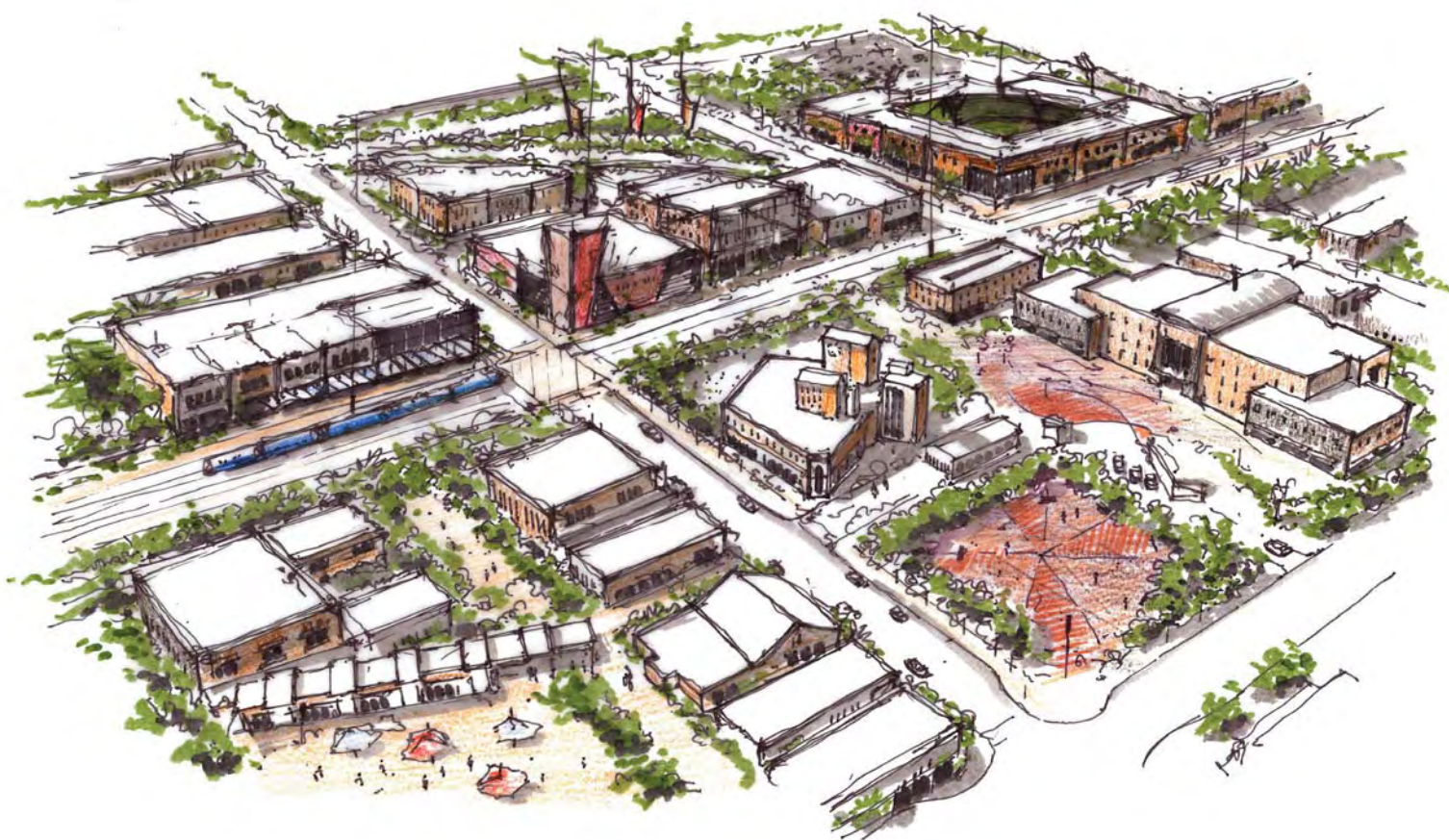




Implementing the Vision



Where Meridian Lives

Destination: *Downtown*

Where Meridian lives

Destination: *Downtown*

Livability

Livability

Vision Statement:

Downtown Meridian will be a destination where there is a wide variety of entertainment and social options to serve the downtown and area residents. It will have a strong character, a welcoming and beautiful atmosphere, and a variety of housing options that can be easily accessible by car as well as other transit options. The downtown will also be connected to the rest of the City by a greenbelt or pathway system.

Focus Areas:

Public Art and Beautification
Entertainment and Gathering Places
Downtown Housing

Focus Area: Public Art and Beautification
Project: Encourage preservation of Meridian's historic structures
Project Number: L1

Objective:

Celebrate Meridian's history and historic infrastructure and integrate these structures into new developments and beautification programs

Stakeholders:

MDC, Meridian Arts Commission, Historical Preservation Commission, arts community, City of Meridian, downtown property owners and businesses

Implementation & Action Items:

1. Conduct an inventory to identify structures of historic value.
2. Consider the adoption of local preservation policies to ensure protection of significant structures and sites, and encourage the adaptive reuse of historic structures. Such policies may include guidelines for renovation and relocation of historic structures and financial incentives for property owners and businesses that choose to preserve historic assets.
3. Explore the nomination and establishment of a national historic district, through the National Park Service's National Register of Historic Places program.
4. Explore the creation of a façade improvement grant program to encourage restoration of historic downtown buildings.
5. Adopt design standards and themes for downtown that includes signage, public art, awnings, and lighting.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Public Art and Beautification
Project: Celebrate and promote local history & heritage
Project Number: L2

Objective:

Build upon the history and heritage of downtown Meridian and create a unique brand and identity.

Stakeholders:

MDC, City of Meridian, Meridian Arts Commission, Historical Preservation Commission, Downtown Business Alliance, residents

Implementation & Action Items:

1. Research historical data and archival material to create a comprehensive story of Meridian's beginnings and heritage.
2. Solicit and secure funding for promoting Meridian's local history through print and digital media.
3. Explore opportunities for interpretation and identification of historic sites and structures in downtown Meridian.
4. Consider nomination of a Meridian historic district, and promote the availability of historic tax credits to incentivize investment and renovation projects.
5. Revise and update the Meridian historic and introduce new signage and way finding elements along the path.
6. Expand and promote local festivals and celebrations that honor Meridian's heritage. e.g Meridian Dairy Days.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: High

Focus Area: Public Art and Beautification
Project: Establish beautification programs and incentives
Project Number: L3

Objective:

Adopt policies for downtown Meridian that will improve the experience for pedestrians with improved streetscapes, public art, landscaping and gathering places.

