the necessary urban infrastructure and services for existing county enclaves.	High	CD	AO, PW
3.04.00	Shape the future of the City through implementation and coordination of long range planning efforts.		CD, IT, MO	All, CD, PW, CO
3.04.01	Advance, support, and promote development of City planning tools, including the Comprehensive Plan, City ordinances, plans, and other guiding documents that execute the City's vision.		CD, IT, MO	All, PW
3.04.01A	Promote the Comprehensive Plan as the primary guide for growth and development of the community.	On-going	CD	
3.04.01B	Maintain and update the Unified Development Code and Future Land Use Map to implement the provisions of this Comprehensive Plan.	On-going	CD	
3.04.01C	Support and expand the capabilities of all City Departments and Staff to better serve the community.	On-going	MO	All
3.04.01D	Maintain, update, and find better ways to use Geographic Information Systems (GIS) in everyday City business and for project-specific purposes.	On-going	IT	All, PW
3.04.01E	Monitor the progress of the Comprehensive Plan implementation plan to ensure steady progress.	On-going	CD	
3.04.01F	Review the policies within the adopted Comprehensive Plan on a regular basis and update as needed to ensure that they reflect, support, and advance the City's vision.	On-going	MO	All
3.04.01G	Participate in planning efforts with COMPASS and affiliated local governments and agencies to better coordinate planning policies regionally.	On-going	CD	PW
3.04.01H	Organize and fund committees or special commissions consistent with the provisions of this Comprehensive Plan.	On-going	MO	All
3.04.01I	Enforce the Unified Development Code and all other City ordinances and ensure their alignment with the Comprehensive Plan.	On-going	CD	
3.04.02	Engage and inform the public about land use planning processes.		CD, MO	CD
3.04.02A	Solicit public participation in the land use and entitlement process through a variety of digital and in person methods.	On-going	CD	
3.04.02B	Hold public meetings in conjunction with updates to the Comprehensive Plan to promote a better understanding of the plan and its purpose.	On-going	MO	CD

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TABLE LEGEND

Goal	Objective	Action
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Table 3.1. Growth and Population Goals, Objectives and Action Items		Priority	Lead	Support
3.04.02C	Convey the Comprehensive Plan's legal elements and intent by informing and educating the public, agencies and service providers, advisory boards and other stakeholders to improve the overall planning process.	On-going	CD	
3.04.02D	Improve the neighborhood meeting and public notice process.	On-going	CD	AO, CO
3.05.00	Ensure that all planning, zoning and land use decisions balance the interests of the community by protecting private property rights for current citizens and future generations.		AO	CD
3.05.01	Enact land use ordinances, policies, and fees, and make decisions, including land use restrictions and conditions of approval, that do not violate private property rights.		AO	CD
3.05.01A	Conduct regular training with City Council, Planning & Zoning Commission, and City staff to ensure that Idaho Code §67-8003 is properly applied in land use planning and development review processes.	On-going	AO	CD
3.05.01B	Regularly review policies, the Unified Development Code, and other City regulations for consistency with Idaho Code.	On-going	AO	CD
3.05.01C	Preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring uses.	On-going	AO	CD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Future Land Use

Introduction

The Future Land Use element emphasizes the importance of thoughtful and responsible land use planning, cooperation, and collaboration among the various jurisdictions and agencies

Transportation, Land Use, and Corridors

The transportation network plays an especially critical role in the location, types, and balance of land uses across the City. Two types of corridors that are particularly relevant to the land use policies are defined below. See Chapter 6 for more on transportation and land use integration.

Key Multimodal Corridors: These corridors have land uses with the potential to support future multimodal transportation, including transit.

- ▣ Fairview Avenue/Cherry Lane
- ▣ Meridian / SH-69
- ▣ Railroad Corridor
- ▣ Overland Road
- ▣ Ten Mile Road
- ▣ Eagle Road Corridor

Key Transportation Corridors: These corridors are important for regional connectivity and community identity, and may require special land use considerations.

- ▣ Chinden
- ▣ Ustick
- ▣ Fairview/Cherry
- ▣ Franklin
- ▣ Railroad Corridor
- ▣ Overland
- ▣ Linder
- ▣ Lake Hazel
- ▣ Highway 16
- ▣ Ten Mile
- ▣ Meridian
- ▣ Eagle

in the area, and preservation and enhancements of the high quality of life that currently exists in Meridian. The policies in this section are graphically represented in the Future Land Use Map.

Background

Planning in a deliberate manner, with an understanding of market, financial, and physical realities, can help foster a healthy balance of land uses and minimize uncertainty for officials, staff, residents, and others. Land use planning is an important tool in attracting and retaining the residents, businesses, and visitors that sustain the community's economy and contribute to a city's high quality of life. As such, it is important to continually evaluate what changes are needed to ensure that the community grows the way it desires.

The location and balance of land uses and densities should be efficient and sustainable; enhance community identity; support a multimodal transportation network; provide housing choices near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. See the Transportation element in the Connectivity Chapter of this Plan for more information on Transportation and Land Use Integration.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [ACHD Transportation and Land Use Integration Plan](#)

Future Land Use Map

Mapping future land uses is a key component of the Comprehensive Plan, so that development occurs in the direction and manner most desired by the community.

The Future Land Use Map (FLUM) identifies the vision for a portfolio of land uses to implement the City's many diverse goals and objectives, and works in conjunction with the text of the Comprehensive Plan, City Code and various policies of the City. In addition, the FLUM is closely aligned with ACHD's Master Street Map (MSM). The MSM is the transportation equivalent of the City's Future Land use Map and reflects a built-out collector and arterial street network. The FLUM is not a zoning map and differs in that the FLUM describes the character and type of use that is desired in the future and not necessarily what is currently in place. The FLUM depicts a built-out Meridian that is very diverse in residential densities, commercial and industrial land uses as well as civic/public opportunities.

Descriptions of the various future land use designations that appear on the FLUM are described on the following pages. The FLUM is shown in Appendix D.

Symbols

All "future" symbols shown on the Future Land Use Map, such as parks, schools, fire and police stations, transit stations, etc., represent generalized locations based on the best information the City has to date. All such symbol locations are to be considered conceptual and not exact locations. All "existing" symbols shown on the Future Land Use Map for parks, schools, fire and police stations, etc. represent precise locations based on the facilities in place at the time of Plan adoption.

Difference between Future Land Use and Zoning

The Comprehensive Plan's Future Land Use descriptions and map work in tandem with the Plan's policies to help direct development patterns citywide to achieve the #MyMeridian Vision. They determine the desired character of new development, range of densities allowed, and intensity and mix of uses.

- ❑ The City of Meridian Unified Development Code (UDC) defines a series of zoning districts that are much more specific in terms of allowed uses and other development and operational requirements than future land use designations.
- ❑ The future land use designations help determine what type of zoning new development may receive when a project applies for annexation into the City, or what allowances exist for a property to rezone. **However, the future land use designations and zoning districts are not a one-to-one with each other.** Some future land use designation descriptions in this chapter include sample zoning. Sample zoning listed does not preclude the use of other zoning districts provided the proposed project is consistent with the description of the land use designation.
- ❑ Contact the Meridian Planning Division for more information on what zoning districts typically apply to the various Future Land Uses.



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Above: Overlooking Paramount

General Guidance

Future Land Use designations are not parcel specific. An adjacent, abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used. A designation may not be used however, across planned or existing collector or arterial roadways, must not be used on a parcel not directly abutting the designation, and may not apply to more than 50% of the land being developed. All other changes to designations must be approved through a Comprehensive Plan Map Amendment. Sample zoning listed in the future land use designation descriptions does not preclude the use of other zoning districts provided the proposed project is consistent with the description of the land use designation.

Residential Land Uses

The purpose of this designation is to provide for a variety of housing types and densities varying from large estate

or semi-rural lots to multi-family homes. In all cases, urban services such as sewer, water, parks, and emergency services should be provided. Residential designations are described in following pages.

Within residential areas the following ideas and policies shall apply:

- » The Comprehensive Plan encourages a variety of product types and lot sizes within every neighborhood.
- » Gross residential densities are rounded to the nearest whole number.
- » At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is two acres or less in size. In this instance, no ancillary commercial uses shall be permitted.

Low Density Residential

This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium Density Residential

This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium High Density Residential

This designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

High Density Residential

This designation allows for the development of multi-family homes in areas where high levels of urban services are provided and where residential gross densities exceed twelve dwelling units per acre. Development might include duplexes, apartment buildings, townhouses, and other multi-unit structures. A desirable project would consider the placement of parking areas, fences, berms, and other landscaping features to serve as transitions between neighboring uses. These areas are compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place; they should incorporate connectivity with adjacent uses and area pathways, attractive landscaping, gathering spaces and amenities, and a project identity.

Commercial Land Uses

This designation will provide a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases, but should be careful to promote a high quality of life through thoughtful site design, connectivity, and amenities. Sample zoning include: C-N, C-C, and C-G.

Office Land Uses

This designation will provide opportunities for low-impact business areas. These uses would include professional offices, technology and resource centers; ancillary commercial uses may be considered (particularly within research and development centers or technological parks). Sample zoning include L-O.

Below: The Village at Meridian



Industrial Land Uses

This designation allows a range of uses that support industrial and commercial activities. Industrial uses may include warehouses, storage units, light manufacturing, flex, and incidental retail and offices uses. Sample zoning include: I-L and I-H.

Old Town Land Uses

This designation includes the historic downtown and the true community center. The boundary of the Old Town district predominantly follows Meridian's historic plat boundaries. In several areas, both sides of a street were incorporated into the boundary to encourage similar uses and complimentary design of the facing houses and buildings. Sample uses include offices, retail and lodging, theatres, restaurants, and service retail for surrounding residents and visitors. A variety of residential uses are also envisioned and could include reuse of existing

buildings, new construction of multi-family residential over ground floor retail or office uses.

The City has developed specific architectural standards for Old Town and other traditional neighborhood areas. Pedestrian amenities are emphasized in Old Town via streetscape standards. Additional public and quasi-public amenities and outdoor gathering area are encouraged. Future planning in Old Town will be reviewed in accordance with Destination Downtown, a visioning document for redevelopment in Downtown Meridian. Please see Chapter 2 Premier Community for more information on [Destination Downtown](#). Sample zoning include O-T.

Mixed Use Land Uses

In general, the purpose of these designations is to provide for a combination of compatible land uses within a close geographic area that allows for easily accessible and convenient services for residents, workers, and visitors.

The intent of these designations is to encourage developments that offer functional and physical integration of land uses, to create and enhance neighborhood sense of place, and to allow a high degree of design and use flexibility.

Following is a general overview of mixed use principles that apply for all mixed use designations in the City (unless otherwise noted). This information is organized to include:

- » a description of their general locations;
- » an overview of the different sub-categories of mixed use; and
- » a design section describing principles aimed at the functional integration of uses and features of a mixed use area.

General Overview

Land uses can be mixed vertically, such as a building with retail on the ground floor and offices above, or horizontally, such as a healthcare center with adjacent doctor offices, pharmacies, beauty salons, assisted care facilities, and apartment buildings. A variety and mix of residential types are desired, from single-family with accessory dwelling units, patio homes, and alley loaded homes, to cottage court, live-work, small scale multi-family, and larger midrise multi-family developments. Mixed use areas tend to have higher floor area ratios (buildings with multiple stories and less area devoted to parking), integral shared open space, and interconnected vehicular and pedestrian networks.

The Value of Mixed Use

Vibrant mixed use communities are those with shared spaces to gather and recreate – residents, employees, and visitors alike. They are places to conduct business, collaborate, share ideas, and to innovate. This relationship between residential and non-residential uses is essential, without which the intensity and density of mixed use areas, and the impacts of disjointed and unmitigated density, are not justified.

Intrinsic to the success of Mixed Use areas where people may live (1st Place), work (2nd Place), and play or spend time (3rd Place), is a healthy balance of both residential and non-residential uses. Having a 3rd place in close proximity to home or work, a place to escape, is essential to the emotional and physical health and well-being for most people. Not all mixed use areas are expected to be all places to all people, but they are expected to be more than just where any given person either lives or works.

Location

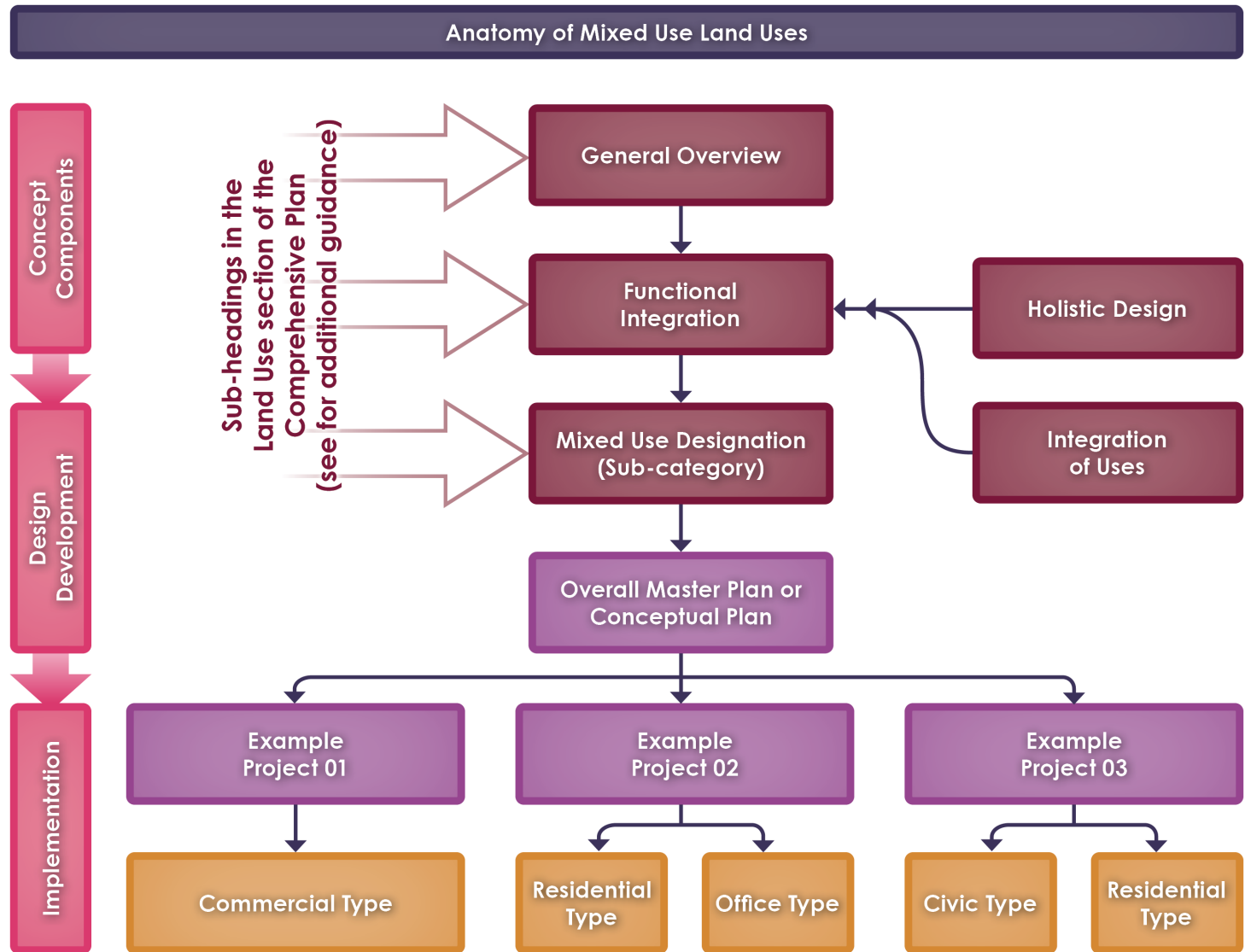
In developing the Comprehensive Plan, the City has typically designated Mixed Use in areas of higher visibility (such as along

arterial roadways). These Mixed Use areas identified on the Future Land Use Map vary in size, intensity (both residential and commercial), and consider the visibility of the planned transportation network, number of residences planned within mixed use designation service areas, and location relevant to other commercial opportunities. The locations are intended to provide Meridian residents with a variety of opportunities for housing, leisure, activity, and commerce. Attractive and convenient prioritized elements such as multiuse pathways are paramount to functionally reducing impacts to the transportation network through proximity and density of services. Contiguous Mixed Use identified areas that are bisected by an arterial or

FIGURE 3A: DIAGRAM CONCEPTUALIZING THIRD PLACE



FIGURE 3B: ANATOMY OF A MIXED USE PROJECT



highway are considered separate and independent areas for use and design integration and will be evaluated independently of each other.

Generalized Land Use Types

For the purposes of the Mixed Use section, the City identifies five different generalized land use types:

1. commercial (includes retail, restaurants, daycares, etc.);
2. office;
3. residential;
4. civic (includes both public and quasi-public open space, for leisure, active play, or enhanced natural spaces); and,
5. industrial.

All development in Mixed Use areas fall within one of these five generalized land use types. Land uses requiring industrial zoning are discouraged in mixed use areas with existing or expected residential uses. However, if the developer can demonstrate that industrial uses are compatible and appropriate, the City will consider industrial uses when proposed as part of a larger Mixed Use conceptual plan.

Metrics referenced within the mixed use text, such as minimum or maximum coverage area, are describing gross area. Generally, gross area would include all portions of features supporting the land use type (e.g. – parking and open space associated with residential). Vertically integrated units count towards the primary building use type, to ensure balanced impacts and benefits.

