

North Meridian Area Comprehensive Plan Amendment

Public Open House

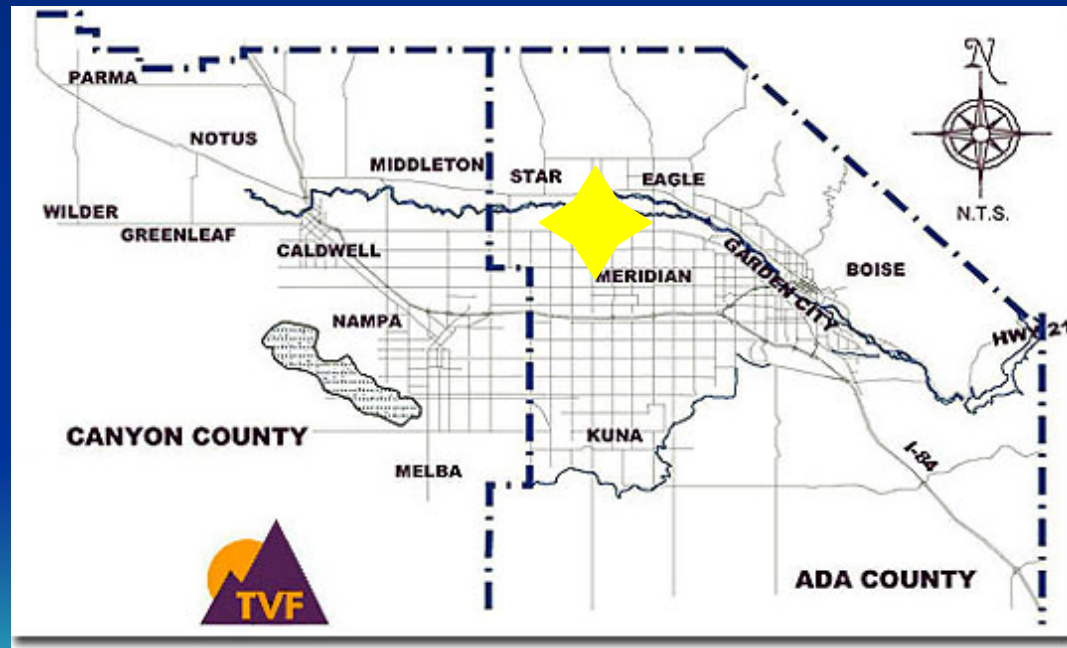
May 16, 2005

WELCOME!



Agenda

- Overview & Highlights
- Background
- Influencing Factors
- Next Steps
- Break-out Tables
- Questionnaires





Why Are We Here?

Three Main Reasons:

- Where have we been?
- What's happening now?
- Where are we going?



TONIGHT, THINK LONG-TERM
& BIG PICTURE!



Comprehensive Plan Amendment Process

- Idaho Code allows cities and counties to amend maps once every 6 months
- Last amendment = January 2005 (July)
- City-initiated application
- Area of City Impact boundary change is a separate process – occurs after CPA



Where Have We Been?

- North Meridian Area Plan (private) (Summer '01)
- WGI Traffic Study (Summer '01)
- Fire: 1 fire substation built (Fall '03) and 1 substation site acquired
- Schools: 2 elementary, 1 middle school, 1 charter and 1 alternative high school built and 7 future school properties committed
- Parks: 2 community parks built/under construction and 2 neighborhood parks committed. Approx. 3 miles of public, multi-use pathways built or committed
- White Trunk Sewer Project (Summer '02)
- North Chinden Master Sewer Plan (Fall '04)



Where Have We Been? (cont.)