Stakeholders:

MDC, City of Meridian, arts community, residents, businesses

Implementation & Action Items:

1. Develop a downtown arts program plan including elements or programs such as permanent and temporary art displays, youth arts, murals etc.
2. Identify, apply for, and secure grants, donations and sponsorships for beautification programs.
3. Identify locations and opportunities for art enhancements in conjunction with transit-based gateways and transit stations.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Entertainment and Gathering Places
Project: Create more places for community gathering & entertainment
Project Number: L4

Objective:

Increase the daily level and variety of downtown entertainment activity, encouraging a carefully-crafted mix of land uses and activity centers that appeal to many different people.

Stakeholders:

City of Meridian, MDC, Planning & Zoning Commission, Meridian Arts Commission, Chamber of Commerce, arts community, developers, property owners, business owners, residents

Implementation & Action Items:

1. Review and update existing code and regulations to ensure that entertainment and gathering venues can be accommodated in the MDC boundary.
2. Determine entertainment and gathering place demands, needs, and requirements to prioritize resources and planning efforts. This may include theaters, an events center, or other types of public spaces.
3. Based on specific identified needs, identify downtown properties with development or redevelopment potential, to meet these needs and requirements.
4. Identify and solicit proposals for private development of entertainment and gathering places.
5. Explore options for developing City-owned plazas, parks, amphitheaters or other public gathering places.
6. Market downtown Meridian as a great entertainment destination.

Scope: MDC Boundary
Timeline: Mid Term, 6 – 10 yrs
Year Submitted: 2009
Priority: High

Focus Area: Entertainment and Gathering Places
Project: Locate a sports facility or stadium in downtown Meridian
Project Number: L5

Objective:

Introduce a sports facility or stadium to serve as a downtown anchor, and as a magnet for attracting people, commercial activity and supporting businesses.

Stakeholders:

MDC, City of Meridian, Parks & Recreation Commission, Planning & Zoning Commission, Boise Hawks, property owners, developers, property owners, business owners

Implementation & Action Items:

1. Identify and approach a sporting team(s) in the region, such as the Boise Hawks, and encourage them to locate in downtown Meridian.
2. Devise a plan to design and integrate a sports facility and supporting businesses into the existing downtown fabric.
3. Explore financing options to support the purchase and development of a sports stadium in downtown Meridian.
4. Develop a sports program that encourages sporting activity and the shared use of the facility by the entire Treasure Valley community throughout the year.
5. Market downtown Meridian as a regional destination for sporting events.

Scope: Downtown Core
Timeline: Near-term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: High

Focus Area: Entertainment and Gathering Places
Project: Preserve existing parks and open spaces, and create new green spaces within downtown
Project Number: L6

Objective:

Provide green spaces and trails that can be utilized as an alternative source of transportation, an avenue for healthy recreation, and an opportunity to bring the natural environment into the downtown.

Stakeholders:

MDC, City of Meridian, Parks & Recreation Commission, ACHD, developers, property and business owners, residents

Implementation & Action Items:

1. Secure new or develop existing trail corridors as part of the new trail system.
2. Identify brown fields or under-utilized parcels that can be developed into neighborhood and pocket parks as part of the green system.
3. Adopt policies to provide incentives to developers for park and open space development as part of downtown projects.
 - a. Require minimum community and natural open space set-asides.
 - b. Offer density increases for open and park space development.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: Low

Focus Area: Entertainment and Gathering Places
Project: Negotiate a long-term lease for use of the Union Pacific property in the core of downtown
Project Number: L7

Objective:

Create a vibrant, active, and attractive downtown core that provides places for community gathering, cultural exchange, and entertainment that can easily be served by public transit.

Stakeholders:

MDC, City of Meridian, Meridian Transportation Task Force, Planning & Zoning Commission, Union Pacific, Valley Regional Transit, Governor Otter, Senators Crapo and Risch, Representatives Minnick and Simpson, ACHD, developers, property and business owners

Implementation & Action Items:

1. Initiate a dialogue with Union Pacific about their operational needs within the region, identify problem areas along the rail line, and identify strategies and opportunities to improve railroad operations in the Treasure Valley.
2. Explore opportunities for land exchanges to meet both Union Pacific and Meridian objectives.
3. Identify appropriate Union Pacific decision makers; arrange meetings/negotiations.
4. With potential solutions identified, work with state and federal governmental representatives (Idaho and US Senators and Representatives, Governor Otter) to help facilitate an agreement with Union Pacific.
5. Raise funds to help facilitate implementation of the agreement.

Scope: Downtown Core
Timeline: Near Term , 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: High

Focus Area: Downtown Housing
Project: Increase available high quality housing downtown
Project Number: L8

Objective:

Expand the amount of housing in downtown Meridian, and provide high-quality housing offerings for a variety of life cycle stages, age groups, and income levels.

Stakeholders:

MDC, City of Meridian, Planning & Zoning Commission, US Department of Housing and Urban Development, Idaho Housing and Finance Association, developers, property owners

Implementation & Action Items:

1. Identify downtown properties with development or redevelopment potential for housing and develop a downtown housing strategy that addresses student, executive, artist, empty-nester, and other housing niches.
2. Identify and engage developers; market downtown Meridian as a prime location for housing development.
3. Ensure the downtown is a mixed-use area, and minimize negative impacts to housing from competing land uses. Protections may include noise ordinances, specific landscaping and screening requirements, and dust and odor mitigation strategies.
4. Explore policy initiatives for encouraging residential development within downtown. This may include a review of impact fees, review height restrictions, or financial or regulatory incentives.
5. Work with downtown developers to ensure a portion of the total residential units are affordable units and help facilitate applications for federal assistance, beign careful not to inadvertently discourage private development with affordable housing requirements.
6. Explore opportunities for the City of Meridian and the MDC to jointly develop affordable housing if private development is lagging.
7. Apply for and develop plans for using federal grant moneys for increasing housing quality and affordability in downtown (Community Development Block Grants, HOME Investment Partnership Program, Self-help Homeownership Opportunity Program, etc.)

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: Low

Focus Area: Entertainment and Gathering Places
Project: Locate a multi-purpose performing arts center in downtown Meridian
Project Number: L9

Objective:

Provide a multi-purpose performing arts venue in downtown to encourage and increase public involvement in the arts, and to provide opportunities for theater, music, and dance groups to perform.

Stakeholders:

MDC, City of Meridian, Meridian Arts Commission, Planning & Zoning Commission, arts community, Meridian School District, Boys and Girls Club, developers, property and business owners, residents

Implementation & Action Items:

1. Work with the arts community to identify potential arts and cultural activities within Meridian that can be hosted/ housed in the performing arts center.
2. Identify regional arts groups and performance clubs/ schools that may be interested in re-locating to Meridian or that may be interested in renting spaces within the facility.
3. Identify downtown properties with development or redevelopment potential for locating the performing arts center.
4. Identify potential developers for the development of the center and provide the incentives for land acquisition, development and operation of the facility.
5. Develop an annual program of activities that can be held in the facility and identify individuals and groups that will be interested in participating. In that regard work with the Meridian School District and the Boys and Girls Club to fully utilize the facility as an alternative venue for education, recreation and entertainment.
6. Market the downtown Meridian performing arts center as a destination for the arts, culture and music in the Treasure Valley. Also work with media outlets to publicize programs and activities in the center.

