

# **SOUTH MERIDIAN**

---



  
*Meridian*   
IDAHO



# Table of Contents

<b>Introduction.....</b>	<b>1</b>
Goal of the Vision Process .....	1
This is a really big deal!.....	1
<i>A foreword thought</i> .....	2
<b>The Process.....</b>	<b>2</b>
Description of the Workshop Game .....	3
<i>Land Use "Squares"</i> .....	4
Rural / Estate Residential.....	4
Low Density Residential.....	4
Medium Density Residential.....	4
Mixed Use .....	5
Commercial .....	5
<b>Information .....</b>	<b>6</b>
Prepared Scenarios .....	6
<i>Scenario 1: 2008 Staff Response</i> .....	6
<i>Scenario 2: Urban Bubbles</i> .....	6
<i>Scenario 3: Rural Community</i> .....	7
Development Considerations: .....	7
<i>Quality of Life and Land Use Relationships</i> .....	7
<i>City Services</i> .....	8
<i>Transportation</i> .....	8
<i>Retail / Shopping</i> .....	8
<i>Schools and Parks</i> .....	9
<i>Agriculture</i> .....	9
<i>Housing Choices</i> .....	9
<b>Conclusion .....</b>	<b>10</b>
<b>Other Resources .....</b>	<b>10</b>
<i>Links</i> .....	10
<i>Time line</i> .....	11

*In Partnership with:*

Ada County  
Ada County Highway District  
Central District Health Department  
COMPASS  
City of Kuna  
City of Nampa  
Nampa Highway District No. 1  
Parametrix

## Introduction

Thank you for participating in the South Meridian planning process! This process is intended to be interactive, engaging, and to empower you in shaping the future of South Meridian.

### *Goal of the Vision Process*

The goal of this planning and outreach process is to help ensure that residents, property owners, businesses, developers, and stakeholders have a say in what the future for South Meridian entails. For the purpose of this workshop, South Meridian is loosely defined as those areas south of Interstate 84, north of Lake Hazel Road, east of McDermott Road, and west of Linder Road (see Figure 01).

### *This is a really big deal!*

As you participate in this process, try and remember that in 50 years we'd like to leave Meridian in a better state than we have it. We want to make sure that great spaces still

exist, that people have a variety of nice places to live, and that South Meridian is an enviable and attractive destination for business. To do this, we need you to tell us where those great spaces are today, where they should be located in the future, and where different types of development patterns should occur. At a basic level, clustered types of like or complimentary development patterns are called land uses.

Designating future land uses on a map might seem a little insignificant, but they play a very large roll in guiding development patterns into the future. Land use designations impact property rights, both limiting and protecting future users. At the highest and most simple level, defining and assigning future land uses provides confidence. Property owners, developers, and other stakeholders can be encouraged that certain future development patterns are promoted or discouraged nearby, helping both existing and future potential stakeholders to make investments with confidence.