	Acres	No. of Lots/Units
Annexation	2,759	--
Single-Family Residential	--	7,740
Multi-Family Residential	--	500 (units)
Commercial / Office	--	130
Industrial	--	4
School	154	12

-As of April 1, 2005

-City Council approved preliminary plat applications



Where Have We Been? (cont)

North Meridian New Residential Building Permits 2000 - 2004

	North Meridian Units	County Total Units	Percent of Total
2004	1,378	5,510	25.0%
2003	697	4,764	14.6%
2002	115	3,930	2.9%
2001	27	4,522	0.6%
2000	10	3,889	0.3%

Source:COMPASS

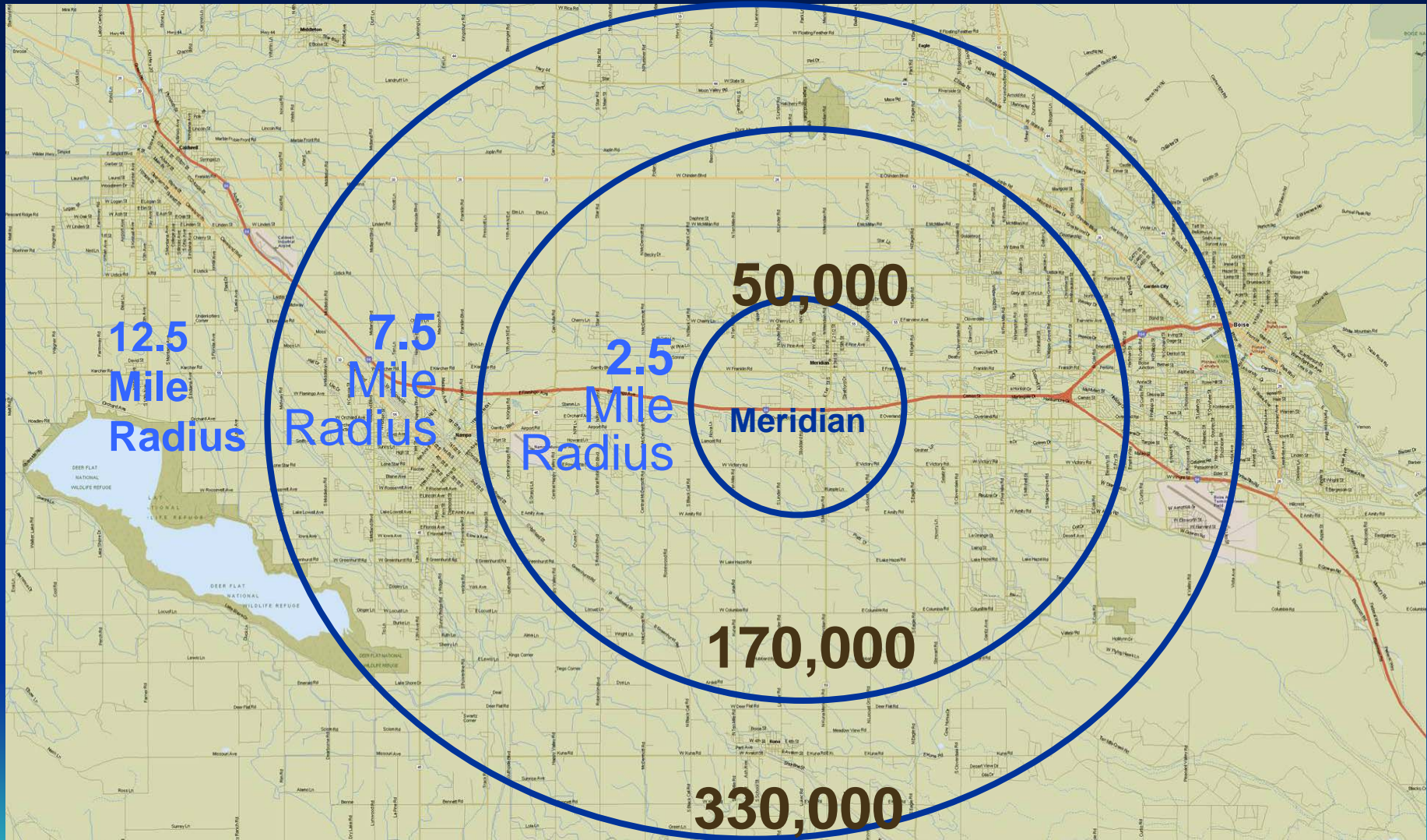


North Meridian Area Plan vs. Comprehensive Plan Amendment

	NMAP	CPA
Applicant	Private	Public
Geographic Area	10 sq. miles	Approx. 16 sq. miles
Area of Impact	No change	Proposed expansion
Transportation Funding?	Yes	No