Functional Integration

As the City reviews development applications for consistency with the Comprehensive Plan, the principles described in the Integration of Uses and Holistic Design sub-sections which

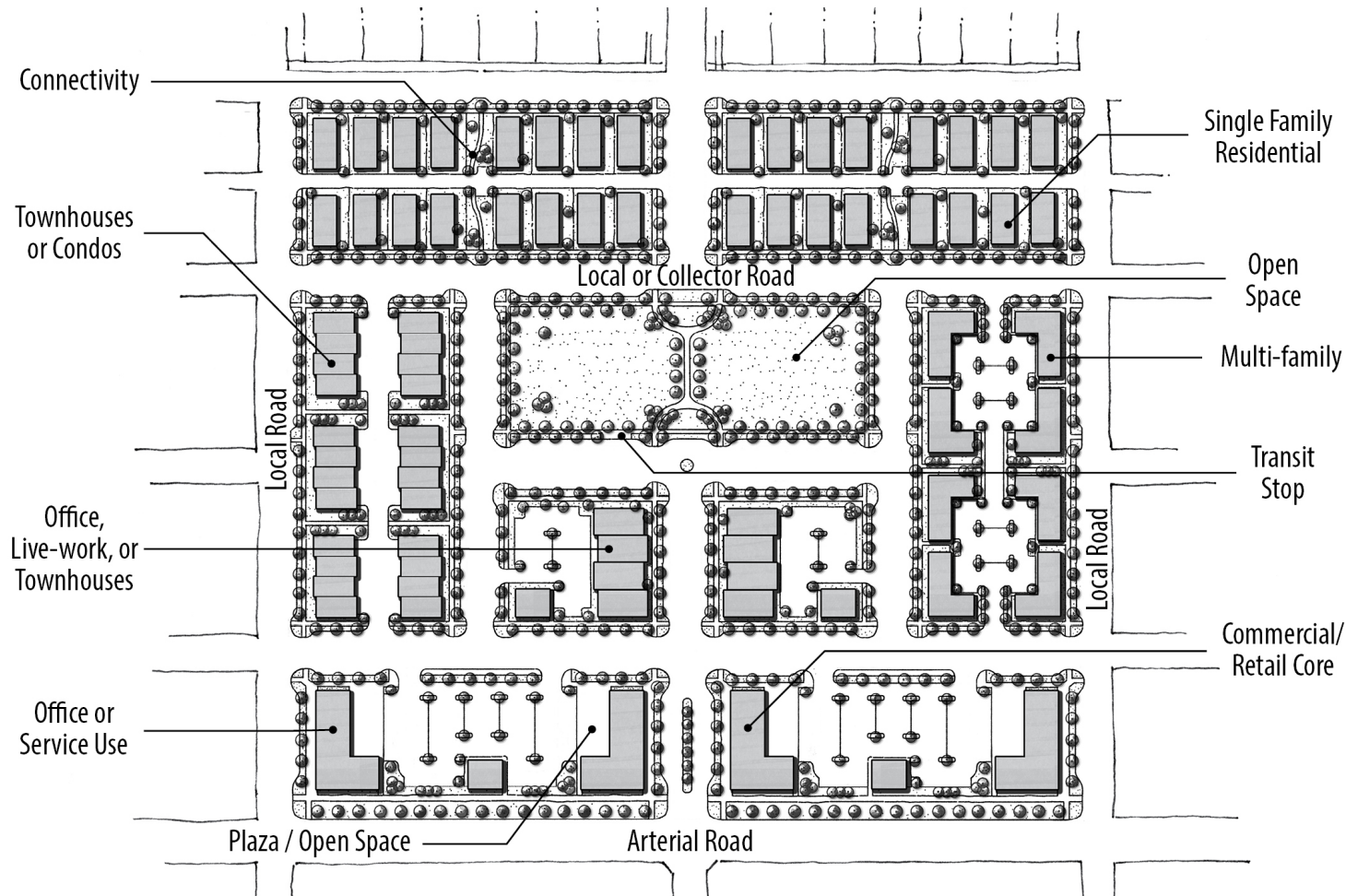
follow will be considered in all Mixed Use areas unless otherwise noted. To be successful, the principles outlined in these sub-sections must be considered as interrelated features serving as the basis of plan design. They must function together, not as individual components. Helpful diagrams, photos, and other exhibits are cross-referenced after many principles, and included in Appendix F to illustrate the concepts.

Integration of Uses

A variety of uses, both residential and non-residential, are critical in successfully creating spaces that are unique, distinctive, and attractive. Successful projects reduce vehicle trips for nearby residents and/or visitors by having frequent, accessible and safe pedestrian connections. Residential and non-residential areas feel cohesive, as one neighborhood, even when developed across multiple properties over multiple years or by different developers. To properly develop a mixed use project, integrate the following principles into the design:

- » Mixed Use projects are to be developed with an overall master or conceptual plan for the larger mixed use area; during an annexation or rezone request, a development agreement will typically be required for projects with a Mixed Use, future land use designation.
- » Mixed use areas must include at least three land use types within a designation. Exceptions may be granted for Mixed Use designations smaller than 10 acres on a case-by-case basis. Individual projects within a large mixed use designation area may not warrant a mix of uses, provided compliance with a larger vision and integration of uses.
- » High intensity residential (higher density or significant percent of an overall mixed use area) requires commensurate levels of employment or

FIGURE 3C: MIXED USE CONCEPT DIAGRAM. SEE ALSO APPENDIX, FIGURE FA1 FOR COLOR DIAGRAM WITH MARKUP.



other non-residential elements supporting residents and reducing local vehicle trips (see specific allowances of residential and non-residential within each sub-category).

» Mixed use projects must inherently support intentional opportunities for neighborhood and community services such as recreation centers (e.g. – specialized gyms), daycares, and office (e.g. -professional offices). Some of these uses do

not need prominent arterial road visibility to be successful, but instead rely on strong connectivity and access nearer to residential and employment areas. See also figures: **FB2, FB3, FB5.**

- » Community-serving facilities such as hospitals, clinics, churches, schools, civic buildings, or public safety facilities are expected in most mixed use developments thereby reducing extraordinary service and transportation network impacts.
- » Supportive and proportional outdoor public and/or quasi-public spaces and places including, but not limited to, parks, plazas, outdoor gathering areas, linear open space, and schools are expected. These areas may be located in spaces between residential and non-residential uses to provide both integration and transition between uses. Outdoor seating areas at restaurants are not considered supportive public spaces unless integrated into shared open space, natural amenities, and interconnected with cohesive pathway elements. See also figures: **FB4, FC5, FC7.**

Holistic Design

The design of quality mixed use areas is not accomplished by merely including a variety of land use types, elements and features, but by the manner in which such elements and features are seamlessly integrated towards the purpose and vision of mixed use. The uses and site elements of a proposed mixed use project will be designed foremost around the idea of visible, attractive, and accessible destinations. The designer(s) must purposefully layout features to create focal elements that are visibly and physically linked within a development, to ensure that residents and employees have prioritized access to the places and services of most interest. The following design principles should be thoughtfully considered as part of a project within a mixed use area:

- » Mixed use areas are to be centered around spaces that are well-designed public and quasi-public centers of activity. Spaces must be designed with community supportive purpose, incorporate permanent design elements with features to promote frequent use, and support amenities that foster a wide variety of interests ranging from relaxation to play. These areas must be strategically integrated into the overall development, interconnected with meaningful points of interest, prioritize pedestrian infrastructure, be highly visible and accessible, and designed to enhance both the adjacent uses and larger mixed use area. See also figures: **FB5, FC6, FC7.**
- » In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space. See also figures: **FC8, FC9, FD2.**
- » Open space should be purposeful in supporting a visible community and utilized to enhance synergies between residential and non-residential uses. See also figures: **FC7, FC9, FD2.**
- » Open space should be prioritized along natural or naturalized amenities (i.e. creeks and canals), integrated with pathways and pedestrian corridors, and located away from site features that may obscure visibility and attract dangerous or illegal behavior. See also figures: **FC1, FC2.**
- » Commercial drive aisles must contemplate a pedestrian friendly built environment with a minimal number of conflict points, and oriented so that aisle ingress and egress is generally parallel to multiuse pathways, sidewalks, and linear open space. Drive aisles supporting primary pedestrian connectivity for a site must feel safe, and should include planted and/

or hardscaped parkway treatment, or other enhanced separation with both aesthetic and safety benefits. See also figures: **FC1**.

- » All mixed use projects should be accessible to adjacent neighborhoods by both automotive and alternative-vehicular transportation opportunities. Pedestrian circulation must be convenient and interconnect different land use types. Vehicle connectivity must not rely on arterial streets for neighborhood access. See also figures: **FA3, FA4, FB3, FB4**.
- » A mixed use project should be designed to support alternative transportation such as public transit stops, park-and-ride lots, other ride sharing services including auto, bike, or scooter, and/or other innovative or alternative modes of transportation. Alternative transportation improvements should be integrated as functional, convenient, and comfortable spaces. Electric charging stations for a variety of transportation modes is encouraged.
- » Non-residential buildings should transition to and compliment adjacent residential buildings in mass and form, and include safe and meaningful mitigation for operational impacts such as loading docks, storage, and outdoor equipment. See also figures: **FB2, FB4**.
- » New buildings on pad sites adjacent to existing single-family neighborhoods should be limited to no more than a 1-story disparity in building height (or floor height equivalent). Natural features, differences in grade, and other context sensitive neighborhood preservation design features should be considered with transitions.
- » Transitions between different residential product types and dissimilar land uses should include the use

of use alleys, roadways with landscaped parkways, or highly connected open space. The use of barriers such as closed vision fencing or walls that limit connectivity and reduce visibility are typically not appropriate as transitions. See also figures: **FB1, FB2**.

Mixed Use Sub-Categories

There are five designations (sub-categories) of Mixed Use that are identified throughout the City of Meridian and the Meridian Area of City Impact: Neighborhood, Community, Regional, Interchange, and Non-Residential. This section further describes the purpose, intent, and development design principles for these designations. In addition, there are three sub-categories of the Mixed Use designation that are solely permitted in the Ten Mile Interchange Specific Area: Commercial, Residential, and Lifestyle Center. For more detailed descriptions of the land use designations in the Ten Mile area, see below, and also the Ten Mile Interchange Specific Area Plan.

Every mixed use designation includes a specific range of densities and coverage that generally allow for a mixed use area to realize a diversity of use types and to achieve its stated purpose. Recognizing the dynamic nature of mixed use areas, additional flexibility is afforded to these ranges through other referenced policies. Ultimately, any mixed use project must work towards the purpose and intent statements, including availability of goods and services to the community, and must offset impacts by providing quality of life opportunities not typically achievable through other single use areas of the City. The base land use coverage ranges are a starting point, with exceptions expected to include justification not on current market conditions, but the health and wellbeing of the community, and the market potential and buildout over time for the service area of each mixed use designation.

Conditions may exist within some mixed use areas that influence these metrics. For example, significant grade and access limitations may better support reduced intensities. Other land, with high visibility and access, may for example represent an opportunity to provide increased acreage for large employment, or reduced residential ratios when a service provider acquires significant prime acreage. However, examples like these will not be used to justify increased residential intensities outside of the specific allowances that are described within each mixed use designations.

Mixed Use Neighborhood (MU-N)

The purpose of this designation is to allocate areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric.

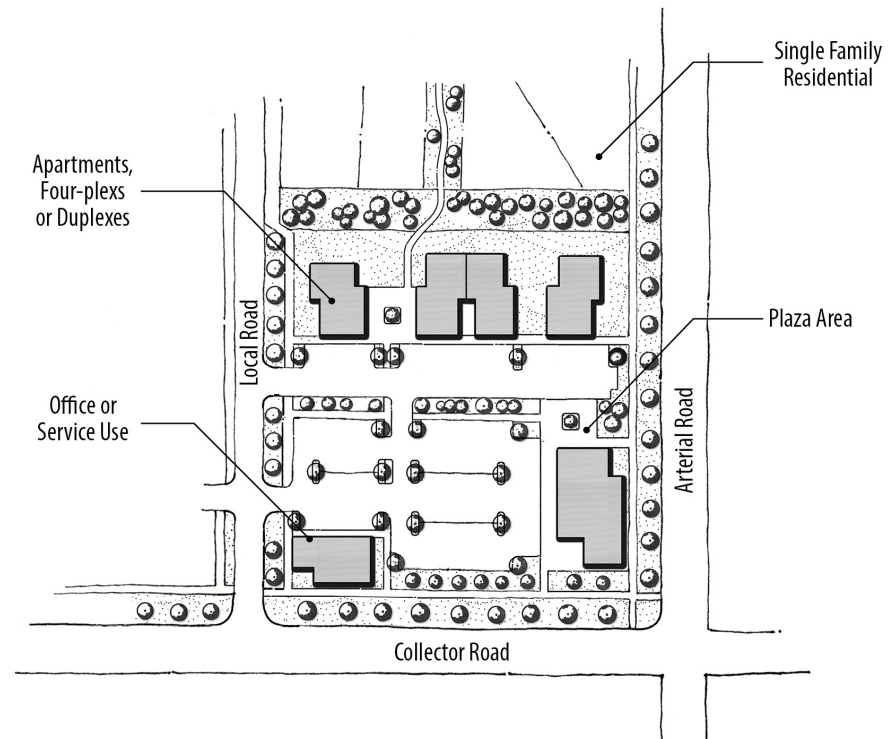
The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential with supporting non-residential services.

Non-residential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for (approximately one mile) and need regularly. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential and residential land uses is particularly critical in MU-N areas. Tree-lined, narrow streets are encouraged. Developments are also encouraged to be designed according to the conceptual MU-N plan depicted in Figure 3D.

In reviewing development applications, the City will consider the following items in MU-N areas:

- » Development must comply with the Functional Integration principles for development in all Mixed Use areas.
- » Residential uses are expected to comprise between 30% and 60% of the development area, with gross densities ranging from 6 to 12 units/acre (of the residential area).
- » Multiple residential product types are desired within a single mixed use area. See Sample uses appropriate in MU-N areas, below.
- » A street pattern grid is encouraged for residential areas, and most blocks should be no more than 600'

FIGURE 3D: MIXED USE NEIGHBORHOOD CONCEPT DIAGRAM. SEE ALSO APPENDIX, FIGURE FA2 FOR COLOR DIAGRAM WITH MARKUP.



long, similar to Old Town; larger blocks are allowed parallel to arterial streets and integration of natural features is encouraged.

- » Supportive and proportional public and/or quasi-public spaces and places should comprise a minimum of 10% of the development area.
- » Where the development site has transit available or stops are planned, an additional 10% of the site may be dedicated to residential uses. Alternatively, this bonus may be applied where the development site is within one-mile of planned transit stops or an identified employment area, and where last-mile transportation features are incorporated into the site including thoughtfully located and integrated ride share parking, commensurate with potential trip capture. Other innovations to reduce traffic and/or parking impacts and capture local trips may be considered.
- » Sample uses appropriate in MU-N areas include: single-family homes, alley-loaded single-family homes, single-family homes with accessory dwelling units, townhouses, small-scale multi-family developments such as fourplexes, condominiums, neighborhood grocers, drug stores, coffee/sandwich/ice-cream shops, vertically integrated buildings, live-work spaces, dry cleaner/laundromat, salons/spas, daycares, neighborhood-scale professional offices, gift shops, schools, parks, churches, clubhouses, public uses, and other appropriate neighborhood-scale uses. Sample zoning includes: R-8, R-15, TN-R, TN-C, L-O, and C-N.

Mixed Use Community (MU-C)

The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric.

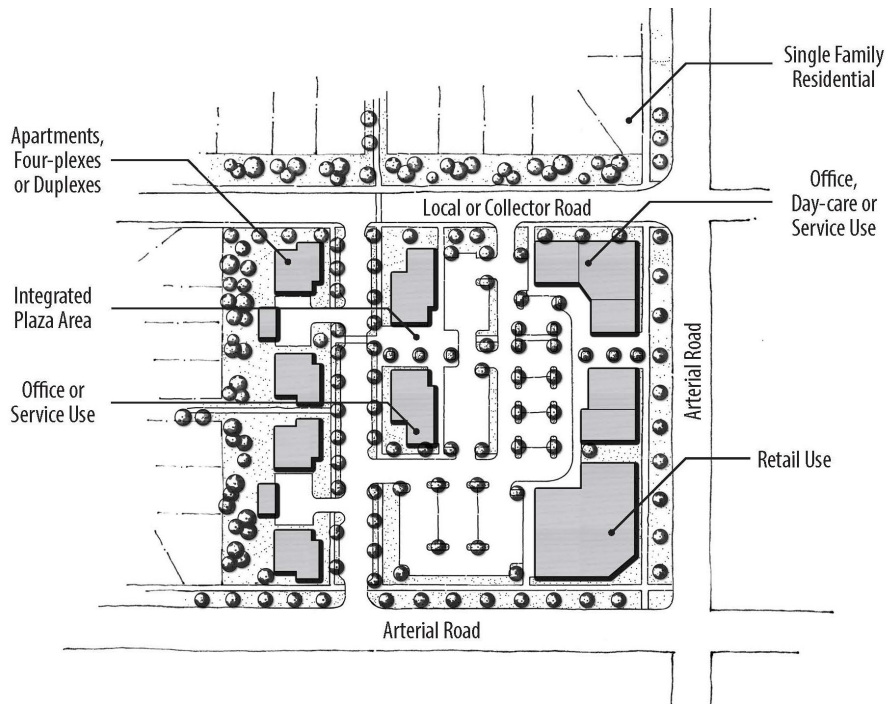
The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings.

Non-residential buildings in these areas tend to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Developments are encouraged to be designed according to the conceptual MU-C plan depicted in Figure 3E.

In reviewing development applications, the City will consider the following items in MU-C areas:

- » Development must comply with the Functional Integration principles for development in all Mixed Use areas.
- » Residential uses are expected to comprise between 20% and 50% of the development area, with gross densities ranging from 6 to 15 units/acre (of the residential area).
- » Supportive and proportional public and/or quasi-public spaces and places should comprise a minimum of 5% of the development area are required.
- » Where the development site has transit available or stops are planned, an additional 15% of the site may be dedicated to residential uses. Alternatively, this bonus may be applied where the development

FIGURE 3E: MIXED USE COMMUNITY CONCEPT DIAGRAM. SEE ALSO APPENDIX, FIGURE FA3 FOR COLOR DIAGRAM WITH MARKUP.



shops, and other appropriate community-serving uses. Sample zoning includes: R-15, R-40, TN-R, TN-C, C-C, and L-O.