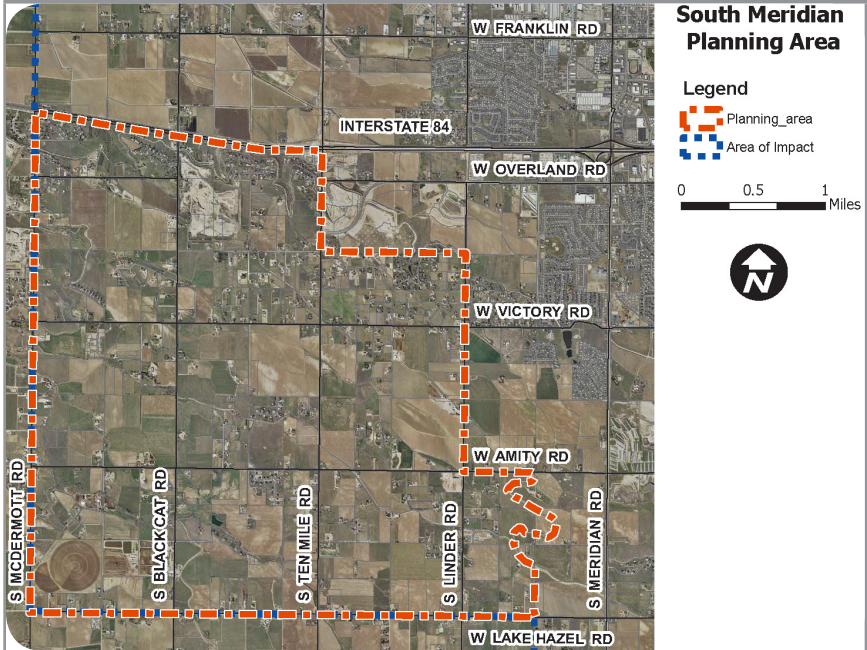


#### **For Additional Info**

##### **Planning Department**

- » The first floor of City Hall at 33 E. Broadway, Meridian, Idaho.
- » Phone | **208.884.5533**
- » [www.meridiancity.org/youarthemap](http://www.meridiancity.org/youarthemap)

Figure 01: South Meridian Planning Area



## A foreword thought

Some of the results of this planning process are unlikely to occur within our lifetimes; all of the land will not be developed in the next 50 years. Try and consider the short, medium, and long-term impacts of what we're doing as land uses are assigned to properties.

## The Process

The public process for the South Meridian Visioning begins at a workshop on February 22, 2012 at Mary McPherson Elementary School. The first workshop will include time to browse display materials, a brief instruction, followed by the "You are the Map!" game. After the game, scenarios will be digitized using GIS software, and analyzed for potential impacts based on land use and location. After the workshop, photographs and scenario analysis will be uploaded to the City's website for public viewing.

Following the first workshop and depending on scenario results, one or two additional public workshops will be held at City Hall. These follow-up workshops will be your opportunity to make additional comments, offer further suggestion, and help develop and fine-tune a preferred scenario for inclusion into the City's Comprehensive Plan.

## *Description of the Workshop Game*

During the February workshop, participants will gather around tables to play a land use allocation game called "You are the Map!". The "You are the Map!" game is intended to be an engaging exercise to help you shape the future of South Meridian. Working with neighbors, stakeholders, and other public participants you will be able to collaborate and discuss the best way to define how the Meridian of the future will look by allocating land use types.

Game boards will be provided which consist of large aerial photography with an approximate one-quarter mile grid overlay. There will be approximately five different land use types of square game pieces (Post-it notes) to be placed on the grid, with each square representing a generalized land use. Working in small groups, these squares can be placed anywhere on the game map in any fashion participants feel makes sense. Additionally, participants can add notes to the game board regarding any special considerations or existing conditions (e.g. – where a park/open space should be located, where wetlands currently exist, a bench with a great view-shed, etc.) Once the game board is complete (all the Post-it notes placed), the land uses on the game board comprise a complete scenario.

Each game piece (land use) has associated values, such as population densities and development restrictions, which will help to determine impacts of each scenario. Staff will then report the impacts of each table's completed scenario using indicators (see the Information section on page 6 for more on indicators.)

**Don't judge each day by the  
harvest you reap but by  
the seeds that you plant.**  
– Robert Louis Stevenson

---

## Land Use “Squares”

### *Rural / Estate Residential*

#### **Characteristics of Rural / Estate Residential squares include:**

- » Smaller-scale farming and other traditional rural / agricultural uses
- » Large open spaces and preservation of view sheds
- » Very low density residential on large acreage lots / parcels
- » May not be connected to City sewer and/or water



### *Low Density Residential*

#### **Characteristics of Low Density Residential squares include:**

- » Low density suburban style residential: 3 dwelling units / acre or less
- » Identifiable neighborhoods with lower traffic volumes
- » Larger lots and more personal spaces



### *Medium Density Residential*

#### **Characteristics of Medium Density Residential squares include:**

- » Medium density, suburban style subdivisions: 8 dwelling units / acre or less
- » Closer proximity to neighbors and friends
- » Public amenities and shared spaces in walking/biking proximity
- » Variety of housing choices – single family homes, townhomes, and condos