Meridian's Nearby Population



Meridian vv Treasure Valley

Young: 30 Years Old

Highest % of Kids: 33.7%

Largest Household Size: 2.93;

Highest % of Families: 50% (Ada=38%)

2nd Highest HH Income: \$53k

Eagle is \$65k

2nd Lowest HH's in Poverty: 5.4%

Eagle is 4.8%

Lowest Housing Vacancy

Highest Owner-Occupied HH's (with Eagle): 84%

House Value Below County Average

Very Low Ethnic Diversity

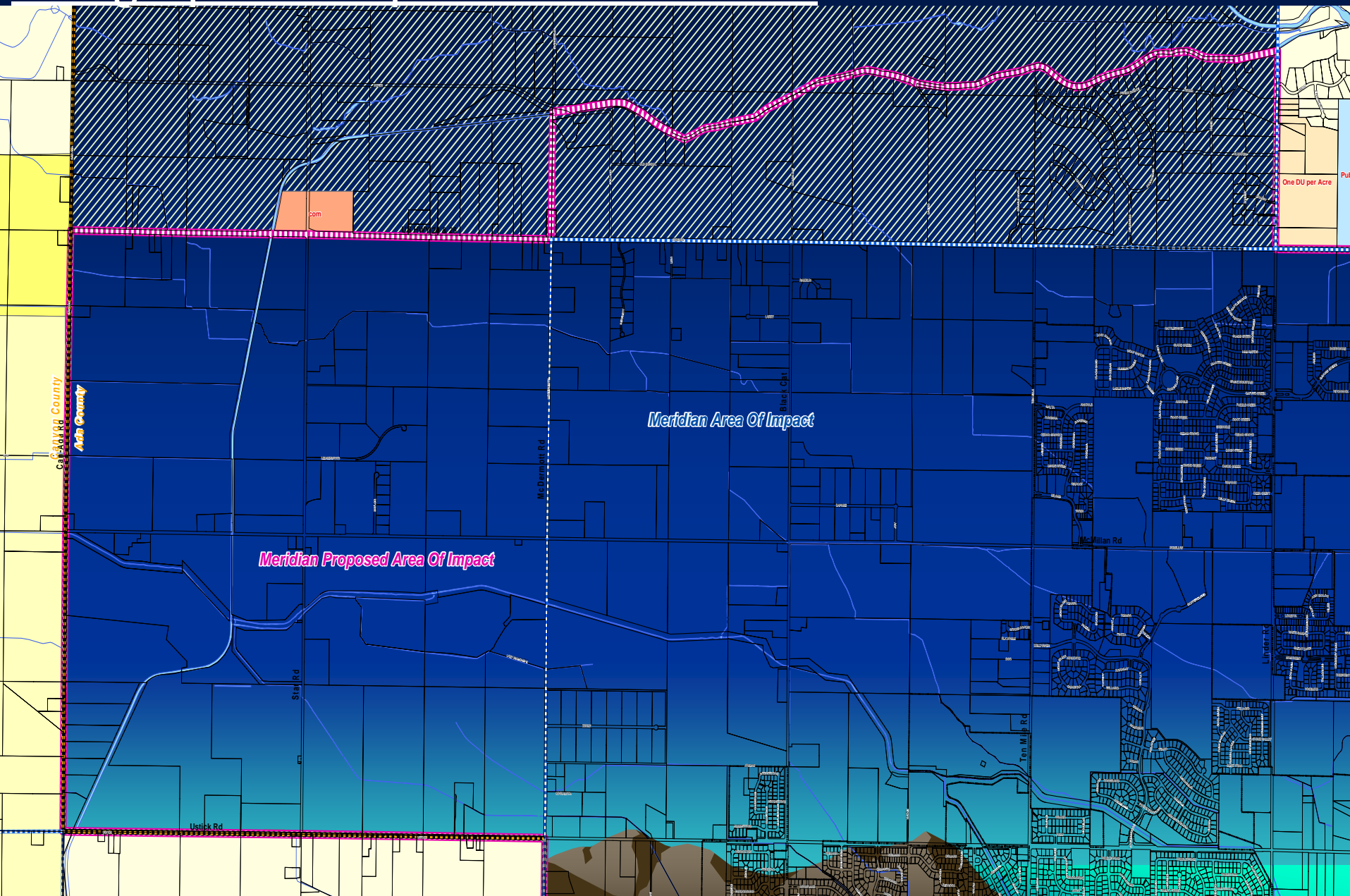
*Comparison of
Median Values*

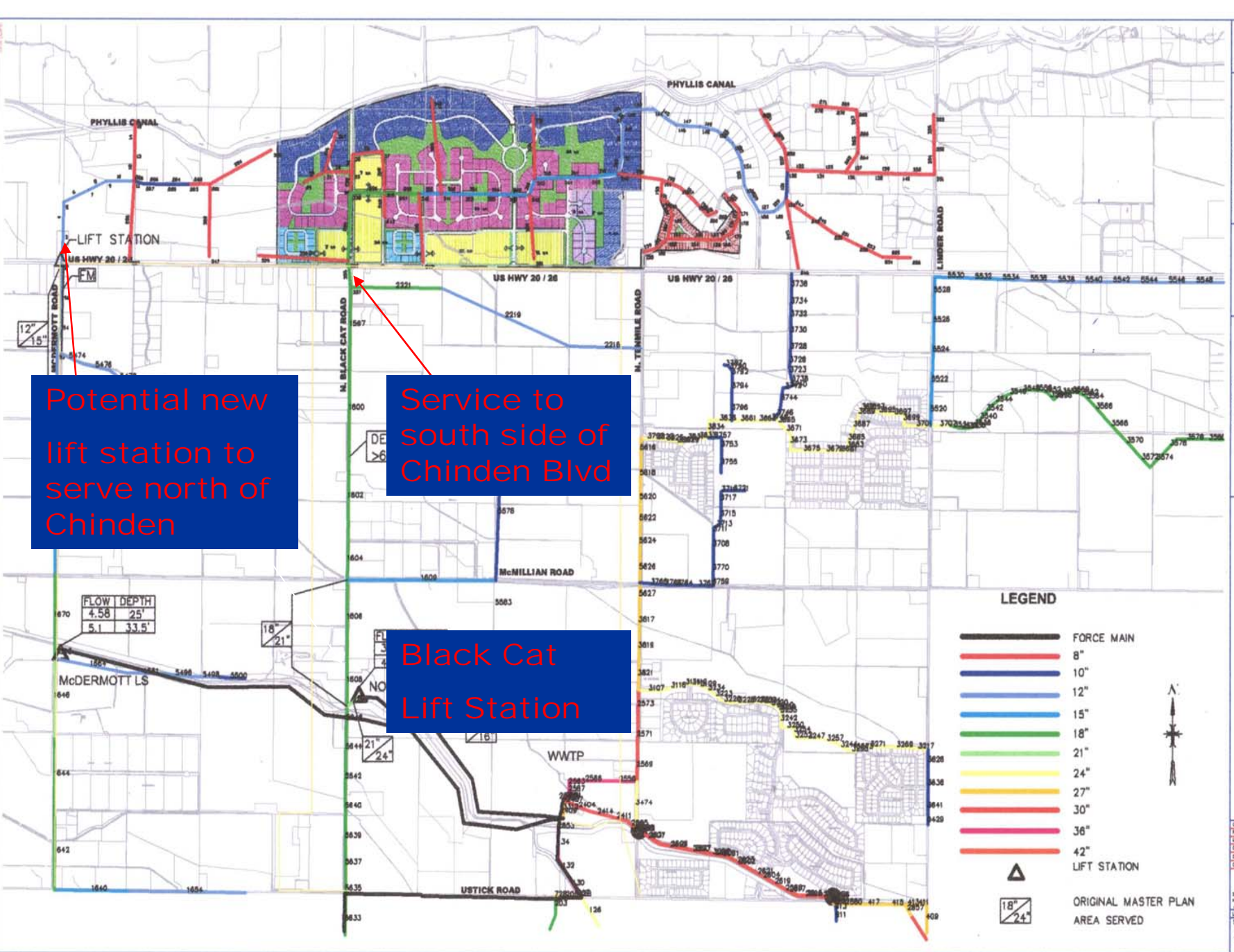


What's Happening Now?



Geographic Scope of Current Plan





What's Happening Now?

Studies

- Public Works Department sewer study for Sections 29-32; estimated completion of March 2006 (JUB Engineers)
- Blueprint for Good Growth/Communities in Motion
- Chinden Blvd/SH20-26 right-of-way preservation (Parametrix/ITD)

Public Construction Projects

- North Slough Sewer Trunk
- Idaho Power substation
- Bridgetower Crossing elementary school
- Hero Park (Lochsa Falls – Ten Mile Rd.)

Other

- Eagle/Star “Committee of Nine” process
- City of Meridian Unified Development Code adoption (est. mid-July)



Where Are We Going?

Ongoing Projects

- North Black Cat sewer trunk and lift station