Mixed Use Regional (MU-R)

The purpose of this designation is to provide a mix of employment, retail, residential dwellings, and public uses near major arterial intersections.

The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses.

Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have supporting retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development. The developments are encouraged to be designed consistent with the conceptual MU-R plan depicted in Figure 3F.

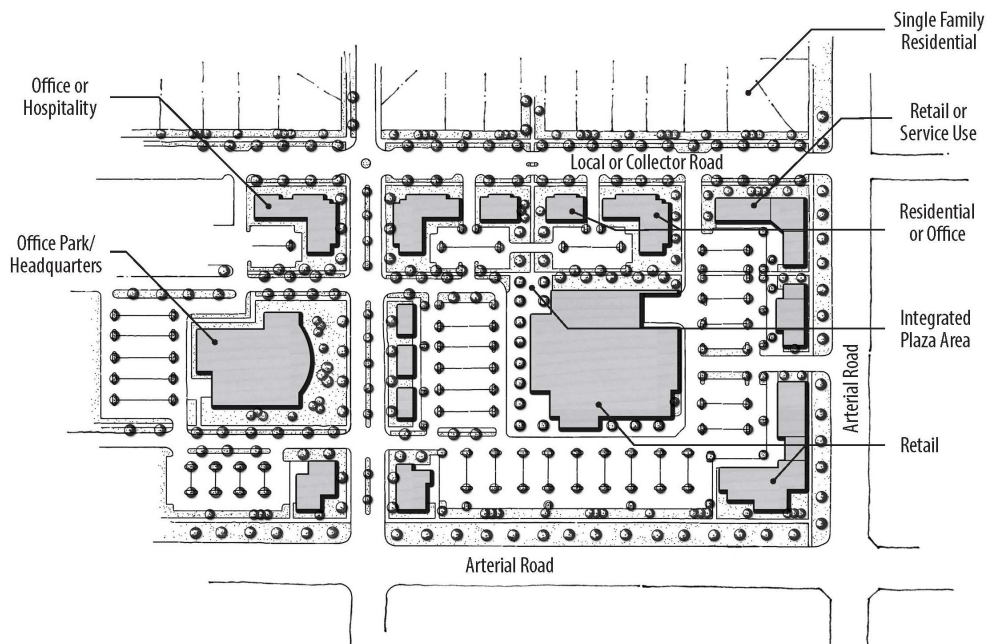
In reviewing development applications, the City will consider the following items in MU-R areas:

- » Development must comply with the Functional Integration principles for development in all Mixed Use areas.
- » Residential uses are expected to comprise between 10% and 30% of the development area, with gross densities ranging from 6 to 40 units/acre (of the residential area).

site is within one-mile of planned transit stops or an identified employment area, and where last-mile transportation features are incorporated into the site including thoughtfully located and integrated ride share parking, commensurate with potential trip capture. Other innovations to reduce traffic and/or parking impacts and capture local trips may be considered.

- » Sample uses appropriate in MU-C areas include: All MU-N categories, community scale grocers, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, retail

FIGURE 3F: MIXED USE REGIONAL CONCEPT DIAGRAM. SEE ALSO APPENDIX, FIGURE FA4 FOR COLOR DIAGRAM WITH MARKUP



- » The minimum for non-retail commercial uses such as light-office, office, clean industry, or entertainment uses, is 20% of the mixed use area.
- » Retail commercial uses should comprise a maximum of 50% of the development area.

Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for the following additional coverage area bonuses for retail or residential development (beyond the base allowance):

- » For land that is designated for a public use, such as a library or school, the developer is eligible for a 2:1 bonus (e.g. - if there is a one-acre library site planned and dedicated, the project would be eligible for two additional acres of retail development).
- » For active and shared open space or passive recreation areas, such as a park, tot-lot, or playfield, the developer is eligible for a 2:1 bonus (e.g. - if a park is 10 acres in area, the site would be eligible for 20 additional acres of retail development).
- » For plazas that are integrated into a retail project, the developer would be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.
- » Where the development site has transit available or stops are planned, an additional 20% of the site may be dedicated to residential uses. Alternatively, this bonus may be applied where the development site is within one-mile of planned transit stops or an identified employment area, and where last-mile transportation features are incorporated into the site including thoughtfully located and integrated ride share parking, commensurate with potential trip capture. Other innovations to reduce traffic and/or parking impacts and capture local trips may be considered.

Sample uses, appropriate in MU-R areas would include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry, and other appropriate regional-serving uses. Sample zoning includes: R-15, R-40, TN-C, C-G, and M-E.

Mixed Use Non-Residential (MU-NR)

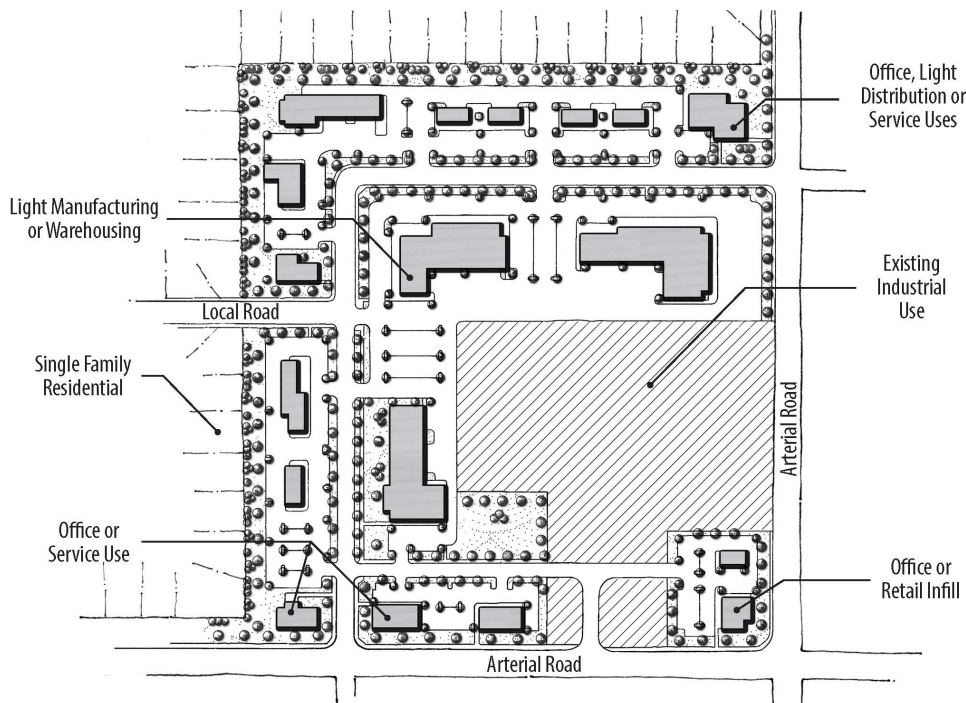
The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with planned and/or existing uses in these areas.

For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential. Developments are encouraged to be designed similar to the conceptual MU-NR plan depicted in Figure 3G.

In reviewing development applications, the City will consider the following items in MU-NR areas:

- » No new residential uses will be permitted (existing residential may remain).
- » Development is not required to comply with the minimum number of use types in the Functional Integration principles; only two use types are required.
- » There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, industry, or warehouse uses. Food service and restaurants are encouraged in support of other adjacent employment oriented uses.
- » A transitional use such as professional office or public/quasi-public plaza is encouraged on the perimeter of the MU-NR areas between any existing or planned residential development.

FIGURE 3G: MIXED USE NON-RESIDENTIAL CONCEPT DIAGRAM.



Sample uses, appropriate in MU-NR areas would include: employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and. Sample zoning includes: C-C, C-G, L-O, M-E, H-E, I-L, and I-H.

Mixed Use Interchange (MU-I)

The purpose of this designation is to call out areas around SH-16 interchanges, and to acknowledge that this land is very visible. These areas will be served by interchange ramps and restricted local access. There are two SH-16 interchange areas, one located at US 20-26 and one at Ustick Road, that differ from the other Mixed Use categories in that a much stronger emphasis will be placed upon gateway elements and traffic flow/trip generation factors when reviewing new land use applications. Uses in these areas will need to be compatible with the impacts of a freeway interchange. These areas are not intended for high volume trips, either aggregated over the larger planned MU-I area, or as individual use types. The intention is to protect the immediate vicinity of the interchange

from traffic conflicts and shift the high traffic-generating uses away from the immediate vicinity of the interchange to other, nearby areas.

In reviewing development applications, the City will consider the following items in MU-I areas:

- » Development must comply with the Functional Integration principles for development in all Mixed Use areas.
- » Areas in close proximity to interchanges and interchange ramps (and which are further from public access to major roadways) are not appropriate for residential uses intended for senior care, low-income, or other residents and families that may be more sensitive to noise, emissions, or adversely impacted by increased travel times to essential services.
- » Land uses within the MU-I areas and adjacent to the SH-16 corridor will be carefully examined for their potential impacts on nearby existing and planned retail and restaurant uses in Commercial and Mixed future land use areas.
- » A traffic impact study or other traffic analysis may be required for developments in these areas.
- » Vehicular access points must be located as far as practical from interchange ramps. Future uses should be planned to integrate with a frontage/backage road type circulation system, ensuring high visibility property is able to develop with desired uses such as office or technology/research parks to support the economy, job-base, and reduce local trips on the regional network.
- » Regional ridesharing, park-and-ride and transit transfer facilities are strongly encouraged.
- » The SH-16/US 20-26 interchange will be one of only two regional gateways to the City of Meridian

for travelers coming from north of the Boise River (the other being Linder Road). As such, buildings, landscaping, and other design features at this interchange should reflect Meridian's heritage, quality, and character.

- » Examples of uses include schools, post office or library branches, office uses, light residential (low density with minimal trip generation) developments, athletic clubs, and technology/research parks.

Ten Mile Interchange Specific Area Plan

The City developed a specific plan for approximately 2,800 acres bordered (roughly) by Linder Road to the east; McDermott Road to the west; the Union Pacific Railroad line to the north; and ½ mile south of Overland Road on the south. The specific area plan is an addendum to this Comprehensive Plan and places an emphasis on a mix of uses, both residential and commercial; new employment areas; higher density residential; a planned collector road network; and design guidelines.

It is important to note that the Ten Mile Interchange Specific Area Plan (TMISAP) uses different land use designations than the rest of the FLUM. While there are some similarities (for example Low Density Residential), there are also new designations which do not exist outside of this Ten Mile area. It is expected that development within Ten Mile area Mixed Use designations be designed consistent with the Functional Integration principles herein. The TMISAP was adopted as an addendum to the City of Meridian Comprehensive Plan on June 19, 2007, by Resolutions Numbers 07-563 (Map) and 07-564 (Text). Development in the Ten Mile Interchange area will also be reviewed using the TMISAP. See the Ten Mile Interchange Specific Area Plan for more details of this area.

Above: Valley Regional Transit and COMPASS



Civic Land Uses

The purpose of this designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

Park Land Uses (Symbol)

The purpose of this designation is to preserve and protect existing and future public neighborhood, community, regional, and urban parks. The park locations designated on the Future Land Use Map are the most current and should be used for planning purposes. Constructed parks are further described in the Existing Conditions Report Addendum.

School Land Use (Symbol)

The purpose of this designation is to provide areas throughout the Area of City Impact which provide educational opportunities, community gathering places, and green space.

Fire and Police Stations (Symbol)

The purpose of this designation is to preserve and protect existing and planned fire and police station locations throughout the Area of City Impact which provide efficient emergency response.

Entryway Corridors

The City feels it is important to identify roadways that introduce and welcome both visitors and residents to the City of Meridian. These roadways are noted as entryway corridors on the FLUM

and are subject to additional standards within the Unified Development Code.

Transit Stations and Transit Oriented Development (Symbol)

The Transit Station designation is used for areas where transit supported uses are envisioned along the railroad and other predefined corridors. Within areas around these symbols, the City seeks projects that incorporate features which enhance alternative transportation and are transit friendly. Said developments are envisioned within commercial activity centers and should incorporate the following development and design principles:

- » A mix of land uses.
- » Building orientation that provides the maximum level of services to pedestrians, bicyclists and transit users.
- » Alternative transit features such as a bus shelter (where approved by VRT), bicycle lockers or similar facilities.
- » Residential densities that are at least 8 dwelling units per acre and designed to comply with the Traditional Neighborhood design standards in the Unified Development Code.
- » Park and ride lots and other transit-supportive facilities are encouraged at interchanges throughout the City. VRT and ACHD Commuteride should be partners in determining appropriate facilities at each interchange.
- » New types of street cross sections, including multi-purpose pathways, buffered bike lanes and managed lands that can accommodate new forms of vehicles from electric bicycles, scooters, autonomous vehicles and future dedicated transit.

Policy Direction

Table 3.2. Future Land Use Goals, Objectives and Action Items		Priority	Lead	Support
3.06.00	Ensure a variety and balance of land uses within the Area of City Impact.		CD	ED, MO, PW
3.06.01	Plan for periodic review, monitoring, and updating of land uses within City limits and Area of City Impact.		CD	ED, MO
3.06.01A	Maintain the Future Land Use Map to reflect existing facilities.	On-going	CD	
3.06.01B	Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.	On-going	CD	ED
3.06.01C	Coordinate with Ada County to ensure all applicable land use ordinances and provisions of this Plan are recognized when development within the Area of City Impact but outside City Limits is proposed.	On-going	CD	MO
3.06.02	Plan for an appropriate mix of land uses that ensures connectivity, livability, and economic vitality.		CD	PW, ED
3.06.02A	Support the inclusion of small-scale neighborhood commercial areas within planned residential developments as part of the development plan, where appropriate.	On-going	CD	
3.06.02B	Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.	On-going	CD	
3.06.02C	Encourage the development of supportive commercial near employment areas.	On-going	CD	
3.06.02D	Plan for industrial areas with convenient access to state highways or the rail corridor, where appropriate.	On-going	CD	
3.06.02E	Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses.	On-going	CD	PW, ED
3.06.02F	Allocate land uses near the rail corridor to both support industrial and freight movement but also residential and the movement of people within the corridor.	On-going	CD	
3.07.00	Encourage compatible uses and site design to minimize conflicts and maximize use of land.		CD	ED, PR
3.07.01	Proactively address potential conflicts between incompatible uses.		CD	ED
3.07.01A	Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.	On-going	CD	
3.07.01B	Encourage land uses and site designs that do not harm natural systems and resources.	On-going	CD	
3.07.01C	Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Table 3.2. Future Land Use Goals, Objectives and Action Items		Priority	Lead	Support
3.07.01D	Preserve the industrial base within designated industrial land use areas by discouraging non-industrial uses and focusing on light manufacturing, distribution, flex-space, and base-employment.	Very-High	CD	ED
3.07.01E	Where feasible, encourage large transmission and pipeline utility corridors to function as transitional buffers, parkland, pathways, and gathering spaces within and adjacent to their right of way.	On-going	CD	
3.07.02	Integrate land use and transportation planning to ensure that they mutually support the communities' goals and desires.		CD	PR
3.07.02A	Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.	On-going	CD	
3.07.02B	Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas, limiting access to arterial roadways and multimodal corridors.	On-going	CD	
3.07.02C	Focus development and redevelopment intensity on key transportation corridors.	On-going	CD	
3.07.02D	Pursue transit-supportive densities of residential and employment uses along key multi-modal corridors.	On-going	CD	
3.07.02E	Explore the development of additional design guidelines or standards for transit-oriented development.	On-going	CD	
3.07.02F	Coordinate with transportation agencies to align future needed infrastructure with land use plans and implement through the development review processes.	On-going	CD	
3.07.02G	Coordinate with transportation agencies, private property owners and the public to plan for appropriate land uses that will accommodate both freight and public transportation access within the rail corridor.	On-going	CD	
3.07.02H	Integrate the Meridian Pathways Master Plan into the site development review process to ensure planned paths are built out as adjacent land develops.	On-going	CD	PR
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				



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Above: Meridian Water Tower

Utilities and Infrastructure

Introduction

Utilities are the foundation to quality of life within cities. Clean drinking water, electricity, stormwater management, natural gas, telecommunications, and wastewater make city-living possible. Adequate, efficient, accessible, and affordable utilities contribute to attracting business, reducing the environmental footprint of urban development, and playing a vital role in social development. Public facilities discussed in this section include domestic water service, sewer collection, sewage treatment, and other independently operated utilities (such as power, natural gas, and communications). The Utilities Element works in concert with the Growth and Land Use Elements to ensure adequate infrastructure is in place to accommodate existing and future needs.

Background

The City owns and operates its own domestic water and sewer services; however it relies on other entities for some of the other essential services. Therefore, coordination between the City and each service provider is vital in planning and prioritizing of expansion areas, and continued service to existing locations.

With the exception of a portion of north Meridian where SUEZ Water provides service, the City's Public Works Department provides water to Meridian residents. In order to keep up with water demand, new wells and water line extensions are constructed and generally funded by new development.

With a vision for sustainability, Meridian works to conserve ground water and reduce discharge flows into the Boise River. As Meridian is located in an arid climate, using recycled water is a "drought-proof" water supply that reduces demand on

municipal supply, frees up agricultural water for agricultural uses, and lowers effluent flow to the Boise River.

Water Service

The City's domestic water system is currently supported by a series of deep wells, booster pump stations, multiple reservoirs, and pipeline. In order to keep up with water demand, the City has constructed, on average, one new well per year, each funded by connection fees and charged to new development. Water line extensions to new developments are generally paid for and constructed by developers. Although the City plans new wells and reservoirs, the specific locations to those facilities are largely dictated by growth patterns, and will continue to be funded by new development. In a few small areas of the City, SUEZ provides water service to residents and businesses, and new development must coordinate this service with both the City of Meridian and with SUEZ.