Scope: Downtown Core
Timeline: Mid Term, 6 – 10 yrs
Year Submitted: 2009
Priority: High

Focus Area: Entertainment and Gathering Places
Project: Locate an educational facility which will include a library and information center in downtown
Project Number: L10

Objective:
Expand opportunities for learning and create an environment that encourages reading, communication and social networking.

Stakeholders:
MDC, City of Meridian, Planning & Zoning Commission, Meridian Library District, Meridian School District, public relations/ communication firms, Boys and Girls Club, developers, property owners, residents

Implementation & Action Items:

1. Set up a committee to identify current educational opportunities in Meridian and to explore new sources.
2. Identify downtown properties with development or redevelopment potential for locating the educational facility.
3. Identify potential developers for the development of the center and provide the incentives for land acquisition, development and operation of the facility.
4. Work with the Meridian Library District to develop educational programs and activities to target the entire population.
5. Market the educational facility to the entire Treasure Valley and develop a unique theme and identity for the facility.

Scope: Downtown Core
Timeline: Mid Term, 6 – 10 yrs
Year Submitted: 2009
Priority: Low

Where Meridian lives

Destination: *Downtown*

Mobility

Mobility

Vision Statement:

Downtown Meridian will have a system of connectivity that supports and enhances both motorized and non-motorized, safe, pedestrian movement. A centrally located multi-modal port will be identified to connect the Meridian Central Business District to the greater Treasure Valley and its suburbs. Adequate parking will be provided for at critical ports, stations, etc. to create and attract healthy, vibrant businesses and sustain a cultural community.

Focus Areas:

Pedestrian/Bicycle Friendly
Transit Supportive
Transportation Destination

Focus Area: Pedestrian/Bicycle Friendly
Project: Improve the bikeability of downtown
Project Number: M1

Objective:

Put in place policies and physical provisions to improve and expand the bikeability of downtown Meridian.

Stakeholders:

ACHD, MDC, City of Meridian, developers, property and business owners, residents

Implementation & Action Items:

1. Survey bicycle users and review existing plans to determine downtown bicycle facility needs.
2. Develop a downtown bicycle plan that identifies opportunities for expanding bicycle use in Meridian.
Elements may include:
 - Identify existing informal and formal bicycle routes.
 - Identify potential future bicycle routes, specifically connecting to transit stations and other key destinations.
 - Provide incentives to businesses to encourage their employees to bike to work, e.g. provide showers, bike racks, or other employee benefits.
 - Incentives may include tax credits, reduced membership fees in downtown alliances/service clubs, or include as part of a development agreement in exchange for assistance in utility or infrastructure construction.
 - Ensure that bike lanes are not obstructed by moving or parked vehicles.
 - Identify strategic locations for the installation of new bicycle racks or lockers
3. Secure funding for bicycle facility improvements through City budgets, grants, state/federal programs, or donors. Improvements considered should include secure, sheltered bike storage/parking at key locations like the future transit hub.
4. Update downtown zoning to require the installation of a bicycle rack at all new commercial developments, and consider requiring secure bicycle parking at new multiple family housing developments.
5. Implement downtown bicycle plan in conjunction with other ACHD, City, or County-wide plans.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Pedestrian/Bicycle Friendly
Project: Improve the walkability of downtown
Project Number: M2

Objective:

Put in place policies and physical provisions to improve and expand the walkability in downtown Meridian.

Stakeholders:

ACHD, MDC, City of Meridian, property and business owners, developers, residents

Implementation & Action Items:

1. Enforce and continue to implement the architectural and site design standards outlined in the City of Meridian's Design Manual to ensure new development creates a comfortable, active, and attractive pedestrian environment.
2. Coordinate with ACHD to extend the existing multiple-use trail near the speedway, into the heart of downtown along either Main Street or 3rd Street.
3. Secure funding sources to continue to implement the streetscape improvement plans (including lighting, benches, drinking fountains, disabled access issues, etc.) outlined in the Meridian Development Corporation Downtown Streetscape Design Guidelines.
 - Funding options may include: City budget, tax increment financing, special improvement districts, or other sources.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Highest

Focus Area: Transit Supportive
Project: Plan for a multi-modal transportation hub
Project Number: M3

Objective:

Introduce a multi-modal transportation hub in the downtown core to provide residents and visitors with alternative means of transportation.

Stakeholders:

MDC, City of Meridian, ACHD, Union Pacific Railroad, Valley Regional Transit, developers, property owners

Implementation & Action Items:

1. Work with stakeholders to identify and locate a potential location for a multi-modal transportation hub and include it in all planning documents and relevant decision-making processes.
2. Work with Valley Regional Transit, ACHD, and other Stakeholder to update transit maps, identify connection points, stations and potential stops for all modes of transportation to support the location of the transportation hub.
3. Identify transit supportive retail and commercial uses on planning documents surrounding the hub, and explore incentive options to encourage development of these areas.
 - a. Density bonuses
 - b. Reduced parking requirements
 - c. Public-private partnerships for brownfields clean-up
 - d. Assistance with utility and infrastructure installation
4. Work with UP Railroad to explore possibilities for sharing the railroad corridor with public rail transit. Coordinate Union Pacific contacts with project L7.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: Highest

Focus Area: Transit Supportive
Project: Provide connected public transit
Project Number: M4

Objective:

Provide alternative transportation choices and connect downtown Meridian to other areas within the region.

Stakeholders:

Valley Regional Transit, ACHD, City of Meridian, MDC, developers, residents

Implementation & Action Items:

1. Coordinate with ACHD and other stakeholders to update policies, plans, and standards as necessary, to accommodate multiple modes of transportation and flexibility in the function of streets. Consider right-of-way cross-sections, other street standards, traffic management plans, disabled access, etc.
2. Participate in transit service planning to ensure the needs of Meridian and the downtown area, including convenient connections to local destinations and transit user fee issues, are considered and addressed.
3. Develop a transit facility plan identifying priorities and recommendations for improvements, such as benches, weather shelters, bicycle lockers or storage, shade trees, trash receptacles, etc., and work with VRT to promote rider comfort and safety at new transit facilities.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: High

Focus Area: Transportation Destination
Project: Ensure vehicular circulation is effective, safe and efficient
Project Number: M5

Objective:
Enhance and improve vehicular traffic movement, safety, and access throughout downtown.