(Spring 2006, if approved in FY06 budget)
- Reconstruct Linder/Ustick intersection
(2009 construction)



Where Are We Going? (cont.)

NMA Comp Plan Amendment timeline

- **May**: Open House
- **Mid-June**: Draft plan & maps prepared
- **July**: P&Z Commission public hearing
- **August**: City Council public hearing
- **August/September**: Submit amended Comp Plan to Ada County for approval
- Renegotiate Area of City Impact
- Ada County must adopt and amend agreement with City of Meridian before impact boundary is official



Key Assumptions

Land Use

- No changes will be made to existing zoning
- Plan will give detail to the work in process for CIM & Blueprint for Good Growth plans
- Plan will create two tiers for growth:
 - Existing Urbanized Area
 - Future Urbanized Area (McDermott Sewer Trunk area)
- A mix of services and job types will be available in North Meridian
- Overall density of housing will be at least 3 – 3.5 dwelling units/acre
- Lower density housing is expected north of Chinden
- Higher density housing will be required close to service centers and along transit corridors
- Existing Neighborhood Center on McMillan Road (near Paramount) will be removed
- A majority of residents in “North Chinden” area support Area of Impact change



Key Assumptions (cont.)

Transportation

- SH20-26/Chinden will be a limited access highway that remains at 45-55 mph
- Future SH16/Emmett Highway extension will generally align with McDermott Rd. and will dramatically affect land uses
- ITD won't know the exact SH16 alignment for at least 2 ½ - 3 years. If funded, project could possibly begin in late 2005.
- A limited access highway will create an incredible opportunity and a physical barrier for the community
- A grade separated interchange is anticipated at SH16/SH20-26 (wherever that alignment ends up)
- Multi-modal centers will be encouraged near these interchanges
- Future bus routes will be focused on the arterial grid and will primarily serve neighborhood centers
- Ultimately, all arterial intersections and many half-mile intersections will be signalized



Key Assumptions (cont.)

Roadway	Right-of-Way
Ustick	5 lanes
Linder	5 lanes
Ten Mile	5 lanes
Black Cat	5 lanes
McMillan	3 lanes
Locust Grove	3 lanes
Meridian	3 lanes
McDermott	3 lanes



Contact Information

North Meridian Area

Comprehensive Plan Amendment

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 - updates will be posted to web site