Sewer Collection & Treatment

The sewer (also known as wastewater) collection system in the City consists of pipe and lift (pump) stations. Sewage generally flows by gravity to the Wastewater Resource Recovery Facility located northwest of the Ten Mile/Ustick intersection. The Sewer Master Plan includes development of a computer model which helps Public Works staff identify priority areas for development in the City as well as segments of the existing sewage collection system that are approaching capacity. Future capital improvements are prioritized to upgrade the lines that are approaching capacity. The City will evaluate the need for additional expansion projects based on the Sewer Master Plan and model.

The Wastewater Resource Recovery Facility (WRRF) consists of primary, secondary, and tertiary treatment followed by disinfection. Treated effluent is discharged to Five Mile Creek.

The City continues to upgrade the facility following its current Facility and 5 year Capital Improvement Plans. This facility is regulated by a National Pollutant Discharge Elimination System (NPDES) Wastewater discharge permit from the Environmental Protection Agency (EPA).

With a vision for sustainability, Meridian holds a Citywide Class A Recycled Water Permit. Recycled water is a highly treated water resource generated at the WRRF that meets standards for reuse, as established by the Idaho Department of Environmental Quality. The WRRF makes this recycled water available free of charge in supported areas.

Garbage and Recycling

Republic Services (Republic) is the solid waste and recycling collection contractor for the City of Meridian. Republic is dedicated to providing reliable and innovative recycling and waste reduction programs to the City. The City has established a Solid Waste Advisory Committee (SWAC) to help set steer a curbside recycling program and to advise the City Council on other solid waste issues. The SWAC works in conjunction with Republic staff. The SWAC focuses its attention on growing the solid waste and recycling programs and making them as user friendly as possible.

Irrigation

Meridian irrigation water is largely supplied by a series of canals and laterals diverted from the Boise River. There are many irrigation districts with operations in Meridian's Area of City Impact, but the two largest affecting most of Meridian are the Settler's Irrigation District and Nampa and Meridian Irrigation District (NMID).

Power

Idaho Power Company provides electrical services throughout the City of Meridian and its Area of City Impact. Idaho Power is a public service company regulated by the Idaho Public Utility Commission (IPUC), the Federal Energy Regulatory Commission (FERC), and the state regulatory commissions of Idaho and Oregon. Idaho Power's long-range electrical plan for Meridian and the larger area is called the Eastern Treasure Valley Electrical Plan, which is listed in the adopted by reference section of this Plan.

Natural Gas

Intermountain Gas Company is the sole provider of natural gas in southern Idaho, including Meridian. Meridian is serviced by dual, high pressure natural gas pipelines that bisect the southwest part of the Area of City Impact. These lines are an important consideration for any development adjacent to them.

Communications

Sparklight and CenturyLink provide landline phone and cable television agreements in the area. Sparklight (formerly CableOne) has a franchise agreement with the City for traditional cable T.V. services. There are also a number of other fiber and wireless providers which also offer telecommunication services.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Water Master Plan](#)
- » [Meridian Water Conservation Plan](#)
- » [Meridian Collection System Master Plan](#)
- » [Eastern Treasure Valley Electric Plan \(Idaho Power\)](#)
- » [Environmental Programs Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 3.3. Utilities and Infrastructure Goals, Objectives and Action Items		Priority	Lead	Support
3.08.00	Coordinate with service providers to ensure the long-term utility needs of Meridian’s existing and future residents and businesses are met.		CD, PW, PR, MO	All, CD, IT, PW
3.08.01	Plan and expand public utility facilities and services as part of the development process.		CD	All
3.08.01A	Require that development projects have planned for the efficient provision of all public services.	On-going	CD	All
3.08.01B	Require adequate fees from new development to fund expansion of services.	On-going	CD	All
3.08.01C	Ensure that other City departments, area agencies, and service providers are informed about and have an opportunity to participate in the City’s development review process.	On-going	CD	All
3.08.01D	Consider the impact on key service providers prior to acting on annexation requests at a public hearing.	On-going	CD	All
3.08.01E	Ensure key service providers have provided written comment on the impact and potential mitigation measures that may be necessary, prior to acting on large development applications.	On-going	CD	All
3.08.02	Cooperate with other agencies and service providers around the Valley to continuously provide essential services and utilities to all residents.		PW, PR, MO	CD, IT, PW
3.08.02A	Communicate planning efforts with local decision makers and utility service providers, including irrigation districts, energy, natural gas, solid waste, and telecommunications.	On-going	PW	CD
3.08.02B	Coordinate with developers, irrigation districts, and drainage entities to implement the proposed pathway network along canals, ditches, creeks, laterals and sloughs.	Very High	PR	CD
3.08.02C	Regularly coordinate with other public utilities and essential service providers and annually review master plans for public facilities and services; update as needed.	On-going	PW	CD
3.08.02D	Coordinate with Idaho Power to make additions and improvements to their facilities so that adequate capacity for projected growth is realized.	On-going	CD	PW
3.08.02E	Encourage the enhancement of the capacity and reliability of renewable energy resources.	On-going	PW	CD
3.08.02F	Encourage multi-use utility corridors.	On-going	CD	PW
3.08.02G	Support the expansion of and accessibility to high-speed internet and broadband throughout the Area of City Impact.	On-going	MO	IT, PW
3.08.03	Coordinate with utility providers on acceptable landscape materials, design and site locations for their future facilities to avoid negative impacts to the community.		CD	PW
3.08.03A	Minimize the impact of electric facilities in environmentally sensitive areas and consider social and environmental justice impacts.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney’s Office, CD = Com. Dev., CO = Clerk’s Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor’s Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 3.3. Utilities and Infrastructure Goals, Objectives and Action Items		Priority	Lead	Support
3.08.03B	Site utility corridors within identified or designated transportation corridors and ensure that they connect to similar facilities in adjacent jurisdictions.	On-going	CD	PW
3.08.03C	Coordinate future placement of Idaho Power electrical transmission lines and substations in accordance with Eastern Treasure Valley Electric Plan.	On-going	CD	PW
3.08.03D	Encourage all electrical distribution utilities to be located underground.	On-going	CD	PW
3.09.00	Maximize diversion of the municipal waste stream from disposal to recycling and reduce the amount of solid waste generated in the City.		PW	FI, AO, MO
3.09.01	Develop and support markets for recycled materials and products.		PW	AO, MO
3.09.01A	Investigate opportunities with other jurisdictions and private refuse contractors for new waste reduction and recycling markets.	Medium	PW	AO
3.09.01B	Establish solid waste fees that encourage waste reduction and recycling.	Low	PW	AO
3.09.01C	Develop and implement public education and outreach activities to raise awareness on waste reduction, reuse, recycling, and hazardous waste reduction.	On-going	PW	MO
3.09.02	Establish recycling/diversion and hazardous waste disposal goals.		PW	
3.09.02A	Maintain opportunities for proper disposal of target priority waste streams such as mercury, used oil, fluorescent lamps, used gas, and waste tires.	On-going	PW	
3.09.02B	Work with local stakeholders to develop public education campaigns regarding the importance of and opportunities for the proper disposal of hazardous waste.	On-going	PW	
3.09.03	Reinforce existing City recycling and procurement policies.		PW	FI
3.09.03A	Partner with City's solid waste contractor to investigate conservation options including composting, recycling, and green waste.	Medium	PW	
3.09.03B	Maintain internal recycling and sustainability programs that procure specific recycled content and less hazardous materials.	On-going	PW	FI
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

LIVABLE COMMUNITY

Overview

“Quality of life” represents the social well-being of individuals in a community; “livability” is a term used to express the overall relationship between community members and the satisfaction they derive from their surroundings. Quality of life and livability factors can be both public service-related and derived from natural and constructed open space and amenities. Elements such as security, parks, trails, recreation, and natural resources contribute to the overall livability of an area. Quality of life factors have a direct connection to citizens’ health, happiness, and prosperity.

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Below: Meridian Pathway



■ LIVABLE COMMUNITY VISION

A community of family- friendly, healthy, and engaging places.

To enhance the Livable Community, the Plan encourages stewardship of natural features that define the community, such as open spaces and waterways. The Plan provides a setting for a safe and resilient community through crime prevention, sustainability, and emergency services. The community’s quality of life will be enhanced by the diversification and expansion of the renowned comprehensive parks and recreation system. The Plan promotes the acquisition and development of land, funding for maintenance and renovations, developing new parks, and the creation of new programs. This park system will be connected by new pathways, linking schools, parks, and commercial areas.

As part of the Livable Community vision, the following elements are included in this chapter:

- » Parks and Pathways
- » Stewardship
- » Public Safety



Above: Hillsdale Park

Parks and Pathways

Introduction

The Parks and Pathways element reflects the City's dedication to providing a comprehensive parks and recreation system that contributes to the quality of life in Meridian and surrounding areas. As part of this section, the policy direction outlined in the Parks and Recreation Master Plan and Pathways Master Plan are summarized.

Background

The City of Meridian Parks and Recreation Department is responsible for maintaining public open spaces and providing a quality system of parks and recreation facilities with leisure opportunities for all people in the community. The Department is also responsible for the implementation of the Pathway Master Plan, including some development and maintenance of priority pathways and key connections. The system as a whole is stronger and more sustainable when responsibility of development and maintenance of parks and pathways is shared between the City, developers, and homeowner associations.

This system consists of recreation and community facilities, pathways, and hundreds of acres of parkland. Parks and Recreation offers and manages a variety of recreational programs, adult sports leagues, and special events. Additionally, staff handles shelter/field reservations and assists in the issuance of temporary use permits.

The continued provision of high quality, year-round park and recreation facilities and activities requires the acquisition and development of land, funding for maintenance and renovations, and programming of activities. Developing new parks and expanding the existing park system with cutting-edge features like outdoor exercise equipment, pickleball courts, dog parks,

destination playgrounds, and year-round programs is vital to keeping up with demand from growth.

The City also seeks to continue expanding its pathway system by coordinating new projects with regional partners, and providing safe, integrated pathways linking popular destinations such as schools and parks to neighborhood centers. Therefore, the Parks and Recreation Master Plan and Pathways Master Plan should be used when evaluating proposed development for consistency with the City's plans. Refer to Chapter 6 for additional policies related to pathways, transportation, and connectivity.

For additional information, refer to the following resources:

- » [Meridian Parks and Recreation Master Plan](#)
- » [Meridian Pathway Master Plan](#)
- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Rail-With-Trail Action Plan](#)

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Below: Outdoor exercise equipment at Keith Bird Legacy Park



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.01.00	Pursue partnerships and funding sources to facilitate and expand access to parks and recreational facilities, programming, and services.		FI, PR	CD, FI, HR, AO, MO, PR
4.01.01	Increase appropriate partnerships within the community to provide programs and activities to the community.		FI, PR	CD, FI, AO, MO
4.01.01A	Explore additional partnership opportunities as well as build on existing partnerships with focus on low-service areas.	On-going	PR	CD, FI
4.01.01B	Identify desired sports facilities or complexes and establish partnerships that foster their development.	High	PR	FI, MO
4.01.01C	Continue to explore partnerships with alternative providers, such as schools, to increase level of service.	On-going	PR	CD, AO
4.01.01D	Evaluate impact fees for public open space to ensure development is paying the full allowable fee.	On-going	FI	PR
4.01.02	Increase opportunities to fund programming, services, and facility improvements.		FI, PR	FI, AO, PR
4.01.02A	Increase special event and activities sponsorships.	On-going	PR	AO
4.01.02B	Pursue grant and philanthropic opportunities at the federal, state, regional, and local levels.	On-going	PR	FI
4.01.02C	Implement a cost recovery and pricing policy to determine a consistent method of pricing Parks and Recreation activities.	Medium	FI	PR
4.01.02D	Explore feasibility of a dedicated funding source for parks and recreation through special revenue, sports, or other available sources.	Medium	PR	FI
4.01.02E	Consider a process and policies for the acceptance of donated land and or money to be dedicated to public open space or facilities.	Low	PR	FI, AO
4.01.02F	Explore the use of digital displays to show showcase and advertise City events near parks.	Low	PR	AO
4.01.03	Continue to improve organizational efficiencies and maintain existing quality standards for park facilities and recreational amenities.		PR	FI, HR
4.01.03A	Enhance and improve internal and external communication regarding recreation activities and services using social media and mobile tools.	On-going	PR	IT
4.01.03B	Staff appropriately to meet demand and maintain established quality of service.	On-going	PR	FI
4.01.03C	Expand and improve the volunteer program to meet growing needs.	On-going	PR	HR
4.02.00	Provide for park acquisition and maintenance to meet projected city and population growth and demands.		FI, PR	CD, FI, AO, MO
4.02.01	Continue working toward the park land level of service goal of four acres/1,000 persons and a 0.5 miles service area radius from residences.		FI, PR	CD, FI, AO, MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.02.01A	Evaluate developer impact fee to align with Capital Improvement Plan (CIP) requests and current park land level of service.	On-going	FI	PR
4.02.01B	Continue to find and purchase additional land for future park development where level of service is below threshold.	On-going	PR	FI
4.02.01C	Identify and require future park sites using information in the Meridian Parks and Recreation Master Plan and on the Future Land Use Map.	On-going	PR	CD
4.02.01D	Look for opportunities to add parks and pathways in new growth areas.	On-going	PR	FI, AO, MO
4.02.01E	Consider population/housing density and accessibility when acquiring future land for parks and recreation.	On-going	PR	CD
4.02.02	Provide a variety of park types (neighborhood parks, community parks, regional parks) with a diversity of uses and activities interspersed throughout the community.		PR	FI, MO
4.02.02A	Consider programming needs for all ages and abilities when adding new components to existing parks or when developing new parks.	On-going	PR	FI
4.02.02B	Continue to monitor recreational trends to stay current with programming and demand.	On-going	PR	MO
4.02.02C	Consider future operation and maintenance costs and work to minimize those costs into the development of park while delivering a highly functional and quality park.	On-going	PR	FI
4.02.03	Monitor and evaluate the use, demands, and trends of recreation components.		PR	FI, MO
4.02.03A	Implement and maintain the existing Capital Improvement Plan (CIP), Master Plan, Comprehensive Parks and Recreation System Plan, and Life Cycle Replacement Programs.	On-going	PR	FI, MO
4.03.00	Maintain and improve the user experience and awareness of recreational facilities, amenities, and programs.		PR	CD, IT, AO, MO
4.03.01	Increase year round recreational programming and activities that encourage education, health and wellness, community involvement, and multi-sensory play.		PR	CD, IT, AO, MO
4.03.01A	Explore opportunities for additional indoor recreation space through partnerships, agreements, and the construction of a new Community Center.	Very High	PR	CD, AO, MO
4.03.01B	Continue to look for opportunities to expand programs around working hours and commuting citizens.	On-going	PR	MO
4.03.01C	Explore increasing the number of program opportunities for seniors, young adults, teens, tweens, and people with special needs.	On-going	PR	MO
4.03.01D	Set targets, identify gaps, and deploy programs, activities, and events that provide multigenerational recreational opportunities.	On-going	PR	IT, MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.03.01E	Support symbiotic uses of facilities through programs that encourage community interactions.	On-going	PR	MO
4.03.02	Add destination park amenities that uniquely blend arts, entertainment, and culture.		PR	FI, MO
4.03.02A	Explore opportunities to add destination playground and natural play areas with climbing features and multi-sensory play.	High	PR	FI, MO
4.03.02B	Foster development of discovery-oriented parks that uniquely blend arts, entertainment, and culture.	High	PR	FI, MO
4.04.00	Develop a connected, comfortable, and comprehensive network of multi-purpose pathways.		PR	CD
4.04.01	Seamlessly connect local pathways with regionally significant pathways.		PR	CD
4.04.01A	Ensure that new development and subdivisions connect to the pathway system.	Very High	PR	CD
4.04.01B	Provide options for passive recreational opportunities not typically supplied by parks and facilities, such as jogging, walking, and bicycling.	Very High	PR	CD
4.04.01C	Establish and enhance regional pathway connections to the adjacent communities of Eagle, Nampa, Boise, Caldwell, and Kuna.	Very High	PR	CD
4.04.02	Link pathways to important pedestrian generators, environmental features, historic landmarks, public facilities, Town Centers, and business districts.		PR	CD
4.04.02A	Identify opportunities for new paths that connect residential neighborhoods and community facilities, such as the library and city hall, parks, schools, athletic facilities, swimming pools, historic districts, the Downtown, as well as other commercial and retail activity centers in Meridian.	Very High	PR	CD
4.04.02B	Preserve existing public rights-of-way and other easements for future pathways and accessways, particularly along powerline and utility corridors, railway corridors, and waterway or irrigation corridors.	Very High	PR	CD
4.04.02C	Continue partnerships with area irrigation districts to continue to expand pathway system along existing waterways.	On-going	PR	CD
4.04.03	Facilitate accessibility of pathway system for people of all abilities, pedestrians, bicyclists, and other non-motorized pathway users.		PR	CD, FD, MO, PD
4.04.03A	Through coordination with Pathway Plan updates, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local access to the pathway system and reduce duplication of supporting improvements.	High	PR	CD
4.04.03B	Furnish pathway systems with trailhead improvements that include interpretive and directional signage systems, benches, drinking fountains, restrooms, parking and staging areas, and other services for all ages and abilities.	High	PR	MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 4.1. Parks and Pathways Goals, Objectives and Action Items		Priority	Lead	Support
4.04.03C	Develop pathway design and development standards that are easy to maintain and access by maintenance, security, and emergency vehicles.	High	PR	FD, PD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Stewardship

Introduction

The Stewardship element discusses the City’s ongoing commitment and obligation to be good stewards of the public trust. As part of this section, the natural and built environment, sustainability, hazardous areas, and historic resources are covered.