Stakeholders:
ACHD, City of Meridian, MDC, COMPASS, business owners, property owners, residents

Implementation & Action Items:

1. Develop a comprehensive downtown transportation plan, to identify vehicular transportation needs and opportunities for improving safety and flow. Elements and strategies may include:
 - Re-routing of heavy through and delivery-traffic away from Main Street.
 - Transportation management such as signalization, turn lane coordination, and signage to improve traffic flow.
 - Exploring the introduction of planted medians and traffic calming strategies on Meridian and Main Streets.
 - Explore opportunities to coordinate traffic lights in order to smooth/calm traffic flow.

2. Implement recommendations of downtown vehicular transportation plan in conjunction with other transportation plans developed for the City of Meridian, such as the Split Corridor project.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: Low

Focus Area: Transportation Destination
Project: Extend 3rd Street north to Fairview/Cherry
Project Number: M6

Objective:

Improve north/south circulation in downtown by extending and connecting the street grid.

Stakeholders:

ACHD, City of Meridian, MDC, business owners, property owners, residents

Implementation & Action Items:

1. Select and adopt an alignment for 3rd street based on the City's East 3rd Street Alignment Study.
2. Seek and Secure funding for the design and construction of the road-way. Possible funding sources include:
 - Create a local improvement district
 - City's general budget
 - Tax increment financing
3. Design and engineer the adopted East 3rd Street extension, ensuring the design embraces a Complete Streets approach and is welcoming to pedestrians, bicyclists, and motorized vehicles.
4. Work with developers and private landowners to set aside right-of-way as new development occurs.
5. Construct the roadway extension.

Scope: MDC Boundary
Timeline: Mid Term, 6 – 10 yrs
Year Submitted: 2009
Priority: non-priority

Focus Area: Transportation Destination
Project: Provide convenient parking opportunities Downtown
Project Number: M7

Objective:

Raise awareness of parking opportunities, and ensure a coordinated plan for safe convenient parking.

Stakeholders:

ACHD, City of Meridian, developers, property and business owners, residents

Implementation & Action Items:

1. Develop a downtown parking plan to determine peak usage periods for various users, identify opportunities for increasing availability of existing parking facilities, identify needs for additional parking opportunities, and recommend solutions, including pricing solutions, for meeting those needs.
Possible strategies include:
 - Encouraging shared parking, and reduced parking requirements for businesses participating in such agreements.
 - Distinguish between customer and employee parking, to minimize conflicts
 - Consider establish new community parking lots/structures.
 - Consider installing parking meters, and establish a program for the use of any revenue for downtown beautification or other community amenities.
 - Reduce City parking requirements for individual businesses, buildings or new developments, in conjunction with a financing program to fund community parking facilities. Funding options include meters, permit programs, special improvement districts, etc.
 - Introduce parking structures, and consider density bonuses in exchange for public use of a portion of a private parking structure.
 - Increase public awareness of parking opportunities through improved signage.
 - Consider the establishment of a downtown parking authority.
 - Develop a parking map showing restricted (visitor) and non-restricted (employee) parking areas, and enforce the restrictions.
2. Implement recommendations of the downtown parking plan in conjunction with a City or other available parking plan.
3. Enforce parking restrictions, and use revenue from parking fines to cover enforcement costs and then to promote public art and beautification or other community amenities.
4. Ensure parking lots are not uncomfortably expansive, and if necessary, divided large parking areas into smaller areas through the use of landscaping or other visual elements.
5. Require all parking areas to include dedicated pedestrian pathways to increase access and safety.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: High

Focus Area: Transportation Destination
Project: Negotiate a master agreement with ACHD
Project Number: M8

Objective:

Coordinate with ACHD to create complete streets for Meridian to effectively handle vehicular traffic, pedestrians, cyclists and public transit.

Stakeholders:

ACHD, City of Meridian, MDC, VRT, developers, property and business owners, residents

Implementation & Action Items:

1. Continue to participate in all ACHD planning processes to ensure Meridian's needs are considered in regional transportation decision-making.
2. Initiate a dialogue with ACHD to explore opportunities for increased collaboration in planning for downtown Meridian. Opportunities for collaboration include:
 - Evaluation of current street networks and transportation planning to determine capacity needs, and to identify alternatives to street widening and elimination of on-street parking where applicable.
 - Preservation of the connected street grid to preserve walkability, reduce the need for short vehicle trips, and maintain the integrity of the traditional downtown sense of place.
 - Review of all downtown development-related applications and ordinance amendment proposals for their impact on increasing walkability and reducing dependence on the automobile.
3. Work towards a master agreement with ACHD encouraging joint decision making with regards to Downtown Meridian transportation policies and projects.

Scope: Community-wide
Timeline: Immediate, < 1 yr and ongoing
Year Submitted: 2009
Priority: Low

Focus Area: Transportation Destination
Project: Develop signage and wayfinding infrastructure
Project Number: M9

Objective:

Install and maintain informational and way finding signage infrastructure in downtown Meridian.

Stakeholders:

MDC, ACHD, City of Meridian, property and business owners, Meridian Historical Society

Implementation & Action Items:

1. Develop a wayfinding and informational signage plan incorporating a cohesive look, design standards, signage locations, style, maintenance, content, and installation schedule. Consider incorporating audio. Sign content could include parking locations, downtown destinations, and directions to retail shopping or dining opportunities.
2. Explore funding sources and apply for and secure funding to support signage design and installation.
3. Install and maintain signs and kiosks, and develop a program for monitoring and updating content.
4. Work with City design guidelines to identify appropriate locations and styles for signs directing visitors to retail and dining opportunities on downtown side streets.
5. Review existing City sign ordinances to ensure pedestrian oriented signage is allowed and encouraged in downtown. Blade signs, sandwich boards, decorative pole signs with limited height are all appropriate in downtown areas, but size, materials, and locations should be regulated.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Where Meridian lives

Destination: *Downtown*

Prosperity

Prosperity

Vision Statement:

Downtown Meridian will be an economic magnet attracting many different types of businesses to serve its residents and visitors. Most businesses will be small, independent and locally-owned, providing unique products and specialty services. The economic environment will be diverse with mixed uses, private/public partnerships, and opportunities for the integration of upscale businesses into the local fabric. Fair and equitable practices and policies will be utilized to minimize adverse impacts associated with the relocation, or dislocation, of existing businesses and services.

Focus Areas:

Job Creation
Balanced Retail Environment
Integration of Existing Businesses

Focus Area: Job Creation
Project: Encourage investment in and redevelopment of the southern portion of the MDC boundary
Project Number: P1

Objective:

Adopt policies and strategies to encourage investment and redevelopment in the southern part of the MDC boundary.