## ***Mixed Use***

### **Characteristics of Mixed Use squares include:**

- » Combination of inter-connected residential and commercial uses
- » Medium to medium-high density residential: 6 to 12 dwelling units / acre
- » Closer proximity to services and amenities
- » Neighborhood scale shopping and professional office opportunities
- » Potential for future transit service



## ***Commercial***

### **Characteristics of Commercial squares include:**

- » Areas of higher intensity shopping and other commercial services
- » Vehicle focused access
- » Located along arterial and major roadways



### *Prepared Scenarios*

Premade scenarios will be available in map form for viewing at the first public workshop. These example scenarios are not intended to tell you how things should look, but merely show you how a variety of development patterns can yield different results. Results are commonly quantified as indicators. Indicators are frequently used for comparison of statistical results, such as total population or air and water quality impacts, but can literally be anything with a quantifiable value. For the example scenarios, the indicators will be in graph format adjacent to the scenario map. These scenarios are intended to help you better understand how different land use scenarios affect aspects (population, air quality, employment opportunities, etc.) of everyday life. These scenarios are also intended to help you define and promote the things you'd like to see, or not see, as you develop your own scenario playing the "You are the Map!" game.

#### **Scenario 1: 2008 Staff Response**

This land use scenario was created during the 2008 visioning process for South Meridian. This scenario did not garner enough stakeholder support or community consensus at the time for the City to feel comfortable adopting the plan. For the 2012 process, the scenario has been slightly modified to fit within the confines and limits of the "You are the Map!" game board.

#### **Scenario 2: Urban Bubbles**

Of the three pre-made scenarios, this land use scenario proposes the greatest amount of non-rural land uses. More densely developed areas are clustered around commercial and mixed use areas, with densities decreasing outward from the core shopping and commercial service areas. More densely developed areas are typically in the north end of the planning area, with the south-west region being predominately rural.

### **Scenario 3: Rural Community**

This land use scenario proposes to keep the planning area largely rural. There is a single cluster of mixed use and residential situated near the center of the planning area, intended to be accessible to all future South Meridian residents.

#### ***Development Considerations:***

The following discussions are brief considerations related to topics that may or may not be of interest to you as your table develops a future land use scenario. One thing to keep in mind regardless of your vision for South Meridian, is that elements or indicators are all inter-related. For example, residential density will affect the number of schools and parks needed to serve the residents of South Meridian.

#### **Quality of Life and Land Use Relationships**

It's easy to look at a piece of land and envision what "could be", based entirely on the existing conditions of that site. Remember also however that the factors which make a place desirable, make it great, are not just the on-site conditions but also the spatial relationships with the adjacent areas.

There are both environmental and human implications which can drastically impact the quality of life elements that people are looking for. While large view sheds and wide open spaces are very desirable, remember also that access to services and opportunities for efficient means of travel can also have a huge impact on how people feel about where they live.

Furthermore, the South Meridian area does not exist in a bubble and should be planned with considerations for the region as a whole. For example, there are areas planned for high density employment and commercial uses along Ten Mile Road, immediately north of the Interstate. There is likely not enough of a market to support vast amounts of high density employment and commercial uses south of I-84.

## **City Services**

Providing water and sewer service to residents is a complex and often costly endeavor. Typically infrastructure services are expensive and difficult to provide without adequate development densities. Furthermore, ongoing maintenance of sewer and water systems is costly. In some situations, environmental conditions can also pose health and environment safety concerns. This is especially true in some areas of South Meridian which already have high nitrate concentrations and where other water quality issues have been an issue.

Try to keep the relationship between infrastructure and nearby land use intensity in mind. For example, if a smaller commercial area is located beyond a larger area of rural residential, which is less likely to have all services, then providing services to the commercial development may be cost prohibitive and a less attractive investment. This cost may show up in higher user fees or in the overall cost to operate the system.