Background

Productive agricultural soils, open space, vegetation, air, water, and energy are all valuable resources that the residents of Meridian enjoy and want to preserve. Beyond the environmental and health benefits realized from preserving the natural resources, preservation can offer exciting recreational

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Below: Youth volunteers planting a tree.



opportunities, provide for pedestrian travel ways, and offer a simple break from the standard suburban affair. As growth continues however, increased pressures are placed on natural resources. While development is expected within the Area of City Impact, a maze of monotonous expansion is not desired, either. It is essential to find a balance that protects and preserves Meridian’s natural resources, agricultural heritage, and open spaces, while supporting the need for new development and sustainable provision of services.

Growth projected for Meridian emphasizes the need for attention to Meridian’s character, specifically its natural and historic resources. Meridian has seen much of its natural resources change over the years from agricultural open spaces to a growing city. Providing and protecting unique sites and resources will assure the quality of life that the residents have come to know and expect.

The City of Meridian is committed to creating balanced solutions; solutions that deliver services at levels citizens expect in an environmentally and socially responsible way; and ensuring the best economic choice in the long term. These fundamentals should balance the needs of protecting and enhancing the economy and preserving the natural and built environment today and for future generations.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Parks and Recreation Master Plan](#)
- » [Eastern Treasure Valley Electric Plan](#)
- » [Meridian Water Conservation Plan](#)
- » [Meridian Environmental Programs Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.05.00	Preserve, protect, enhance, and wisely use natural resources.		CD, MO, PR, PW	CD, FI, AO, PR, PW, ED
4.05.01	Protect and enhance existing waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources.		CD, PR, PW	CD
4.05.01A	Identify waterways, wetlands, other natural resources, viewsheds, and natural features of topographic interest for preservation.	On-going	PW	CD
4.05.01B	Develop and implement programs to encourage and promote tree health and preservation throughout the City, including along waterways and within proposed development.	Medium	PR	CD
4.05.01C	Limit canal tiling and piping of creeks, sloughs, laterals, and drains to man-made facilities where public safety issues cannot be mitigated or are not of concern.	On-going	CD	
4.05.01D	Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas.	On-going	CD	
4.05.01E	Assess environmental impact of potential new development, infill, and redevelopment.	On-going	CD	
4.05.01F	Preserve, protect, and provide open space for recreation, conservation, and aesthetics.	On-going	CD	
4.05.01G	Support a long-term transportation system that conforms to the public health standard for carbon monoxide attainment.	On-going	CD	
4.05.02	Protect Meridian's surface water quality.		CD, PW	CD, FI, AO, PR, PW
4.05.02A	Refine framework of environmental programs including construction, storm water compliance, and floodplain management to satisfy the City's requirements under the Clean Water Act, FEMA, and the National Flood insurance program.	Medium	PW	
4.05.02B	Provide incentives for developers to grant conservation easements along creek-side corridors.	Medium	CD	FI, AO, PR, PW
4.05.02C	Encourage the incorporation of creek corridors as amenities in development design.	On-going	CD	
4.05.02D	Identify and implement Low Impact Development (LID) in storm water drainage systems that are administered by the City of Meridian.	Low	CD	
4.05.02E	Develop and cultivate partnerships with local and regional stakeholders on public education campaigns for water conservation and water quality.	On-going	CD	
4.05.02F	Promote the increase of permeable areas through sound site design and use of materials that limit stormwater runoff.	On-going	PW	CD
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.05.03	Preserve prime farmland within the Area of City Impact to maintain rural character and provide opportunities for local produce and continued farming operations.		CD, MO	MO, CD, ED
4.05.03A	Encourage, as appropriate, the continued use of land for farming near Area of City Impact boundaries to effectively transition from rural uses to urban.	On-going	CD	
4.05.03B	Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.	On-going	MO	CD, ED
4.05.03C	Support appropriate agriculture operations within the Area of City Impact as a source of locally grown food.	On-going	MO	CD
4.05.03D	Consider public support for funding to preserve open space as part of permanent land trust.	Low	MO	CD
4.06.00	Improve air quality and reduce air pollution in the Meridian and Treasure Valley airshed.		CD, PW, FI, MO	All, FD
4.06.01	Protect public health by reducing ozone, fine particulate matter and other greenhouse gases and toxics in the air.		CD, PW, MO	All, FD
4.06.01A	Coordinate with ACHD to improve traffic flow, minimize vehicle time spent idling and accelerating, and reduce the number of single-occupancy vehicles.	On-going	CD	
4.06.01B	Promote transportation choices, facilities, and alternatives such as car and van pooling, public transit, alternative fleet vehicles, bicycle racks/storage and telecommuting.	On-going	CD	
4.06.01C	Partner with transportation agencies and large employers to promote public awareness of air quality concerns and the need/benefits of making alternative transportation choices.	On-going	CD	
4.06.01D	Research utilization/installation of Energy Management Systems in municipal buildings to track and cut energy costs for lighting and heating/cooling.	Medium	PW	
4.06.01E	Convert appropriate municipal fleet vehicles to low-emission/alternative fuel vehicles when feasible.	On-going	PW	All
4.06.01F	Participate with Ada County in publicizing burning bans when necessary.	On-going	MO	FD
4.07.00	Reduce energy consumption in municipal facilities and operations; provide leadership in promoting energy conservation throughout the City.		PW, CD	CD, FI, MO, PW
4.07.01	Provide City services in an environmentally sustainable and cost effective manner.		PW, CD	CD, FI, MO, PW
4.07.01A	Investigate funding opportunities to finance City conservation programs and projects, and retrofit Meridian public buildings to improve energy efficiency.	On-going	PW	FI

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.07.01B	Support construction projects that demonstrate an innovative and effective approach to stormwater management and Low Impact Development.	On-going	PW	CD
4.07.01C	Partner with other entities to expand opportunities for energy conservation outreach and education, such as schools, utility providers, and other public places.	On-going	PW	MO
4.07.01D	Seek opportunities for public-private partnerships to develop and showcase alternative electricity-generating facilities or to enhance the capacity and reliability of renewable energy resources.	On-going	PW	MO
4.07.01E	Build public facilities that utilize energy conservation technologies.	On-going	PW	MO
4.07.01F	Adopt and implement guidelines and standards for energy conservation practices.	Low	PW	
4.07.01G	Partner with regional stakeholders to increase public awareness of the benefits of sustainable design and constructing high-performance built environments.	On-going	PW	CD, MO
4.07.01H	Collaborate with stakeholders to develop demonstration projects incorporating water and energy conservation; and energy efficient construction methods and materials.	Low	PW	
4.07.01I	Integrate new technologies and advancements in building science to promote a whole-building approach to sustainability. Recognize performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.	On-going	CD	PW
4.07.01J	Identify funding sources and appropriate partners to stimulate energy efficient retrofits in existing housing stock.	On-going	CD	FI, PW
4.08.00	Responsibly treat wastewater for current and future users by focusing on stewardship and fiscal and environmental sustainability.		PW	CD
4.08.01	Protect public health and watersheds through adequate treatment and disposal of wastewater.		PW	
4.08.01A	Implement and maintain the Public Works Department's Sewer Master Plan and Wastewater Resource Recovery Facility Plan.	On-going	PW	
4.08.02	Provide cost effective and environmentally sustainable wastewater service to citizens and business.		PW	CD
4.08.02A	Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.	On-going	PW	CD
4.09.00	Provide ample and clean water to the citizens of Meridian in perpetuity.		PW	CD, MO, FI
4.09.01	Protect the quality of source water.		PW	CD
4.09.01A	Ensure that new development is connected to the City's sanitary sewer system (no septic systems).	On-going	PW	CD

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TABLE LEGEND

Goal	Objective	Action
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Table 4.2. Stewardship Goals, Objectives and Action Items		Priority	Lead	Support
4.09.01B	Develop a source water protection plan.	High	PW	CD
4.09.02	Provide water in a cost effective and healthy manner.		PW	
4.09.02A	Develop and implement a water supply master plan.	On-going	PW	
4.09.02B	Assess and provide new water sources.	On-going	PW	
4.09.03	Conserve existing water supplies.		PW, CD	MO, PW
4.09.03A	Implement and maintain the Public Works Department Water Conservation Plan.	On-going	PW	
4.09.03B	Reduce reliance on City potable water for landscape irrigation purposes by educating the public, encouraging the use of recycled water, and adoption of water conserving landscape guidelines.	On-going	PW	
4.09.03C	Maintain a public outreach program on water conservation.	On-going	PW	MO
4.09.03D	Encourage the appropriate and attractive use of xeric, drought-tolerant plant species and non-plant materials that reduce landscape maintenance and water consumption.	On-going	CD	PW

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Above: Meridian Anti Drug Coalition outreach

Public Safety

Introduction

The Public Safety element considers the City's role and responsibility to maintain the public safety and welfare for Meridian residents. As part of this section, the function of the Police and Fire Departments, as well as the City's approach to hazard preparedness and mitigation are discussed.

Background

Fortunately, very few natural hazards exist within the City of Meridian and its Area of City Impact. However, there exists man-made hazards that may require both police and fire response. As more development occurs, responses to time

sensitive emergencies and hazardous areas will likely increase due to residential build out, increased traffic congestion, growth of commercial and/or industrial business, and storage of hazardous chemicals associated with certain businesses. While federal regulations require some preventative measures with hazardous uses, as development increases so will the potential for spills, accidents, and fires. The City coordinates with Ada County Emergency Management on natural hazard disaster preparedness, response, and mitigation, and recovery, and is a participant in the [Ada County Hazard Mitigation Plan](#).

With the rapid rate of growth, one would expect an increase in the number of crimes and vehicle collisions occurring in Meridian. The City takes great pride in the crime rate when compared to the dramatic increase in population. The rate of criminal offenses has remained lower than the national and state averages for several years. Going forward, continued

coordination with the Fire and Police Departments is vital to ensure adequate services and resources are available for proposed annexation and development requests.

The Meridian Fire Department has been effectively serving the Meridian area since 1908, and is now a full-time all-hazards response department servicing both the City of Meridian and the Meridian Rural Fire District. Services provided by the department include fire suppression, advanced life support emergency medical service, technical rescue, community risk reduction, fire prevention education, fire and life safety inspections, and plans' review for new developments and construction.

.....
Below: Youth dressed up as a Fire Fighter



As the rate of growth increases, so too will the rate of requests for service from the community. The Meridian Fire and Police Departments' will continue to be an important asset in development review and land use decisions, as they ensure that there is adequate access, service, and mitigation measures in place.

Making best use of the Fire and Police Departments' obvious expertise in matters of safety is important in the planning and design of new facilities, services, and contingency/hazard response plans.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Ada County Hazard Mitigation Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.10.00	Protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property.		CD, PW	CD, FD, MO, PD, PW
4.10.01	Reduce the threat of loss of life and property from hazards.		CD, PW	CD, FD, MO, PD, PW
4.10.01A	Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors.	Very High	PW	CD
4.10.01B	Require industrial uses to conform to disposal, spill, and storage measures as outlined by the Environmental Protection Agency.	On-going	PW	CD, FD, PD
4.10.01C	Work with ITD and ACHD to ensure highways and roadways are designed to mitigate natural hazards and are as safe as possible.	On-going	CD	PD, FD
4.10.01D	Work with Idaho Power to ensure that a National Interest Electric Transmission Corridor does not traverse through Meridian.	On-going	CD	MO
4.10.01E	Identify and protect areas below canals and laterals that could be damaged if the slope is compromised.	On-going	CD	PW
4.10.01F	Identify target hazards based on commercial/industrial occupancy type.	On-going	FD	PD
4.10.01G	Encourage the installation of residential fire sprinklers as part of a comprehensive fire safe community effort.	On-going	FD	CD
4.10.01H	Develop lot grading, dust, and drainage standards for residential development to mitigate slope erosion and protect property.	Very High	CD	AO, PW
4.11.00	Create an environment in which the people of Meridian feel safe by providing effective fire, police, and other emergency response services.		FD, PD	CD, CO, FD, MO, PR, PD
4.11.01	Ensure the capability to direct, control, and coordinate emergency response and recovery operations.		FD, PD	CD, MO
4.11.01A	Coordinate with emergency service providers on proposed annexation and development requests, and the reporting of impacts on services through comprehensive analysis and adopted standards.	On-going	FD, PD	
4.11.01B	Assess and compare response times to adopted standards for identification of additional needed resources.	On-going	FD, PD	CD, MO
4.11.01C	Identify future and current fire and police station locations based on adopted service level standards and goals.	On-going	FD, PD	

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Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.11.01D	Prioritize the location of future fire and police stations on collectors to eliminate access issues on arterials.	On-going	FD, PD	
4.11.01E	Communicate with staff, elected and appointed officials on impacts from development to adopted Police and Fire Department response time standards and goals.	On-going	FD, PD	CD, MO
4.11.01F	Based on Police Allocation Model (PAM), ensure adequate Police staff and resources to respond to growth and development.	On-going	PD	
4.11.02	Support crime prevention and risk reduction through environmental design, sharing resources and information with other cities, and citizen assistance.		PD, FD	
4.11.02A	Develop programs, in partnership with allied agency responders, which focus on preventative emergency medical services risk reduction.	On-going	FD, PD	
4.11.02B	Coordinate Fire and Police Department planning, training, and response efforts with neighboring jurisdictions.	On-going	FD, PD	
4.11.02C	Coordinate with Meridian Rural Fire Protection District as growth occurs in the Area of City Impact.	On-going	FD	
4.11.02D	Help educate and curtail the rate of drug, alcohol, tobacco and other substance use.	On-going	PD	
4.11.02E	Work with public and private development and management groups to promote and implement Crime Prevention through Environmental Design (CPTED) strategies.	On-going	PD	
4.11.02F	Enhance crime prevention awareness through the education of neighborhood watch groups, multi-family property management companies, homeowners' associations, and other organizations.	On-going	PD	
4.11.02G	Utilize the crime analysis unit to identify ongoing crime trends utilizing statistical analysis, heat maps, and other tools to more effectively and effectively deploy police resources.	On-going	PD	
4.11.03	Ensure that quality fire protection, rescue and emergency medical services are provided within Meridian.		FD	CD, CO, PR, PD
4.11.03A	Maintain and enforce construction standards, and adopt fire protection codes that are consistent with International Fire Code standards.	On-going	FD	CD
4.11.03B	Develop contingency plans for special events to ensure adequate fire and emergency medical services.	On-going	FD	CO, PR, PD
4.11.04	Provide quality police services for public health, safety, and welfare throughout the community.		PD	CO, FD, PR
4.11.04A	Develop contingency plans for special events to ensure adequate police protection.	On-going	PD	CO, FD, PR
4.11.04B	Support and cooperate with federal, state, and local public safety agencies.	On-going	PD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.</p> <p>Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 4.3. Public Safety Goals, Objectives and Action Items		Priority	Lead	Support
4.11.04C	Consider police protection and enforcement issues as part of the development review process and as part of mobile sales, vehicle immobilization, and alcohol permitting and licensing processes.	On-going	PD	
4.11.04D	Continue coordinating with the Idaho Humane Society to ensure delivery of services.	On-going	PD	
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VIBRANT COMMUNITY

Overview

Community design focuses on aspects of the built environment that add enduring value to the community. Thoughtfully designed community spaces improve the livability and quality of life for current and future generations of Meridian residents. Without intentional and context-oriented design to promote neighborhood reinvestment, vibrancy, and social interactions, the city could lose sight of its unique character.

A Vibrant Community is built on creative design that integrates past and future. As Meridian becomes one of the larger cities in the West, the Plan encourages the creation of well-designed

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Below: Gene Kleiner Day festivities at the Kleiner Park Band Shell



▣ VIBRANT COMMUNITY VISION

A community strengthened by historic character and vibrant activity centers.

places that will serve generations to come. Arts, community events, cultural assets, and celebrations can play a critical role in making Meridian a vibrant and beloved place with a distinct, engaging identity. The Plan focuses on enhancing and improving the built environment, contributing value to Meridian's sense of place and reinforcing community identity through redevelopment areas that incorporate amenities and gathering places. The Plan stresses encouraging creativity and high-quality in new neighborhoods and commercial areas. The Plan identifies tools for implementation so that neighborhoods, gateways, corridors, public spaces, and commercial areas represent community values through thoughtful design and strategic building placement, materials, and signage. The community also seeks authenticity within places; the Plan's historic preservation element underscores the importance of heritage by directing the preservation, restoration, celebration, and memorialization of sites/buildings with historical or cultural relevance. The Plan transcends all these elements with arts and culture, which brings enrichment to the community and reinforces sense of place.

As part of the Vibrant Community vision, the following elements are included in this chapter:

- » Character, Design, and Identity
- » Historic Preservation
- » Arts and Culture

Below: Outdoor seating Downtown, adjacent to Generations Plaza



Character, Design, and Identity

Introduction

The Character, Design, and Identity element focuses on protecting, enhancing, and improving the unique features of the natural and built environment that contribute value to Meridian's quality of place. From residential areas to retail centers, business parks to open space, the community should look and feel intentional. Neighborhoods, neighborhood centers, and commercial developments should be both grounded and unique, incorporating features of their surroundings while offering residents, visitors, and employees distinctive, safe, and inviting environments.

Gathering places should be convenient and integrated, encourage social activity and engagement through generous and intentional amenities and activation, and be a cornerstone of community pride and timeless neighborhood value. Policy decisions reflect Meridian's desire for quality and aesthetic design that reinforces the community's identity, instills community pride, and is built to last.

Background

The inherent goal of community design is to prioritize and improve livability and quality of life for current and future generations of Meridian residents. For the purpose of this Plan, community design refers to both residential and non-residential layout and building design, transition, and buffers. Moreover, community design is inextricably linked to sustainability, livability, healthy initiatives, as well as other elements of this Plan.

Community design also involves preserving and enhancing unique and extraordinarily valuable areas or attributes of the City; community design provides a means to maintain the unique characteristics of the City and to improve the built environment.

Subdivision Design

The foundation of ensuring good Community Design principles is largely accomplished through the City's subdivision review and approval process. This process involves the entitlement of land for division through a public hearing process. While land use is an integral component of the development process (see Chapter 3), equally if not more important is the role of the Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements, and other supporting development standards contained in Title 11 of Meridian City Code, in supporting the vision and intent of the Comprehensive Plan.