Stakeholders:

MDC, City of Meridian, developers, business owners, property owners, ACHD

Implementation & Action Items:

1. Review zoning and development regulations governing the lands south of the railroad tracks, and extending to Interstate 84, to determine areas in need up updating or revision to encourage additional housing, retail, office, and mixed-use development.
2. Work with ACHD to ensure streets in this area are designed to be pedestrian friendly and accessible by multiple modes of transportation.
3. Explore opportunities for offering an incentive package to developers to encourage development in this area. Incentives to consider may include reduction or waiver of impact or utility hook up fees, low interest loans, or density bonuses.
4. Explore undertaking a place-making or branding campaign for this specific part of the downtown area to promote development opportunities.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: non-priority

Focus Area: Job Creation
Project: Complete, open and promote The Ground Floor business incubator
Project Number: P2

Objective:

Create a downtown environment where businesses are conceived, initiated, grown, and sold, and money is reinvested in downtown.

Stakeholders:

MDC, City of Meridian, The Ground Floor, VengaWorks, business owners, property owners

Implementation & Action Items:

1. Complete final renovations and improvements to The Ground Floor space.
2. Solicit applications for and select potential tenants.
3. Promote and market The Ground Floor as part of a comprehensive branding process for downtown.
4. Assist tenants in moving their businesses to permanent locations as their business become established and when their needs grow beyond the space and services that can be provided by the Ground Floor.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: non-priority

Focus Area: Job Creation
Project: Facilitate Land Assembly
Project Number: P3

Objective:

Build greater opportunities for redevelopment by assisting in land assembly to create larger, more developable parcels.

Stakeholders:

MDC, City of Meridian, business owners, property owners, residents

Implementation & Action Items:

1. Conduct an inventory to determine prime areas for redevelopment with fragmented ownership and potential and assembly issues.
2. Target potential developers and development projects and determine area and space needs, and desired locations.
3. Assist in the negotiation and facilitation of land assembly, using tax increment or other financing resources to consolidate ownership and to create more developable parcels to meet the needs of specific developments, and to proactively encourage development interest.
4. Work with existing, established business and property owners to relocate their businesses and investments to the extent reasonable and possible, and adhering to the procedures outlined in Section 307 of the Meridian Urban Renewal Area Revitalization Plan.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: non-priority

Focus Area: **Balanced Retail Environment**
Project: **Create a destination that fosters social retailing**
Project Number: **P4**

Objective:

Create an atmosphere and ambiance in downtown Meridian that attracts people and encourages them to linger because of active and vibrant retail opportunities, public art and gathering places, and community events.

Stakeholders:

MDC, City of Meridian, Chamber of Commerce, business owners, ACHD, property owners, developers, arts community, community organizations and clubs, sports clubs, residents

Implementation & Action Items:

1. Develop a theme and brand for downtown Meridian, and market downtown Meridian throughout the region. Coordinate this with Livability Project L1.
2. Install pedestrian friendly amenities and roadway improvements to encourage walking and biking in downtown.
3. Create destinations and distinctive districts in downtown to encourage exploration.
 - Identify specific districts in the Meridian Comprehensive Plan.
 - Utilize different signage, lighting, benches and furnishings, landscaping to differentiate between districts.
 - Consider the development of different design standards for different districts to regulate building heights and setbacks, or encouraging a specific style or material choice for structures.
4. Establish and promote a variety of arts, cultural, and recreational programs within downtown and encourage year-round activity downtown.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: High

Focus Area: **Balanced Retail Environment**
Project: **Improve the diversity of business activity and retail vitality**
Project Number: **P5**

Objective:

Expand the diversity of business activity and retail vitality in downtown, including the creation of new entertainment and dining venues.

Stakeholders:

MDC, City of Meridian, Boise Valley Economic Partnership, Chamber of Commerce, Downtown Business Association, regional businesses and retailers, developers, property, and business owners

Implementation & Action Items:

1. Work with local media outlets and downtown stakeholders to promote a 'Local First Campaign', and encourage Meridian residents to support local businesses. Also provide incentives and loans to local businesses to make them strong and competitive.
2. Develop and maintain a downtown inventory map and data base of commercial properties to identify existing structures with leasable spaces, and parcels with development or redevelopment potential.
3. Explore opportunities to expand the role of the Meridian Downtown Business Alliance to fund a downtown industry and business recruiter to market available properties.
4. Develop and maintain promotional materials for use by office space brokers.
5. Prepare a market-based Target Tenant List for downtown, and actively market to these types of businesses.
6. Work to establish relationships with business real estate brokers to assist them in leasing downtown properties.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs to
Mid Term, 6 – 10 yrs
Year Submitted: 2009
Priority: High

Focus Area: **Balanced Retail Environment**
Project: **Develop a catalyst project on the MDC-owned parcel at 3rd Street and Broadway**
Project Number: **P6**

Objective:

Attract new development and investment to downtown with a signature, catalyst project on the MDC-owned parcel at 3rd Street and Broadway.

Stakeholders:

MDC, City of Meridian, Boise Valley Economic Partnership, Chamber of Commerce, Downtown Business Association, regional businesses and retailers, developers, property, and business owners

Implementation & Action Items:

1. Solicit a new Request for Proposals for developers interested in developing *The Hub* parcel, and select a team.
2. Determine opportunities for offering assistance to developers. Options may include assisting in the negotiation of reducing or waiving impact or utility connection fees, offering low interest loans, or assistance in the installation of required infrastructure (sidewalks, lighting, utilities, etc). Funding options may include tax increment financing.
3. Assist developers in forwarding development plans through the City's development review and approval process to minimize unnecessary delays. Opportunities may include reviewing the City's development review process to find opportunities for streamlining.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: High

Focus Area: Integration of Existing Businesses
Project: Integrate existing businesses into the fabric of downtown as the area experiences new investment and growth, while protecting their ability to operate.
Project Number: P7

Objective:
Ensure that existing businesses that would be less likely to be an approved use under new downtown guidelines are protected, not unreasonably harmed by redevelopment, and carefully integrated into redevelopment fabric.

Stakeholders:
MDC, City of Meridian, Chamber of Commerce, Downtown Business Association, developers, existing and new business owners, ACHD

Implementation & Action Items:

1. Coordinate and involve business owners in future plans that have the potential to affect their property, security, or business operations, to negotiate solutions that protect the business while accommodating new investment and growth in downtown.
2. Work with ACHD, the City and developers to ensure that road realignment, expansion, or other road way improvements do not adversely affect well-established, contributing members of the Meridian economy and workforce.
3. Ensure that businesses located within historic structures are protected and also protect the structure and site where possible during redevelopment processes.
4. Explore the feasibility of assisting affected businesses in relocation if downtown redevelopment would create an unreasonable hardship on their business.
5. Coordinate pedestrian and bicycle circulation systems with specific requirements of existing businesses that contribute to the economic base of the downtown area.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: Highest

Sustainability

Vision Statement:

The existing fabric of the downtown core will be preserved and enhanced through responsible low impact development policies. Due diligence will be used in the master planning and development process to utilize and appropriately integrate existing infrastructure without over-burdening them. Strategies will be put in place to ensure that new developments and redevelopment projects are built to last, and are environmentally and economically sustainable.