## **Transportation**

Land use and transportation are two of the most familiar planning elements that people are concerned with. The transportation network has a direct relationship with adjacent land uses and vice-versa. This relationship is often evaluated with traffic volumes, pedestrian and bicycle facilities, and number of travel lanes. As you allocate land uses, remember that a roadway network will be required to successfully realize your envisioned land use plan, and that like everything else, there are costs associated with expanding or implementing new roadway networks.

## **Retail / Shopping**

Local shopping not only requires an adequate customer base to support it, but should also be attractive and at easily accessible destinations. If you want local retail and service opportunities, the best way to do that is to ensure that enough people live close-by and have good access to those services, making them more attractive to both business and patrons. A larger customer base also tends to provide greater ability for business to offer more products and services.

## Schools and Parks

Like many of the other elements, the number and location of future schools and parks will depend on the need. Need is often a component of residential density for public parks and schools. In short, as population increases so too does the number and frequency of public parks and schools.

## Agriculture

Like every other living organism on the planet, we as humans need (and enjoy) food. Unlike other organisms, we have the ability to grow, harvest, store, and process food from around the globe. In recent years however, there has been an increasing desire for greater accountability in how our food is grown, and many people have found they are able to not only place more trust in food grown locally, but want to support local farmers. Further, as the cost to transport food products increases, so will its cost to consumers. In the event that you were not already aware, there are some prime agricultural lands in South Meridian. While most of the food grown in the area is not currently sold in local markets, there is always the opportunity for that to occur, and preserving some or all of this land may help to make that a more likely possibility in the future.

## Housing Choices

Choosing a place to live in relation to ones place of employment, like many things in life, is all about trade-offs. Commute times, proximity to services, cost, availability, civic amenities, and walkability, to name several, must all be weighted against ones ideal living conditions. Is a longer commute time worth a larger home and the privacy of a nice large backyard? For the average American, it sure is! Some however choose to strike a compromise seeking greater accessibility, and others still prefer higher densities in favor of walkable destinations and more public amenities. Additionally, young professionals and baby boomers especially, tend to demonstrate an increasing preference for smaller dwellings in more densely populated communities. What will the market be like for large lot single-family dwellings into the future? Try to keep in mind the perks, consequences, and the balance of different residential density offerings in your scenario.

*Plans are only good intentions unless they immediately degenerate into hard work.*

**– Peter F. Drucker**

## Conclusion.....

Thank you for participating and helping to define South Meridian's unique quality of life. See you on Wednesday, February 22nd, 6:30 p.m. at Mary McPherson Elementary School!

## Other Resources.....

### Links

The following are links to additional resources:

- » South Meridian Visioning Website  
[www.meridiancity.org/youarethemap](http://www.meridiancity.org/youarethemap)
- » City of Meridian  
[www.meridiancity.org](http://www.meridiancity.org)
- » City of Meridian Comprehensive Plan  
[www.meridiancity.org/compplan](http://www.meridiancity.org/compplan)
- » Ada County  
[www.adaweb.net](http://www.adaweb.net)
- » Ada County Highway District  
[www.achdidaho.org](http://www.achdidaho.org)

## Time line

### IDENTIFY EXISTING CONDITIONS

- » Environmental restrictions
- » Current studies and plans
- » Special sites & locations

**CURRENT**

### PUBLIC VISION WORKSHOP(S)

- » Land use and indicators defined
- » You are the Map! Game
- » Analysis & review
- » Revision & recommendations

**FEBRUARY /  
MARCH**

### ALTERNATIVES AND ANALYSIS

- » Detailed analysis / impacts of scenarios
- » Refine alternative scenarios

**FEBRUARY /  
MARCH**

### COUNCIL & COMMISSION MEETINGS

- » Joint public & council / commission workshop
- » Discussion of scenarios / indicators
- » Approval of land use scenario

**SPRING /  
SUMMER**

### IMPLEMENTATION

- » Integrate land use scenario into Comprehensive Plan
- » Planning for impacts of approved plan
- » Update other plans to reflect new land use plan
- » Coordination with service providers

**ONGOING**