These sections of City Code should be continually re-examined and updated as needed to enable and implement the vision and policies in the Comprehensive Plan related to the general location and configuration of all development types to be realized. Subdivision review and approval establishes future road configurations, access locations, lot layouts, areas and amounts of open space, and serves as a prelude to subsequent administrative design review.

Building and Site Design

The City requires Certificate of Zoning Compliance and Administrative Design Review approval prior to construction of any new building (except single-family). This process typically occurs after subdivision approval. The Architectural Standards Manual (ASM) and Title 11 of City Code are the primary tools used in this process. The ASM provides the City with a standards based tool to guide the creation of attractive, lasting, and quality-built environments that contribute to the progression of Meridian as a livable community. This process ensures that development complies with all of the provisions of City Code as well as encouraging high quality building construction that employs the use of good design principles to produce attractive developments with unique character and that are appropriate for existing district identities. Some in the community have voiced concern about the design and character of buildings and integration of some projects into the community. Thoughtful design of commercial and residential developments can have a positive or negative effect on community pride, city character, and economic vitality. The City should explore ways to improve the building and site design review process. Building permit review follows the Certificate of Zoning Compliance process, ensuring life safety standards are met regarding building construction.

GUIDE TO COMMUNITY CHARACTER

The following material helps to identify key design characteristics and benefits of different development densities.

Keys to Urban Character

- ▣ Streets and other public spaces are framed by buildings
- ▣ Housing types range from small, narrower single-family lots dominated by driveways and front-loaded garages (auto-urban) to attached residential (e.g., brownstones, town houses) and multi-family dwellings with alley access or rear garages. Yard and landscaped areas are reduced.
- ▣ Reduced front and side setbacks with tighter building spacing.
- ▣ Opportunities for pedestrian activity and interaction.
- ▣ Higher land use intensities allow for additional amenities otherwise not cost effective in lower densities.

Keys to Rural Character

- ▣ Wide-open landscapes
- ▣ Views to the horizon mostly unbroken by buildings as structures are in the background and blend into the landscape
- ▣ Very high open-space ratios and very low building coverage
- ▣ Great building separation, providing privacy and detachment from neighboring dwellings

Keys to Sub-Urban Character

- ▣ More horizontal development than the rural class with broader spacing than the urban class.
- ▣ Space enclosure, if any, is provided by trees and vegetation rather than buildings.
- ▣ Building setbacks from streets with more “green” and open space versus on-lot driveways and on-lot parking surfaces
- ▣ More building separation, through larger setbacks and, in some cases, larger lots.
- ▣ Much lower lot coverage than the urban class and a correspondingly higher open spaces ration on lots.
- ▣ Extensive vegetation and landscaping.

Schwab, Jim, (2010, Dec). Defining and Measuring Community Character. *ZoningPractice*, Vol.27, No.12, 6-7

Entryway Corridors and Gateways

Meridian welcomes residents and visitors into the community through designated entryway corridors and gateways. It is the community's intent to require additional landscaping and entryway features at these locations. This includes elevated building façades, parking lot layout, and public space design. Artistic features and public art can also enhance the overall character of a gateway. The goal of entryway and gateway design standards is to make a positive impression on visitors and instill community pride in residents. Gateways will inspire people to live, work, play, and stay in Meridian.

The City has also established a plan for welcoming residents and visitors into the community with welcome signage. In combination with entryway and gateway requirements, these signs have a significant effect on visitors' first impression of the City. See the List of Adopted Plans and Studies by Reference for more information.

Signs

Signs are an invaluable source of providing direction and maintaining optimal mobility through a city. They can also provide advertising, and marketing, and contribute to community identity. Signs will not be a distraction to motorists or pedestrians, or otherwise present a safety hazard by interfering with line-of-sight, blocking traffic control devices, or hampering traffic flow. By complementing building design and landscaping, signs will integrate aesthetically into the community. Sign regulations must ensure there is balance between safety, advertising, communication, architectural elements, aesthetics, and free speech.

Sustainability

The fundamentals of sustainability within local government center on creating balanced solutions; solutions that deliver services at levels citizens expect in an environmentally, economically, and socially responsible way. These fundamentals interact in the process of balancing the needs of protecting and enhancing the economy, the natural environment, and the built environment. By utilizing industry standard best practices, quality design standards, and project commissioning, the City can quantify and verify that tax and rate payers are paying for facilities and infrastructure that enable sustainable and livable neighborhoods.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Welcome to Meridian Signage Plan](#)
- » [Architectural Standards Manual](#)
- » [Meridian City Code, Title 11, Subdivision Design and Improvement Standards, Common Open Space and Amenity Requirements](#)

*“New investment is increasingly seeking locations based on the quality of place rather than the utility of location.”
- Steve McKnight, Fourth Economy Consultants*



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.1. Character, Design, and Identity Goals, Objectives and Action Items		Priority	Lead	Support
5.01.00	Sustain, enhance, promote, and protect elements that contribute to livability and a high quality of life for all Meridian residents.		CD, MO	FD, PR, PD, PW
5.01.01	Encourage the safety, health, and well-being of the community.		CD	PR, PD
5.01.01A	Foster a walkable and bikeable community through good site and street design.	On-going	CD	
5.01.01B	Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.	On-going	CD	PR
5.01.01C	Provide, partner, and preserve public and private indoor and outdoor recreation amenities for a diverse range of physical activities.	On-going	CD	
5.01.01D	Plan for and encourage neighborhoods that provide reasonable pedestrian and bicycle access to services like healthcare, daycare, grocery stores, and recreational areas.	On-going	CD	
5.01.01E	Promote best management practices to control the spread of noxious weeds, in conjunction with Ada County Weed and Pest Control and City Code Enforcement.	On-going	CD	PD
5.01.01F	Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.	On-going	CD	
5.01.01G	Ensure developments employ proper water drainage techniques to eliminate the risks of water contamination, mold, and pests.	On-going	CD	
5.01.02	Support beautiful and high quality development that reinforces neighborhood character and sustainability.		CD	
5.01.02A	Maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywide.	High	CD	
5.01.02B	Coordinate with ITD regarding interstate beautification and appropriate signage.	On-going	CD	
5.01.02C	Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping.	On-going	CD	
5.01.02D	Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.	On-going	CD	
5.01.02E	Support and protect the identity of existing residential neighborhoods.	On-going	CD	
5.01.02F	Explore development and implementation of architectural and/or landscape standards for geographic areas of the City.	High	CD	
5.01.02G	Require attractive landscaping and pedestrian friendly design within new developments.	On-going	CD	
5.01.02H	Require the improvement and maintenance of landscaping along public rights-of-way and landscaping of dedicated but unimproved rights-of-way strips.	On-going	CD	

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Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 5.1. Character, Design, and Identity Goals, Objectives and Action Items		Priority	Lead	Support
5.01.03	Strengthen community pride and identity.		CD, MO, PD	FD, PW
5.01.03A	Continue supporting community-betterment activities, such as "Rake Up Meridian," and implementing new or old programs to support residents in need of help for property cleanup and repair.	On-going	MO	
5.01.03B	Work with residents and homeowners associations to maintain and take pride in their common areas and landscaping along public rights of way and other areas visible to the public.	On-going	MO	
5.01.03C	Review and implement design guidelines for properties along entryway corridors and gateways to promote aesthetic features and clearly identify the community.	Medium	CD	
5.01.03D	Continue property maintenance programs to remove junk vehicles, abate weed nuisances, and eliminate trash build up.	On-going	PD	FD
5.01.03E	Implement the Welcome to Meridian Signage Plan by budgeting for construction and maintenance of signs at key locations throughout the City; look for partnership opportunities with property owners and developers.	On-going	CD	PW
5.01.03F	Encourage volunteerism within the community, City Hall, and City Boards and Commissions.	On-going	MO	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Historic Preservation

Introduction

The Historic Preservation element underscores the importance of preserving Meridian’s heritage by remembering previous generations who laid the foundation for Meridian today. Policies not only direct the preservation and restoration of sites/buildings with historic or cultural relevance, but also how to celebrate and memorialize them.

Background

Meridian has a unique, storied history. Preserving that history is important because it defines the roots of the community and provides a sense of belonging to residents who treasure it.

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Below: Meridian Historic Walking Tour sign at City Hall



Some Meridian properties are on the National Register of Historic Places, but there are many additional historical resources and architectural features within the city limits and the Area of City Impact that are not yet listed on this Registry. Although they may not be listed on the National Registry, they still carry historical and cultural significance to Meridian. Meridian’s important agricultural heritage and history of town settlement is reflected in the many private historic residences and commercial buildings within the area. However, continued urban expansion and development have threatened some of these sites over the years.

While many of these sites and features have been lost, and others can no longer be realistically preserved, they can still be remembered. To preserve the memory and significance of these sites, all viable resources such as photos, models, written and oral stories, and memorabilia or significant artifacts should be used to pay tribute to a site’s important role in shaping Meridian history. The design of new structures and landscapes can also acknowledge and celebrate Meridian’s heritage by incorporating art and/or learning experiences for youth.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Historic Preservation Plan](#)
- » [Destination Downtown](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.2. Historic Preservation Goals, Objectives and Action Items		Priority	Lead	Support
5.02.00	Celebrate Meridian's historical, cultural, and agricultural heritage.		PR	CD, FI, MO
5.02.01	Enhance and restore the historical quality of Old Town.		PR	CD
5.02.01A	Maintain and implement design and building standards for historically significant buildings and resources in Old Town.	Medium	PR	CD
5.02.01B	Support owners of historic buildings in their efforts to restore and/or preserve their properties.	On-going	PR	CD
5.02.02	Preserve and enhance historic and cultural resources.		PR	CD, FI
5.02.02A	Coordinate with the Meridian Historic Preservation Commission to recommend use, restoration, and preservation of historical structures and sites throughout Meridian.	On-going	PR	CD
5.02.02B	Investigate and promote incentive programs for historic properties.	On-going	PR	FI
5.02.02C	Implement tools and undertake programs that will increase the community's awareness of its heritage as well as the economic and aesthetic value of historic preservation.	Low	PR	MO
5.02.02D	Stimulate private and public investment in the restoration and preservation of historic buildings, outdoor spaces, and natural historical features.	On-going	PR	CD, FI
5.02.02E	Support the efforts of the Historic Preservation Commission to foster preservation and conservation.	On-going	PR	MO
5.02.02F	When appropriate, seek comments and approval from the Historic Preservation Commission prior to any changes to City-owned or controlled property, including buildings, outdoor spaces, and natural features.	On-going	PR	CD
5.02.02G	Place informational plaques on historic structures and special sites.	On-going	PR	MO
5.02.02H	Incorporate, into the development review process, a way to determine any impact on unique geological, historical, and archeological sites; preserve and protect as appropriate.	On-going	PR	CD
5.02.02I	Encourage events and activities that celebrate the cultural heritage of Meridian.	On-going	PR	MO
5.02.02J	Develop policies to preserve and protect or document and memorialize historic and culturally significance structures and sites.	On-going	PR	MO
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

Arts and Culture

Introduction

The Arts/Culture element reinforces the City’s vision for a vibrant arts and entertainment scene that integrates the arts experience into everyday life and enhances the spirit of the City.

Background

As part of its commitment to raising awareness of existing opportunities and providing new offerings to experience art, the Meridian Arts Commission (MAC) provides the community with visual, performing, and musical arts opportunities throughout the year. MAC ensures continued access to a variety of offerings for all residents, regardless of age, race, or ability.

.....
Below: Sculptures on Broadway Ave, adjacent to City Hall



In addition to supporting the arts, the City will continue to encourage community events and annual programs that are vital to the community’s well-being. Maintaining a variety of social opportunities is essential in promoting community for all residents; the City supports the exploration of other opportunities to support new facilities for community enrichment, education, and outreach.

Through Meridian’s Art in Public Spaces Ordinance and community partnerships, major public art pieces have been installed throughout Meridian—in Downtown, in several parks, and in city buildings. The visual arts, performing arts, community events, and Meridian’s heritage are integral components of the community’s identity. The sense of community is evident in many celebrations and events, neighborhoods, and public institutions.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Citywide Strategic Plan](#)
- » [Meridian Arts Commission Strategic Plan](#)

TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 5.3. Arts and Culture Goals, Objectives and Action Items		Priority	Lead	Support
5.03.00	Create opportunities for all Meridian residents and visitors to experience public art.		PR	CD, AO MO, IT
5.03.01	Support art throughout the community.		PR	CD, AO, MO, IT
5.03.01A	Exhibit both permanent and rotating works of art in City Hall and other public places.	On-going	PR	AO, MO
5.03.01B	Encourage the integration of public art as an integrated component with new development.	On-going	PR	CD
5.03.01C	Consider a central Art and Cultural District to showcase a wide variety of cultural offerings.	Low	PR	MO
5.03.01D	Provide local artists with opportunities to showcase their work.	On-going	PR	MO, IT
5.03.01E	Determine and respond to the community's art and cultural facility needs.	On-going	PR	MO
5.03.02	Raise awareness and promote existing arts offerings and artwork within the community.		PR	AO, MO
5.03.02A	Utilize the Meridian Art in Public Spaces program to raise awareness and appreciation of the arts.	On-going	PR	MO
5.03.02B	Partner with the Ada County Highway District (ACHD) to create and install artwork on traffic boxes, within roundabouts, and as part of other roadway improvement projects as appropriate.	On-going	PR	AO, MO
5.04.00	Support hands-on experiences in the arts.		PR, MO	MO, PR
5.04.01	Provide a diversity of education and art experiences for all residents.		PR, MO	MO, PR
5.04.01A	Develop and offer youth art opportunities in partnership with the School District and afterschool programs.	On-going	PR	MO
5.04.01B	Strengthen partnerships with community organizations, schools, and institutions to support and encourage arts programs and education for adults and seniors.	On-going	PR	MO
5.04.01C	Sponsor a variety of musical and performing arts in partnership with community organizations.	On-going	MO	PR
5.04.01D	Identify opportunities to partner with existing organizations and businesses to make their facilities available for civic and cultural purposes.	On-going	PR	MO
5.04.01E	Engage with and support the full diversity of the community in the planning for arts and culture facilities, programs, and events.	On-going	PR	MO

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

CONNECTED COMMUNITY

Overview

The condition of an area's transportation system impacts the community's quality of life and economic vitality. Great cities such as Meridian need better connectivity, a range of transportation options, and vibrant multi-modal corridors. These communities understand that transportation technology is changing rapidly, and cities must plan accordingly, allowing for flexibility to address new types of vehicles, autonomous and shared vehicles, transit, walking, and biking. Appropriate mix and intensity of uses must be integrated to make alternative modes of transportation viable. As a growing community, new businesses and residents are looking for safe and efficient choices

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Below: Main Street in downtown Meridian



CONNECTED COMMUNITY VISION

A community of safe and efficient transportation.

that represent a community ready to embrace the future. At the center of transportation, Meridian knows that it must join with partner agencies that plans for the functional integration of land use and infrastructure to create the community residents' desire.

The Plan promotes a Connected Community that sets the stage for different modes of travel while ensuring broad system functionality, safety, and efficiency. The Plan creates the framework for accommodating all modes of transportation by planning, designing, and developing land use and corridors that support pedestrians, bicycles, transit, motor vehicles, and new forms of mobility. Refer to Chapter 4 for additional policies related to pathway connectivity.

As part of the Connected Community Vision, the following element is included in this chapter:

- » Transportation and Streets

Transportation and Streets

Introduction

The Transportation and Streets element prioritizes regional coordination to meet the existing needs for adequate transportation service, while planning for and accommodating future growth as efficiently as possible.

Background

As Meridian does not have roadway authority of its own, providing adequate transportation service across all modes requires significant coordination with transportation agencies in the region. The City works closely with the Ada County Highway District (ACHD), the Idaho Transportation Department (ITD), Valley Regional Transit (VRT), and the Community

.....
Below: Bridge deck of the Ten Mile Interchange over I-84



“Life is the only art that we are required to practice without preparation, and without being allowed the preliminary trials, the failures and botches, that are essential for training.”

-Lewis Mumford



Planning Association of Southwest Idaho (COMPASS) to make sure residents’ and business’ transportation needs are met. In addition to planning for future transportation needs, the roadway infrastructure already developed will require funding for maintenance, rehabilitation, and expansion.

Beyond supporting traditional motor vehicle use, the City continues to maintain and promote alternative methods of transportation. From sidewalks for pedestrians and regional multi-modal pathways to public transportation efforts, the City recognizes that supporting diversity and providing modal choice helps to not only promote a healthier, happier community, but reduces over-use of roadways by passenger vehicles. Through cooperation with regional partners, Meridian supports and promotes developments that provide transportation options for everyone.

The City also recognizes that while it does not directly control the roadways or public transportation service, its land use decisions have a direct effect on the effectiveness and sustainability of how these systems are able to function. The future land-uses in Chapter 3 have been developed to support existing area transportation plans, as well as to guide the future build-out and operation of the different systems into the long-range future.

Idaho is one of two states that do not currently have a dedicated funding source for public transportation. The ability of the

City to act alone in remedying this situation is limited since State law does not allow the City's residents to vote to tax themselves through a local-option sales tax. Realizing that the current system is neither sustainable nor able to grow indefinitely, this Plan assumes that State legislature will act to resolve this issue at some point in the future.

Regional Transportation Plan

[Communities in Motion 2040 2.0](#) (CIM 2.0) is the region's long-range transportation plan. However, CIM is more than just a transportation plan; the intent of CIM is to further integrate land use and transportation planning.