Focus Areas:

Economic Sustainability
Environmental Sustainability
Social Sustainability

Focus Area: Economic Sustainability
Project: Preserve and protect private property rights and minimize impacts to existing downtown businesses
Project Number: S1

Objective:

Ensure that development and redevelopment activity does not negatively affect existing business and property owners in downtown Meridian, or that unavoidable impacts are appropriately mitigated.

Stakeholders:

MDC, City of Meridian, Chamber of Commerce, business owners, property owners, developers, residents, ACHD.

Implementation & Action Items:

1. Review existing MDC and City procedures to ensure fair and equitable treatment of private property issues.
2. Work to foster a welcoming atmosphere and transparent political environment in all redevelopment business and procedures, by adopting a philosophy of regular public involvement.
3. Coordinate with business and property owners of parcels within redevelopment areas as new development plans arise to identify potential impacts and measure to minimize the creation of undue hardships, and negotiate relocation agreements when necessary.
4. Wherever possible, work to integrate existing businesses into new developments. As needed, explore using a combination of physical and visual barriers or delineations to separate incompatible uses and protect the safety of visitors and employees.
5. In assembling property for public functions, prefer negotiation on the open market when parcels are available for sale over eminent domain..

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Economic Sustainability
Project: Coordinate planning efforts between City and MDC
Project Number: S2

Objective:

Ensure that there is effective communication between the City of Meridian and the Meridian Development Corporation, and that all plans, policies and implementation strategies are coordinated to ensure efficiency.

Stakeholders:

MDC, City of Meridian, ACHD, Ada County, business and property owners, residents

Implementation & Action Items:

1. Review existing City and MDC plans and guiding documents and identify commonalities to build upon, and discrepancies or differences to adjust and standardize.
2. Explore framework options or organizational strategies for ensuring regular communication and coordination between the two entities. Options may include quarterly joint meetings, establishment of subcommittees, identification of individual liaisons to attend meetings, etc.
3. Clearly define the role, responsibilities, and statutory powers of the MDC in the redevelopment of downtown Meridian with a Memorandum of Understanding.
4. Clearly define the role, responsibilities, and statutory powers of the City of Meridian in the regulation of development within downtown Meridian with a Memorandum of Understanding.
5. Coordinate all planning efforts for downtown; develop joint planning documents, studies, and tools.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Economic Sustainability
Project: Complete the 3D Model of downtown
Project Number: S3

Objective:

Complete Phase 3 of the 3D model of downtown and begin using this as a tool to promote and illustrate the vision for downtown, and use it as a planning tool for development and decision-making.

Stakeholders:

MDC, City of Meridian, Visual Genesis, Downtown Business Association, developers, property and business owners, residents

Implementation & Action Items:

1. Upon completion of the downtown Master Plan, expand the existing 3D model of downtown to include illustrations of potential redevelopment projects and a desired vision for the texture and physical fabric of downtown.
2. Initiate Phase 3 of development of the downtown model to include animations and a fly-through of downtown to illustrate specific spaces and concepts for downtown.
3. Include animations and images from the model in marketing and promotional materials for downtown, to attract potential investors and developers.
4. Explore future uses and ways to integrate the model into downtown planning, decision-making, and development. Ideas may include using the model in the City's development review and approval process, integration of the model into GIS databases to provide a comprehensive inventory of parcel data (capacity, zoning, and status), and offer use of the database to potential tenants or developers in site selection.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Non-priority

Focus Area: Economic Sustainability
Project: Work with ACHD and Meridian City to identify fair and appropriate impact and connection fees for various types of projects
Project Number: S4

Objective:

Reduce unintended barriers to development and investment in downtown Meridian due to high fees and strict requirements.

Stakeholders:

MDC, City of Meridian, ACHD, Ada County, developers, business owners, architects, Urban Land Institute, engineers, property owners, residents, BVEP, State officials representing Ada County

Implementation & Action Items:

1. Initiate a dialogue among stakeholders about the establishment of an inter-jurisdictional committee to participate in a facilitated series of discussions about any concerns, issues, ideas, and potential solutions to setting and meting out fees and requirements.
2. Form an inter-jurisdictional committee to craft a Request for Proposals for facilitators to assist in consensus building and decision-making, and jointly select a consultant.
3. Work with the selected facilitator to identify issues, brainstorm solutions, and form agreements on future decision-making.
4. Develop an inter-jurisdictional agreement or memorandum of understanding, to be adopted into policy by each jurisdiction that outlines jointly agreed upon procedures and policies.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Non-priority

Focus Area: Environmental Sustainability
Project: Promote and encourage innovative & progressive development
Project Number: S5

Objective:

Establish Meridian as a leader in innovative design and progressive development.

Stakeholders:

MDC, City of Meridian, Chamber of Commerce, developers, business owners, US Green Building Council, ULI, AIA, APA, universities and colleges, citizens.

Implementation & Action Items:

1. Consider the use of Low Impact Development (LID) guidelines recommended as a base level for new development. Also consider a set of sustainability guidelines for new construction within downtown Meridian. These may be modeled on USGBC Leadership in Energy and Environmental Design (LEED), and other similar rating programs such as Green Globes, or the City's own standards.
2. Consider providing expedited plan review services for private development projects that meet new sustainability guidelines.
3. Consider implementing additional incentives for private development projects that meet new sustainability guidelines. Potential incentives include:
 - Increased density
 - Reduced impact fees
 - Reduction in parking requirements, or preferred parking for carpools/vanpools serving building occupants
 - Reduced utility connection fees
4. Consider adopting a resolution that requires all new municipal or public buildings to meet certain performance criteria.
5. Consider the expanding the City of Meridian's landscaping standards to encourage the use of native plant species in addition to xeric and drought-tolerant plants for site landscaping. Additionally, consider setting maximum turf coverage limits for Urban/Suburban developments to reduce water use.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Environmental Sustainability
Project: Incentivize sustainable development
Project Number: S6

Objective:

Adopt policies that encourage sustainable design and development, and provide incentives to developers and business owners.

Stakeholders:

City of Meridian, MDC, developers, business owners, citizens.

Implementation & Action Items:

1. Establish a local recognition program for projects that exhibit sustainable design. This may include a wall plaque, window decal, or other type of certificate for display and use in marketing a building or leasable space.
2. Explore options for offering incentives to developers for constructing buildings that demonstrate innovation in their design and a reduction their environmental impact over a traditional design. Incentives may include density bonuses, reduction of impact or connection fees, or reduction of parking requirements. Coordinate with Sustainability Project S6.
3. Consider establishing incentives for the adaptive reuse of existing structures within the downtown area. These may include the incentives listed above, in addition to low interest loans or tax credits for façade improvements or other historically appropriate renovations.