Transportation and Land Use Integration

To better connect transportation planning and land use decisions, ACHD and the cities in Ada County use the [Transportation and Land Use Integration Plan](#) (TLIP), which envisions livable streets for tomorrow and depicts how streets should look and function in the future. The goal is to create a roadway network that balances the needs of all roadway users-motorists, pedestrians, cyclists, transit riders, and people with disabilities, with streets that complement the built environment. Because a one-size-fits-all program for roadway construction does not respond to either the land use or transportation needs of the community, the City and ACHD have agreed to join together the land use plans of the City with the transportation plans of ACHD. A component of TLIP is the Master Street Map (MSM). This map is a companion component to the City's Future Land Use Map, and indicates the types of complete street facilities and right-of-way necessary to support the adjacent land uses.

Downtown Transportation Network

The City envisions a multi-modal transportation network throughout the city, but there are several plans and studies that

more specifically evaluate where and how various opportunities for access can and should be provided in downtown. The Downtown Meridian Transportation Management Plan was developed by ACHD with insight provided by the City to propose solutions to circulation-related challenges in downtown Meridian. While most of the work in this plan has been completed, two projects remain: the 3rd Street and Commercial Street extensions.

To increase connectivity and facilitate additional north-south traffic movement downtown, the City will work through development and redevelopment to preserve right-of-way and construct East 3rd from Franklin Road to Fairview Avenue per the alignment identified in the subsequent 2009 East 3rd Street Extension Alignment Study Report.

Adopted in 2012, the City worked with the ACHD to develop a plan for future enhancements of pedestrian and bicycle facilities downtown. The [Downtown Meridian Neighborhood Pedestrian and Bicycle Plan](#) is intended to inform how investments in the network can best be made to realize a safe, convenient and accessible area to bike and walk.

The City has also adopted the Downtown Meridian Street Cross-section Master Plan, which is intended to preserve for and work towards long-term connectivity and streetscape improvements. Finally, the railroad passes east-west through the middle of downtown, and is the subject of several studies and on-going local and regional planning efforts to share the corridor, currently used for freight, for uses ranging from regional pathways to public transportation.

Alternative Transportation

The City works with transportation providers to improve access to employment opportunities, medical appointments, recreational activities, and education. Local partnerships



.....
Above: Meridian Pathway and Park

provide opportunities to create connections for drivers as well as non-drivers.

Valley Regional Transit (VRT) is the regional public transportation authority for Ada and Canyon counties and is responsible for coordinating transit service and implementing a regional public transportation system. VRT operates the bus service in this area under the name ValleyRide and works in close coordination with other regional partners to plan for enhancements to the public transportation system.

Pathways that encourage use by bicyclists and pedestrians can decrease road congestion and add to the community's quality of life. Meridian continues to develop a pathway network that identifies a core system of pathways based on the existing canal system within the City of Meridian. This system is augmented by the developer-implemented pathways that will provide

connections to and through many residential areas while creating larger citywide loops. This system gives community members a wide variety of pathway options throughout the City and to other parts of the metropolitan region.

The ACHD has adopted a plan that seeks to create and connect bicycle lanes throughout Ada County, to create a bicycle network that provides a designated bicycle facility within a quarter-mile from 95 percent of the residents in the County. The City, as part of development review and ACHD roadway projects, look to expand bicycle opportunities throughout the City.

Meridian Transportation Commission

The City has an appointed transportation commission of nine residents, along with six non-voting ex-officio members, that advises the City on transportation related issues. The Meridian Transportation Commission works with City staff and agency

partners to set the City's priorities and communicate them to the transportation agency partners. It also makes recommendations to the City regarding its own policies and actions.

For additional information, refer to the following resources:

- » [Existing Conditions Report; Addendum to the City of Meridian Comprehensive Plan](#)
- » [Meridian Pathway Master Plan](#)
- » [Communities in Motion 2040 2.0](#)
- » [ValleyConnect 2.0](#)
- » [Transportation and Land Use Integration Plan](#)
- » [Roadways to Bikeways Bicycle Master Plan](#)
- » [Downtown Meridian Neighborhood Pedestrian and Bicycle Plan](#)
- » [Downtown Meridian Transportation Management Plan](#)
- » [Downtown Meridian Street Cross-section Master Plan](#)
- » [Airport - Overland Corridor Study](#)

The City of Meridian promotes citizen involvement in government by inviting residents to serve on a variety of boards, commissions, and committees designed to assist City leaders in information gathering and deliberative processes.



TABLE LEGEND

Goal	Objective	Action
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Policy Direction

Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.00	Facilitate the efficient movement of people and products to and from the City.		CD, PR	CD, FI, MO, PR, PW
6.01.01	Support multi-modal and complete-street transportation improvements.		CD, PR	FI, MO, PR, PW
6.01.01A	Work with the Union Pacific Railroad, Watco Companies and other interested stakeholders to preserve and protect the existing Boise Cut-off rail corridor as a multi-use corridor, including freight.	On-going	CD	MO, PW
6.01.01B	Support Valley Regional Transit's (VRT) efforts to construct multi-modal transit centers in areas of high commercial activity and employment as well as areas with transit-supportive residential densities.	On-going	CD	PW
6.01.01C	Improve ingress and egress opportunities for all modes of transportation in Downtown.	On-going	CD	
6.01.01D	Pursue construction of the City's pathways network.	Very High	PR	FI, MO
6.01.01E	Pursue bicycle routes/lanes/paths on roadways that will be appropriate for a wide range of ages and abilities.	On-going	CD	
6.01.01F	Work with transportation providers to implement transportation plans, projects, and studies.	On-going	CD	PW
6.01.01G	Develop criteria for plan review in determining whether a development proposal is safe, accessible, and comfortable for pedestrians and cyclists.	High	CD	
6.01.01H	Require pedestrian access connectors in all new development to link subdivisions together and to promote neighborhood connectivity as part of a community pathway system.	On-going	CD	PR
6.01.01I	Work with Ada County Highway District (ACHD) to identify gaps in the sidewalk system and pursue sidewalk construction for existing substandard streets.	On-going	CD	PW
6.01.01J	Encourage new development to include buffered sidewalks, a sidewalk separated from the motor vehicle lane by a planter strip, especially on collector and arterial roadways.	On-going	CD	
6.01.02	Enhance existing transportation systems.		CD	PW
6.01.02A	Work with transportation partners to include Meridian's highest priority transportation projects within their plans and budgets.	On-going	CD	PW
6.01.02B	Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

TABLE LEGEND

Goal	Objective	Action
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Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.02C	Require new development to establish street connections to existing local roads and collectors as well as to underdeveloped adjacent properties.	On-going	CD	
6.01.02D	Consider needed sidewalk, pathway, landscaping, and lighting improvements with all land use decisions.	On-going	CD	PW
6.01.02E	Consider incomplete and underserved roadways and timing of necessary roadway improvements in all land use decisions.	On-going	CD	
6.01.02F	Improve coordination with ACHD, ITD, VRT, COMPASS, and developers in addressing transportation issues and needs before public hearings, including having school and transportation agency comments in with adequate time to allow for review by the City before a decision is made on a land-use application.	On-going	CD	PW
6.01.02G	Work with the Transportation Commission and transportation partners to implement needed neighborhood traffic calming and address safety concerns.	On-going	CD	PW
6.01.02H	Work with transportation partners to establish and implement a system of performance measures to gauge whether transportation goals and objectives are being realized.	On-going	CD	
6.01.02I	Pursue the extension of Idaho Ave. and/or Broadway Ave. to Commercial Dr. and the extension of East 3rd St. from Fairview Ave. to Pine Ave. in Downtown.	On-going	CD	
6.01.02J	Pursue the extension of Overland Road into Canyon County, consistent with the 2011 Airport-Overland Corridor Study.	On-going	CD	
6.01.02K	Pursue the expansion of US 20/26; the development of an overpass of I-84 at Linder Road; the extension of SH-16 from US 20/26 to I-84; and SH-55 and SH-69 corridor improvements.	On-going	CD	
6.01.02L	Work with ACHD to implement projects from the 2012 Downtown Meridian Neighborhood Pedestrian and Bicycle Plan.	On-going	CD	
6.01.02M	Work with transportation agencies and private property owners to preserve transportation corridors, future transit routes and infrastructure, road, and highway extensions, and to facilitate access management.	On-going	CD	PW
6.01.02N	Coordinate with ACHD to more carefully examine the appropriateness of roundabouts with intersection improvements in relation to pedestrians and other users.	On-going	CD	PW
6.01.03	Provide the most efficient transportation network possible.		CD	
6.01.03A	Work with ITD and ACHD to establish truck routes and design routes appropriately for their contexts.	On-going	CD	
6.01.03B	Require collectors consistent with the ACHD Master Street Map (MSM), generally at/near the mid-mile location within the Area of City Impact.	On-going	CD	
<p>Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity. Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.</p>				

TABLE LEGEND

Goal	Objective	Action
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Table 6.1. Transportation and Streets Goals, Objectives and Action Items		Priority	Lead	Support
6.01.03C	Require the public street system to be continuous through each mile section, avoiding long, straight stretches.	On-going	CD	
6.01.03D	Consider ACHD's Master Street Map (MSM), Complete Streets Policy and the Transportation and Land Use Integration Plan in all land use decisions.	On-going	CD	
6.01.03E	Participate in the development of the Regional Transportation Plan (CIM 2.0) and Transportation Improvement Program (TIP).	On-going	CD	PW
6.01.04	Encourage new and alternative transportation systems that reflect changes in technology and lifestyles.		CD, PR	CD, MO, PR
6.01.04A	Support efforts to evaluate and plan for future transportation services such as public transit, on-demand services, autonomous and shared vehicles.	On-going	CD	
6.01.04B	Develop and implement agreements with irrigation districts and the Union Pacific Railroad to allow for bike/pedestrian pathways.	Medium	PR	CD, MO
6.01.04C	Work with transportation partners to identify and promote strategies for reducing reliance on the single-occupant automobile.	Low	CD	
6.01.04D	Work with COMPASS and VRT to expand public transportation in Meridian.	On-going	CD	
6.01.04E	Integrate new technologies (e.g., connected and automated vehicle technology, micro-mobility options) to increase efficiency, safety, and opportunities of transportation users.	On-going	CD	
6.01.04F	Consider and mitigate undesired impacts of emerging transportation and delivery technologies.	On-going	CD	
6.01.05	Work with transportation partners to identify locations for future park & ride lots, shuttle buses, and/or transit stations.		CD	PW
6.01.05A	In coordination with VRT and COMPASS, explore grants and other funding opportunities to provide incentives for developers to locate public transit infrastructure within areas planned for transit.	On-going	CD	
6.01.05B	Work with VRT in developing design guidelines for transit stations.	On-going	CD	
6.01.05C	Support alternative public and private sector funding opportunities for transportation investment.	On-going	CD	PW

Priorities: Very High = Currently/Immediately; High = 1 to 3 years; Medium = 3 to 5 years; Low = 5 to 10 years; and On-going = regularly or at every opportunity.
Departments: All = All City Departments, AO = Attorney's Office, CD = Com. Dev., CO = Clerk's Office, FD = Fire Dept., FI = Finance, HR = Human Resources, IT = Information Tech., MO = Mayor's Office, PD = Police Dept., PR = Parks and Recreation, PW = Public Works.

APPENDIX A. GLOSSARY OF TERMS

Area of City Impact – Also known as the City’s planning area. It is the land area surrounding the limits of each City, negotiated between each individual City and the county in which it lies. Each City has comprehensive planning authority for its Area of City Impact, but until annexation occurs, zoning and development entitlement is handled by the county.

Buffer – An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa. Also commonly used when describing a transitional use, typically office, between residential and commercial or industrial.

Building Code – Legislative regulations that prescribe the materials, requirements, and methods to be used in the construction, rehabilitation, maintenance, and repair of buildings. The City of Meridian, per state statute, has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Capital Improvement Program – A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five-year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of funds to finance the project, the agency or department responsible for the project, and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

Compatible – Land uses capable of existing together without conflict or ill effects.

Conditional Use – A utilization of land having characteristics such that it may be allowed in a particular zoning district only after review by the Commission and Council, and granting of approval imposing conditions deemed necessary to make the proposed use compatible with other uses in the area.

Conditional Use Permit – Permit issued to allow a conditional use.

Cross-Access Agreement – An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first one to develop will be required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access.

Density – The rate of residential development intensity, generally described as a ratio of residential units per acre of land.

Density Bonus – Incentives given for dedication of land to the public for parks, schools, or other public facilities.

Employment Area – An employment area provides a job and employer base large enough to generate agglomeration of ideas and innovation, are dense enough to promote a cohesive and integrated environment with efficient transportation, and include a focus on supporting Meridian families with

family-wage jobs. The minimum size of an employment area is 25 acres, it must provide 1,000 jobs with at least 70% that are neither retail or service, and include a minimum of 10 employers. Employment area boundaries align with COMPASS traffic analysis area (TAZ) boundaries. Other verifiable data may be used in substitute for developing areas.

Fair Housing Act – Fair Housing Title VIII of the Civil Rights Act of 1968, enacted to prohibit housing discrimination based on race, color, religion, national origin, handicap, sex, and/or familial status.

Fire Flow – The minimum number of gallons per minute that are needed to fight a fire in a structure, for two continuous hours through fire plugs in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code and are a factor in the City’s Insurance Services Office (ISO) rating.

Floodway – Drainage and irrigation channels and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

Green Building – Also known as green construction or sustainable building, is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

Hazardous Waste – Waste that poses substantial or potential threats to public health or the environment. There are four factors that determine whether or not a substance is hazardous: ignitability (i.e., flammable), reactivity, corrosiveness, and toxicity

Implementation Plan – The implementation plan will serve as a roadmap for the City’s success over a period of five years. It will also serve as a tool to communicate the City’s intentions to the community, focus the direction of its financial resources and employees, and ensure that short-term goals and objectives are met in a timely fashion to ensure attainment of the City’s overall vision.

Infill Development – Development on vacant parcels, or redevelopment of existing parcels to a higher and better use that is surrounded by developed property within the City of Meridian.

Last Mile – the last leg of a transportation movement from a transportation hub, such as a bus stop, to final destinations like places of employment or residence. Solutions vary, but examples include various ride sharing systems such as car, bicycle, or scooters, and on-demand services.

Linear Open Space – This type of open space is longer than wide, typically publicly accessible, generally found along canals, creeks, or linking pedestrian-oriented points of interest, and includes tree canopy and other active or passive natural features offset from multiuser connectivity such as pathways.

Low Impact Development (LID) – A term used in the United States to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality.

Placemaking – The process and philosophy that capitalizes on a local community’s assets, inspiration, and potential, with the intention of creating quality public spaces that promote people’s health, happiness, and well-being.

Public Facilities and Services – See Urban Services.

Quality of Life – Quality of life refers to the day living enhanced by wholesome food and clean air and water, enjoyment of unfettered open spaces and bodies of water, conservation of wildlife and natural resources, security from crime, and protection from radiation and toxic substances. It may also be used as a measure of the energy and power a person is endowed with that enable him or her to enjoy life and prevail over life's challenges irrespective of the handicaps he or she may have.

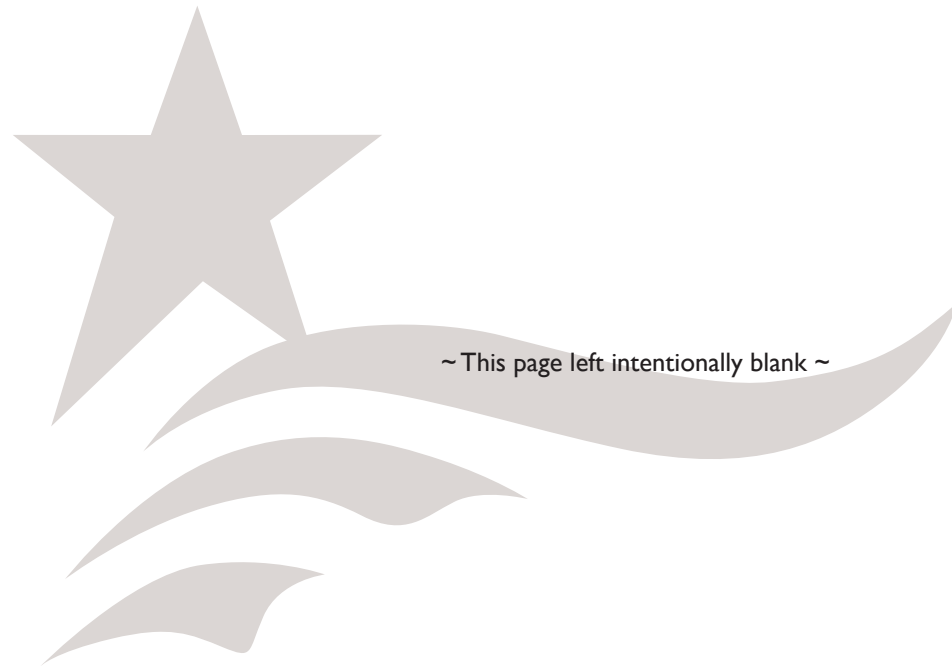
Reclaimed Water – Former wastewater (sewage) that has been treated to remove solids and certain impurities, and then used in sustainable landscaping irrigation or to recharge groundwater aquifers. This is done for sustainability and water conservation, rather than discharging the treated wastewater to surface waters such as rivers and oceans. Sometimes called recycled water.

Urban Service Planning Area – Priority planning area where City of Meridian sewer and water facilities and most other services and utilities are available or planned in officially adopted plans.

Urban Services – Services provided by the City of Meridian or established jurisdictions within the City of Meridian, including City of Meridian water, fire protection by Meridian City-Rural Fire District, City of Meridian parks and recreation facilities, City of Meridian police protection, public sanitary sewers owned by the City of Meridian, public transit, schools, storm drainage facilities, and urban standard streets and roads.

Walkable – Development that contains a comprehensive network of sidewalks and multiuse pathways. Development tends to be compact, and diverse, providing varied and plentiful destinations for walking and cycling; destinations tend to be

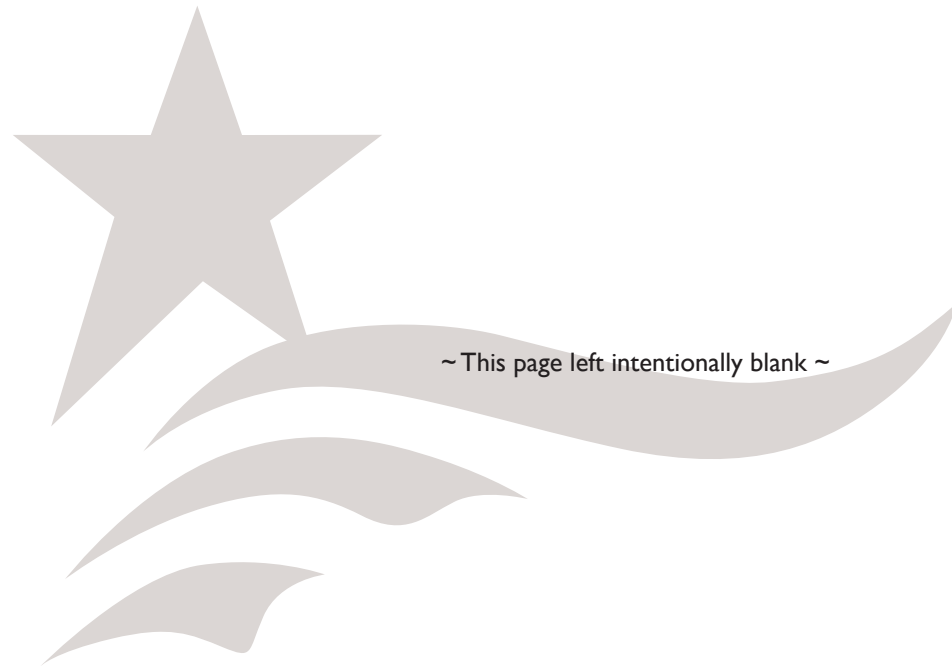
within ¼ of a mile from dwellings without crossing arterial-arterial intersections. Environment is safe and aesthetically pleasing, with open space interspersed throughout development.



B

APPENDIX B. ACRONYMS AND ABBREVIATIONS

ACHD	Ada County Highway District	NPDES	National Pollution Discharge Elimination System
AOIC	Area of City Impact	RUT	Rural Urban Transition (Ada County zoning designation)
CDBG	Community Development Block Grant	SWAC	Solid Waste Advisory Committee
CDHD	Central District Health Department	TLIP	Transportation and Land Use Integration Plan
CIM 2.0	Communities in Motion 2040 2.0	TMISAP	Ten Mile Interchange Specific Area Plan
COMPASS	Community Planning Association of Southwest Idaho	UDC	Unified Development Code
DOT	U.S. Department of Transportation	UPRR	Union Pacific Railroad
EPA	Environmental Protection Agency	USDOT	U.S. Department of Transportation
FHWA	Federal Highway Administration	USPA	Urban Service Planning Area
FLUM	Future Land Use Map	VRT	Valley Regional Transit
HUD	Housing and Urban Development	WRRF	Wastewater Resource Recovery Facility
IDHW	Idaho Department of Health and Welfare		
IPUC	Idaho Public Utility Commission		
ISU	Idaho State University		
ITD	Idaho Transportation Department		
LID	Local Improvement District		
MAC	Meridian Arts Commission		
MADC	Mayor's Anti-Drug Coalition		
MAYC	Mayor's Youth Advisory Council		
MDC	Meridian Development Corporation		
MSM	Master Street Map		
NC	Neighborhood Center		
NMID	Nampa Meridian Irrigation District		



APPENDIX C. REGULATORY TAKINGS CHECKLIST

The City of Meridian wholly respects the rights of its citizens and their property, and is abjectly against the negligence, abuse or devaluing of private property by others. By encouraging property maintenance, preventing and mitigating incompatible land use, and ensuring local, state, and federal code compliance, residents should feel their private property rights are respected and secure. The City will continue to review its policy for compliance with the State regulatory takings guidelines, and ensure that their staff is appropriately trained in applicable code related to property rights. The following checklist is used in reviewing proposed regulations or actions to ensure compliance with private property rights.

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in permanent or temporary occupation of all or a portion of private property will generally constitute a “taking.” For example, a regulation that required landlords to allow installation of cable television boxes in their apartments was found to constitute a “taking.” (See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 [1982].)

2. Does the regulation or action require a property to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to represent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court will also consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in *Nollan v. California Coastal Comm’n*, 483 U.S. 825 (1987) that compelling an owner of waterfront property to grant public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a “taking.” (*Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property (See *Lucas v. South Carolina Coastal Coun.*, 112 S. Ct. 2886 [1992].)

Unlike 1 and 2 above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion whether there is any profitable use of the remaining property available. (See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 [Fed. Cir. 1994]. The remaining use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment backed expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable users of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner’s economic interest?

Carefully review regulations that have a significant impact on the owner’s economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property

value alone may not be a “taking,” a severe reduction in the property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any developmental rights of the owner. As with 3, above, these economic factors are normally applied to the property owner as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership-- including the right to possess, exclude other, and dispose of all or a portion of the property—are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a “taking.” In finding this to be a “taking,” the Court stated:

The City never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others...[T]his right to exclude others is “one of the most essential sticks in the bundle of rights that are commonly characterized as property.”

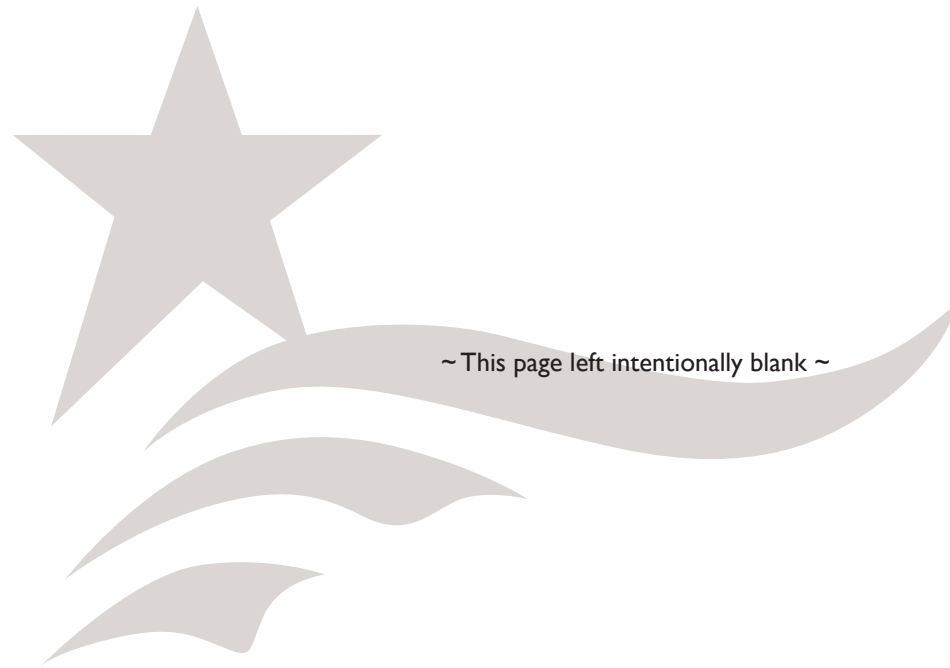
Dolan v. City of Tigard, 114 U.S. 2309 (June 24, 1994). The United States Supreme Court has also held that barring inheritance (an essential attribute of ownership) of certain interest in land held by individual members of an Indian tribe constituted a “taking.” *Hodel v. Irving*, 481 U.S. 704 (1987).

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

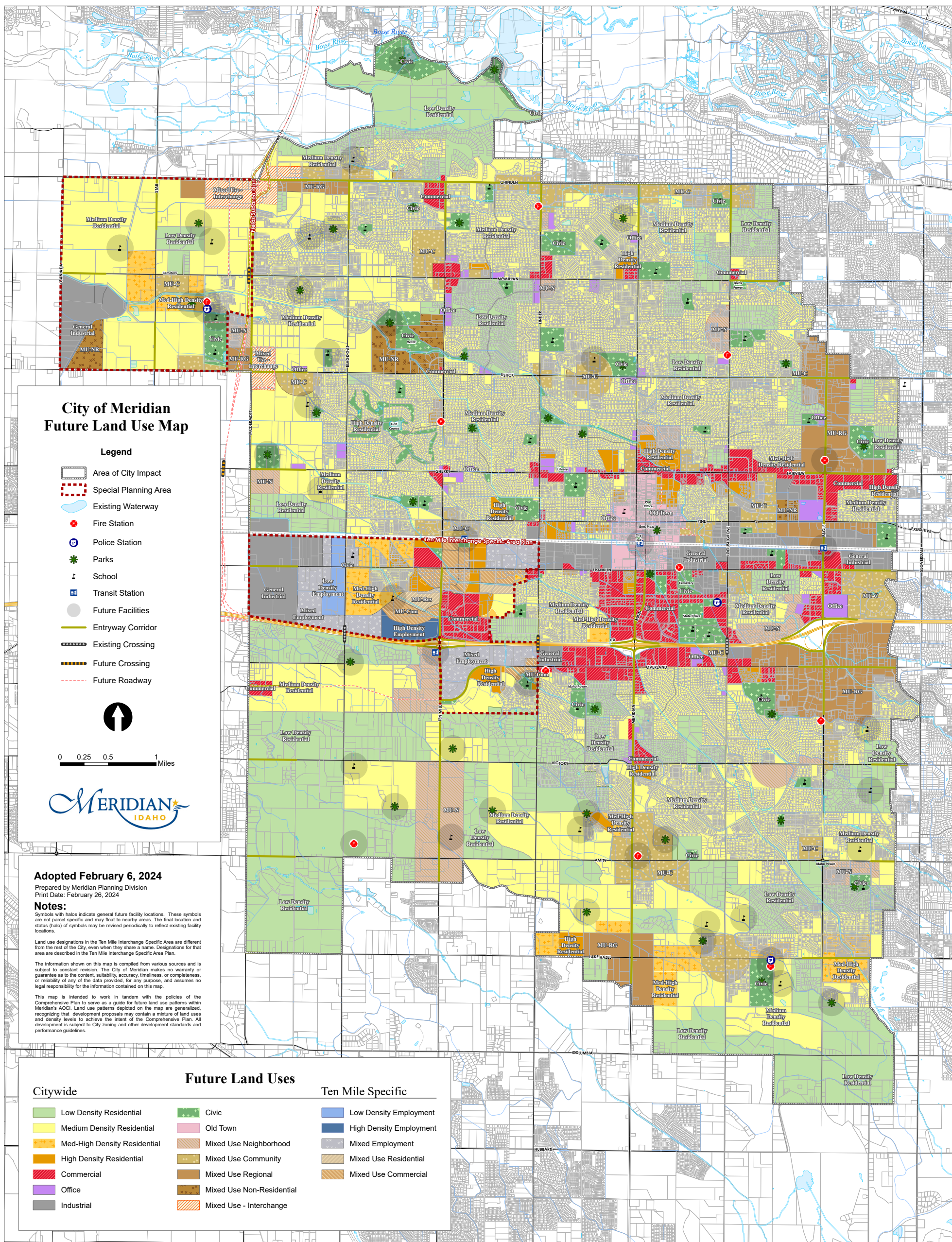
A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (Nollan v. California Coastal Commission, 107 S. CT. 3141 [1987]; Dolan v. City of Tigard, 114 U.S. 2309 [June 24, 1994].)

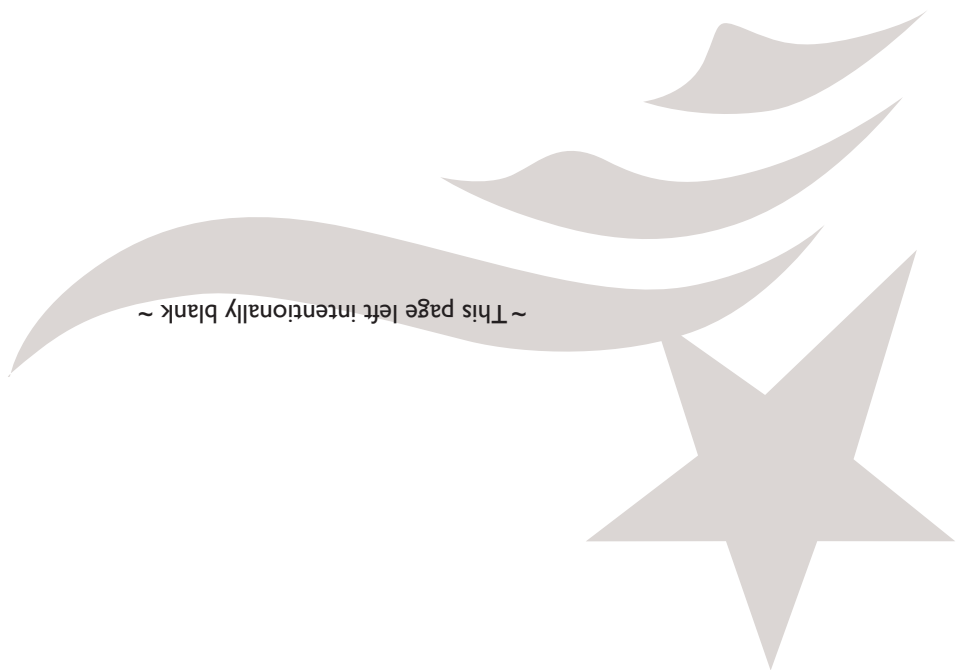
In Nollan, the United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The court found that since there was not an indication that the Nollan’s house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.



APPENDIX D. FUTURE LAND USE MAP





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APPENDIX E. ANALYSIS AND PUBLIC INVOLVEMENT SUMMARIES

#MyMeridian Vision Document

#MyMeridian Vision Outreach Summary

#MyMeridian Values Outreach Summary

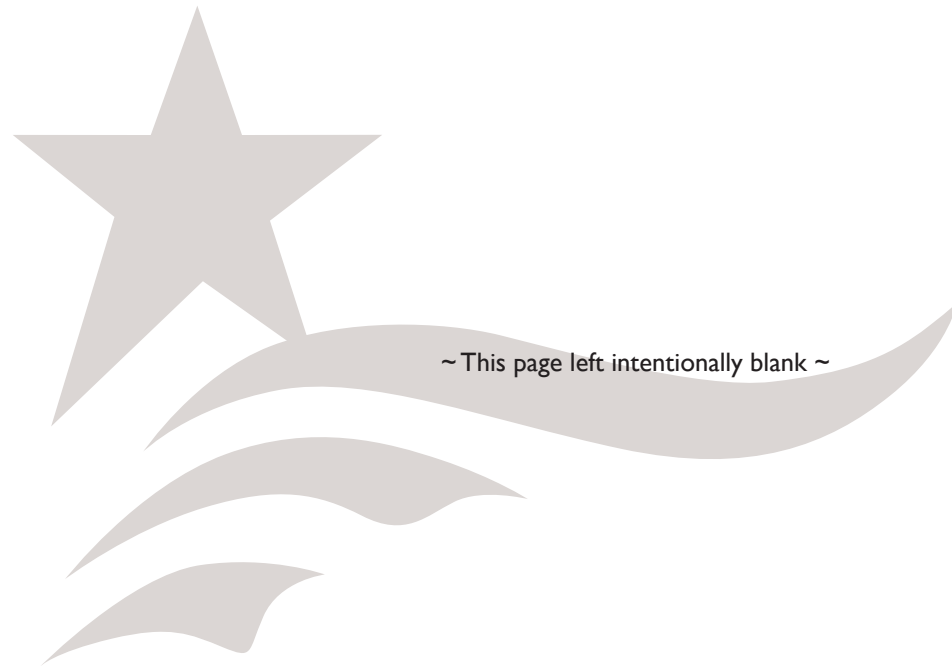
#MyMeridian Stakeholder Summary

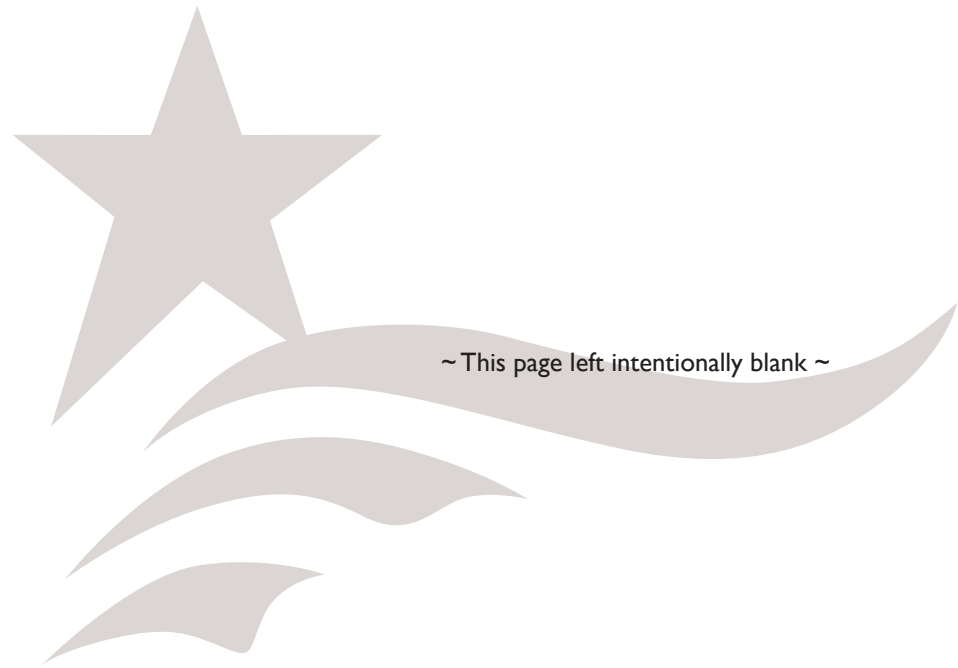
Specific Area Outreach Summary

#MyMeridian Public Draft Comment Summary

Market Analysis

Corridor Market Analysis





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