Scope: MDC Boundary
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Environmental Sustainability
Project: Develop a greenbelt pathway network throughout Meridian
Project Number: S7

Objective:

Establish a network of multiple-use trails along the rail corridor and throughout Meridian, to provide opportunities for alternative means of transportation and a public recreational amenity.

Stakeholders:

City of Meridian, MDC, ADA County, ACHD, Union Pacific Railroad, canal companies, developers, business and property owners, residents.

Implementation & Action Items:

1. Review existing plans and determine the extent of current and proposed regional and local trails and bike paths, and identify opportunities to expand and connect these trail systems. Coordinate with Mobility Projects M1 and M2.
2. Work with ACHD and UP Railroad to determine best alignments for future greenway corridors; also work with ACHD to develop walking and bike paths along major roads to connect to the pathway network.
3. Develop a plan for the greenbelt pathway network and ensure that it is incorporated into other transportation, recreation and land use plans for the City and County.
4. Apply for and secure funding and grants for the planning, design, and construction of the green network.
5. Secure funding for additional streetscape improvements, and develop and implement a sidewalk improvements and maintenance plan. Funding options may include City budget, tax increment, bonding, and grants.
6. Update subdivision and other land use regulations to require developments to extend or connect to the regional trail system.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: High

Focus Area: Environmental Sustainability
Project: Encourage infill development
Project Number: S8

Objective:

Encourage and give preference to infill development and growth within the City's core, over growth and expansion into the City's edges or in previously undeveloped areas.

Stakeholders:

MDC, City of Meridian, Chamber of Commerce, ACHD, developers, business owners, property owners, citizens.

Implementation & Action Items:

1. Conduct an inventory and Identify potential sites for infill development within the downtown core. This inventory could include properties that can be developed after demolishing buildings with significant known structural integrity or public safety concerns.
2. Explore opportunities for the MDC to assist developers in the testing and clean up of contaminated sites prior to redevelopment.
3. Consider offering flexibility in design standards and regulations for infill development projects that do the following:
 - Contribute to the overall vision for a vibrant, walkable downtown and
 - Meets the general intent of Meridian design standards.
4. Provide incentives to developers to encourage infill projects and rehabilitation of viable structures over large-scale demolition or new greenfield development. Such incentives might include measures such as:
 - Density bonuses
 - Reduced connection or impact fees
 - Reduced parking requirements

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Environmental Sustainability
Project: Increase the amount of landscaping downtown
Project Number: S9

Objective:

Install additional landscape elements in downtown Meridian and create a pleasant and walkable environment that appeals to residents and visitors. Landscaped areas and sidewalk planters could also provide opportunities for urban food production.

Stakeholders:

MDC, City of Meridian, ACHD, developers, business owners, property owners, residents

Implementation & Action Items:

1. Review existing streetscape improvement to determine strategies for incorporating additional landscape in the downtown area.
2. Draw up a comprehensive landscape plan and management program that clearly outlines strategies and policies for open space preservation, streetscape improvements, waterway and canal protection, urban farming, and parks.
3. Identify, apply for, and secure funding for landscape and streetscape improvements.
4. Work with the City and individual property owners to convert existing landscaping to more native and drought-tolerant species.
5. Explore the possibility of using sidewalk planters, vacant lots, or areas of public parks as places for community gardens or micro-scale food production.
6. Formalize private-public partnerships and agreements with business and property owners to share in maintenance responsibilities for planters and landscaping.
7. Require all new surface parking areas to be heavily landscaped with trees to minimize urban heat island effect and provide shade for cars.
8. Require sites plan designs that use landscaping to remove contaminants from and encourage filtration of runoff according to standard stormwater best management practices. e.g. curbs surrounding landscaped areas are perforated and graded to drain water into planted areas for filtration.

Scope: Downtown Core
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Low

Focus Area: Social Sustainability
Project: Promote and expand the number of cultural events in the community
Project Number: S10

Objective:

Promote culture and the arts within the Meridian community and establish a clear community identity for Meridian.

Stakeholders:

MDC, City of Meridian, arts community, business owners, property owners, residents, local media, Meridian Historical Society.

Implementation & Action Items:

1. Conduct a community survey or other inventory method to determine unmet arts and cultural needs or deficiencies in the community.
2. For unmet needs identified and ideas for new events suggested, identify potential community leaders to take ownership for meeting these needs and organizing new events.
3. Identify potential themes and available sites and venues for cultural activities and festivals.
4. Identify potential sponsorship opportunities (e.g. friends of/members, events, etc.) and market to potential donors.
5. Build cooperation with media outlets, and publicize events through features in newspapers, street banners, radio stations, local television networks, podcasts etc.
6. Build upon existing programs celebrating food and unique local cuisines. Possible new events or programs could include cooking classes, a year-round farmers market, a living traditions festival (world cultures and foods), and expanding on Meridian Dairy Days and the community's history.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: High

Focus Area: Social Sustainability
Project: Create an Open Government Initiative for Meridian local governments
Project Number: S11

Objective:

Develop an organizational culture of openness and collaboration in Meridian that improves communication, awareness, and trust and assists the local governments in making more fully informed and better decisions.

Stakeholders:

MDC, City of Meridian (all departments), ACHD, COMPASS, business owners, property owners, residents, local media, universities and colleges, public relations/communications firms

Implementation & Action Items:

1. Initiate a dialogue about ways to improve communication and openness in local governmental decision-making.
2. Review similar programs in other communities as models. Salt Lake City, Utah (www.transparencyslcgov.com), the state of Nevada (<http://open.nv.gov/OpenGov>), Pittsburg, Pennsylvania (www.openpittsburgh.org), and many other states and cities have implemented programs that could offer models or lessons learned to Meridian.
3. Consider forming a joint working group to identify issues and brainstorm solutions to create an open government.
4. Create and publish new transparency policy.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs
Year Submitted: 2009
Priority: Non-priority

Focus Area: Social Sustainability
Project: Ensure consistent and regular enforcement of local laws and ordinances including zoning and parking.
Project Number: S12

Objective:
Ensure existing ordinances and regulations are enforced to minimize conflicts between land uses and to maintain the established standards for Meridian.

Stakeholders:
MDC, City of Meridian (all departments), Ada County, Meridian City Police, business owners, property owners, residents

Implementation & Action Items:

1. Review existing laws, codes, and ordinances, and identify bottlenecks to implementation, administration and enforcement.
2. Work with local and regional authorities to streamline laws and ordinances, where possible, to reduce difficulty in use and interpretation.
3. Develop a program to educate residents, and visitors, on local laws, modes of enforcement, fees and fines, and promote a system for reporting violations and problems.
4. Identify funding sources, as needed, to better fund enforcement authorities.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority: Low

Focus Area: Social Sustainability
Project: Update the City of Meridian Comprehensive Plan to incorporate the Destination: Downtown vision.
Project Number: S13

Objective:

Incorporate the concept and key elements of the Destination: Downtown Vision into the pending update to the City's Comprehensive Plan.

Stakeholders:

MDC, City of Meridian, Planning Commission, Meridian community and general public

Implementation & Action Items:

1. Identify the elements in the Destination: Downtown Vision to be incorporated into the Comprehensive Plan Update. Recommendations include:
 - Expand the discussion about **Old Town** on Pg. 106 of the Comprehensive Plan, to include a more descriptive, prescriptive, and illustrative plan for the city's core:
 - Include diagrams and a discussion about the creation of various character districts within the Old Town area. The discussion should describe the visual character, activity focus, and physical characteristics of each district. Topics include the desired use mix for each district, and the massing, orientation, and set back of structures.
 - Discuss creating a consistent urban design theme through the Old Town area, with decorative street lighting, banners, landscaping, wayfinding signage, pedestrian-oriented business signage, and public art.
 - Add a discussion about **parking** to Chapter 6, What services does the City Provide?
 - Include a discussion about the management of parking within the downtown core. This includes a discussion about enforcement, encouraging shared parking agreements, and the physical layout of development and parking areas.
 - Include a diagram and discussion about working towards the creation of community parking lots and ultimately structures in the downtown core. Discussing the goal of enhancing the walkability and bikability of downtown, and the role parking has on this.
 - Include a new chapter or Comprehensive Plan element regarding **Sustainability**.

- Recognize in the plan that sustainability is a three-legged stool, which will topple without all three element (environmental, economic, and social) present.
 - Consider a plan element or discussion about energy use, and making accommodations for alternative energy usage within the City core. If necessary, include recommendations for updating the City's ordinances to allow for solar panels, private wind turbines, geothermal wells, and possible utility infrastructure upgrades to accommodate plug-in electric vehicles in private and community parking areas.
 - Expand the discussion on **Transportation** to emphasize the need for multi-modal connections to and from the downtown. This includes working with ACHD to prevent the Meridian Road. portion of the split corridor from becoming a barrier to pedestrians and bicyclists, working with Valley Regional Transit to lobby for expanded transit service into Meridian, and working with the MDC to continue to implement sidewalk and streetscape improvements throughout downtown.
2. Incorporate new goals and objectives into the Comprehensive Plan that specifically address the Old Town core:

Goal: Promote and strengthen the role of Meridian's Old Town as the cultural, social, and economic heart of the community.

Objective: Encourage high-quality, progressive development and redevelopment in Meridian's Old Town.

Implementation policies may include incentivizing high performance, LEED, or other green developments, ensure City zoning and development regulations allow for sustainable features such as green roofs and solar panels; update development regulations to identify maximum impervious surface areas, require native landscaping, etc.

Objective: Ensure Old Town is the primary location for all civic and governmental functions and facilities for the City of Meridian.

Implementation action policies may include working with the schools and post office to ensure they remain in downtown, cooperating with the MDC to bring COMPASS and Valley Regional Transit to downtown,

working with the library to re-establish a downtown branch or presence.

Objective: Promote Old Town as vibrant center of activity and social interaction for the City.

Additional objectives and implementation policies may include protecting existing parks and green spaces, providing additional spaces for community gathering and community events, promoting the integration of arts and culture into downtown development, and expand the amount of housing downtown.

Objective: Expand and diversify the mix of retail, dining and office in Old Town to strengthen the area's role in the Meridian economy.

Implementation policies may include reviewing existing zoning and other development regulations to direct development towards the core of the City, or coordinating with MDC to develop an incentive package to incentivize downtown development over development along major corridors and interchange areas.

Goal: Ensure that there is sufficient convenient parking available in Old Town for both customers and employees, while still encouraging alternative transportation and high parking turn-over.

Objective: Work with MDC to enforce current parking restrictions, and to develop a coordinated parking management system.

Implementation policies may include identifying funds and key personnel to enforce parking restrictions, produce a map that clearly identifies parking areas and standards as a tool for education.

Objective: Ensure parking demands are met with a supply of convenient parking opportunities within a 3.5 minute walk of most Old Town destinations.

Implementation strategies include working with MDC to acquire and set aside specific parcels for future community parking areas, establishment of restricted parking zones and enforcing, charging for parking in

specific areas, and creating a downtown business validation or token system.

Objective: Encourage the use of alternative modes of transportation, and as public transit opportunities increase, reduce minimum parking standards.

Implementation policies may include setting maximum rather than minimum parking standards or incentives for shared parking arrangements.

Goal: Ensure Old Town can be accessed easily and conveniently by a variety of modes of travel, and that movement throughout Old Town is safe, enjoyable, and efficient.

Objective: Provide safe, comfortable, and attractive accommodations for pedestrians throughout Old Town, including space for clear travel flow in addition to active sidewalk uses (i.e. patio dining).

Implementation policies may include clearly identifying pedestrian crossings with different pavement patterns or colors, raised cross walks, bulb outs, and bollards; provide street trees and encourage awnings to provide shelter and shade; working with ACHD to negotiate agreements for ROW use for sidewalk dining or retail sales; work with MDC to furnish sidewalks with coordinated benches.

Objective: Encourage bicycling throughout Meridian, and specifically in the Old Town area, by providing clearly articulated and well-signed

Implementation policies may include working with ACHD to provide bicycle lanes on various roads, requiring all new commercial and multi-family development to provide bicycle racks, provide secure bicycle storage lockers at key locations.

Objective: Ensure a smooth flow of vehicular traffic throughout the Old Town area, while maintaining speeds on Main Street and Meridian Road that are safe and business-friendly.

Implementation policies may include working with ACHD to encourage an average travel speed of 22 mph along Main Street; ensure Meridian Road is not a barrier to

pedestrians and provides ample, safe opportunities for crossing (landscaped median, brick pattern/color crosswalks, etc.); and control access onto Meridian Rd through shared driveways.

Objective: Work towards a transit-friendly Old Town, and plan ahead for transit facilities and accommodations.

Implementation policies may include designing new sidewalks and park strips with paved areas for future transit stops; identify downtown destinations and note potential transit stations on comprehensive plan maps; work with MDC to bring Valley Regional Transit's offices to downtown Meridian.

Scope: Community-wide
Timeline: Near Term, 1 – 5 yrs and ongoing
Year Submitted: 2009
Priority:

Where Meridian Lives

Destination: *Downtown*



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